

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

***By approving that Communication C5 from Mr. Richard Borg, dated May 3, 2014, be received.***

**4 ZONING BY-LAW AMENDMENT FILE Z.14.011**  
**TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND**  
**DIPOCE MANAGEMENT LIMITED**  
**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014 be approved;
- 2) That the three Regional Councillors call community meetings with the applicant and representatives of the local community selected from some of those who made deputations at the April 29, 2014 Public Hearing, to address and resolve the issues raised, along with the participation of City Planning staff;
- 3) That the following deputations and communication be received:
  1. Mr. Roy Mason, Vice President, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
  2. Mr. Courtney Lehman, Scannell Properties, Indianapolis, United States of America, on behalf of FedEx;
  3. Mr. Nick Pinto, President, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge;
  4. Mr. Adriano Volpentesta, America Avenue, Woodbridge;
  5. Ms. Carina Perillo, Andy Crescent, Woodbridge;
  6. Ms. Marisa LaCaria, Lanterna Crescent, Woodbridge, and Communication C1, dated April 28, 2014;
  7. Mr. Jay Branton, Andy Crescent, Woodbridge;
  8. Mr. Frank Fillipilli, Iona Crescent, Woodbridge; and
  9. Mr. Santo Vutere, Andy Crescent, Woodbridge; and
- 4) That the following communications be received:
  - C2. Claudio Brutto, President, Brutto Consulting, Edgeley Boulevard, Vaughan, dated April 29, 2014;
  - C3. Kathlien Tozzi, dated April 24, 2014;
  - C4. Petition, dated April 29, 2014; and
  - C5. Carmen Cancelliere, Sanremo Court, Woodbridge, dated April 29, 2014.

1. THAT the Public Hearing report for File Z.14.011 (Two Seven Joint Venture Limited, 1308595

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

#### Item 4, CW(PH) Report No. 20 – Page 2

Ontario Limited and DiPoce Management Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

#### Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

#### Economic Impact

This will be addressed when the technical report is completed.

#### Communications Plan

- a) Date the Notice of a Public Hearing was circulated: April 4, 2014
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and Kleinberg & Area Ratepayers' Association. A copy of the Public Hearing Notice was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was posted on the property.
- c) Comments Received as of April 22, 2014: None

#### Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.011 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the development of a 38,070 m<sup>2</sup> distribution centre for Fed-Ex with accessory buildings, and trailer and tractor parking spaces as shown on Attachments #3 to #9, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking for the Distribution Centre	1.5 parking spaces per 100 m <sup>2</sup> of GFA x 36,224.56 m <sup>2</sup> (including 1,025 m <sup>2</sup> for accessory buildings) = 544 spaces  +  Office Use: 2.0 spaces per 100m <sup>2</sup> of GFA x 2,870.76 m <sup>2</sup> = 58 spaces  Total = 602 parking spaces	Provide a total of 550 parking spaces, including 12 barrier free parking spaces and 10 motorcycle parking spaces.
b.	Location of Loading Spaces	Loading spaces are not permitted between a building and a street.	Permit loading spaces between a building and a street (Regional Road 27 and Future Street "B").

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c.	Accessory Parking of Trucks and Trailers	Not Permitted in an EM1 Zone.	Permit the accessory parking of trucks and trailers in an EM1 Zone as shown on Attachment #3.
d.	Accessory Fueling Station	Not Permitted in an EM1 Zone.	Permit an accessory fueling station in an EM1 Zone as shown on Attachment #3.
e.	Maximum Width of Driveway Providing Access to a Parking Area (2 Driveways on Street "B")	7.5 m	8.85 m and 14.6 m
f.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	Ranges from 13.5 m to 55 m

Other site-specific zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ Municipally known as 8850, 8936, 8944 and 8980 Regional Road 27, located on the west side of Regional Road 27, south of Rutherford Road, in Part of Lots 13 and 14, Concession 9, City of Vaughan, as shown on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Prestige Employment" by Vaughan Official Plan 2010, Volume 2, Section 12, West Vaughan Employment Area Plan. VOP 2010 permits a distribution centre in a "Prestige Employment" designation, and therefore, the proposed use conforms to the Official Plan.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre and accessory uses. The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the application, the Planning Department has identified the following matters to be reviewed in greater detail:

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## EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

