

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

Item 5, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

#### **5      SITE DEVELOPMENT FILE DA.17.002 COMBINED METAL INDUSTRIES INC. (GRUNDEL INVESTMENTS INC.) VICINITY OF KEELE STREET AND LANGSTAFF ROAD**

**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 May 8, 2018, be approved;**
- 2)      That the deputation by Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received; and**
- 3)      That the coloured elevations submitted by the applicant be received.**

#### **Recommendations**

- 1.      THAT Site Development File DA.17.002 (Combined Metal Industries Inc. (Grundel Investments Inc.)) BE APPROVED, to permit a new one-storey, 16,694 m<sup>2</sup> employment building, as shown on Attachments #3 to #6, with a two-storey, 3,211 m<sup>2</sup> office component, a 7,757 m<sup>2</sup> covered and unenclosed open storage area, and 197 parking spaces on the Subject Lands shown on Attachments #1 and #2, subject to the following conditions:**
  - 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, and signage details;**
    - ii) the Development Engineering Department shall approve the final site servicing, grading and stormwater management plan;**
    - iii) the Owner shall satisfy all York Region requirements; and**
    - iv) the Owner shall successfully obtain approval of Minor Variance Application A373/17 for the required site-specific zoning exceptions 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.**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

#### **Item 5, CW Report No. 18 – Page 2**

- b) that prior to the issuance of a Building Permit:
  - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board, and the York Catholic District School Board;
  - ii) the Owner shall pay to the City of Vaughan by way of certified cheque, a Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act*, and
  - iii) the Owner shall satisfy all Canadian National Railway (“CN”) requirements.

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

Item:



## Committee of the Whole Report

---

**DATE:** Tuesday, May 08, 2018

**WARD:** 4

**TITLE:     SITE DEVELOPMENT FILE DA.17.002  
              COMBINED METAL INDUSTRIES INC. (GRUNDEL  
              INVESTMENTS INC.)  
              VICINITY OF KEELE STREET AND LANGSTAFF ROAD**

**FROM:**

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

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole to permit a one-storey employment building, as shown on Attachments #3 to #6.

### **Report Highlights**

- The Owner proposes a one-storey, 16,694 m<sup>2</sup> employment building, with a two-storey 3,211 m<sup>2</sup> office component, a 7,757 m<sup>2</sup> covered and unenclosed open storage area and 197 parking spaces on the Subject Lands.
- The Development Planning Department supports the development proposal as it conforms to the Vaughan Official Plan 2010 ("VOP 2010"), is a permitted use by Zoning By-law 1-88, and is compatible with the planned and existing uses in the area, subject to the recommendations in this report.

## **Recommendations**

1. THAT Site Development File DA.17.002 (Combined Metal Industries Inc. (Grundel Investments Inc.)) BE APPROVED, to permit a new one-storey, 16,694 m<sup>2</sup> employment building, as shown on Attachments #3 to #6, with a two-storey, 3,211 m<sup>2</sup> office component, a 7,757 m<sup>2</sup> covered and unenclosed open storage area, and 197 parking spaces on the Subject Lands shown on Attachments #1 and #2, subject to the following conditions:
  - 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, and signage details;
    - ii) the Development Engineering Department shall approve the final site servicing, grading and stormwater management plan;
    - iii) the Owner shall satisfy all York Region requirements; and
    - iv) the Owner shall successfully obtain approval of Minor Variance Application A373/17 for the required site-specific zoning exceptions 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.
  - b) that prior to the issuance of a Building Permit:
    - i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board, and the York Catholic District School Board;
    - ii) the Owner shall pay to the City of Vaughan by way of certified cheque, a Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act*; and
    - iii) the Owner shall satisfy all Canadian National Railway ("CN") requirements.

