

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 19, 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.15.050

2056239 ONTARIO INC.

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7

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

Recommendation

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

1. THAT Site Development File DA.15.050 (2056239 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 6 two-storey office buildings and 4 three-storey office buildings, having a shared common parking lot and landscaped areas, as shown on Attachments #3 to #8, 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, landscape cost estimate and building elevations; and
 - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report.

Contribution to Sustainability

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

Goal 4: To create a vibrant community where 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 into 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:

- recycled local construction and building materials
- minimize night pollution with full cut off light fixtures
- detain stormwater on site to reduce the amount of water sent to the storm sewer
- drought tolerant landscaping materials
- bicycle parking

Economic Impact

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

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Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.15.050 for the subject lands shown on Attachments #1 and #2, to permit the development of the subject lands with 6 two-storey office buildings and 4 three-storey office buildings, including a shared common parking lot and landscaped areas. There would be five buildings fronting Roybridge Gate and five buildings along the east property line, with the three-storey buildings located at either end (corner locations) of the row of buildings. The development is accessed from two entrance points on Roybridge Gate which are connected by a ring road that surrounds the development, with driveway connections to the parking area as shown on Attachments #3 to #8.

Background - Analysis and Options

Synopsis:

The Owner has submitted a Site Development Application to permit 6 two-storey office buildings and 4 three-storey office buildings, including a shared common parking lot and landscaped areas on the subject lands. The Development Planning Department supports the approval of the proposed development as it conforms to Vaughan Official Plan 2010 (VOP 2010), is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area.

Location

The vacant 2.34 ha subject lands shown on Attachments #1 and #2, are located west of Regional Road 27, south of Regional Road 7, and are municipally known as 9 and 19 Roybridge Gate. The surrounding land uses are identified on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated “Employment Commercial Mixed-Use” within a Regional Intensification Corridor by Vaughan Official Plan 2010 (VOP 2010), which permits a maximum building height of 10-storeys and a maximum Floor Space Index (FSI) of 3 times the area of the lot. The proposed development is comprised of ten office buildings, with a total gross floor area of 11,101.72 m² and an FSI of 0.47, which conforms to the policies of VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone, subject to Exception 9(1013) by Zoning By-law 1-88, which permits office buildings, employment uses and retail warehouses. On November 3, 2016, the Committee of Adjustment approved Minor Variance Application A393/16 to permit reduced rear and exterior side yard building setback requirements for the proposed development. The Committee's Decision is final and binding. The proposed development complies with Zoning By-law 1-88, as amended.

Site Plan Review

The proposed site plan includes 6 two-storey office buildings, 4 three-storey office buildings, a shared common parking lot, and landscaped areas. Five of the proposed buildings will front on Roybridge Gate and five buildings along the east property line. The buildings located at either end

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(corner locations) of the row of buildings are three-storeys in height. The development is accessed from two entrance points on Roybridge Gate, which are connected by a ring road that surrounds the development, with driveway connections to the parking area as shown on Attachments #3 to #8.

The Landscape Plan, shown on Attachment #4, identifies unit pavers surrounding each of the proposed buildings, planting on the periphery of the subject lands and between each of the buildings and incorporates a walkway through the middle of the parking area.

The Elevation Plans, shown on Attachments #5 to #8, include a mix of architectural precast (white), clear anodized frames with double blue tinted glazed units, and architectural precast with smooth finishing.

The Development Planning Department is generally satisfied with the proposed plans and must approve the final site plan, landscape plan, landscape cost estimate and building elevations, as shown on Attachments #3 to #8, and will continue to work with the Owner to finalize the details of the proposed development on the subject lands. A condition to this effect is included in the recommendation of this report.

Future Draft Plan of Condominium (Vacant Land/Common Element) Application

The Owner has advised that an application will be filed for a Draft Plan of Vacant Land Condominium ("condominium application") to create 10 units (for each of the 10 proposed buildings). The Owner of each building will share in the benefit and maintenance of the common areas which include the parking lot, landscape areas, hydro, sanitary, storm and water services, and garbage pick-up. The condominium application will be the subject of a Public Hearing, as required by the *Planning Act*, and will require Council approval.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department is generally satisfied with the site servicing and site grading plan submitted in support of the subject application and must approve the final plans prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report. It is also noted that the applicant is entering into an agreement with Smart Commute – North Toronto, Vaughan to support the planning, delivery and promotion of Traffic Demand Management initiatives.

Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department has confirmed that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Environmental Services Department, Solid Waste Management Division

The Environmental Services Department, Solid Waste Management Division has reviewed and approved the proposed Molok System, which is an in-ground container system for waste and recycling collection. There are 4 proposed locations on the subject lands, as shown on Attachment #3. Each of the 8 units will be the M-5000 units, providing 6.5 cubic yards in storage capacity, with containers for both garbage and recycling at each of the four locations. The proposed system provides sufficient capacity to accommodate the building type and use.

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Ministry of Transportation Ontario (MTO)

The MTO Highway Corridor Management Office has reviewed the development proposal and have determined that the subject lands are located outside of the MTO Permit Control Area for building construction. As a result, a MTO Building and Land Use Permit is not required. The subject lands are located within the MTO Permit Control Area for signage. Proposed signage that is located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation require a permit from the MTO.

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

This staff report is consistent with the priorities set forth in the Service Excellence Strategy Map (2014-2018), particularly:

- Continue to cultivate an environmentally sustainable City
- Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has no comment or objection to the Site Development Application.

Conclusion

Site Development File DA.15.050 has been reviewed in accordance the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposed development as shown on Attachments #3 to #8, for 10 office buildings conforms to VOP 2010, is permitted by Zoning By-law 1-88, and 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.15.050, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Two Storey Elevations - Buildings 2, 3 & 4
6. Typical Two Storey Elevations - Buildings 7, 8 & 9
7. Typical Three Storey Elevations - Buildings 1 & 5
8. Typical Three Storey Elevations - Buildings 6 & 10

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.)