

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 17, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

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**SITE DEVELOPMENT FILE DA.17.019
NANCON DEVELOPMENTS INC.
WARD 1 - VICINITY OF KEELE STREET AND TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 20, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.17.019 (Nancon Development Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a three-unit industrial warehouse building having a total gross floor area of 12,960.7 m², to be constructed in two phases, with Phase 1 comprising 8,448.5 m² and Phase 2 comprising 4,512.2 m², 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, landscape plan and landscape cost estimate, and building elevations;
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, and truck turning movements;
 - iii) the Parks Development Department shall approve the fencing and grading along the property boundary adjacent to the North Maple Regional Park;
 - iv) the Environmental Services Department, Solid Waste Management Division shall approve the final site plan;
 - v) the Owner shall satisfy all requirements of York Region;
 - vi) the Owner shall satisfy all requirements of Canada Post; and
 - vii) the Owner shall satisfy all requirements of TRCA.
 - b) that the Site Plan Agreement shall include the following clauses:
 - i) "Prior to the issuance of a Building Permit, the Owner shall pay to the City applicable Development Charges in accordance with the Development Charge By-laws of the City of Vaughan, York Region District School Board and York Region Catholic District School Board."
 - ii) "Prior to the issuance of any conditional, partial and/or final Building Permit(s) by the City of Vaughan, the Owner must satisfy all York Region requirements and York Region must be in receipt of a fully executed Site Plan Agreement."

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Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community which 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 within 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:

- bicycle racks to encourage an alternative travel mode
- landscaping to reflect green-friendly design
- thermoplastic polyolefin roof membrane for heat reduction
- low-volatile organic compound (VOC) paints, coatings, adhesives and sealants
- LED lighting in the warehouse and office areas
- energy efficient mechanical rooftop units
- low flow water fixtures

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.17.019 to permit the development of the subject lands shown on Attachments #1 and #2 with a three-unit industrial warehouse building having a total gross floor area of 12,960.7 m², to be constructed in two phases, with Phase 1 comprising 8,448.5 m² and Phase 2 comprising 4,512.2 m², as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner proposes to develop the subject lands with a three-unit industrial warehouse building having a total gross floor area of 12,960.7 m², to be constructed in two phases, with Phase 1 comprising 8,448.5 m² and Phase 2 comprising 4,512.2 m². The Development Planning Department supports the development proposal as it conforms to the Official Plan, complies with Zoning By-law 1-88 and is compatible with the existing land use to the south, and the planned surrounding land uses.

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Location

The subject lands, comprising 3 ha, are vacant and located on the east side of Keele Street, north of Teston Road, and are municipally known as 10911 Keele Street, as shown on Attachment #1. The surrounding uses are shown on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010). This designation permits industrial uses including manufacturing, warehousing, processing, distribution uses and accessory office uses directly associated with the industrial use and located within wholly enclosed buildings. This designation does not permit outside storage. The proposed warehouse building conforms with the "Prestige Employment" policies of the VOP 2010.

Zoning By-law 1-88

The subject lands are zoned M1 Restricted Industrial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1168), which permits the open storage of goods and materials accessory to an industrial use provided the total area of a lot devoted to open storage does not exceed 30%. The proposed development complies with the use provisions and the development standards of Zoning By-law 1-88.

Site Plan Review

The proposed site plan illustrates the full build-out (both phases) of the development. The development of the subject lands will occur in two phases as shown on Attachment #3. Phase 1 consists of two industrial units comprising a total GFA of 8,448.5 m². Phase 2 includes a future 4,512.2 m² addition at the rear of the Phase 1 building, as shown on Attachment #3. The interim elevation for the east wall of the Phase 1 building must be enhanced and approved to the satisfaction of the Development Planning Department. Upon completion of the Phase 1 building, the Owner intends to finalize the site plan approval for the Phase 2 building which is considered an addition.

