

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 52, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

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**SITE DEVELOPMENT FILE DA.14.056
BETHPAGE PROPERTIES NORTH LP
WARD 2 – VICINITY OF RUTHERFORD ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends:

- 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 September 2, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.056 (Bethpage Properties North LP) BE APPROVED, to permit a 25,017.49 m² expansion to the existing 62,518.93 m² Home Depot Distribution Centre, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, storm water management report, functional servicing report, access and on-site circulation, and the addendum to the parking and traffic impact assessment; and all final approved plans shall accommodate for the ultimate extension of Hunter's Valley Road to Rutherford Road;
 - iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88 as identified in 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 Toronto and Region Conservation Authority (TRCA); and,
 - v. the Owner shall satisfy all requirements of York Region.

Contribution to Sustainability

The application implements the following Goal and Objective 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

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In accordance with the goal and objective, the following sustainable features will be included in the site and building design:

- outdoor light pollution reduction designed for safety and comfort
- erosion and sedimentation control
- recycled concrete materials for the stone base in the parking lot
- bicycle racks to promote an alternative mode of transportation
- plumbing fixtures that reduce water requirements
- roof materials that have a Solar Reflectance Index (typically referred to as white roofs)
- low emitting paints, adhesives and sealants
- easily accessible area for the collection and storage of recyclables
- landscape materials that minimize water use

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.14.056 (Bethpage Properties North LP) respecting the subject lands shown on Attachments #1 and #2, to permit a 25,017.49 m² expansion to the existing 62,518.93 m² warehouse (Home Depot Distribution Centre), as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The subject lands are located at the southwest corner of Huntington Road and Rutherford Road, City of Vaughan, as shown on Attachments #1 and #2.

Previous Approvals

The original Official Plan Amendment, Zoning By-law Amendment and Site Development applications (Files OP.12.001 (OPA #727), Z.12.002 and DA.12.013), which facilitated the development of the existing distribution centre were approved by Vaughan Council on April 17, 2012.

City of Vaughan Official Plan

The subject lands are designated "Prestige Employment" and "General Employment" by Vaughan Official Plan 2010 (VOP 2010). The proposed expansion to the existing distribution centre conforms to the Official Plan.

Block 64 Land Use Plan

The Block 64 Land Use Plan that was approved by Vaughan Council on June 26, 2006, designates the subject lands "Prestige Area" (abutting Rutherford Road and Huntington Road) and "Employment Area General" (interior area). The application conforms to the Block Plan.

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Zoning

The subject lands are split-zoned as shown on Attachment #2. The majority of the lands are zoned EM1 Prestige Employment Zone by Zoning By-law 1-88, subject to Exception 9(1373), which implements the original development applications to facilitate the existing warehouse and provides for the following: a maximum driveway width/aisle width of 35 m for the movement of trucks; loading and unloading to occur between a building and a street; a minimum driveway aisle width of 4.5 m; a reduced parking standard of 0.67 parking spaces per 100 m² of Gross Floor Area (GFA); and, the specific standards for the accessory outside storage of trucks and trailers.

On September 12, 2013, the Committee of Adjustment approved the severance of a 4,736 m² parcel of land (File B024/13) as shown on Attachment #2, that was added to the subject lands along the full length of the west limit of the property to create a larger site for the warehouse facility. The severed land originally formed part of a larger parcel of land located to the west, under the same ownership of the applicant, and is zoned EM1 Prestige Employment Area and EM2 General Area Employment Zone, subject to Exception 9(1307), as shown on Attachment #2. In order to facilitate the proposed development on the subject lands, variances to Zoning By-law 1-88 are required to:

- i. remove the severed parcel of land from Exception 9(1307);
- ii. apply Exception 9(1373) to the whole of the subject lands (including the severed parcel) in order to provide for consistent development standards over the entire site; and,
- iii. permit a minimum of 568 employee parking spaces, whereas 587 parking spaces are required.

