

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 26, 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.

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**SITE DEVELOPMENT FILE DA.16.043
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7**

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.16.043 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a one-storey, 1,047 m² industrial use addition and a three-storey, 5,788 m² office building addition to the existing multi-unit industrial building, together with one level of underground parking, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the site plan, building elevations, landscape plan and signage details shall be approved by the Vaughan Development Planning Department, and include a pedestrian connection from the office building to Regional Road 27, and show the change in the location of the address on the pylon sign as red-lined on Attachments #3, #4 and #6, respectively;
 - ii) the grading and servicing plan, erosion and sediment control plan, storm water management report, and traffic impact study shall be approved by the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall successfully obtain approval of a Minor Variance application for the required zoning exception 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;
 - iv) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department;
 - v) the Owner shall satisfy all requirements of York Region.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:
Goal 2: To ensure sustainable development and redevelopment

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- Objective 2.1: To achieve sustainable growth and development by completing and 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

In accordance with the goals and objectives identified above, the Owner has advised that the following sustainable site and building features will be included in the proposed development, recognizing that additional features may be added:

- bicycle racks
- recycled building materials
- drought and salt tolerant landscaping
- exterior LED lighting
- low flow plumbing fixtures

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.16.043 in order to facilitate the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 1,047 m² industrial use addition and a three-storey, 5,788 m² office building addition to the existing multi-unit industrial building, together with one level of underground parking, as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the 2.8 ha subject lands with a one-storey, 1,047 m² industrial use addition and a three-storey, 5,788 m² office building addition to the existing multi-unit industrial building, together with one level of underground parking. A total of 438 parking spaces are proposed. The subject lands form part of the Vaughan Valley Centre, an 11.8 ha employment and commercial centre that consists of multiple service-related commercial uses. The Owner is required to submit a Minor Variance Application to permit an Employment Use within the portion of the industrial building addition that is located in the C7 Service Commercial Zone. The Vaughan Development Planning Department supports the proposed development and minor variance, as it conforms to the Official Plan and is compatible and appropriate with the existing and planned land uses.

Location

The 2.8 ha subject lands shown on Attachments #1 and #2 are municipally known as 6260 Regional Road 7, and are located south of Zenway Boulevard on the west side of Regional Road

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27, City of Vaughan. The subject lands are developed with an existing multi-unit industrial building, and form part of the Vaughan Valley Centre, an employment and commercial centre that consists of multiple service-related commercial uses. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Prestige Employment” (adjacent to Regional Road 27) and “General Employment” (interior portion of the lot) by Vaughan Official Plan 2010 (VOP 2010), which permits industrial uses such as warehousing, manufacturing, processing, and distribution. The “Prestige Employment” designation also permits office uses up to a maximum gross floor area of 10,000 m². The proposed industrial and office uses are permitted by the corresponding Official Plan designations.

Section 9.2.3.7 in VOP 2010 provides development criteria for employment and industrial buildings. Section 9.2.3.7 b) states that employment/industrial buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access generally separated from or safely integrated with parking lots. The proposed office building faces onto the public street (Regional Road 27), however, it does not provide a direct and safe pedestrian access. Development Planning staff recommends the removal of one or more parking spaces located south of the office building addition to facilitate a southerly pedestrian connection that intersects with an east/west connection and out to the walkway on Regional Road 27, as red-lined on Attachments #3 and #4, which the applicant has agreed to undertake.

The subject lands are zoned C7 Service Commercial Zone (adjacent to Regional Road 27) subject to site-specific Exception 9(1126), and EM1 Prestige Employment Area Zone (interior portion of the lot) subject to site-specific Exceptions 9(1134) and 9(1137), all by Zoning By-law 1-88. The proposed industrial building addition encroaches partially into the C7 Zone. As a result, the following variance is required to facilitate the proposed development:

Table 1

	By-law Standard	By-law 1-88 Requirements of the C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
a.	Permitted Use	An Employment Use is not permitted in the C7 Zone	To permit an Employment Use within the portion of “Building O1” that is located within the C7 Service Commercial Zone.

The Development Planning Department has no objections to the proposed employment use in the C7 Zone, as the proposed industrial addition (Building “O1”) partially encroaches into the C7 Zone, and is an extension of an existing employment building located on the subject lands, and is permitted by the Official Plan. The remainder of the site will be developed with an office building, which is a permitted use as-of-right in the C7 Zone, and will connect to the expanded industrial building.

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment for the required zoning exception identified in Table 1 to Zoning By-law 1-88, and successfully obtain the Committee’s approval. The Committee’s decision shall be final and

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binding, and the Owner shall satisfy all conditions of the Committee prior to the finalization of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Valley Centre Conceptual Master Plan

The subject lands form part of an 11.8 ha multi-phased development known as the Vaughan Valley Centre, which consists of multi-unit commercial and industrial buildings, hotels, a convention centre, eating establishments and service-related commercial uses. The conceptual master plan shown on Attachment #7 identifies the phasing and ultimate build-out of the Vaughan Valley Centre.

