

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 2, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 21, 2017.

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SITE DEVELOPMENT FILE DA.16.020
ANATOLIA CAPITAL CORP.
WARD 2 - VICINITY OF REGIONAL ROAD 50 AND GIBRALTAR ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated March 7, 2017, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.020 (Anatolia Capital Corp.) BE APPROVED to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 32,045 m² employment building as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii) the Owner shall satisfy all requirements of Peel Region;
 - iv) the Owner shall satisfy all requirements of York Region; and,
 - v) Consent Application File B003/17 shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

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- Sidewalks that allow pedestrian access into the property from Gibraltar Road and Regional Road 50 to encourage a mode of transportation that emits less greenhouse gases and any future infrastructure provided such as public transit will assist in the requirements for less employee parking
- Bicycle racks to allow for the use of bikes to provide a carbon neutral footprint
- Landscaping has been provided to reflect green-friendly design and uphold the Owner's intent to meet the highest standard of industrial design
- Roof membranes will consist of either EPDM (Ethylene Propylene Diene Monomer) or TPO (Thermoplastic Polyolefin) durable synthetic roofing material. These membranes will be provided with a stark white finish as a heat-reducing methodology and avoiding the urban heat island effect
- Paints, coatings, adhesives and sealants with low VOC (Volatile Organic Compound) paints will be used
- Warehouse and office area lighting is designed with LED (Light-Emitting Diode) fixtures for lower energy consumption
- Energy efficient mechanical rooftop units to reduce the amount of energy consumption required
- Plumbing fixtures such as the toilets will be low-flow

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.020 for the subject lands shown on Attachments #1 and #2, to permit a one-storey, 32,045 m² employment building with 484 parking spaces, as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to construct a 32,045 m² employment building served by 484 parking spaces, on the subject lands. The Vaughan Development Planning Department supports the approval of the development as it conforms to Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area.

Location

The vacant 20.06 ha subject lands shown on Attachments #1 and #2, are located east of Regional Road 50, north of Highway 407, at the northeast intersection of Regional Road 50 and

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Gibraltar Road. The Owner has submitted Consent Application File B003/17 to the Committee of Adjustment to sever the subject lands into two separate parcels, as shown on Attachment #2 to create a 6.67 ha parcel upon which the employment building is proposed and a 13.39 ha parcel. The surrounding land uses are identified on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, Section 12.12 Huntington Business Park in accordance with Subsection 10.2.1.6. This subsection specifies that for the purposes of delineating between the Prestige Employment and General Employment designation, the use abutting an arterial street or Provincial highway shall be interpreted to extend one lot depth in from the arterial street or Provincial highway resulting in the entirety of the subject lands being designated "Prestige Employment".

The Prestige Employment designation permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within enclosed buildings. Accessory office and retail uses directly associated with any of the permitted uses are allowed on the same lot, provided that the combination of accessory office and retail uses does not exceed 49% of the total gross floor area devoted to the primary use. Accessory retail is further restricted to no more than 10% of the total gross floor area devoted to the primary use.

The development proposal is for a one-storey employment building for the westerly portion of the subject lands, which complies with the Prestige Employment designation of VOP 2010.

Zoning By-law 1-88

The subject lands are split zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone by Zoning By-law 1-88 as shown on Attachment #2. The proposed employment building would be located on the portion of the subject lands zoned EM1, which permits the proposed use. The proposed development complies with the requirements of Zoning By-law 1-88.

Committee of Adjustment – Consent Application

The Owner has submitted Consent Application File B003/17 to the Committee of Adjustment to sever the subject lands 20.06 ha to create two parcels. The proposed severance would follow the current zoning line and therefore the two parcels, once created, would be zoned EM1 Zone and EM2 Zone, with an area of 6.67 ha and 13.39 ha respectively, as shown on Attachment #2. Prior to the execution of the site plan letter of undertaking, the Consent Application File B003/17 shall be final and binding, and the Owner shall satisfy and have any conditions of consent cleared and a deposit a new reference plan. A condition to this effect has been included in the recommendation of this report."

Site Plan Review

The proposed site plan is shown on Attachment #3 and includes a one-storey, 32,045 m² employment building and 484 parking spaces. Parking is provided along all sides of the building and includes the loading area along the east elevation as shown on Attachments #3 to #7. The building elevations and architectural detail of the proposed development are designed in accordance with the Huntington Corporate Business Park - Urban Design Guidelines. However, given the high visibility of the site on Regional Road 50 just north of the 407 ERT, further architectural articulation is necessary on the west elevation to enhance the façade to the

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satisfaction of the Vaughan Development Planning Department. The Vaughan Development Planning Department is generally satisfied with the proposed plans and must approve the final site plan, landscape plan, landscape cost estimate, building elevations (including a revised west elevation), and signage, as shown on Attachments #3 to #7. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department must approve the final site servicing and site grading plan and stormwater management report submitted in support of this application prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that the Owner shall pay cash-in-lieu of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the *Planning Act* and City of Vaughan Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department. The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in-effect for industrial lands.

Peel Region

Peel Region has reviewed the application and must approve the stormwater management report, submitted in support of this application, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The MTO Highway Corridor Management has reviewed the subject application and have determined that the subject lands are located within the MTO Permit Control Area. The proposed employment building is located outside of the MTO Permit Control Area and therefore, a Land Use Permit is not required for the proposed development. If any signs are proposed on the subject lands, which are located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation, a permit would be required from MTO.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the proposal and has no objection to the Site Development Application subject to the Owner satisfying the Region's conditions, which include:

- submitting a certificate identifying the source of any fill material that will be used on and/or adjacent to York Region's existing and proposed (Regional Road 50) right-of-way;

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- coordinating of construction works of the subject lands with the Gore Road Project in 2017 and the Regional Road 50 Project in 2020;
- obtaining approval prior to any service installation, connection or relocation, including hydro, telecommunications, gas, cable, water, sewers, etc., within the York Region road allowance; and,
- determining the location of all utility plants within York Region's right-of-way and being responsible for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works.

Conclusion

Site Development File DA.16.020 has been reviewed in accordance the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed development as shown on Attachments #3 to #7, for an employment building conforms to VOP 2010, is permitted by Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.020, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. West Elevations - Facing Regional Road 50
5. North and South Elevations
6. East Elevations
7. Landscape Plan

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)