

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

By approving that Communication C5 from Mr. Richard Borg, dated May 3, 2014, be received.

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of an organization that owns lands adjacent to the subject property, and did not take part in the discussion or vote on the matter.

**4 ZONING BY-LAW AMENDMENT FILE Z.14.011
TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND
DIPOCE MANAGEMENT LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014 be approved;
- 2) That the three Regional Councillors call community meetings with the applicant and representatives of the local community selected from some of those who made deputations at the April 29, 2014 Public Hearing, to address and resolve the issues raised, along with the participation of City Planning staff;
- 3) That the following deputations and communication be received:
 1. Mr. Roy Mason, Vice President, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
 2. Mr. Courtney Lehman, Scannell Properties, Indianapolis, United States of America, on behalf of FedEx;
 3. Mr. Nick Pinto, President, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge;
 4. Mr. Adriano Volpentesta, America Avenue, Woodbridge;
 5. Ms. Carina Perillo, Andy Crescent, Woodbridge;
 6. Ms. Marisa LaCaria, Lanterna Crescent, Woodbridge, and Communication C1, dated April 28, 2014;
 7. Mr. Jay Branton, Andy Crescent, Woodbridge;
 8. Mr. Frank Fillipilli, Iona Crescent, Woodbridge; and
 9. Mr. Santo Vutere, Andy Crescent, Woodbridge; and
- 4) That the following communications be received:
 - C2. Claudio Brutto, President, Brutto Consulting, Edgeley Boulevard, Vaughan, dated April 29, 2014;
 - C3. Kathlien Tozzi, dated April 24, 2014;
 - C4. Petition, dated April 29, 2014; and
 - C5. Carmen Cancelliere, Sanremo Court, Woodbridge, dated April 29, 2014.

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.14.011 (Two Seven Joint Venture Limited, 1308595

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 4, CW(PH) Report No. 20 – Page 2

Ontario Limited and DiPoce Management Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: April 4, 2014
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and Kleinberg & Area Ratepayers' Association. A copy of the Public Hearing Notice was also posted on the City's web-site at www.vaughan.ca and a Notice sign was posted on the property.
- c) Comments Received as of April 22, 2014: None

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.011 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the development of a 38,070 m² distribution centre for Fed-Ex with accessory buildings, and trailer and tractor parking spaces as shown on Attachments #3 to #9, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking for the Distribution Centre	1.5 parking spaces per 100 m ² of GFA x 36,224.56 m ² (including 1,025 m ² for accessory buildings) = 544 spaces + Office Use: 2.0 spaces per 100m ² of GFA x 2,870.76 m ² = 58 spaces Total = 602 parking spaces	Provide a total of 550 parking spaces, including 12 barrier free parking spaces and 10 motorcycle parking spaces.
b.	Location of Loading Spaces	Loading spaces are not permitted between a building and a street.	Permit loading spaces between a building and a street (Regional Road 27 and Future Street "B").

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 4, CW(PH) Report No. 20 – Page 3

c.	Accessory Parking of Trucks and Trailers	Not Permitted in an EM1 Zone.	Permit the accessory parking of trucks and trailers in an EM1 Zone as shown on Attachment #3.
d.	Accessory Fueling Station	Not Permitted in an EM1 Zone.	Permit an accessory fueling station in an EM1 Zone as shown on Attachment #3.
e.	Maximum Width of Driveway Providing Access to a Parking Area (2 Driveways on Street "B")	7.5 m	8.85 m and 14.6 m
f.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	Ranges from 13.5 m to 55 m

Other site-specific zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Municipally known as 8850, 8936, 8944 and 8980 Regional Road 27, located on the west side of Regional Road 27, south of Rutherford Road, in Part of Lots 13 and 14, Concession 9, City of Vaughan, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Prestige Employment" by Vaughan Official Plan 2010, Volume 2, Section 12, West Vaughan Employment Area Plan. VOP 2010 permits a distribution centre in a "Prestige Employment" designation, and therefore, the proposed use conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre and accessory uses. The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Planning Department has identified the following matters to be reviewed in greater detail:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 4, CW(PH) Report No. 20 – Page 4

