

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 18, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

**18**

**SITE DEVELOPMENT FILE DA.14.093**

**BOSTAR INC.**

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

**The Committee of the Whole recommends:**

- 1) That 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 21, 2016, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**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.14.093 (Bostar Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 1,026 m<sup>2</sup>, two-storey office addition to the existing industrial office building (Building "B"), and to construct a new 2,137 m<sup>2</sup>, 3-storey office building (Building "A"), as shown on Attachments #3 to #6, subject to the following conditions:
  - a) prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan and building elevations;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
    - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
    - iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required 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) the Site Plan Letter Undertaking shall include the following provision:
    - ii. 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 proposed new development area of the subject lands, prior to issuance of a 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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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 2.1: To achieve sustainable growth and development by implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy 2031

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
- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

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 will be incorporated into the site
- Building construction materials with regional content will be incorporated into the development
- Adhesives, sealants, and paints will be chosen for low volatile organic compound (VOC)
- Outdoor lighting designed to reduce light pollution
- Drought tolerant landscaping will be planted

#### **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.14.093 on the subject lands shown on Attachments #1 and #2, to permit the development of the subject lands with a 1,026 m<sup>2</sup>, two-storey office addition to the existing industrial office building (Building "B"), and to construct a new 2,137 m<sup>2</sup>, 3-storey office building (Building "A"), as shown on Attachments #3 to #6.

#### **Background - Analysis and Options**

*Synopsis:*

*The Owner is seeking to permit the development of the subject lands with a 1,026 m<sup>2</sup> two-storey office addition to the existing industrial office building, and new 2,137 m<sup>2</sup>, 3-storey office building on the subject lands. The Vaughan Development Planning Department supports the approval of the Site Development Application as the proposed uses are permitted by VOP 2010 and Zoning By-law 1-88 and are compatible with the surrounding area, and the site layout and building elevations are appropriate.*

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##### Location

The subject lands shown on Attachments #1 and #2, are 4.6 ha in size and located east of Regional Road 27, on the south side of Regional Road 7, and municipally known as 5875 Regional Road 7. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

Vaughan Official Plan 2010 (VOP 2010) designates the subject lands as "Employment Commercial Mixed Use". The lands are also located in the Regional Intensification Corridor within Employment Areas. The "Employment Commercial Mixed-Use" designation recognizes existing areas of predominantly commercial uses within the Employment Area. These areas are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other. They also contribute to the provision of ancillary uses, which primarily serve the needs of businesses and employees in the Employment Area. Permitted uses within this designation include office uses, hotel, cultural and entertainment uses, as well as retail uses. The proposed office use conforms to the Official Plan. It is noted that the "Employment Commercial Mixed Use" designation located in a Regional Intensification Corridor within Employment Areas permits mid-rise buildings but does not permit low-rise buildings. However, the existing zoning on the property permits the low-rise building form as-of-right.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to site-specific Exception 9(291), which permits the proposed office use. The zoning for the subject lands also permits the two and three-storey high buildings. The existing zoning permissions permit the proposed site development. The Owner is proposing the following site-specific exception to Zoning By-law 1-88 to permit the proposed site development:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the EM1 Prestige Employment Area Zone subject to Exception 9(291)</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone subject to Exception 9(291)</b>
a.	Minimum Parking Requirement	600 spaces (combined total for subject lands and abutting lands to the south and west) shall be maintained on the lot	592 spaces (includes 257 spaces on the subject lands)

The lands subject to this Site Development application along with abutting lands to the south and west as shown on Attachment #2, are lands captured comprehensively under site-specific Exception 9(291), which are under the same ownership (Bostar). The site-specific Exception requires a minimum of 600 parking spaces to be provided for on the comprehensive lands. The lands subject to this Site Development application are providing for 257 spaces, for a comprehensive total of 592 spaces, resulting in a reduction of 8 spaces. It is noted the Owner is providing an additional 16 parking spaces along the west side of the subject lands, as shown on Attachment #3. The proposed additional parking spaces are not currently accessible and can only be accessed from the lands to the west upon its development in the future. These spaces have not been included in the overall parking calculation for this Site Development application, but it will be included in future parking calculations and totals.

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The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department supports the proposed reduction in the required number of parking spaces, and accordingly, the Vaughan Development Planning Department has no objection to the overall reduction of 8 parking spaces. The requested variance is considered to be minor in nature and is supported by the Development Planning Department. The Owner will be required to successfully obtain approval of the variance from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Letter of Undertaking. A condition of approval to this effect is included in the recommendation of this report.

#### Site Plan Review

The Owner is proposing to develop the property with a 1,026 m<sup>2</sup>, two-storey easterly addition to an existing industrial office building (Building “B”), and a new 2,137 m<sup>2</sup>, three-storey free-standing office building (Building “A”) that is open below the 2<sup>nd</sup> floor to accommodate for parking, as shown on Attachments #3 to #6. A total of 257 parking spaces are proposed on the site, including 8 barrier free spaces. Access to the subject lands will be maintained from Regional Road 7. Both the Building “B” addition and the new building (Building “A”) include internal garbage rooms.

Building “A” will be constructed with beige stucco, clear and spandrel glass, grey composite board and aluminum paneling as shown on Attachments #5 and #6. The proposed addition to Building “B” will be constructed with aluminum paneling and clear and spandrel glass, which will match the existing building. The development includes bicycle racks, and pedestrian walkways to Regional Road 7 and within the parking areas, and seating areas in between the Building “B” addition and the existing east side of Building “B”, as shown on Attachment #4.

The proposed landscape plan is shown on Attachment #4 and includes the addition of coniferous and deciduous trees, ornamental deciduous trees, shrub and perennial beds, and sodded areas. Included among the proposed landscaping elements are drought tolerant, indigenous plantings, to reduce potable water consumption.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #6 inclusive, and will continue to work with the Owner to finalize the plans. A condition to this effect is provided in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The final site servicing and grading plans, and stormwater management report must be approved to the satisfaction of the Vaughan DEIP Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Environmental Services Department, Solid Waste Management Division

This Department is satisfied with the location and layout of the proposed internalized garbage rooms in Building “A” and the Building “B” addition.

#### Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department advises that the Owner shall pay to the City of Vaughan cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the proposed new development area of the subject lands, prior to the issuance of a Building Permit. A condition to this effect is included in the recommendation of this report.

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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):

- Attract investment and create jobs

#### **Regional Implications**

The York Region Community Planning and Development Services Department has advised that they have no objection to the proposed development. York Region requests that prior to receiving final site plan approval and prior to any conditional, partial and/or final municipal Building Permits, the Owner must satisfy the requirements of York Region and obtain a fully executed Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report requiring the Owner to satisfy all requirements of the York Region Community Planning and Development Services Department.

#### **Conclusion**

Site Development File DA.14.093 has been reviewed in accordance with the policies of the Official Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of a 1,026 m<sup>2</sup> two-storey office use addition to an existing industrial office building and new 2,137 m<sup>2</sup>, 3-storey office building are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report, including successfully obtaining a minor variance from the Vaughan Committee of Adjustment.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Building "A"
6. Elevations - Building "B"

#### **Report prepared by:**

Mary Caputo, Senior Planner - OMB

(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.)