

Item:



Committee of the Whole Report

DATE: Tuesday, January 22, 2019

WARD: 2

**TITLE: SITE DEVELOPMENT FILE DA.18.041
ROYBRIDGE HOLDINGS LIMITED
VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.041 for the Subject Lands shown on Attachments 1 and 2, to permit the development of a 6-storey, 8,405 m² office building, with two levels of underground parking, as shown on Attachments 3 to 6.

Report Highlights

- The Owner is seeking to permit a 6-storey, 8,405 m² office building, with two levels of underground parking within the Vaughan Valley Centre located at the north-west corner of Regional Road 7 and Regional Road 27.
- The Development Planning Department supports the approval of the Development, subject to the Recommendations of this report, as the Development is consistent with provincial policy, conforms with the York Region Official Plan and Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

Recommendations

1. THAT Site Development File DA.18.041 (Roybridge Holdings Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of a 6-storey, 8,405 m² office building, with two levels of underground parking, as shown on Attachments 3 to 6:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details, and lighting plan;
 - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan and Functional Servicing and Stormwater Management Report;
 - iii) the Owner shall satisfy the requirements of the Policy Planning and Environmental Sustainability Department by providing bird-friendly design treatments on the building elevations;
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Environmental Services Department, Waste Management Division shall approve the final site plan for conformity with the City's Waste Collection Design Standard Policy; and
 - v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region.

Background

The subject lands (the 'Subject Lands') identified on Attachments 1 and 2, are located at the northwest corner of Regional Road 7 and Regional Road 27, and are municipally known as 6220 Regional Road 7. The proposed office building is located on a vacant portion of an existing employment and commercial development known as the "Vaughan Valley Centre", as shown on Attachment 2.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.18.041 (the 'Application') for the Subject Lands shown on Attachments 1 and 2, to permit the development of a

6-storey, 8,405 m² office building, with two levels of underground parking (the 'Development'), as shown on Attachments 3 to 6.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2014

The *Provincial Policy Statement, 2014* (the 'PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS.

Section 1.3.1 - Employment of the PPS encourages planning authorities to promote economic development and competitiveness by:

- "a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c. encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d. ensuring the necessary infrastructure is provided to support current and projected needs."

The Development is making use of an underutilized, vacant portion of the Vaughan Valley Centre, and utilizes a built form that is compact and supportive of high-order transit. The Development helps complement and is compatible with the existing uses within the Vaughan Valley Centre, and provides flexibility and diversified employment opportunities to help meet the City's long-term employment needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure is available to serve this form of development. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to Places to Grow – Growth Plan for the Greater Golden Horseshoe

The *Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2017* ('Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions "shall conform with" the Growth Plan.

Section 2.2.5.1 - Employment of the Growth Plan directs that economic development and competitiveness in the Greater Golden Horseshoe be promoted by:

- "a. making more efficient use of existing *employment areas* and vacant and underutilized employment lands and increasing employment densities;
- b. ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c. planning to better connect areas with high employment densities to transit; and
- d. integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment."

The Subject Lands are located within the "Employment Areas" along a "Regional Intensification Corridor within Employment Areas" by Schedule 1 - Urban Structure of Vaughan Official Plan 2010, Volume 1. The Development makes efficient use of an existing and underutilized commercial and employment area (within the Vaughan Valley Centre) by providing a compact and intense form of development, which is supportive of higher-order transit along a Regional Intensification Corridor. The Development can accommodate a variety of office employment uses, and helps connect employment to the existing and planned transit along Regional Road 7 and Regional Road 27. In consideration of the above, the Development conforms with the Growth Plan.

The Development conforms to the York Region Official Plan, 2010

The York Region Official Plan, 2010 (the 'YROP 2010') guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are located within the “Urban Area” by Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The larger land holdings, being the Vaughan Valley Centre, also abut a “Regional Corridor”, being Regional Road 7, by Map 1 - Regional Structure, and are designated as a “Regional Transit Priority Network” by Map 11 - Transit Network, and “Cycling Facilities on Regional Roads and Right-of-Ways” by Map 10 - Regional Cycling Network of YROP 2010.

