

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 7, 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.

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**SITE DEVELOPMENT FILE DA.15.019
2256437 ONTARIO INC.
WARD 2 - VICINITY OF LANGSTAFF ROAD 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 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.15.019 (2256437 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a two-storey, 2,090.29 m² employment building including 696.78 m² of accessory office space, as shown on Attachments #3 to #5, 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, building elevations and signage, and landscape plan;
 - ii. the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, and stormwater management report; and,
 - iii. the Owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority.

Contribution to Sustainability

The application implements the following Goal and Objective 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

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:

- shade trees will be provided to reduce ambient surface temperature
- building construction materials with recycled and regional content will be incorporated into the development
- interior and exterior paints will be chosen for low volatile organic compound (VOC)
- use of cool roofing materials

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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.15.019 to permit the development of the subject lands shown on Attachments #1 and #2 with a two-storey, 2,090.29 m² employment building including 696.78 m² of accessory office space, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a two-storey, 2,090.29 m² employment building including 696.78 m² of accessory office space. 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, is compatible with the surrounding area, and the site layout is appropriate.

Location

The 0.48 ha subject lands as shown on Attachments #1 and #2 are located southwest of Regional Road 27 and Langstaff Road, and municipally known as 161 Milani Boulevard. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

Vaughan Official Plan 2010 (VOP 2010) designates the subject lands as "General Employment", which permits a full range of employment uses including manufacturing, warehousing, processing, transportation, and distribution, and accessory office uses directly associated with the permitted industrial uses. The proposed employment building conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(1253), which permits the proposed employment building and accessory office space.

Site Plan Review

The Owner is proposing to develop the property with a two-storey, 2,090.29 m² employment building, including 696.78 m² of accessory office space, as shown on Attachments #3 to #5. Access to the subject lands is proposed from two driveways on Milani Boulevard. A total of 42 parking spaces are proposed on the site, including 2 barrier free spaces.

The Vaughan Development Planning Department is satisfied with the proposed site plan, building elevations and landscape plan shown on Attachments #3 to #5 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.

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City Departments

a) **Vaughan Development Engineering & Infrastructure Planning Services Department (DEIPS)**

The final site servicing and grading plans, and stormwater management report must be approved to the satisfaction of the Vaughan DEIPS Department.

b) **Vaughan Legal Services Department, Real Estate Division**

The Vaughan Legal Services Department, Real Estate Division has confirmed that cash-in-lieu of parkland dedication is not required as it was paid in full through the registration of Draft Plan of Subdivision File 19T-90018.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the approval of the Site Development Application, subject to the following conditions:

- the Owner successfully obtains a permit under Ontario Regulation 166/06 from the TRCA for the proposed works
- the Owner submit a revised Erosion and Sediment Control plan to satisfy TRCA's comments
- the Owner submit a revised grading plan to satisfy the TRCA's comments

The Owner has submitted a revised site servicing and grading plan and erosion and sediment control plan to the TRCA. The Owner must satisfy all TRCA conditions prior to execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

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 Well-being**

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

ii) **Lead and Promote Environmental Sustainability**

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

Regional Implications

The York Region Transportation and Community Planning Department has no comment or objection to the Site Development Application.

Conclusion

Site Development File DA.15.019 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

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agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed employment development for a two-storey employment building with accessory office space 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 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. Elevation 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.)