## **Background**

The 44.03 ha Subject Lands (the “Subject Lands”) shown on Attachments #1 and #2 are currently occupied with manufacturing, car brokerage and accessory outside storage uses. The Subject Lands are located on the west side of Keele Street, south of Langstaff Road, and are municipally known as 8470 Keele Street. The surrounding land uses are shown on Attachment #2. The proposed development (the “Development”), as shown on Attachments #3 to #6, consists of:

- a) a one-storey, 16,694 m<sup>2</sup> employment building for the warehousing and processing of metals, with a two-storey, 3,211 m<sup>2</sup> office component; and
- b) a 7,757 m<sup>2</sup> material staging area (outside storage) covered by an unenclosed roof structure at the rear of the Subject Lands for materials that are to be transported by rail.

## **Analysis and Options**

### ***The Development conforms to the Vaughan Official Plan 2010 (“VOP 2010”) and Zoning By-law 1-88***

The Subject Lands are designated “Prestige Employment” by VOP 2010, which permits a range of industrial and office uses. The proposed material staging area (outside storage) located at the rear of the Subject Lands is not permitted in the “Prestige Employment” designation, however it is permitted as-of-right under the EM2 General Employment Zone of Zoning By-law 1-88.

The Subject Lands are split zoned EM1 Prestige Employment Zone and EM2 General Employment Zone, as shown on Attachment #2. The proposed uses are permitted in each respective Zone. The following site-specific exceptions to Zoning By-law 1-88 have been identified to permit the Development, which are to be addressed through Minor Variance Application A373/17:

Table 1:

	<b>By-law 1-88 Standards</b>	<b>EM1 Prestige Employment Zone and EM2 General Employment Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Zone and EM2 General Employment Zone Requirements</b>
a.	Minimum Required Number of Parking Spaces	268 parking spaces	197 parking spaces

	<b>By-law 1-88 Standards</b>	<b>EM1 Prestige Employment Zone and EM2 General Employment Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Zone and EM2 General Employment Zone Requirements</b>
b.	Minimum Driveway Width to a Parking Area	7.5 m	7 m
c.	Minimum Landscape Strip along an Arterial Road	9 m	2.76 m
d.	Outside Storage Area Enclosed	Shall be completely enclosed by a Stone or Masonry Wall or Chain Link Fence	Shall be covered and not completely enclosed
e.	Maximum Height of Outside Storage	3 m	7.65 m
f.	Maximum Height of Material Staging and Loading Area Roof Structure	15 m	23.5 m
g.	Minimum Rear Yard Setback to Material Staging and Loading Area Roof Structure	12 m	0 m
h.	Minimum Interior Side Yard Setback Material Staging and Loading Area Roof Structure	6 m	3 m
i.	Maximum Width of an Aisle which Serves the Movement of a Truck to and from a Loading Space	13.5 m	45.15 m

The height of the material staging and loading area roof structure is measured from the top of the roof structure to the rail spur at the rear of the property, which is 2.75 m below the finished average grade of the Subject Lands. Therefore, the height of the roof structure relative to Keele Street will be 20.75 m, and will not visually impact the streetscape as it is located at the rear of the property and behind the main industrial building. The height of the roof structure is required to facilitate the safe and efficient loading onto the adjacent rail line, and has been designed in consultation with the Canadian National Railway ("CN"). The materials being stored under the roof structure shall not exceed 7.65 m in height.

Two hundred and sixty-eight (268) parking spaces are required for the Development based on the parking requirements of Zoning By-law 1-88, whereas 197 parking spaces are proposed (26.5% deficiency). As the parking deficiency is above 10%, the Owner has submitted a Parking Justification Report, which has been reviewed and approved by the Development Engineering ("DE") Department.

The Development Planning Department is satisfied that the above noted variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

Minor Variance Application A373/17 is currently scheduled to be considered at the May 10, 2018, Committee of Adjustment meeting. Should Council approve Site Development File DA.16.088, the Owner shall successfully obtain approval of Minor Variance Application A373/17 for the required exceptions to Zoning By-law 1-88, identified in Table 1 of this report, from the Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendation of this report.

***The Application has been reviewed and is satisfactory, subject to the comments and conditions in this report***

The Development consists of a one-storey, 16,694 m<sup>2</sup> employment building for the warehousing and processing of metals, with a two-storey, 3,211 m<sup>2</sup> office component facing Keele Street, and 197 parking spaces, as shown on Attachments #3 to #6.