Chapter 4.3 - Planning for Employment Lands and Chapter 5.4 - Regional Centres and Corridors requires development within lower-tier municipalities to conform with the following:

- “4.3.15 That employment land development be designed to be both walkable and transit accessible where possible.
- 4.3.16 That development on fully serviced employment lands be compact and achieve a region-wide average minimum density of 40 jobs per hectare in the developable area. This target is expected to be higher for lands adjacent to centres and corridors.
- 4.3.18 To require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and intensification.
- 4.3.21 To encourage employment intensification and higher density employment uses in Regional Centres and Corridors, in support of the policies in Section 5.4 of this Plan.
- 5.4.5 That development within Regional Centres and Corridors be of an urban form and design that is compact, mixed-use, oriented to the street, pedestrian- and cyclist-friendly, and transit supportive.”

The Development conforms with the objectives of Chapters 4.3 - Planning for Employment Lands and 5.4 - Regional Centres and Corridors of YROP 2010 wherein the Subject Lands are accessible by active and public transportation, and are supported by amenities (i.e. bicycle parking and pedestrian connections) which encourage non-vehicular access to the Development. The Development is an urban and compact building form, which helps achieve the Region’s goal of a minimum density of 40 jobs per hectare. In consideration of the above, the Development conforms with the YROP 2010.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Prestige Employment" by Vaughan Official Plan 2010 ("VOP 2010"), which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located within wholly enclosed buildings and which do not require outside storage. Office uses are permitted up to a maximum 10,000 m², and greater densities may be considered on lands located in high profile areas, such as major intersections or in proximity to planned transit stations. Further, the "Prestige Employment" land use designation permits a variety of building types, including "Mid-Rise Buildings", which is described in VOP 2010 as a building that is generally over 5-storeys in height up to a maximum 12-storeys in height. The proposed 6-storey, 8,405 m² office building is permitted by the "Prestige Employment" land use designation and conforms to the policies of VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned "C7 Service Commercial Zone" and "EM1 Prestige Employment Area by Zoning By-law" by Zoning By-law 1-88 (as shown on Attachment 2), subject to site-specific Exception 9(1126), which permits the proposed office use. The office building is located entirely within the "C7 Service Commercial Zone" and complies with the "C7 Service Commercial Zone" and Exception 9(1126) zone standards.

The Building Standards (Zoning) Department advises that accessible parking spaces must be provided in accordance with Zoning By-law 1-88 and Ontario Regulation ('O.Reg.') 413/12, Subsections 80.32 to 80.39. The Owner is required to update the site plan, shown on Attachment 3, to achieve compliance with Zoning By-law 1-88 and O.Reg. 413/12 with respect to accessible parking.

The Development Planning Department supports the Development, subject to the Recommendations in this report

Site Plan

The Development shown on Attachments 3 to 6 includes a 6-storey, 8,405 m² office building, with two levels of underground parking on Subject Lands. The Development will be served by 525 parking spaces, of which 418 spaces will be located within the underground parking structure, shown on Attachment 4.

The Development will be located within a vacant portion of the Vaughan Valley Centre, and is accessible by existing right-in, right-out driveways from both Regional Road 7 and Regional Road 27.

Landscape Plan

The Owner is proposing landscaping immediately surrounding the office building that includes grey pre-cast unit pavers, concrete planters containing a variety of deciduous tree and shrub species, at-grade plantings which include a variety of coniferous shrub species, pedestrian benches and bike racks, as shown on Attachment 5.

The parking lot will utilize similar landscape as the existing design within the parking lot of Vaughan Valley Centre, which includes grey, pre-cast unit pavers and concrete planters containing a variety of deciduous tree and shrub species. Landscaped parking medians have been incorporated into the parking lot to break-up the surface parking areas and improve pedestrian connections.

The interface along Regional Road 27 will utilize similar landscape elements as the existing landscaping to the south within the Vaughan Valley Centre, which includes a low armourestone wall and deciduous tree and ornamental grass plantings. Landscaping within the Regional Road 27 right-of-way ('ROW') includes a number of shade trees, which is subject to approval by York Region.

