

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 6, 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.

6 SITE DEVELOPMENT FILE DA.17.094 BETHPAGE PROPERTIES SOUTH INC. VICINITY OF REGIONAL ROAD 50 AND CAN-AR GATE

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; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.17.094 (Bethpage Properties South Inc.) BE APPROVED SUBJECT TO the following conditions; to permit the development of 2 employment buildings as shown on Attachments #3 to #7:
 - a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, building elevations and signage details;
 - ii) the Development Engineering Department shall approve the final site plan servicing and grading plan, erosion sediment control plan, Functional Servicing and Stormwater Management Report;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy all requirements of Peel Region; and
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).
 - vi) The Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exception to Zoning Bylaw 1-88, as identified in Table 1 of this report, from the Vaughan 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.

(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: 2

**TITLE: SITE DEVELOPMENT FILE DA.17.094
BETHPAGE PROPERTIES SOUTH INC.
VICINITY OF REGIONAL ROAD 50 AND CAN-AR GATE**

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.17.094 for the Subject Lands shown on Attachments #1 and #2 to permit two (2) multi-unit employment buildings, as shown on Attachments #3 to #7.

Report Highlights

- To seek approval from Committee of the Whole to permit two (2), one-storey multi-unit employment buildings with a combined gross floor area ("GFA") of 24,290 m².
- The Development Planning Department supports the development proposal as it conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and City staff are satisfied with the proposed site plan and building elevations, subject to recommendations in this report.

Recommendations

1. THAT Site Development File DA.17.094 (Bethpage Properties South Inc.) BE APPROVED SUBJECT TO the following conditions; to permit the development of 2 employment buildings as shown on Attachments #3 to #7:

- a) Prior to the execution of the Site Plan Letter of Undertaking:
- i) the Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, building elevations and signage details;
 - ii) the Development Engineering Department shall approve the final site plan servicing and grading plan, erosion sediment control plan, Functional Servicing and Stormwater Management Report;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy all requirements of Peel Region; and
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).
 - vi) The Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan 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.

Background

The 6.8 ha vacant Subject Lands (the "Subject Lands") are located on the northeast corner of Regional Road 50 and Can-Ar Gate, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Previous Reports/Authority

[Committee of the Whole Report No. 34, Consideration by Council, June 25, 2007 - Draft Plan of Subdivision 19T-06V13, and Zoning By-law Amendment File Z.06.071:](#)

Analysis and Options

The development proposal conforms to Vaughan Official Plan 2010 ("VOP 2010") and complies with the requirements of Zoning By-law 1-88

The Subject Lands are designated "Prestige Employment" by VOP 2010, which permits a full range of employment uses including industrial uses, manufacturing, warehousing (but not retail warehousing), processing and distribution uses within wholly enclosed buildings, and which do not require outside storage. Outside storage is not permitted by

this designation. The development proposal for two employment buildings without outside storage conforms to VOP 2010.

The Subject Lands are located within the Boca East Investments Limited Block Plan ("Block 64"), which was approved by Vaughan Council on June 26, 2006, and identifies the Subject Lands for prestige employment uses. The proposed development is consistent with the approved Block 64 Plan.

The Subject Lands are split-zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, as shown on Attachment #2. Each Zone is subject to site-specific Exception 9(1370). Employment uses are permitted within the EM1 and EM2 Zones. A variance to Zoning By-law 1-88 is required to permit the proposed development:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, Exception 9(1370)	Proposed Variance to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, Exception 9(1370)
a.	Minimum Landscape Strip Width	9 m	6 m

Peel Region has advised that Regional Road 50 is subject to a road widening, and as a result, a reduction to the landscape strip width abutting Regional Road 50 is required. Peel Region has advised that the extent of the roadway limits will not change, however, the additional widening within the Regional right-of-way will accommodate the construction of a future multi-use trail/pathway. The Owner is proposing enhanced landscape plantings, which includes coniferous, deciduous and planting beds within reduced landscape buffer. The Development Planning Department must approve the final landscape plan. The variance requested is minor and can be supported.

The Site Development Application has been reviewed by City Staff and External Agencies and is satisfactory subject to the comments in this report

The site plan shown on Attachment #3 includes two (2), one-storey, multi-unit employment buildings with a combined GFA of 24,290 m². Building "A" is comprised of 7 units with a GFA of 17,210 m², of which 862 m² is devoted to accessory office space.

Building “B” is comprised of 2 units with a GFA of 7,080 m² of which 355 m² is devoted to accessory office space. No mezzanine levels are proposed.

The building elevations shown on Attachments #5 and #6 consist of pre-cast concrete, aluminum panels and spandrel glazing. The west elevation of Building “A” facing Regional Road 50 and south elevation of Building “B” facing Can-Ar Gate are enhanced with high quality architectural materials, building entrances at the street view, and the incorporation of glazing and windows, which provides natural lighting and sky views. Waste disposal and mechanical rooms are fully enclosed within the buildings. A total of 460 parking spaces (inclusive of 12 accessible parking spaces), and 36 loading spaces are proposed.