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	MATTERS TO BE REVIEWED	COMMENTS
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of the Proposed Rezoning, Uses and Development Standards	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed uses and accessory tractor trailer parking and loading areas as shown on Attachment #3 will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> <li>The appropriateness of the development standards required to implement the proposal will be reviewed.</li> <li>The proposal includes 2 privately-owned stormwater management ponds as shown on Attachment #4, including the most southerly and larger pond, and a smaller pond abutting Street “B” that is anticipated to collect stormwater from Street “B”. Should the City and TRCA (Toronto and Region Conservation Authority) determine that these stormwater ponds are required to be in public ownership, the proposed zoning for the ponds should then reflect an appropriate open space zone category (eg. OS1 Open Space Conservation Zone).</li> </ul>
c.	Related Site Development File DA.14.021	<ul style="list-style-type: none"> <li>The owner has submitted a related Site Development File DA.14.021, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and stormwater management, servicing and grading, should the applications be approved. The review will also ensure minimal impact to existing residential areas to the north and east with respect to the mitigation of noise, lighting and traffic, and the appropriate use of landscape screening and berming to reinforce a positive streetscape and viewscape.</li> <li>Opportunities for sustainable design, including permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the applications are approved.</li> </ul>
d.	Engineering Development Agreement	<ul style="list-style-type: none"> <li>The development requires the extension of Martin Grove Road, west of Regional Road 27 (Future Road “A”), and the creation of a new north-south road, shown as Future Road “B” on Attachment #3. The public road allowances will be</li> </ul>

**CITY OF VAUGHAN**

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		<p>dedicated to the City of Vaughan by way of a Reference Plan(s). The owner will be required to enter into an Engineering Development Agreement with the City of Vaughan to secure the necessary road and infrastructure improvements to the satisfaction of the City, if the applications are approved.</p>
e.	Block Plan Approval	<ul style="list-style-type: none"><li>▪ VOP 2010, specifically the West Vaughan Employment Area Secondary Plan, requires that a Block Plan be prepared for Block 59 to provide a framework to guide development within Concession Block 59. An application for Block Plan approval has been submitted by the landowners in the block to the City of Vaughan, which will be reviewed concurrently with the subject applications.</li></ul>
f.	External Commenting Agencies	<ul style="list-style-type: none"><li>▪ The applications have been circulated to the Toronto and Region Conservation Authority, Ministry of Transportation Ontario, York Region and Canadian Pacific Rail, for review and comments, which will be taken into consideration by Planning Staff.</li></ul>
g.	Traffic Impact and Parking Study	<ul style="list-style-type: none"><li>▪ The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li><li>▪ The applications will be reviewed by York Region to determine if additional road widenings are required (Regional Road 27), which may affect the proposed development.</li></ul>
h.	Phase 1 Environmental Site Assessment/ Functional Servicing Report	<ul style="list-style-type: none"><li>▪ The Phase 1 ESA (Environmental Site Assessment) and the Functional Servicing Report submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>
i.	Studies and Supporting Material	<ul style="list-style-type: none"><li>▪ The Noise Feasibility, Urban Design and Sustainable Design Brief, and Photometric Lighting Plan submitted in support of the applications (including the related Site Development Application) must be reviewed to the satisfaction of the Vaughan Planning Department and the appropriate public review agencies. Any additional studies that may be required will be identified through the detailed review of the applications.</li></ul>

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

The applicability of the application to Vaughan Vision will be determined when the technical report is considered.

**CITY OF VAUGHAN**

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**Regional Implications**

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Distribution Centre Building "A"
6. Elevations - Gateway Building "B"
7. Elevations - Maintenance Building "C"
8. Elevations - Gatehouse Building "D"
9. Elevations - Fuel Station

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

*Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of an organization that owns lands adjacent to the subject property, and did not take part in the discussion or vote on the matter.*

**Subject:**

FW: Fed Ex Proposed Site - File # Z.14.011/DA.14.021

C	<u>5</u>
Item #	<u>4</u>
Report No.	<u>20 (PH)</u>
<u>Council - May 6/14</u>	

**From:** Rick Borg [<mailto:sportstat@sympatico.ca>]

**Sent:** Saturday, May 03, 2014 11:10 AM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** Fed Ex Proposed Site - File # Z.14.011/DA.14.021

Mr. Clement Messere,

My name is Richard Borg and I own a residence that is directly in front of the proposed building site for the new Fed Ex Distribution Building.

There was a public meeting this past Tues, April 29th, 2014. I was out of town and missed the meeting. I would like to know what happened during this meeting and what the outcome was and is to this point.