Building Elevations

The proposed building elevations contain of a mix of decorative white, dark grey and wood precast panels, however, the majority of the building façade is finished using clear and dark-cast glass panels, as shown on Attachment 6. Balconies are incorporated into the building design along the south elevation (facing Regional Road 7), which creates visual interest and provides amenity space for the occupants of the building.

Building Signage

Building or pylon signage details for the Development, which has visibility from Regional Road 7 and Regional Road 27, has not been provided. Prior to final approval, the final building signage details must be provided to the Development Planning Department for approval.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 6, subject to the above comments. The final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan must be approved prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

The Urban Design and Cultural Heritage Section advise that the Subject Lands are cleared of any concern for archaeological resources

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Application and advise that the Subject Lands are cleared of any

concern for archaeological resources. The following standard conditions shall be included in the implementing Site Plan Agreement:

- “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify both the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services, and the Development Planning Department, Urban Design and Cultural Heritage Division.”

The Policy Planning and Environmental Sustainability Department has no objection to the Development, subject to the conditions in this report

The Policy Planning and Environmental Sustainability (‘PPES’) Department have reviewed the Application, and advise that they have no objection to the approval of the Development, subject to the Owner providing bird-friendly design treatments consistent with the Council-approved City-Wide Urban Design Guidelines and the Sustainability Performance Metrics Program. A condition to this effect is included in the Recommendations of this report.

The Development Engineering Department has no objection to the Development, subject to the conditions in this report

The Development Engineering (‘DE’) Department has reviewed the Application, and advised they have no objection to the Development subject to the conditions in the Recommendation section of this report. The DE Department has identified the following matters to be addressed prior to final approval and the execution of a Site Plan Agreement:

Water, Sanitary and Storm Infrastructure

The Development requires existing underground infrastructure (water, sanitary and storm infrastructure) to be removed and replaced in various locations within the Vaughan Valley Centre to avoid conflict with the proposed underground parking structure. More specifically, the infrastructure of a recently constructed eating establishment located at 6210 Regional Road 7 (relating to Site Development File DA.17.050 (Roybridge Holdings Limited)) will be impacted by these infrastructure

changes. Any proposed infrastructure changes must be approved to the satisfaction of the DE Department.

The DE Department further advise that oversizing costs are applicable to the Development, relating to the sanitary drainage being directed to an oversized sanitary trunk and oversized water system downstream of the Development.

Erosion and Sediment Control

The Owner has incorporated erosion and sediment control measures in support of the Development. The Owner is required to use best practice measures, as found within the “Erosion and Sediment Control Guidelines for Urban Construction (December 2006)” best practice manual during construction to minimize any silt laden runoff and discharge from the Subject Lands.

Site Lighting

The Owner is required to maintain a zero cut-off light level distribution at the property lines.

Servicing is in place to support this Development

The Infrastructure Planning and Corporate Asset Management (‘IPCAM’) Department has reviewed the Application and have confirmed that the Subject Lands lie within a pre-serviced lot.

The Environmental Services Department, Water and Waste Water Division have no objection to the Development, subject to conditions

The Environmental Services Department, Water and Waste Water Division have reviewed the Application and advise they have no objection to its approval, subject to the following:

- that water supply security to other buildings should not be compromised during the installation of the proposed water and fire line connections; and
- that the Owner provide the following information to the Water and Waste Water Division for the purposes of updating the City’s water and waste water modelling:
 - the total allowable sanitary flow (i.e. allocation) for the entire Development Block (i.e. the Vaughan Valley Centre)
 - the sanitary flow approved by the City for the existing buildings and approved future development within the block
 - sanitary flow from the Development

Development Charges are applicable to the Development

The Owner will be required to pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.