The above noted variances would implement uniform development standards over the entire property consistent with Exception 9(1373). The subject lands are located in an employment area in the vicinity of the CP Intermodal Yard that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. The variances are considered to be minor in nature and would permit the expansion of an existing building that is compatible with the surrounding existing and planned land use context. Accordingly, the Vaughan Planning Department can support these variances.

Should this application be approved by Vaughan Council, the Owner must submit a Minor Variance application to the Vaughan Committee of Adjustment for the above noted variances, and successfully obtain the Committee's approval, and the Committee's decision shall be final and binding, prior to the finalization of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The proposed site plan is shown on Attachment #3. The 31.58 ha site is developed with a 62,518.93 m² warehouse. The owner is proposing a 25,017.49 m² expansion that would result in a total building GFA of 87,536.42 m², with 735 truck and trailer parking spaces, 568 employee parking spaces and 205 loading spaces, as shown on Attachments #3 to #5.

The proposed building elevations are shown on Attachment #5. The Vaughan Planning Department recommends that the building elevations be revised to replicate the existing building and should include pre-finished metal siding, pre-cast panels, glazed window frames and canopies. The Vaughan Planning Department will work with the Owner to refine the final building elevations.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees and shrubs that are consistent with the existing landscape treatment for the lands. The Owner is required to enhance the landscape treatment in the area that abuts the future extension of

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Hunter's Valley Road (as shown on Attachment #4), which is planned to extend to Rutherford Road. The Owner shall provide a minimum 3 metre wide landscape strip at this location. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Owner has submitted a functional servicing plan, a traffic impact study (addendum), a storm water management report, and site servicing and grading plans, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. The final plans should reflect and accommodate the ultimate extension of Hunter's Valley Road to Rutherford Road (Attachment #3). A condition to this effect is included in the recommendation of this report.

a) Traffic Impact and Parking Study Addendum

The Owner has submitted a Traffic Impact and Parking Study Addendum which has been reviewed by the Transportation Planning Division. City staff concur with the overall assessment report and accept its conclusions and recommendations; however, the study report requires final review and approval by the Region of York.

b) Parking Study

The parking study supports a reduced parking supply of 568 spaces over site specific by-law parking requirement of 586 spaces. The parking study concludes that the proposed parking supply would be sufficient for the development's specific operating characteristics (morning, afternoon & night working shifts). The parking supply appears to be adequate based on supporting analysis and staff agrees with the conclusions reached in the study report and have no objection with the proposed parking supply of 568 spaces.

c) Traffic Study - Summary of Findings

- The un-signalized intersection of Rutherford Road/Huntington Road is operating at capacity under future background traffic conditions, however, signalization is recommended as part of the Huntington Road EA process.
- Employee access via Huntington Road is recommended to have left and right outbound lanes and one inbound lane. Also an exclusive northbound left turn lane (at Huntington Road) of 15 m has been warranted to better accommodate site traffic.
- An additional southbound left turn (dual left) at Highway 50/Rutherford Road intersection.
- Additional westbound through movement lane at the Highway 50/Rutherford Road intersection.
- Exclusive eastbound right turn lane at the Highway 50/Rutherford Road intersection
- Comprehensive Transportation Demand Management (TDM) measures will be developed through further discussion with Home Depot.

d) Environmental

The Owner has submitted Phase 1 Environmental Site Assessment (ESA), which has been reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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Toronto and Region Conservation Authority (TRCA)

The application has been circulated to the TRCA for review. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy all requirements of the TRCA.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The application has been circulated to York Region for review. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy all requirements of York Region.

Conclusion

The Vaughan Planning Department has reviewed the Site Development Application in accordance with the policies of VOP 2010, OPA #727, the approved Block 64 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposal to facilitate the expansion to the existing warehousing (Home Depot Distribution Centre) centre on the subject lands is compatible with the surrounding employment uses for the reasons set out in this report. On this basis, the Vaughan Planning Department can support the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. 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.)