Obviously, the construction and the location of this project will have a huge impact on the residence living in this area. Myself being one of them.  
So I hope that I/We will be kept informed as to the Zoning By-Law Amendment Application.

Please advise asap. I am anxious to know what is happening to this point.

Thanks for your time.

Richard

416 877-4339

**From:** Marisa Lacaria [mailto:marisa43@rogers.com]  
**Sent:** Monday, April 28, 2014 10:11 AM  
**To:** Abrams, Jeffrey  
**Cc:** Carella, Tony; Cardile, Lucy  
**Subject:** Opposed to FedEx Proposal at Hwy 27 and Martingrove Road

<b>C</b> <u>1</u>
<b>COMMUNICATION</b>
CW (PH) - <u>APR 29/14</u>
ITEM - <u>4</u>

Good morning Mr. Abrams

Below is an email I have sent to The Mayor and all Regional Councillors and Councillors.

I would like to be formally registered as opposed to the proposed development by FedEx at the lands at Hwy 27 and Martingrove Road.

I will be attending the Public Hearing on April 29<sup>th</sup> at 7pm.

Thank you for your assistance.

Marisa LaCaria

Copy as follows:

"Good morning Mayor Bevilacqua, Deputy Mayor Rosati, Regional Councillors and Councillors

I have never had reason to contact you all directly until now.

I have already spoken with my Councillor Tony Carella who has been helpful in providing information regarding the proposed development at Hwy. 27 and Martingrove Road, but I feel it imperative to contact you all directly with my concerns and to represent my family's opposition to the proposed development.

We live at 43 Lanterna Cres, right in the Woodbridge Meadows Subdivision. We are directly across from the proposed FedEx Distribution Centre at Hwy 27 and Martingrove Road.

The size of this facility, with its constant truck traffic, and 24 hour operation, IS NOT the type of industry that is appropriate for our neighbourhood!

The fact that a major access road to any development at this vacant site is directly across from our stretch of Martingrove Road also has serious increased traffic impact on our subdivision, our homes and our school and parkland.

There is so much to discuss with regards to the magnitude of our opposition.

One item that stands out is that there was only obligation to inform residents within the 150m of the proposed development.

I understand this is what the bylaw states, but the impact of any development within this site has far reaching repercussions. This entire neighbourhood should have been contacted directly to inform us of proposals to this large parcel of land.



By way of this email, we wish to formally oppose the proposal of the FedEx Distribution Centre and ask that any future proposals be communicated to the entire area, not just the residents within 150m of the site.

We will be present at the Public Hearing planned for April 29<sup>th</sup> at 7pm in order to place our opposition to this proposal on record.

Respectfully,

**Marisa LaCaria  
Michael LaCaria  
Mark LaCaria  
Tania LaCaria  
Jeff Campagna  
43 Lanterna Cres  
Woodbridge, Ontario  
L4H 1B9  
(905) 850 7820"**

*Brutto Consulting*

999 EDGELEY BLVD - UNIT 6  
VAUGHAN, ON L4K 4Z4

C 2
COMMUNICATION
CW (PH) - APR 29/14
ITEM - 4

TEL (905) 851-1201 FAX (905) 761-9890  
EMAIL INFO@BRUTTOCONSULTING.CA

April 29, 2014

Mr. John MacKenzie, Commissioner of Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

RE: Zoning Bylaw Amendment File Z.14.011  
Two Seven Joint Venture Limited, 1308595 Ontario Limited  
And DiPoce Management Limited

Dear Mr. Mackenzie:

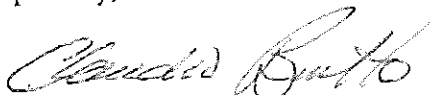
We are writing to you on behalf of our Client, Sevenplex, who are the owners of property in the vicinity of the subject site, specifically at the southwest corner of Highway 27 and Zenway Boulevard.

Our Client is interested in the ongoing review and disposition of the subject proposal for a Fedex Distribution Centre at Highway 27 and Martin Grove, just as they are with any development in the immediate area of its land holding. Based on our review to date, there is a particular concern with respect to the truck traffic volumes that will be generated by the distribution centre, which will have the effect of exacerbating an already high volume of traffic along this corridor both north and south bound. Our Client, as a frequent user of Highway 27, is concerned about the future functionality of Highway 27.

While traffic is an obvious initial concern, we are in the process of reviewing all the materials in regard to this application and will be providing our more detailed input as part of the on-going process as it may relate to other technical matters of interest in respect to appropriate urban planning, servicing, environmental protection, etc.

