

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 9, 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.

9 **SITE DEVELOPMENT FILE DA.15.012**
N.H.D. DEVELOPMENTS LIMITED
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND VAUGHAN VALLEY BOULEVARD

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.15.012 (N.H.D. Developments Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 1,344 m² multi-unit commercial building, 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 Development Planning Department shall approve the final site plan, building elevation plan 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;
 - iii) 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;
 - iv) the Owner shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment for the creation of a new lot and easements required for access, and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee, including a Certificate of Official pursuant to Section 53 of the *Planning Act* being issued by the City Clerk's Office;
 - v) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department;
 - vi) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario; and,
 - vii) the Owner shall satisfy all requirements of York Region.

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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

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:

- drought tolerant and native plant species to promote water efficiency
- permeable pavers for stormwater runoff attenuation
- bicycle racks to encourage an alternative mode of transportation

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.15.012 in order to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 1,344 m² multi-unit commercial building, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the 0.6 ha subject lands shown on Attachments #1 and #2 with a one-storey, 1,344 m² multi-unit commercial building, as shown on Attachments #3 to #5. A Minor Variance Application is required to permit a reduction in the minimum required lot area and to permit access to the subject lands from the adjacent properties to the north and east. A Consent application is also required to create the proposed 0.6 ha lot and to permit the required easements for shared access with the adjacent properties to the north and east. The Vaughan Development Planning Department supports the approval of the proposed development, variances and consent, as it implements the Vaughan Official Plan (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Location

The 0.6 ha vacant subject lands shown on Attachments #1 and #2 are located on the north side of Regional Road 7, west of Vaughan Valley Boulevard, City of Vaughan. The surrounding land uses are identified on Attachment #2.

Previous Development Applications

The subject lands form part of a larger parcel that was subject to Zoning By-law Amendment File Z.04.007 and Part Lot Control File PLC.04.007 to create and rezone a 1.2 ha service commercial

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lot from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone. Vaughan Council approved the Zoning By-law Amendment and Part Lot Control applications on May 25, 2004, and June 14, 2004, respectively.

On May 25, 2004, Vaughan Council approved Site Development File DA.03.079 to permit development of an automobile gas bar on the 0.6 ha parcel abutting the subject lands to the east. The subject Site Development File DA.15.012 seeks to develop the westerly 0.6 ha portion of the lands with a one-storey, 1,344 m² multi-unit commercial building, as shown on Attachments #3 to #5.

Official Plan and Zoning

The subject lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), with a maximum height of 10 storeys and a maximum density of 1.5 FSI. The "Employment Commercial Mixed-Use" designation permits a range of office, retail and entertainment uses. The proposal conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, which permits the proposed multi-unit commercial building. The following site-specific zoning exceptions to the C7 Zone standards are required to permit the proposed site 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.	Minimum Lot Area	8,000 m ²	6,094 m ²
b.	Location of Access Driveway	Access shall be provided and maintained on the lot on which the building is erected.	Access shall be provided from the lands to the east and north of the subject lands as shown on Attachment #3.

Minimum Lot Area

The subject lands form part of a 1.2 ha block that is developed with an Automobile Gas Bar on the easterly 0.6 ha of the parcel. The Owner intends to sever the vacant westerly 0.6 ha parcel in order to develop the lands with the proposed one-storey multi-unit commercial building. Access to the severed lot is proposed through existing access points from the abutting property to the north (existing industrial building) and the proposed retained lands to the east (existing automobile gas bar), as shown on Attachment #3. The Vaughan Development Planning Department has no objections to the creation of a 6,094 m² lot, as it will suitably accommodate the proposed site development with uses that are permitted in the C7 Service Commercial Zone.

Location of Access Driveway

Section 3.8 of Zoning By-law 1-88 requires parking and access to be provided and maintained on the lot on which the building is erected. The Owner is proposing to use existing vehicular access driveways from Regional Road 7 and Vaughan Valley Boulevard, which are located on the

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abutting property to the north and the proposed 0.6 ha retained parcel to the east, respectively. The Vaughan Development Planning Department has no objections to access being provided off-site, subject to the Owner successfully obtaining approval for the creation of the required access easements from the Vaughan Committee of Adjustment, and registering these easements on title.

Future Minor Variance and Consent Applications

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment for the required zoning exceptions to Zoning By-law 1-88, 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.

The Owner is also required to submit a Consent Application to the Vaughan Committee of Adjustment for the proposed severance and approval of the creation of the proposed access easements. Prior to execution of the Site Plan Letter of Undertaking, the Owner shall satisfy any conditions of approval imposed by the Committee, and a Certificate of Official shall be issued by the City Clerk's Office. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The 0.6 ha subject lands consist of a vacant rectangular parcel with approximately 84 m of frontage along Regional Road 7. The development proposal shown on Attachments #3 to #5 includes the construction of a one-storey, multi-unit commercial building with seven commercial units and one eating establishment, for a total of eight units with a gross floor area of 1,344 m². A 60 m² outdoor patio ancillary to the eating establishment is proposed on the east side of the building. A 1.85 m wide pedestrian walkway around the perimeter of the building is proposed to connect to a future sidewalk along Regional Road 7. The Owner is proposing 107 parking spaces, including four barrier-free spaces. Zoning By-law 1-88 requires a minimum of 85 parking spaces, calculated as follows:

$$\begin{aligned} &\text{Multi-unit Commercial Building (1,344 m}^2\text{) + Outdoor Patio (60 m}^2\text{)} \\ &1,404 \text{ m}^2 \text{ @ 6 spaces per 100 m}^2 \text{ of GFA} = 85 \text{ spaces} \end{aligned}$$

Accordingly, the proposal complies with the minimum parking requirement of Zoning By-law 1-88.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and grasses located within a landscape strip varying in width from 9 m to 13 m adjacent to Regional Road 7, and within raised planter curbs throughout the parking area. A bicycle rack is proposed at the northwest corner of the multi-unit commercial building. The proposed outdoor patio consists of a seat-wall planter and decorative metal fence.

Building elevations for the proposed multi-unit commercial building, as shown on Attachment #5, consist primarily of grey face brick and split faced block, light grey acrylic finish and clear and spandrel glazing. The Owner is proposing dual-frontage units along the north and south elevations, with the main entrance of each unit located on the north elevation adjacent to the parking area. Awnings are proposed along the north and east elevation.

The Vaughan Development Planning Department is satisfied with the proposed development of the subject lands as shown on Attachments #3 to #5, subject to the finalization of the site plan, building elevations and landscape plans. A condition to this effect is included in the recommendation of this report.

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Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department, Solid Waste Management

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.

Ministry of Transportation

The subject lands are located within the Ministry of Transportation Ontario (MTO) Permit Control Area given its proximity to the future Highway 427 on-ramp. As a result, an MTO Building and Land Use Permit is required prior to the commencement of any works and construction on-site. 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 Vaughan Vision 2020/Strategic Plan

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

i) Plan and Manage Growth and Economic Well-being

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

Regional Implications

The subject lands are located on Regional Road 7, a right-of-way under the jurisdiction of York Region. On May 15, 2015, the Vaughan Development Planning Department received written correspondence from the York Region Transportation and Community Planning Department, requesting that prior to final site plan approval the Region shall complete a Regional site plan agreement with the Owner and provide final sign off to the City. A condition of approval is included in the recommendation of this report requiring the Owner to satisfy all requirements of York Region.

Conclusion

Site Development File DA.15.012 has been reviewed in consideration of the Official Plan, Zoning By-law 1-88, the 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 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.15.012, subject to the recommendations in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Proposed 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.)