	MATTERS TO BE REVIEWED	COMMENTS
a.	City Official Plan Policies	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning, Uses and Development Standards	<ul style="list-style-type: none"> The appropriateness of permitting the proposed uses and accessory tractor trailer parking and loading areas as shown on Attachment #3 will be reviewed in consideration of compatibility with the surrounding existing and planned land use context. The appropriateness of the development standards required to implement the proposal will be reviewed. The proposal includes 2 privately-owned stormwater management ponds as shown on Attachment #4, including the most southerly and larger pond, and a smaller pond abutting Street “B” that is anticipated to collect stormwater from Street “B”. Should the City and TRCA (Toronto and Region Conservation Authority) determine that these stormwater ponds are required to be in public ownership, the proposed zoning for the ponds should then reflect an appropriate open space zone category (eg. OS1 Open Space Conservation Zone).
c.	Related Site Development File DA.14.021	<ul style="list-style-type: none"> The owner has submitted a related Site Development File DA.14.021, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and stormwater management, servicing and grading, should the applications be approved. The review will also ensure minimal impact to existing residential areas to the north and east with respect to the mitigation of noise, lighting and traffic, and the appropriate use of landscape screening and berming to reinforce a positive streetscape and viewscape. Opportunities for sustainable design, including permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the applications are approved.
d.	Engineering Development Agreement	<ul style="list-style-type: none"> The development requires the extension of Martin Grove Road, west of Regional Road 27 (Future Road “A”), and the creation of a new north-south road, shown as Future Road “B” on Attachment #3. The public road allowances will be

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 4, CW(PH) Report No. 20 – Page 5

		<p>dedicated to the City of Vaughan by way of a Reference Plan(s). The owner will be required to enter into an Engineering Development Agreement with the City of Vaughan to secure the necessary road and infrastructure improvements to the satisfaction of the City, if the applications are approved.</p>
e.	Block Plan Approval	<ul style="list-style-type: none">▪ VOP 2010, specifically the West Vaughan Employment Area Secondary Plan, requires that a Block Plan be prepared for Block 59 to provide a framework to guide development within Concession Block 59. An application for Block Plan approval has been submitted by the landowners in the block to the City of Vaughan, which will be reviewed concurrently with the subject applications.
f.	External Commenting Agencies	<ul style="list-style-type: none">▪ The applications have been circulated to the Toronto and Region Conservation Authority, Ministry of Transportation Ontario, York Region and Canadian Pacific Rail, for review and comments, which will be taken into consideration by Planning Staff.
g.	Traffic Impact and Parking Study	<ul style="list-style-type: none">▪ The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.▪ The applications will be reviewed by York Region to determine if additional road widenings are required (Regional Road 27), which may affect the proposed development.
h.	Phase 1 Environmental Site Assessment/ Functional Servicing Report	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment) and the Functional Servicing Report submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
i.	Studies and Supporting Material	<ul style="list-style-type: none">▪ The Noise Feasibility, Urban Design and Sustainable Design Brief, and Photometric Lighting Plan submitted in support of the applications (including the related Site Development Application) must be reviewed to the satisfaction of the Vaughan Planning Department and the appropriate public review agencies. Any additional studies that may be required will be identified through the detailed review of the applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the application to Vaughan Vision will be determined when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 4, CW(PH) Report No. 20 – Page 6

Regional Implications

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Distribution Centre Building "A"
6. Elevations - Gateway Building "B"
7. Elevations - Maintenance Building "C"
8. Elevations - Gatehouse Building "D"
9. Elevations - Fuel Station

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of an organization that owns lands adjacent to the subject property, and did not take part in the discussion or vote on the matter.