At this time please allow this letter to serve as our Client's initial expression of interest and concern, and kindly include me in the circulation of materials subject to this application and any decisions that may be forthcoming by the City of Vaughan. We are in the process of reviewing all the materials that are available in respect to this application and will be providing our more detailed input as part of the on-going process.

Respectfully,



Claudio Brutto MCIP RPP  
President, Brutto Consulting  
cc. Client, Sevenplex (Tony DeCicco)

**Britto, John**

<b>C 3</b>
<b>COMMUNICATION</b>
<b>CW (PH) -</b> <u>APR 29/14</u>
<b>ITEM -</b> <u>4</u>

**From:** Messere, Clement  
**Sent:** Tuesday, April 29, 2014 9:32 AM  
**To:** Britto, John  
**Cc:** MacKenzie, John; Uyeyama, Grant; Peverini, Mauro; Marrelli, Carmela  
**Subject:** FW: Proposed zoning change - Hwy 27 & Martingrove Rd

Hi John,

Please see correspondence from a resident with regard to File Z.14.011 which is the subject of a Public Meeting tonight.

Thanks

**Clement Messere**

Planner  
Development Planning Department, City of Vaughan  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
Tel.: 905.832.8585 ext.: 8409  
Fax.: 905.832.6080

Clement

---

**From:** Squadrilla, Dorianne  
**Sent:** Tuesday, April 29, 2014 9:14 AM  
**To:** Messere, Clement  
**Subject:** FW: Proposed zoning change - Hwy 27 & Martingrove Rd

FYI...

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**From:** Kathlien Tozzi [<mailto:lighthouse32@rogers.com>]  
**Sent:** Thursday, April 24, 2014 2:49 PM  
**To:** Bevilacqua, Maurizio; Environmental Sustainability; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [svetere@sympatico.ca](mailto:svetere@sympatico.ca); Sony; Jamie Maynard; Brian McCran  
**Subject:** Proposed zoning change - Hwy 27 & Martingrove Rd

Dear: Mr Maurizio Bevilacqua, Mayor of Vaughan  
Environment Division  
Development Planning Division

I am writing to advise of my concern regarding the proposed zoning change that would eliminate 60 acres of agriculture lands boarding Highway 27 and Martingrove Rd.

I learned of this new proposal initiative, through a mutual resident of Vaughan. It is disheartening that the City of Vaughan would try to allow this type of proposal through without adequate notification to the residents within the area. I live in the immediate area. A zoning change of this magnitude would dramatically impact:

1. Dramatic increase in traffic flow on Highway 27

2. Unsatisfactory change the demographic of the area to a concentrated level of commercial use
3. Dangerous and numerous tractor trailer loading and unloading
4. Unacceptable Gas fueling stations required to equip tractor trailers

We have signed off on the petition to stop this zoning change that was circulated for this proposal. We have been a resident of Vaughan since 1987. We have seen many changes. This change is NOT GOOD FOR VAUGHAN. We plan on attending the public hearing meeting and voice our concerns, on April 29th, 2014. I hope as Mayor that you will be in attendance.

We would like, yourself, Mr Bevilacqua, Mayor, the Environment Division and the Development and Planning Division, that we are absolutely opposed to the FED EX proposed zoning change.

Thank you,

Kathlien

*Kathlien Tozzi*  
(905)856-3413  
(647)746-9049



Communication C4  
Committee of the Whole (Public Hearing) – April 29, 2014  
Item - 4

C	4
COMMUNICATION	
CW (PH) -	APR 29/14
ITEM -	4

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 613

**We, the undersigned, are concerned citizens who urge our leaders to act now and respectfully request that the City of Vaughan Council refuse this development planning application proposed at 8850, 8936, 8944 and 8940 Regional Road 27, for the following reasons:**

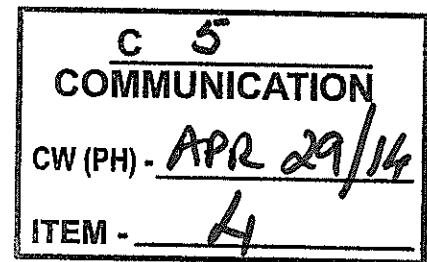
- The proposed development will negatively impact the stability and diminish the quality of life of the nearby vibrant residential neighbourhoods;
- The proposed development will greatly increase air pollution due to diesel exhaust, and would deteriorate and diminish the health environment of the nearby healthy residential neighbourhoods;
- The proposed development application would greatly increase flow of transport trucks and would greatly increase traffic congestion in an already high traffic area, and pose safety risks; and
- The proposed development represents an incompatible land use for the subject lands and should not be located in close proximity to residential neighbourhoods.

