

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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The Committee of the Whole recommends:

- ## Recommendation

1. THAT Site Development File DA.15.069 (Alton Enterprises Incorporated) BE APPROVED, on the subject lands shown on Attachments #1 and #2, to permit the construction of a 3-storey (1,510.9 m²) office expansion, and a 2-storey (2,024.3 m²) plant expansion to the existing employment building, as shown on Attachments #3 to #6, subject to the following conditions:

- ### Contribution to Sustainability

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

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- 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 goal and objective 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 promote cycling as an alternative to motor vehicles; and,
- On-site rainwater collection used for low-grade functions such as irrigation.

Economic Impact

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

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.15.069 on the subject lands shown on Attachments #1 and #2, to permit the construction of a 3-storey office expansion (1,510.9 m²) and a 2-storey plant expansion (2,024.3 m²) to the existing 2-storey employment building (4,217.4 m²), for a total Gross Floor Area (GFA) of 7,752.6 m², as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner proposes to construct a 3-storey office expansion (1,510.9 m²) and a 2-storey plant expansion (2,024.3 m²) to the existing 4,217.4 m², 2-storey employment building on the subject lands. The proposed development facilitates new office space, a showroom (display of complete kitchens), and an area for automated machinery. The Vaughan Development Planning Department supports the proposed development as it conforms to the Official Plan and proposes uses that comply with Zoning By-law 1-88 and is compatible and appropriate with the surrounding existing land uses. The Owner must also successfully obtain approval of a Minor Variance application from the Vaughan Committee of Adjustment as discussed in the "Zoning" section of this report.

Location

The subject lands shown on Attachments #1 and #2, are located on the west side of Sante Drive (80 Sante Drive), north of Steeles Avenue West and east of Highway 400. The site is currently developed with a 2-storey (4,217.4 m²) employment building. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of employment uses including accessory office and/or retail uses provided their total GFA does not exceed 49% of the total GFA of the building. The total GFA devoted to office uses is 2,332.4 m², which represents 30% of the total GFA of the employment building, and therefore, the development proposal conforms to VOP 2010.

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88, which permits the proposed employment and office uses on the subject lands. The following site-specific exceptions to Zoning By-law 1-88 are required to facilitate the development proposal, as shown on Attachments #3 to #6:

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Table 1:

	Zoning By-law 1-88 Standard	EM2 General Employment Area Zone Requirements	Proposed Variances to the EM2 General Employment Area Zone Requirements
a.	Minimum Rear Yard Setback (West Property Line)	12 m	8 m
b.	Minimum Number of Parking Spaces	$5,420.2 \text{ m}^2$ (Employment Use) at 1.5 spaces/100m ² = 82 spaces + $2,332.4 \text{ m}^2$ (Ancillary Office Uses) at 2 spaces/100 m ² = 47 spaces Total Parking Spaces Required: 129 spaces	A total of 56 parking spaces
c.	Minimum Landscape Strip Width (Along Adesso Drive)	3 m	1.7 m
d.	Location of Loading Spaces	Not permitted between a building and a street.	Permit loading and unloading to be located between a building and a street (Adesso Drive)

The Vaughan Development Planning Department supports the proposed site-specific zoning exceptions identified in Table 1, for the following reasons:

a) Reduced Minimum Rear Yard Setback

The proposed 8 m building setback to the abutting Highway 400 property line will not impact any adjacent property owners. In addition, the MTO has no objection to the reduced rear yard setback, which is discussed later in this report.

b) Minimum Parking Reduction

The proposed site plan includes a total of 58 parking spaces, with 3 barrier-free parking spaces on site. In consultation with the MTO, the MTO has advised that any parking spaces located within 8 m of the Highway 400 property line, must be removed or identified as non-essential parking spaces. The revised site plan includes 56 parking spaces, and 2 parking spaces located within the MTO right-of-way labelled as “non-essential” parking spaces, as shown on Attachment #3, in accordance with the MTO’s requirements.

