

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015**

Item 5, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 17, 2015.

**5**

**SITE DEVELOPMENT FILE DA.15.030**  
**CITYVIEW NOMINEE CORP.**  
**WARD 3 – VICINITY OF HIGHWAY 400 AND TESTON ROAD**

**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 November 3, 2015, 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.15.030 (Cityview Nominee Corp.) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a three-storey, 13,409.62 m<sup>2</sup>, multi-unit self-storage facility with accessory retail space, as shown on Attachments #3 to #7, subject to the following conditions:
  - a) that 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, landscape cost estimate and building elevations;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Services 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 Transportation and Community Planning Department;
    - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario, and obtain a Ministry Building and Land Use Permit; and,
    - v) 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.

**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

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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 21<sup>st</sup> 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:

- a white “cool roof” to reduce the heat island effect
- low flush toilets
- energy efficient exterior light fixtures
- sourcing local suppliers
- low volatile organic compounds
- thermally broken aluminum frames with low-E glazing panels
- bicycle parking

#### **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.15.030 for the subject lands shown on Attachments #1 and #2, to facilitate the development of a three-storey, 13,409.62 m<sup>2</sup>, multi-unit self-storage facility with accessory retail space, as shown on Attachments #3 to #7.

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

##### *Synopsis:*

*The Owner is proposing a Site Development Application to permit a multi-unit, self-storage facility on the subject lands. The Vaughan Development Planning Department supports the approval of the proposed development as it conforms to Vaughan Official Plan 2010 (VOP 2010), is a permitted use in the EM1 Prestige Employment Area Zone by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area.*

##### Location

The 1.11 ha subject lands shown on Attachments #1 and #2, are located on the east side of Cityview Boulevard, south of Teston Road, adjacent to Highway #400, and municipally known as 411 Cityview Boulevard. The subject lands are presently vacant, and the surrounding land uses are identified on Attachment #2.

##### Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010). The "Prestige Employment" designation permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within

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enclosed buildings. Outside storage is not permitted. Ancillary retail uses are permitted provided that the gross floor area for any one unit does not exceed 185 m<sup>2</sup>; that all the ancillary retail uses on a lot does not exceed the lesser of 20% of the total gross floor area, or 1,000 m<sup>2</sup>; and the ancillary retail use is located within 200 metres of the intersection of two arterial or collector streets. The subject lands are located within 200 metres of the intersection of Cityview Boulevard and Canada Drive, both minor collector roads. The proposed 13,409.62m<sup>2</sup> multi-unit self-storage facility with 97.53 m<sup>2</sup> (0.7% of the total gross floor area) of ancillary retail space conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits warehousing/internal storage uses and accessory retail sales, subject to Exception 9(1224), which establishes minimum setback requirements from Highway 400, loading restrictions, and landscape requirements.

The following site-specific zoning exceptions to the EM1 Zone standards are required to permit the proposed self-storage development:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Minimum Parking Requirement	135 spaces	50 spaces
b.	Minimum Unit Size	465 m <sup>2</sup>	Permit storage unit sizes ranging from 2.25 m <sup>2</sup> to 27 m <sup>2</sup>

With regard to the proposed storage unit sizes, Zoning By-law 1-88 requires a minimum unit size of 465 m<sup>2</sup> for a multi-unit building abutting Highway 400. The proposed indoor self-storage facility contains 1,120 storage units, ranging in size from 2.25 m<sup>2</sup> to 27 m<sup>2</sup>. The operation and function of the self-storage facility differs from that of a conventional multi-unit building, as one Owner will operate the proposed self-storage facility, with customers renting units for the purpose of storing personal effects and other goods. The proposed use is permitted by Zoning By-law 1-88. On this basis, the Vaughan Development Planning Department has no objection to the proposed storage unit sizes.

With regard to the request for a reduced parking standard, Zoning By-law 1-88 requires that parking for the proposed development be calculated as follows:

$$\text{Warehousing Parking Requirement: } 13,409.62 \text{ m}^2 @ 1 \text{ space}/100 \text{ m}^2 = 135 \text{ spaces}$$

The Owner has submitted a Traffic Generation Study prepared by Canadian Storage Consulting and Project Management Inc. (CSCPM), dated May 21, 2015, and a Traffic Opinion Letter prepared by C.F. Crozier and Associates Inc., dated August 18, 2015, in support of the proposed development. The study concludes that traffic generated by self-storage facilities is very low in comparison to other business types, and that self-storage facilities are a “passive business”, and

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as such can function with a low parking supply. The Vaughan Development Engineering and Infrastructure Planning Services Department has reviewed the Traffic Generation Study and the Traffic Opinion Letter and concur with the findings and conclusion. Accordingly, the Vaughan Development Planning Department has no objection to the proposed parking supply.

Should this application be approved by Vaughan Council, the Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment for the above noted zoning exceptions and successfully obtain the Committee's approval, and the Committee's decision shall be final and 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.

#### Site Plan Review

The proposed Site Plan, as shown on Attachment #3, includes a three-storey, 13,409.62 m<sup>2</sup> multi-unit self-storage facility with 97.53 m<sup>2</sup> of ancillary retail space to be used as the reception area and for the sale of accessory goods to storage units (e.g. locks, boxes, etc.).

The proposed development is accessible by a driveway from Cityview Boulevard located at the south-westerly limit of the subject lands and a pedestrian connection from Cityview Boulevard to the main building entrance. A total of 50 parking spaces, including two (2) accessible parking spaces are proposed as shown on Attachment #3. The Owner is proposing pylon signs on the Cityview Boulevard and Highway 400 frontages as shown on Attachments #4 and #7. The Owner must revise the final pylon sign design to relocate the municipal address from the bottom to the top of the sign for visibility purposes in accordance with City Policy.

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan, building elevations and signage shown on Attachments #3 to #7 inclusive, and will continue to work with the Owner to finalize the details. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department must approve the final site servicing, site grading and stormwater management report submitted in support of this application, 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 Legal Services Department - Real Estate Division

The Vaughan Legal Services Department – Real Estate Division has confirmed that parkland dedication requirements for the subject lands have been satisfied as part of the Block 33 West Developers Group. As such, no further cash-in-lieu of parkland dedication is required.

#### Ministry of Transportation Ontario (MTO)

The subject lands are located within the MTO's Permit Control Area, and as such, an MTO Building and Land Use Permit is required prior to the commencement of any works and construction on-site. The MTO requires a minimum 14 m setback (shown on Attachment #3) for any proposed structures (above or below ground) or amenities from Highway 400, and requires any landscaping that encroaches into the 14 m setback to be non-essential features to the overall viability of the site. The proposed building is located a minimum of 26.13m from the Highway 400 right-of-way. 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.

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#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth and Economic Well-Being**

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

#### **Regional Implications**

The subject lands are located on Cityview Boulevard, which is a minor collector road under the jurisdiction of the City of Vaughan.

Cityview Boulevard is subject to a York Region servicing easement, and as such, the York Region Transportation and Community Planning Department was circulated on this application for review and comment, and have no objections to the proposed development. The Owner is required to satisfy all requirements of York Region prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### **Conclusion**

Site Development File DA.15.030 has been reviewed in accordance with 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 Vaughan Development Planning Department is satisfied that the proposed development as shown in Attachments #3 to #7, conforms to VOP 2010, is permitted by Zoning By-law 1-88 subject to successfully obtaining two variances from the Committee of Adjustment, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.15.030, subject to the recommendations in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations - East and West
6. Building Elevations - North and South
7. Pylon Signs

#### **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.)