A copy of the entire petition document containing a total of 162 pages is on file in the City Clerk's Office.

**Britto, John**

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**From:** Carmen Cancelliere <cdc113@rogers.com>  
**Sent:** Tuesday, April 29, 2014 1:48 PM  
**To:** Carella, Tony  
**Cc:** Clerks@vaughan.ca  
**Subject:** Zoning By-Law Amendment hwy 27 lands  
  
**Importance:** High



Dear Mr. Carella

I am writing to you to express my concern and opposition to the application being brought forward to change the zoning of the land on hwy 27 tonight to allow for the building of a Fed Ex Distribution Centre that has recently come to my attention.

The proposal will have a massive traffic and environmental impact to my neighbourhood and is not appropriate development for this area.

I am a resident of Sanremo Crt. My home backs onto Rainbow Creek and my young child's school bus picks her up on hwy 27 which is already a highly trafficked road. Whatever happens with this application will have a massive impact on me and my neighbours. Why were we not all sent letters?

Please advise if a planning recommendation has been made and what that recommendation is. Please also advise at what stage of the approval process this application is at.

Many thanks  
Carmen Cancelliere  
40 Sanremo Crt.  
Sent from Samsung Mobile

4.        **ZONING BY-LAW AMENDMENT FILE Z.14.011** **P.2014.18**  
**TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND**  
**DIPOCE MANAGEMENT LIMITED**  
**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1.        THAT the Public Hearing report for File Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)        Date the Notice of a Public Hearing was circulated: April 4, 2014
- b)        Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and Kleinberg & Area Ratepayers' Association. A copy of the Public Hearing Notice was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was posted on the property.
- c)        Comments Received as of April 22, 2014: None

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To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.011 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the development of a 38,070 m<sup>2</sup> distribution centre for Fed-Ex with accessory buildings, and trailer and tractor parking spaces as shown on Attachments #3 to #9, together with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
		Office Use: 2.0 spaces per 100m <sup>2</sup> of GFA x 2,870.76 m <sup>2</sup> = 58 spaces  Total = 602 parking spaces	
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#### **Background - Analysis and Options**

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Official Plan Designation	<ul style="list-style-type: none"> <li>"Prestige Employment" by Vaughan Official Plan 2010, Volume 2, Section 12, West Vaughan Employment Area Plan. VOP 2010 permits a distribution centre in a "Prestige Employment"</li> </ul>



	designation, and therefore, the proposed use conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> <li>A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre and accessory uses. The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the application, the Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of the Proposed Rezoning, Uses and Development Standards	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed uses and accessory tractor trailer parking and loading areas as shown on Attachment #3 will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> <li>The appropriateness of the development standards required to implement the proposal will be reviewed.</li> <li>The proposal includes 2 privately-owned stormwater management ponds as shown on Attachment #4, including the most southerly and larger pond, and a smaller pond abutting Street "B" that is anticipated to collect stormwater from Street "B". Should the City and TRCA (Toronto and Region Conservation Authority) determine that these stormwater ponds are required to be in public ownership, the proposed zoning for the ponds should then reflect an appropriate open space zone category (eg. OS1 Open Space Conservation Zone).</li> </ul>
c.	Related Site Development File DA.14.021	<ul style="list-style-type: none"> <li>The owner has submitted a related Site Development File DA.14.021, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and stormwater management, servicing and grading, should the applications be approved. The review will also ensure minimal impact to existing residential areas to the north and east with respect to the mitigation of noise, lighting and traffic, and the appropriate use of landscape screening and berming to reinforce a positive streetscape and viewscape.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the applications are approved.</li> </ul>
d.	Engineering Development Agreement	<ul style="list-style-type: none"> <li>▪ The development requires the extension of Martin Grove Road, west of Regional Road 27 (Future Road "A"), and the creation of a new north-south road, shown as Future Road "B" on Attachment #3. The public road allowances will be dedicated to the City of Vaughan by way of a Reference Plan(s). The owner will be required to enter into an Engineering Development Agreement with the City of Vaughan to secure the necessary road and infrastructure improvements to the satisfaction of the City, if the applications are approved.</li> </ul>
e.	Block Plan Approval	<ul style="list-style-type: none"> <li>▪ VOP 2010, specifically the West Vaughan Employment Area Secondary Plan, requires that a Block Plan be prepared for Block 59 to provide a framework to guide development within Concession Block 59. An application for Block Plan approval has been submitted by the landowners in the block to the City of Vaughan, which will be reviewed concurrently with the subject applications.</li> </ul>
f.	External Commenting Agencies	<ul style="list-style-type: none"> <li>▪ The applications have been circulated to the Toronto and Region Conservation Authority, Ministry of Transportation Ontario, York Region and Canadian Pacific Rail, for review and comments, which will be taken into consideration by Planning Staff.</li> </ul>
g.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The applications will be reviewed by York Region to determine if additional road widenings are required (Regional Road 27), which may affect the proposed development.</li> </ul>
h.	Phase 1 Environmental Site Assessment/ Functional Servicing Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) and the Functional Servicing Report submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
i.	Studies and Supporting Material	<ul style="list-style-type: none"> <li>The Noise Feasibility, Urban Design and Sustainable Design Brief, and Photometric Lighting Plan submitted in support of the applications (including the related Site Development Application) must be reviewed to the satisfaction of the Vaughan Planning Department and the appropriate public review agencies. Any additional studies that may be required will be identified through the detailed review of the applications.</li> </ul>