Landscape strips and buffer areas are proposed along the perimeter of the site abutting Regional Road 50, Can-Ar Gate and a 10 m buffer area along the valleylands that are zoned OS1 Open Space Conservation Zone to the east, as shown on Attachment #4. The landscape buffer areas will consist of a mix of coniferous and deciduous trees and shrub plantings. An entry-feature wall consisting of concrete columns and fencing is proposed at the north-east corner of Regional Road 50 and Can-Ar Gate as shown on Attachment #7. The entry-feature includes masonry columns, fencing, shrubs, perennials and deciduous tree plantings, pavers, and incorporates a continuous pedestrian connection into the site from the existing municipal walkway along Regional Road 50.

In addition to the enhanced architectural materials being provided, the landscape plan includes additional plantings (i.e. coniferous plantings) to enhance the streetscape abutting Regional Road 50. Landscaped islands are incorporated into the parking areas to enhance the site and reduce impervious surfaces. Pedestrian walkways are proposed to connect to the existing municipal walkway abutting Regional Road 50. Additional pedestrian connections should be added and integrated throughout the parking areas to provide access to the buildings from the walkways on Regional Road 50 and Can-Ar Gate. The Development Planning Department is generally satisfied with the development proposal. The Owner will be required to finalize the site plan and building elevations to the satisfaction of the Development Planning Department. A condition to this effect is included in the Recommendation of this report.

The Development Engineering (“DE”) Department has no objection to the proposal, subject to the conditions in this report

The DE Department has no objection to the proposal in-principle. The DE Department must approve the final site grading and servicing plan, Functional Servicing and Stormwater Management Report, Access Study and Trip Generation Report, prior to the

execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

The Environmental Services Department, Solid Waste Management Division has no objection to the proposal, subject to the conditions in this report

The Owner has submitted a Waste Collection Design Standards Submission form which is being reviewed by the City. The Environmental Services Department, Solid Waste Management Division shall approve the final waste management site plan, floor plan, and waste collection design standards submission. A condition to this effect is included in the Recommendation of this report.

Office of the City Solicitor, Real Estate Department has advised that cash-in-lieu dedication of parkland is not required

The Office of the City Solicitor, Real Estate Department has advised that cash-in-lieu of parkland dedication is not required as it has been provided through the Subdivision Agreement in association with Registered Plan 65M-4318.

The Financial Planning and Development Finance Department has advised that development charges are applicable for the proposed development

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region and both Boards of Education Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

The Toronto and Region Conservation Authority ("TRCA") supports the development proposal subject to the conditions in this report

The Subject Lands are partially located within the TRCA regulation limit area as they are adjacent to an OS1 Open Space Conservation Zone to the east. In accordance with VOP 2010 and the TRCA's Living City Policy, a minimum 10 m vegetative protection zone ("VPZ") is required from any natural heritage feature (woodlands, valley corridors). A permit pursuant to Ontario Regulation 166/06 will be required from the TRCA for the proposed development.

The TRCA has no objection to the proposal in principle, subject to clarification of matters including storm water management details, erosion sediment control details, and the location of stockpiles and grading within the 10 m buffer area. The Owner must provide native, non-cultivar tree species adjacent to the valley corridor within the buffer.

The Owner is required to finalize the details of the development proposal to the satisfaction of the TRCA. 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 York Region Community Planning and Development Services Department and Peel Region have no objection to the proposal in in-principle

The York Region Community Planning and Development Services Department and has no objection to the development proposal, in-principle. There are no access driveways proposed on Regional Road 50, however, the Owner shall satisfy all of York Region's requirements with respect to landscape plantings within the Regional right-of-way. An encroachment permit will be required for any proposed landscape works within the daylight triangle abutting Regional Road 50 and Can-Ar Gate. The Owner must provide all required review fees, security deposits, engineered plans to the satisfaction of York Region. A condition of approval is included in the recommendation of this report requiring the Owner to satisfy York Region's conditions.

Peel Region has advised that it requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50 (Highway 50) in the amount of 50.5 m, and 25.25 m from the centerline of the road allowance for a single left turn lane configuration. Peel Region also requires the gratuitous dedication of a 0.3 m reserve behind the property line along the entire frontage abutting Regional Road 50, except at the approved secondary access location, which is not being proposed as part of this proposal. A signal warrant analysis is also required at the intersection of Regional Road 50 and Can-Ar Gate. Prior to the execution of the Site Plan Letter of Undertaking, the Owner will be required to satisfy all requirements of Peel Region. The Owner must provide all required review fees, security deposits, and engineering plans to the satisfaction of Peel Region. A condition to this effect is included in the Recommendation of this report.

Conclusion

Site Development File DA.17.094 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 buildings conform to the Official Plan, complies with Zoning By-law 1-88, and are compatible with the surrounding land uses. Accordingly, the Development Planning

Department can support the approval of Site Development File DA.17.094, subject to the recommendations in this report.

For more information, please contact Natalie Wong, Planner, Extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Elevation - Building 'A'
6. Typical Elevation - Building 'B'
7. Entry Feature

Prepared by

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/LG
