

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 12, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

**12**

**SITE DEVELOPMENT FILE DA.15.068  
407 ETR CONCESSION COMPANY LIMITED  
WARD 5 - VICINITY OF HIGHWAY 407 AND BATHURST STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.068 (407 ETR Concession Company Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2, with a new one-storey Ontario Provincial Police (OPP) Detachment Station, as shown on Attachments #3 to #6, 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 elevations, and landscape plan;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plans, sediment and erosion control plan, stormwater management report, Phase One and Phase Two environmental site assessments, acoustic feasibility report, access study, and geotechnical investigation;
    - iii) the Vaughan Environmental Service Department shall approve the final exterior garbage enclosure design;
    - iv) the Owner shall satisfy all Ministry of Transportation Ontario (MTO) requirements;
    - v) the Owner shall satisfy all Toronto and Region Conservation Authority (TRCA) requirements;
  - b) that the Site Plan Letter of Undertaking shall include a clause requiring the Owner to construct a centre median on Bathurst Street that extends in front of the proposed driveway prior to the opening of the OPP station, and that the final approved plans be amended to include the median to the satisfaction of the Ministry of Transportation Ontario;
  - c) that prior to the issuance of any Building Permit by the City of Vaughan, the Owner shall satisfy all York Region requirements.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 12, CW Report No. 43 – Page 2

#### **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 completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal.

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.

The Owner has advised that the following sustainable site and building features will be included:

- i) Low flow toilets;
- ii) Energy efficient LED lighting and bi-level lighting; and,
- iii) Stormwater infiltration trenches.

#### **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.15.068 for the subject lands shown on Attachments #1 and #2, to permit the development of a new one-storey, 1,170.5 m<sup>2</sup> Ontario Provincial Police (OPP) Detachment Station, as shown on Attachments #3 to #6.

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

*Synopsis:*

*The Owner proposes to develop the subject lands, as shown on Attachments #1 and #2, for an Ontario Provincial Police (OPP) Detachment Station as shown on Attachments #3 to #6. The Vaughan Development Planning Department supports the Site Development application as the proposed use is permitted by the Official Plan, complies with Zoning By-law 1-88, and the development proposal is compatible with the existing surrounding land uses.*

#### **Location**

The 2.19 ha subject lands, shown on Attachments #1 and #2, are currently vacant and located on the southeast corner of Bathurst Street and Highway 407 (8308 Bathurst Street), City of Vaughan. The surrounding land uses are shown on Attachment #2.

#### **Official Plan and Zoning**

The subject lands are designated "Natural Area" by Vaughan Official Plan 2010 (VOP 2010). Policy 7.2.5.1 of VOP 2010 applies to this proposal, which states, "It is the policy of Council: That public safety services such as firehalls, emergency health service stations, and police stations

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

#### Item 12, CW Report No. 43 – Page 3

may be located within all land use designations, in accordance with the policies of Chapter 9 of VOP 2010, to facilitate optimal response times.” The proposed OPP detachment station conforms to VOP 2010.

The subject lands are split-zoned PB1(S) Parkway Belt Linear Facilities Zone, subject to site-specific Exception 9(559) and A Agricultural Zone, subject to Exception 9(557), by Zoning By-law 1-88, as shown on Attachment #2. Exceptions 9(557) and 9(559) are historical site-specific zoning exceptions that facilitated a single detached dwelling on the property, however, the lands are currently vacant. Section 3.10, Public Uses, of Zoning By-law 1-88 permits public uses on any land or building used for a public service by the Government of Ontario in a PBI(S) Zone, provided the building meets the prescribed maximum lot coverage (20%) and yard requirements of the By-law and no outside storage is proposed. The proposed building will be used to provide a public service (OPP police station), meets the minimum yard requirements prescribed by Zoning By-law 1-88, and no outside storage is proposed on the subject lands. The proposed OPP Station complies to Zoning By-law 1-88.