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

The applicability of the application to Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Distribution Centre Building "A"
6. Elevations - Gateway Building "B"
7. Elevations - Maintenance Building "C"
8. Elevations - Gatehouse Building "D"
9. Elevations - Fuel Station

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791

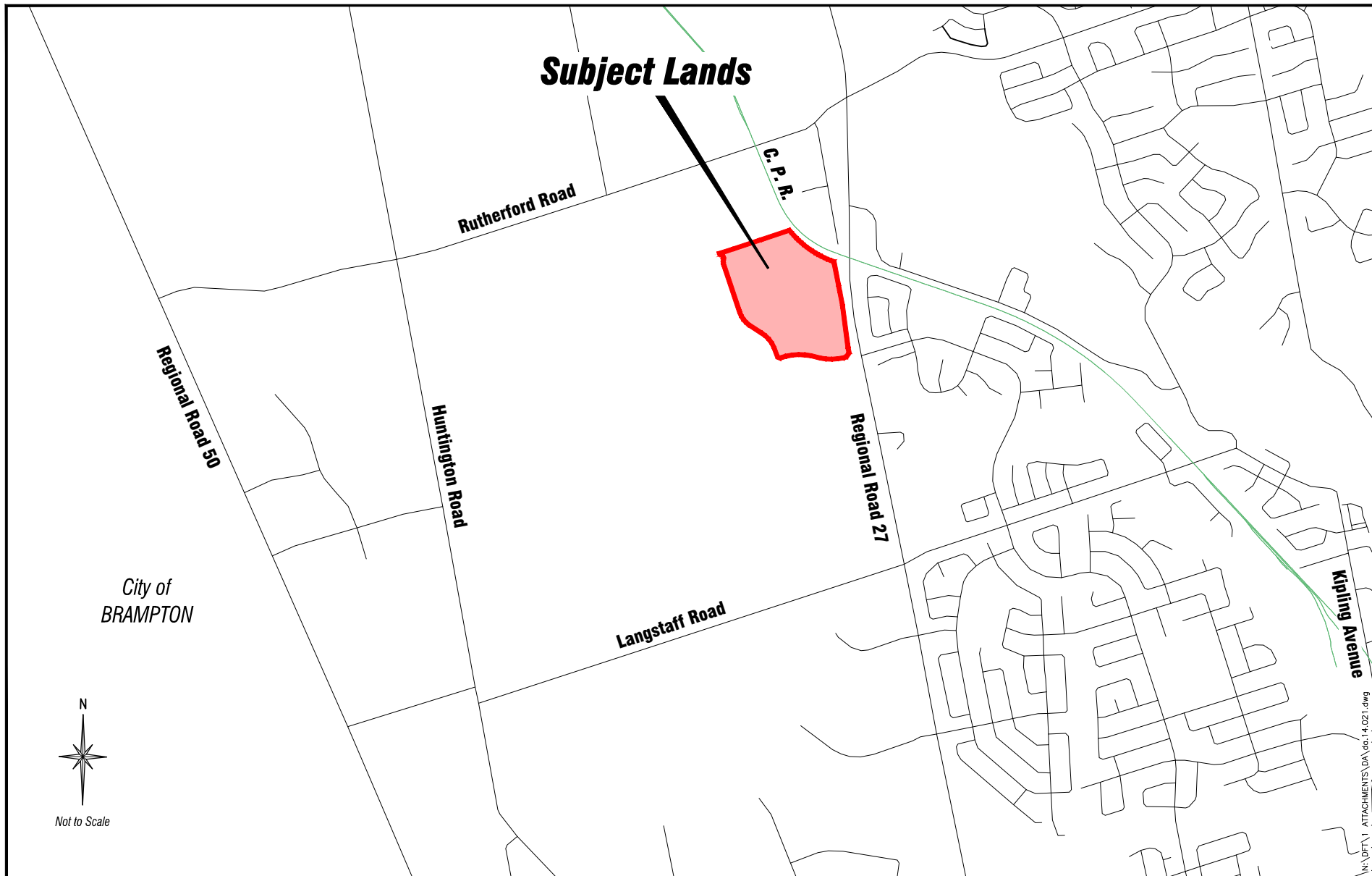
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited



