

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 6, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

6 SITE DEVELOPMENT FILE DA.17.099 LORWOOD HOLDINGS INCORPORATED VICINITY OF CITYVIEW BOULEVARD AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.099 (Lorwood Holdings Incorporated) for the subject lands shown on Attachments #1 and #2, to permit the development of two multi-unit employment buildings, as shown on Attachments #3 to #5.

Report Highlights

- The Owner is proposing two multi-unit employment buildings with a total GFA of 8,308.34 m² on the subject lands.
- The Development Planning Department supports the development proposal as it conforms with Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area, subject to the recommendations in this report.

Recommendations

1. THAT Site Development File DA.17.099 (Lorwood Holdings Incorporated) BE APPROVED; to permit two multi-unit employment buildings, subject to the following conditions:
 - a) That prior to the execution of a Site Plan Agreement:

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- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
- ii) the Development Engineering Department shall approve the final site servicing plan, grading plan and storm water management report;
- iii) the Owner shall satisfy all requirements of York Region; and
- iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario and obtain a Ministry Building and Land Use Permit.

Background

The subject lands are located on the east side of Cityview Boulevard, north of Major Mackenzie Drive, and are municipally known as 277 Cityview Boulevard, identified as “Subject Lands” on Attachments #1 and #2. The 2.6 ha subject lands are presently vacant.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The development proposal 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 wholly within enclosed buildings and which do not require outside storage. Outside storage is not permitted in this designation. Accessory office and retail uses are permitted provided that they are accessory to the employment use. The proposed employment buildings are a permitted within the “Prestige Employment” land use designation and conform to the policies of VOP 2010.

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The proposed development complies with Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1221), which permits employment uses. The proposed employment use is permitted in the EM1 Prestige Employment Area Zone.

The Development Planning Department supports the proposed site plan subject to the recommendations in this report

Site Plan

The development proposal, shown on Attachment #3, includes two multi-unit employment buildings (Building “A” and Building “B”) on the subject lands. The north building (Building “A”) has a gross floor area (GFA) of 4,130.94 m² and contains 16 units. The south building (Building “B”) has a GFA of 4,177.4 m² and contains 16 units.

The development proposal is accessible by 3, full-move driveways from Cityview Boulevard, and 4 sidewalk connections from Cityview Boulevard to Buildings “A” and “B”. The Owner is proposing a total of 414 parking spaces to serve the both Buildings “A” and “B”, including 8 accessible parking spaces as shown on Attachment #3.

Landscape Plan

The Owner is proposing a variety of trees, shrubs, and rockery stone to enhance the streetscape along the Cityview Boulevard, as shown on Attachment #4. The Owner is also proposing to add landscaped medians throughout the parking areas, particularly around the building edges, which includes shrubbery, trees and stone.

Elevations

The Owner is proposing a mix of white precast panels, grey spandrel glazing and large glass windows on the building elevations, as shown on Attachment #5. The proposed building signage is white lettering over a brown aluminum canopy.

The Development Planning Department is generally satisfied with the development proposal as shown on Attachments #3 to #5, and approval of the final site plan, elevation plans, landscape plan, signage details and lighting plan is required prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation section of this report.

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The Development Engineering Department no objection to the proposed development subject to the conditions in this report

The Development Engineering Department has reviewed the development proposal and has no objection in principle. The Development Engineering Department has advised that should the intersection located at Lormal Gate and Cityview Boulevard, shown on Attachment #2, be signalized in the future that the Owner may be required to restrict the proposed access from the most northerly driveway from Cityview Boulevard, shown on Attachment #3, to a right-in, right-out only access, or alternatively that this driveway be consolidated with the lands to the north (311-331 Cityview Boulevard) to provide mutual access to both properties. Should Lormal Gate and Cityview Boulevard be signalized in the future, a condition to protect for the reconfiguration of the north access will be included in the Site Plan Agreement.

Prior to the execution of the Site Plan Agreement, the Development Engineering Department must approve the final site servicing and grading plan, stormwater management report and Traffic Impact Study submitted in support of the development proposal. A condition to this effect is included in the recommendation section of this report.

The Office of the City Solicitor, Real Estate Department and Parks Development Department advise that Cash-in-Lieu of Parkland Dedication is not required

The Office of the City Solicitor, Real Estate Department and the Parks Development Department have confirmed that parkland dedication requirements for the subject lands were satisfied through the Block 33 West Developer's Group Agreement. As such, no further cash-in-lieu of parkland dedication is required.

The Transportation Services, Parks and Forestry Operations Department have no objection to the proposed development

There are 6 existing street trees located within the Cityview Boulevard right-of-way. The Transportation Services, Parks and Forestry Operations Department have no objection to the approval of the proposed development, however, they advise that Tree Protection Zones are required around all City trees prior to the commencement of any works, and during construction.

Financial Impact

Not Applicable.

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Broader Regional Impacts/Considerations

York Region has no objection to the proposed development subject to conditions

The subject lands are located on Cityview Boulevard, which is a minor collector road under the jurisdiction of the City of Vaughan. However, Cityview Boulevard is subject to a York Region servicing easement. York Region has advised that they have no objections to the development proposal in principle. The Owner is required to satisfy all requirements of York Region prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

The MTO has no objection to the proposed development subject to conditions

The subject lands are located within the Ministry of Transportation Ontario's (MTO) Permit Control Area, and as such, an MTO Building and Land Use Permit is required prior to the commencement of any works and construction on-site. The MTO requires a minimum 14 m setback (shown on Attachment #3) for any proposed structures (above or below ground) or amenities from Highway #400, and requires any landscaping that encroaches into the 14 m setback to be non-essential to the overall viability of the site.

The proposed building is located at minimum 34.4 m from the Highway #400 right-of-way. Prior to final approval, the Owner will be required to provide the Development Planning Department with details regarding any proposed pylon signage along Cityview Boulevard and Highway #400. Signage along Highway #400 will require approval by the Ministry of Transportation Ontario (MTO). The Owner must satisfy all requirements of the MTO prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Canada Post has no objection to the proposed development

Canada Post has no objection to the approval of the development proposal, subject to the Owner providing centralized community mailboxes to the satisfaction of Canada Post, and notifying future purchasers and/or tenants/lessees that mail delivery will be from a designated community mailbox.

The various utilities have no objection to the proposed development

Enbridge Gas, Bell Canada, Rogers Communications Inc. and Alectra Utilities Corporation have no objection to the approval of the development proposal, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of site works.

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Conclusion

Site Development File DA.17.099 has been reviewed in consideration of the policies of Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The proposed employment buildings shown on Attachments #3 to #5 conform to VOP 2010, comply with Zoning By-law 1-88, and are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.009, subject to the conditions in this report.

This report was prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact Diana DiGirolamo, Planner, Extension 8860.

Attachments

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

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.)