The Environmental Services Department, Waste Management Division has no objection to the Development, subject to conditions

The Environmental Services Department, Waste Management Division has reviewed the Application and advise they have no objection to its approval, subject to the following:

- that the plans submitted in support of the Development be updated to show truck turning movements
- a loading pad must be provided, constructed to a minimum “200 mm reinforced concrete”, and noted on the appropriate drawings
- the Owner must demonstrate how waste containers will be staged on the loading pad and within the waste storage room
- confirmation is required that a fully loaded collection vehicle weighing 35,000 kgs can be supported
- the Waste Collection Design Standard Submission Form must be revised to include the number and size of bins

Prior to final approval and the execution of a Site Plan Agreement, the Owner must satisfy all requirements of the Environmental Services Department. A condition to this effect is included in the Recommendations of this report.

The Fire and Rescue Services Department have no objection to the Development, subject to conditions

The Fire and Rescue Services Department have no objection to the Development, but advise that adequate provisions for fire safety and protection must be provided in accordance with the Ontario Building Code (“OBC”).

Accordingly, the Owner shall agree to provide the following for the purposes of fire safety and firefighting operations:

- the water supply for firefighting, including municipal or private hydrants, shall be identified on the appropriate plans according to OBC requirements, and must be installed and operational prior to the construction of the building
- hydrants shall be unobstructed and ready for use at all times
- access roadways shall be maintained and suitable for large heavy vehicles

- a temporary municipal address is to be posted and visible for responding emergency vehicles to the satisfaction of the City
- the Fire Route must be posted prior to construction

Cash-in-Lieu of the dedication of parkland is not required

The Office of the City Solicitor, Real Estate Department and the Parks Development Department have confirmed that cash-in-lieu of the dedication of parkland is not required; this requirement was previously satisfied through Registered Plan 65M-3627.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Development has been reviewed by external agencies, including York Region, Canada Post, NavCanada, Bombardier and various utility companies, who advise they have no objection to the Development, subject to the conditions included in the Recommendations of this report and the below comments.

York Region has no objection to the Development, subject to conditions

York Region have no objection to the Development, subject to the Owner addressing the following comments and conditions prior to final approval:

Site Plan Approval Required

The Owner is required to satisfy all requirements of York Region in order to obtain Site Plan Approval, which is required prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

Encroachment Permit

The Subject Lands are located at the intersection of Regional Road 7 and Regional Road 27, both of which are arterial roads under Regional jurisdiction. York Region is requesting that the City of Vaughan not issue any conditional approvals or permits, which could cause encroachments into the Regional ROW, until the Owner has obtained a Road Occupancy Permit from York Region.

Transportation

York Region requires the Owner to submit a comprehensive Transportation Demand Management ('TDM') Plan consistent with the Region's Transportation Mobility Plan Guidelines. The Owner shall also provide direct shared pedestrian/cycling facilities and connections from the Subject Lands to Regional Road 27, to support active transportation and public transit.

Landscaping

The Owner is required to update the landscape plans to achieve conformity with the York Region Street Tree Preservation and Planting Design Guidelines. Revisions include modifying the proposed species and caliper, and the street tree layout spacing to achieve a consistent 8 m spacing, which is a continuation of street tree layout of the lands to the south (within the Vaughan Valley Centre). Tree plantings must be offset 1 m from an existing Regional watermain, and are not to be planted within 3 m of existing hydro poles.

Additional Information Required

York Region has advised that they require additional information to complete their review of the Development, including but not limited to, a cost estimate for works within the Regional ROW, a Crane Swing Plan and Encroachment Plan.

Canada Post has no objection to the Development

Canada Post has no objection to the approval of the Development, subject to the Owner supplying, installing and maintaining a centralized community mailbox facility to the satisfaction of Canada Post.

NavCanada and Bombardier have no objection to the Development

NavCanada and Bombardier advise that they have no object to the Development.

The various utilities have no objection to the Development

Hydro One, Enbridge Gas, Alectra Utilities Corporation and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works.

Conclusion

Site Development File DA.18.041 has been reviewed in consideration of the applicable provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 6 is consistent with provincial policy, conforms to the YROP 2010 and VOP 2010, complies with Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.18.041. Should Council approve Site Development File DA.18.041, conditions of approval are included in the Recommendations of this report.

For more information, please contact Diana DiGirolamo, Planner, at Extension 8860.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical Underground Parking Plan
5. Landscape Plan
6. Building Elevations

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