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A Parking Rationalization study prepared by Stantec Consulting Ltd. has been reviewed and approved by the Vaughan DEIP Department. The Parking Rationalization indicates that the 56 parking spaces is sufficient to accommodate the parking demands for the development proposal. The site is also accessible by public transit, walking, and cycling. Accordingly, the Vaughan Development Planning Department has no objection to the proposed 56 parking spaces (including 3 barrier-free parking spaces) being provided on the site.

c) Reduced Minimum Landscape Strip Width

The reduced landscaping strip width is limited to a pinch point at the cul-de-sac, which will not directly impact any abutting properties.

d) Location of Loading Spaces

The subject lands are constrained as it abuts Adesso Drive, which is at the end of a cul-de-sac. Permitting a total of 3 loading and unloading spaces in this location will allow for adequate truck maneuvering throughout the site and will not directly impact the abutting properties.

The Owner will be required to successfully obtain approval of a Minor Variance application for the above-noted site-specific zoning exceptions, from the Vaughan Committee of Adjustment and the Committee's decision must be final and binding, and the Owner shall satisfy any conditions imposed by the Committee, prior to the execution of the implementing Site Plan Letter of Undertaking, should the Site Development application be approved. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The proposed development facilitates new office space, a showroom (display of complete kitchens), and an area for automated machinery for the manufacturing of kitchen cabinets, as shown on Attachment #3. The site contains an existing electrical transformer room, loading doors, a dust collector and filtration unit, which will be maintained on-site. A total of 58 parking spaces including 3 barrier-free parking spaces are proposed on the site and accessed by a driveway from each of Adesso Drive and Sante Drive. As noted, the MTO requires that 2 of the parking spaces be deemed as "non-essential", which are identified on Attachment #3. The proposed building elevations (Attachments #5 and #6) for the office and plant expansion include concrete panels, frameless windows, and wood clad exterior finishing materials. Pedestrian walkways, additional landscape plantings with proposed seating areas, and bicycle racks are also proposed, as shown on Attachment #4.

The final site plan, building elevations, and landscape plans, as shown in Attachments #3 to #6, must be approved by the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Transportation Division of the Vaughan DEIP Department has approved the Parking Rationalization and Traffic Reliance Letter submitted in support of the application. The DEIP Department concurs with the recommendations of the reports, based on sufficient parking being provided and that there is negligible impact on the surrounding road network. The Owner has submitted a site servicing and grading plan, and stormwater management report, which has been reviewed, and must be approved to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

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Vaughan Environmental Services Department, Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has no objection to the development proposal and the waste collection design standards submission. The final waste management plan and associated drawings must be approved to the satisfaction of the Vaughan Environmental Services Department, Solid Waste Management Division. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The subject lands are located within the MTO Permit Control Area adjacent to the Highway 400 off-ramp. The Owner proposes an 8 m wide landscape strip and building setback from the Highway 400 off-ramp property limit to the proposed 2-storey plant addition as shown on Attachment #3, which does not meet the standard 14 m minimum MTO setback requirement.

On March 18, 2016, the MTO advised that it will permit a reduced 8 m building setback. The MTO also advised that a Building and Land Use Permit must be approved, prior to the commencement of any on-site construction/works and that it cannot be issued until the minimum parking requirement has been met to the satisfaction of the City. The Parking Rationalization has been reviewed and approved by the DEIP Department and is subject to Committee of Adjustment approval. The Owner must satisfy all requirements of the MTO prior to the execution of the Site Plan Letter of Undertaking. 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 priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

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

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the approval of this application.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.15.069 in consideration of 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 employment and office use development is appropriate and compatible with the existing and permitted uses in the surrounding area, subject to the Owner successfully obtaining approval of a Minor Variance application from the Vaughan Committee of Adjustment as discussed in this report. The Vaughan Development Planning Department can support the approval of Site Development File DA.15.069, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan

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4. Landscape Plan
5. Building Elevations
6. Perspective Renderings

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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.)