Phase one was approved by Vaughan Council on May 22, 2007 (File DA.06.031), and is developed with a hotel, financial institution, two eating establishments, and a multi-unit commercial building. Phase two was approved by Vaughan Council on June 26, 2012 (File DA.12.021), and consists of an existing eating establishment and seven-storey extended stay hotel, with a future six-storey office building. Phase three is developed with an existing multi-unit industrial building and convention centre, with planned service commercial, office, and eating establishment uses. Development of the future uses within phase three will require submission of separate Site Development Applications for approval by Vaughan Council.

Site Plan Review

The proposed development shown on Attachment #3, which constitutes part of phase three, includes a one-storey, 1,047 m² industrial addition (Building "O1") and a 5,788 m² three-storey office addition (Building "O2") to the existing 6,140 m² multi-unit industrial building (Building "K"), together with one level of underground parking. Access to the site is provided from an existing full moves access at Vaughan Valley Drive and a proposed right-in, right-out access from Regional Road 27, which is subject to York Region approval. An existing vehicular connection running east/west is located south of the subject lands. The access ramp to the proposed underground parking area is located on the west side of the proposed office building.

A pedestrian connection is proposed along the south property line to the main entrance of the proposed one-storey addition. As noted earlier, the Development Planning Department recommends and has red-lined Attachments #3 and #4 to show an additional pedestrian connection from the proposed three-storey office addition out to Regional Road 27. Bike racks are located near the front entrance of the proposed three-storey office building, as shown on the site plan (Attachment #3), which must also be shown and accommodated on the landscape plan (Attachment #4).

A total of 458 parking spaces are provided on-site, including 80 underground parking spaces and five barrier free spaces. The removal of one or two parking spaces is required to facilitate a pedestrian walkway connection, as discussed earlier in this report, resulting in a total of 457 or 456 parking spaces. Zoning By-law 1-88 requires 225 parking spaces to be provided based on the following calculation:

Existing building (Building "K"): 6,140 m ² @ 1.5 spaces/100 m ²	93 parking spaces
Proposed addition (Building "O1"): 1,047 m ² @ 1.5 spaces/100 m ²	16 parking spaces
Office (Building "O2"): 5,788 m ² @ 2 spaces/100 m ²	116 parking spaces
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Total required parking (93 spaces + 16 spaces + 116 spaces)	225 parking spaces

With the removal of one or two parking spaces to facilitate a pedestrian walkway connection as discussed earlier, for a total of 457 or 456 spaces, the proposal complies with the minimum parking requirement of Zoning By-law 1-88.

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The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees and shrubs, perennial flowers and ornamental grasses. Three landscaped armour stone feature walls are located within the 6 m wide landscape strip along Regional Road 27.

The building elevations for the proposed additions are shown on Attachment #5, and consist primarily of a glazed curtain wall accented by dark grey brick and white metal panels. The main entrance to the proposed office is located on the east side of the building facing Regional Road 27.

A proposed pylon sign measuring 10.67 m in height and 5.6 m in width is located on the southeast corner of the subject lands, as shown on Attachments #3 and #6. The proposed pylon sign is painted in a brown hue and accented with aluminum cladding, and consists of backlit tenant boxes. The proposed style and height of the pylon sign is consistent with existing pylon signs located south of the subject lands within the Vaughan Valley Centre area. The Development Planning Department recommends that the address header currently located at the bottom of the pylon sign be relocated to the top of the pylon sign in order to create greater visibility, as shown on Attachment #6, which the applicant has agreed to undertake.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposal, and must approve the final site layout, building elevations, landscape plan, and signage details prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services (Waste Management) Department

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the application and provided comments to the Owner. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department - Solid Waste Management, in accordance with the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department must approve the final site grading and servicing plan, erosion and sediment control plan, updated traffic impact study and stormwater management report, submitted in support of the Site Development Application. A condition to this effect is included in the recommendation of this report.

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

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

- Attract investment and create jobs

Regional Implications

The subject lands are located on Regional Road 27, a right-of-way under the jurisdiction of York Region. The applicant is proposing a right-in and right-out access onto Regional Road 27, which will require the Region's approval. However, the proposed industrial and office additions are not dependant on this access in order to proceed as there are several access and driveway connections that serve the traffic movement within the Vaughan Valley Centre complex. The Owner is required to address any requirements of the York Region Community Planning and Development Services Department. A condition to this effect is included in the recommendation of this report.

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Conclusion

Site Development File DA.16.043 has been reviewed in accordance with the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is permitted by Zoning By-law 1-88 and is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.043, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Proposed Elevations
6. Pylon Sign
7. Conceptual Master Plan

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.)