#### Site Plan and Access Review

Vehicular access to the site is proposed from one existing right-in and right-out movement only driveway on Bathurst Street. York Region has identified Bathurst Street for a future rapid transit route. The York Region Rapid Transit Corporation (YRRTC) is responsible for the planning, design and construction of the related transit network and infrastructure as set out in the York Region Transportation Master Plan. York Region has advised that they are in support of the Ministry of Transportation Ontario (MTO) requirement for a right-in and right-out driveway only.

The proposed building elevations shown on Attachment #5 illustrate a one-storey peaked roof building in keeping with the built form character of the residential neighbourhood to the south and west of the subject lands. The building materials include grey stone veneer, terra cotta brick veneer, cobble stone James Hardie Siding and driftwood asphalt shingles. Windows appear on the south, west and north elevations. Two garage doors are located on the east elevation.

One wall mounted illuminated “OPP” sign will be located on the west elevation and one illuminated pylon sign will be located on the north side of the driveway entrance at Bathurst Street, as shown on Attachments #3, #5 and #6.

The Vaughan Development Planning Department must approve the final site plan, building elevations and landscape plan. A condition to this effect is included in recommendation of this report.

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

The Vaughan DEIP Department has reviewed the site plan, grading and drainage plan, servicing plan, sediment and erosion control plan, electrical and lighting plan, acoustic feasibility, stormwater management report, and access study report, prepared in support of the application.

The Vaughan DEIP Department will continue to work with the Owner to finalize these plans and reports. A condition to this effect is included in the recommendation of this report.

#### Office of the City Solicitor, Real Estate Department

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 12, CW Report No. 43 – Page 4

the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department has reviewed the site plan and requires confirmation that the loading pad will be constructed of 200 mm reinforced concrete and bollards are placed in front of the waste enclosure. The Vaughan Development Planning Department will continue to work with the Owner and Environmental Services staff to finalize these details prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Environmental Impact Statement prepared by SNC Lavalin, dated August 2016. The TRCA are generally satisfied with the site plan and the Owner does not require a permit from TRCA. Prior to the execution of the Site Plan Letter of Undertaking all TRCA requirements must be met. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The portion of Bathurst Street where the driveway access is proposed is located within the MTO's permit control area for Highway 407. Accordingly, the proposed driveway location and design requires approval from the MTO. The MTO has advised that it will permit a restricted right-in and right-out access from Bathurst Street to the subject lands, provided the existing centre median island is extended along Bathurst Street in front of the proposed driveway access prior to the opening of the station. The proposed right-in and right-out access must be designed to York Region standards. A clause will be included in the Site Plan Letter of Undertaking and the final approved plans must be amended to implement this requirement.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report is consistent with the following initiatives set forth in the Term of Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable city.
- Continue to ensure the safety and well-being of citizens.

**Regional Implications**

York Region has reviewed the submission materials for Site Development File DA.15.068 and has no objection to the development proposal. Prior to receiving final approval from York Region, the Owner must satisfy the following, but not limited to, conditions:

- i) Revise the site plan, sediment and erosion control plan, and grading and drainage plan in accordance with the York Region's requested red-lined changes;
- ii) Co-ordinate the design of the Bathurst Street access with the YRRTC;
- iii) Obtain a road occupancy permit from York Region for any work on the Bathurst Street right-of-way;
- iv) Approval from the MTO;
- v) All works within the Regional right-of-way shall comply with the Region's Standard Development Construction Practices for Work on Regional Roads; and,
- vi) Submit a traffic management plan.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 12, CW Report No. 43 – Page 5

A condition that the Owner must satisfy all of York Region's conditions is included in the recommendation of this report.

**Conclusion**

Site Development File DA.15.068 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed use for an OPP detachment station is permitted by the Official Plan and Zoning By-law 1-88, and internal City departments and external public agencies have no objection to the proposal, subject to conditions. The proposed development is considered to be compatible with the surrounding land uses. Accordingly, the Vaughan Development Planning Department can support the approval of the proposed OPP Station, subject to the conditions in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Signage Plan

**Report prepared by:**

Carol Birch, Planner, ext. 8485  
Stephen Lue, Senior Planner, ext. 8210

(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.)