A total of 195 parking spaces are proposed for the overall development, which meets the minimum parking requirement (195 spaces) of Zoning By-law 1-88. A total of 160 parking spaces are proposed as part of the Phase 1 development, which exceeds the 127 parking spaces that are required by Zoning By-law 1-88, yielding a surplus of 33 parking spaces.

Vehicular access to the subject lands is proposed via a new full movement driveway from Keele Street that would be located along the north side of the proposed building. An existing full movement driveway located on the property to the south known municipally as 10899 Keele Street (also owned by the proponent), would provide a shared truck access to the loading area on the subject lands. A 9 m wide landscape strip is proposed along the Keele Street frontage and York Region has requested the Owner to landscape this area with street trees in accordance with the York Region Streetscape Policy.

The subject lands abut the future North Maple Regional Park (NMRP), which is situated at a higher grade and overlooks the proposed development site. The north and east building elevations will be highly visible from the future park and therefore, the Owner must enhance the architectural design of these elevations. Screening, including the proposed landscaping, roof top mechanical screening and appropriate roofing material shall be provided in accordance with the City's requirements and in consideration of the final grade of the future NMRP. A pedestrian

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connection must also be provided from the Keele Street right-of-way to the building and bike racks shall be provided to the satisfaction of the Development Planning Department.

Although the Owner is seeking final approval for Phase 1, no further report to the Committee of the Whole will be required to implement the Phase 2 approval shown on Attachments # 3 to #5. Prior to final approval of Phase 2 (Unit 3), the final drawings and the appropriate landscape Letter of Credit and securities shall be submitted to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Policy Planning and Environmental Sustainability Department

The Policy Planning and Environmental Sustainability Department has indicated that there are no natural heritage features identified on this site. The Owner is required to contact the Ministry of Natural Resources and Forestry (MNR) Aurora District Office for confirmation of any potential Species at Risk on this site. Bird friendly (safe) treatments should be considered in the design of the building to reduce the risk of bird window collisions.

The subject lands are located within a Source Water Protection Recharge Management Area (WHPA-Q) which is regulated by the *Clean Water Act*. A water balance assessment is required to address pre-development recharge on site. Low Impact Development that (LID) measures will be needed to meet these requirements. The Owner should consult with the Toronto Region and Conservation Authority (TRCA) for these technical requirements. The Owner shall provide a Sustainability Metric Score, a Summary Form and an updated package prior to final approval.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department is satisfied with the development proposal. The DEIP Department shall approve the final servicing, grading and storm water management plans. A condition to this effect is included in the recommendation of this report.

Parks Development Department

The Parks Development Department has advised that the Owner must provide appropriate fencing, to the satisfaction of the City, adjacent to the property boundary with the NMRP. The final location, type of fencing and fencing design shall be determined prior to the execution of the Site Plan Agreement. The north and east property lines are adjacent to large berms located on the NMRP property and require the use of retaining walls. The Parks Development Department shall review the final grading plans to ensure appropriate grading for both properties. A condition to this effect is included in the recommendations of this report.

Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised that the subject lands will be subject of cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act*. 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. A condition to this effect is included in the recommendations of this report.

Alectra Utilities Corporation

Alectra Utilities Corporation (formerly PowerStream Inc.) has no objection to the proposed development and has advised that the Owner must contact Alectra prior to any construction activities.

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the proposed development. Prior to final site plan approval, York Region requires the Owner to provide additional information for the Traffic Impact Statement, Storm Water Management Report and the Functional Servicing Report. York Region also requires the Owner to enter into a Regional Site Plan Agreement. The proposed development shall include street trees within the Keele Street road allowance, in accordance with the York Region Streetscape Policy.

Prior to final approval of the Site Development application, the Owner shall address all technical conditions required by York Region and all financial requirements and securities related to the Region's approval of this application. York Region's conditions of approval are included in the recommendations of this report.

Conclusion

Site Development Application DA.17.019 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a phased, three-unit industrial warehouse building is 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.17.019, subject to the conditions in the recommendation section of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan Phase 1 and 2
4. Landscape Plan
5. Building Elevations

Report 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.)