The Subject Lands abut the MacMillan Rail Yard to the west, as shown on Attachment #2. A material staging and loading area (outside storage) covered by an unenclosed roof structure is proposed at the rear of the property to store materials to be shipped from the property by rail.

The proposed building elevations shown on Attachment #5 consist of pre-finished metal panels for the main industrial building, with the office portion consisting of aluminum curtain wall glazing and metal panels. A canopy is proposed at the rear of the building, which will be constructed with pre-finished metal cladding. The material staging area will consist of steel columns, metal siding, and a concrete base, as shown on Attachment #6.

Vehicular access to the Subject Lands is proposed at two locations along Keele Street, as shown on Attachment #3. As Keele Street is a Regional Road, the design of the access is further discussed under the “Broader Regional Impacts/Considerations” section of this report.

The Development Planning Department is generally satisfied with the Development, which is compatible with the surrounding land uses, and must approve the final site plan, building elevations, and landscape plan. A condition to this effect is included in the Recommendation of this report.

***The Development Engineering (“DE”) Department is generally satisfied with the Development***

The DE Department is generally satisfied with the Development and must approve the final site plan, site servicing, grading and stormwater management plan. A condition to this effect is included in the Recommendation of this report.

***The Financial Planning and Development Finance Department has advised that Development Charges are required***

The Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause will be included in the Site Plan Agreement to this effect, as reflected in the Recommendation of this report.

***The Real Estate Department has advised that Cash-In-Lieu of the Dedication of Parkland is required under Section 51 of the Planning Act***

The Office of the City Solicitor, Real Estate Department has advised that the Owner is required to pay to the City of Vaughan by way of certified cheque, Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 51 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the Recommendation of this report.

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 land.

***The Environmental Services Department is satisfied with the Development***

The Environmental Services Department, Waste Management Division is satisfied with the Development. The waste room will be located within the interior of the main building



and is designed in accordance with the City of Vaughan Waste Collection Design Standards.

***The Toronto and Region Conservation Authority (“TRCA”) is satisfied with the Development***

The Subject Lands are located within the Wellhead Protection Area-Q2 (“WHPA-Q2”). The TRCA has reviewed the site-specific water balance and mitigation proposal, and are satisfied with the Development. The TRCA have no objection to the approval of the Development.

***The Canadian National Railway (“CN”) is satisfied with the Development***

The Subject Lands are adjacent to the MacMillan Rail Yard to the immediate west, as shown on Attachment #2, which is a CN owned and operated rail yard. The Development is designed to utilize the adjacent rail facility as a means to ship materials off-site. CN has reviewed the Development and have no objection to its approval. Prior to proceeding to construction, the Owner is required to provide the construction plans to CN in order to validate that the proposed protective measures meet or exceed CN requirements. A condition to this effect is included in the Recommendation of this report.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Subject Lands are located on Keele Street, which is a Regional Road. The proposed northern driveway access will operate as a full move access until such time that Langstaff Road is extended between Keele Street and Jane Street. Once the extension of Langstaff Road is constructed, this access is expected to be restricted to right-in/right-out movements. The southern access will operate as a full move access. York Region has reviewed the Development, and have no objection to the proposed access locations.

York Region has reviewed the submission materials for the Development and have no objection, in principle. The Owner shall continue to work with York Region to finalize the Development and address all York Region requirements. A condition to this effect is included in the Recommendation of this report.

**Conclusion**

Site Development File DA.17.002 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed employment building conforms to VOP 2010, is a permitted use by Zoning By-law 1-88, and is considered to

be compatible with the surrounding land uses. Variances to Zoning By-law 1-88 are required to permit the Development, which are subject to approval by the Committee of Adjustment (Minor Variance Application A373/17). Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.002, subject to the Recommendations in this report.

**For more information**, please contact: Chris Cosentino, Planner I, extension 8215.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Material Staging Area - Elevations

### **Prepared by**

Chris Cosentino, Planner I, extension 8215

Carol Birch, Planner, extension 8485

Stephen Lue, Senior Planner, extension 8210

Mauro Peverini, Director of Development Planning, extension 8407

/LG