

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 16, 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.

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SITE DEVELOPMENT FILE DA.16.038

1934397 ONTARIO INC.

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

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.16.038 (1934397 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 2-storey employment building comprising 1,858.08 m² as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario.

Contribution to Sustainability

The application implements the following Goals and Objectives 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 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:

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- heat reducing roof materials
- recycled materials will be used for parking lot construction
- low-flow plumbing fixtures
- low VOC paints, coatings, adhesives and sealants
- drought tolerant landscaping materials
- bicycle parking

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.16.038 for the subject lands shown on Attachments #1 and #2, to permit a 2-storey employment building comprising 1,858.08 m² as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner has submitted a Site Development Application to permit an employment building 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 by Zoning By-law 1-88, and is compatible with the existing and planned land uses within the surrounding area.

Location

The vacant 0.48 ha subject lands shown on Attachments #1 and #2, are located west of Regional Road 27, south of Langstaff Road, and are municipally known as 261 Milani Boulevard. 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), which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within enclosed buildings. Accessory office and retail uses directly associated with any of the permitted uses are allowed on the same lot, provided that the combination of accessory office and retail uses does not exceed 49% of the total gross floor area devoted to the primary use. Accessory retail is further restricted to no more than 10% of the total gross floor area devoted to the primary use. The proposed employment building, which has been designed to accommodate one to four separate uses, is a permitted use within the "Prestige Employment" land use designation of VOP 2010. The proposed development conforms to the Official Plan.

Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1253), which was approved as Zoning By-law Number 11-2012 by the Ontario Municipal Board on October 12, 2012. Site-specific Zoning By-law 11-2012 requires that

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development on the subject lands be subject to Site Development Approval by Vaughan Council, and that no building permit be issued for the subject lands by the City of Vaughan until a Site Plan Agreement is approved and registered on title. The proposed employment building is a permitted use within the EM1 Zone, and the proposed development complies with the Zoning By-law in all respects.

Site Plan Review

The proposed site plan (Attachment #3) includes a 2-storey employment building comprising 1,858.08 m² with 46 parking spaces and an area proposed for a temporary turning circle, which may be used for a future parking expansion of 12 additional spaces. The temporary turning circle is required as an interim measure until such time as the ultimate cul-de-sac is constructed to the northwest. The Landscape Plan identifies a 5 m landscape buffer area at the rear of the property containing significant planting, as shown on Attachment #4.

The Vaughan Development Planning Department is generally satisfied with the proposed plans and must approve the final site plan, landscape plan, landscape cost estimate, building elevations, and signage, as shown on Attachments #3 to #6, and will continue to work with the Owner to finalize the details of the proposed development on the subject lands. A condition to this effect is included in the recommendation of this report.

Future Site Development Application

The subject property and the abutting property to the northwest were developed as part of Draft Plan of Subdivision File 19T-90018, which was registered as Plan 65M-4385. Attachment #2 illustrates Milani Boulevard extending north into the abutting lands that were approved as part of Draft Plan of Subdivision File 19T-08V03, and registered as Plan 65M-4386, and includes a cul-de-sac at the terminus of Milani Boulevard that is not yet built. It is noted that there is an opportunity for Milani Boulevard to extend further north and east to connect with Innovation Drive in the future.

As the terminus of Milani Boulevard in the subdivision plan to the north has not yet been constructed, the applicant must utilize the temporary cul-de-sac that has been constructed within the subject subdivision, which affects the frontage of the subject property, as shown on Attachments #2, #3 and #4. When Milani Boulevard is ultimately extended in accordance with Plan of Subdivision File 19T-08V03, the front yard of the subject lands must be reconfigured and reconstructed in accordance with the approved Plan of Subdivision. The future extension of Milani Boulevard will impact the proposed front yard landscaping, driveway, and drive aisle on the subject lands. Timing of the extension of Milani Boulevard is unknown, therefore any changes that result as part of the extension of Milani Boulevard to the subject lands may need to be considered through a future Site Development Application.

Vaughan Development Engineering and Infrastructure Planning Department (DEIP)

The Vaughan DEIP Department must approve the final site servicing and site grading plan and stormwater management report submitted in support of this application prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that parkland dedication requirements under the Planning Act and City of Vaughan Policy for the subject lands have been satisfied as part of the registration of the Milani Industrial Subdivision Agreement (File 19T-90018). As such, no further cash-in-lieu of parkland dedication is required.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the application and provided comments to the Owner. The TRCA has provided the following conditions based on their review of the subject Site Development Application:

- the Owner must successfully obtain a permit under Ontario Regulation 166/06 from the TRCA for the proposed works; and,
- the Owner must submit a revised Site Plan, Grading and Erosion Control Plan and Stormwater Management Report to satisfy the TRCA's comments.

The Owner must satisfy all TRCA conditions prior to execution of the Site Plan Agreement. A condition to this effect has been included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

MTO Highway Corridor Management has reviewed the subject application and have determined that the subject lands are located outside of the MTO Permit Control Area for building construction. As a result, an MTO Building and Land Use Permit is not required. The subject lands are located within the MTO Permit Control Area for signage. Proposed signage that is located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation require a permit from the MTO.

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

This staff report is consistent with the priorities set forth in the Service Excellence Strategy Map (2014-2018), particularly:

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

Regional Implications

The York Region Community Planning and Development Services Department has no comment or objection to the Site Development Application as the site does not abut a Regional arterial road.

Conclusion

Site Development File DA.16.038 has been reviewed in accordance the requirements of VOP 2010, 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 on Attachments #3 to #6, for an employment building conforms to VOP 2010, and is permitted by Zoning By-law 1-88, 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.16.038, 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. Pylon Sign

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.)