

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

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The Committee of the Whole recommends:

- ## Recommendation

1. THAT Site Development File DA.14.067 (Franline Investments Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 5,846 m² rear building addition to an existing 4,792 m² industrial warehouse building with accessory office, as shown on Attachments #3 to #5, subject to the following conditions:

- a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevation plan and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report; and,
 - iii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031

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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:

- recycled concrete in the parking lot and paved areas
- high efficiency plumbing fixtures
- white membrane roofing for greater solar reflectance index
- low volatile organic compound products
- drought tolerant and native plant species to promote water efficiency
- bicycle racks to promote cycling as an alternative to motor vehicles

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.14.067 for the subject lands shown on Attachments #1 and #2, to facilitate the development of a one-storey, 5,846 m² rear building addition to an existing 4,792 m² industrial warehouse building with accessory office, as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The 2.03 ha subject lands shown on Attachments #1 and #2 are located on the south side of Langstaff Road, east of Jane Street, municipally known as 2891 Langstaff Road, City of Vaughan. The surrounding land uses are identified on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits manufacturing, warehousing, processing and distribution uses without outside storage. The proposed one-storey, 5,846 m² addition to the existing warehouse building conforms to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits the proposed addition to the existing warehouse facility. The following site-specific zoning exception to the EM1 Zone standards is required to facilitate the proposed site development:

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Table #1:			
	By-law Standard	By-law 1-88 Requirement of the EM1 Zone	Proposed Exceptions to the EM1 Zone
a.	Location of a Loading Area	Loading and unloading shall not be permitted between a building and a street.	To permit loading and unloading between a building and a street (Langstaff Road).

The Vaughan Planning Department has no objections to the proposed zoning exception. The existing building has three loading doors, one loading area and one drive-in door on the east elevation. Four additional loading doors are proposed on the east elevation of the proposed rear building addition, together with a second drive-in door on the north side of the proposed addition, as shown on Attachments #3 and #5. The existing and proposed loading areas are setback significantly from Langstaff Road, and are screened with existing mature landscaping and additional proposed landscaping, as shown on Attachment #4. On this basis, the Vaughan Planning Department is of the opinion that the proposed loading areas will have minimal impact on the overall streetscape.

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment, and successfully obtain the Committee's approval, and the Committee's decision shall be final and binding, prior to the finalization of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The subject lands are developed with a one-storey, 3,399 m² warehouse building with an accessory 1,393 m² two-storey office. The proposed site plan shown on Attachment #3 includes a 5,846 m² addition to the rear of the existing building to facilitate additional warehouse space, for a total gross floor area of 10,638 m². A pedestrian connection is proposed from Langstaff Road to the main entrance of the building. New parking areas are proposed around the perimeter of the subject lands, including one additional aisle of parking in the front yard.

A total of 167 parking spaces are provided on-site including two barrier free spaces. Zoning By-law 1-88 requires that parking for the proposed development is calculated as follows:

$$\begin{aligned} \text{Office area: } 1,393 \text{ m}^2 @ 2 \text{ spaces} / 100 \text{ m}^2 &= 28 \text{ parking spaces} \\ &+ \\ \text{Industrial area: } 9,245 \text{ m}^2 @ 1.5 \text{ spaces} / 100 \text{ m}^2 &= 139 \text{ parking spaces} \end{aligned}$$

$$\text{Total required parking (28 spaces + 139 spaces) = 167 spaces}$$

The proposal complies with the minimum parking requirement of Zoning By-law 1-88.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs, rockery and sodded areas, as shown on Attachment #4. An employee amenity area and two bicycle racks are proposed at the front of the building. A portion of the existing landscape strip abutting Langstaff Road will be removed to facilitate one additional aisle of parking. The proposal maintains the minimum 6 m wide landscape strip requirement of Zoning By-law 1-88.

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The proposed building elevations shown on Attachment #5 match the existing building elevation materials, and consist of grey ribbed precast panels with spandrel and clear vision glazing.

The Vaughan Planning Department is satisfied with the site plan proposal and will continue to work with the Owner to finalize the details. The Vaughan Planning Department must approve the final site layout, building elevations, and landscape plan, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The subject lands are located on a portion of Langstaff Road that is under the jurisdiction of the City of Vaughan. Accordingly, there are no Regional implications resulting from this application.

Conclusion

Site Development File DA.14.067 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed development of the subject lands is permitted by Zoning By-law 1-88 and is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.14.067 subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan

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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.)