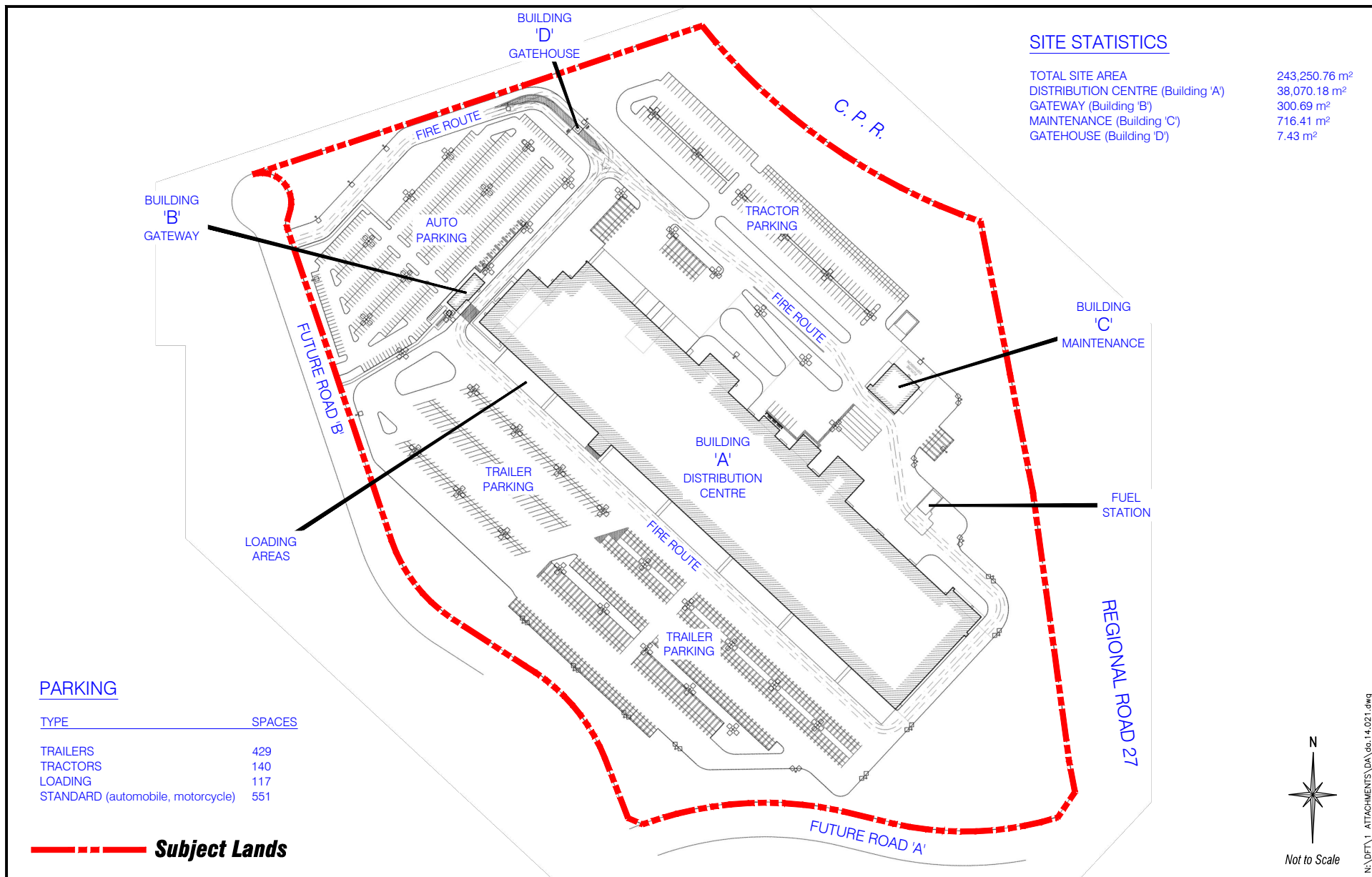
## Attachment

FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

1





# Site Plan

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited



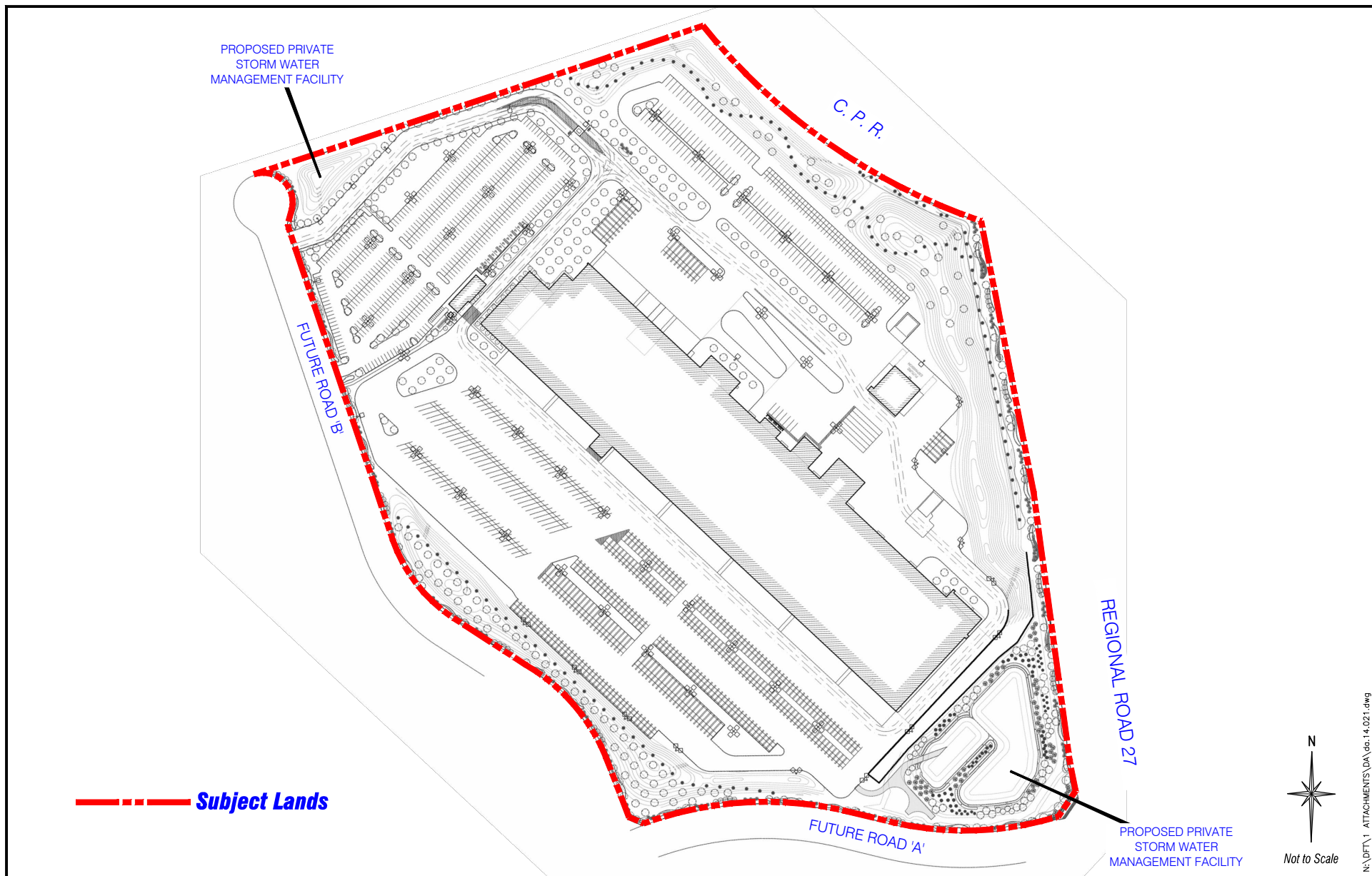
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FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

3





# Landscape Plan

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited



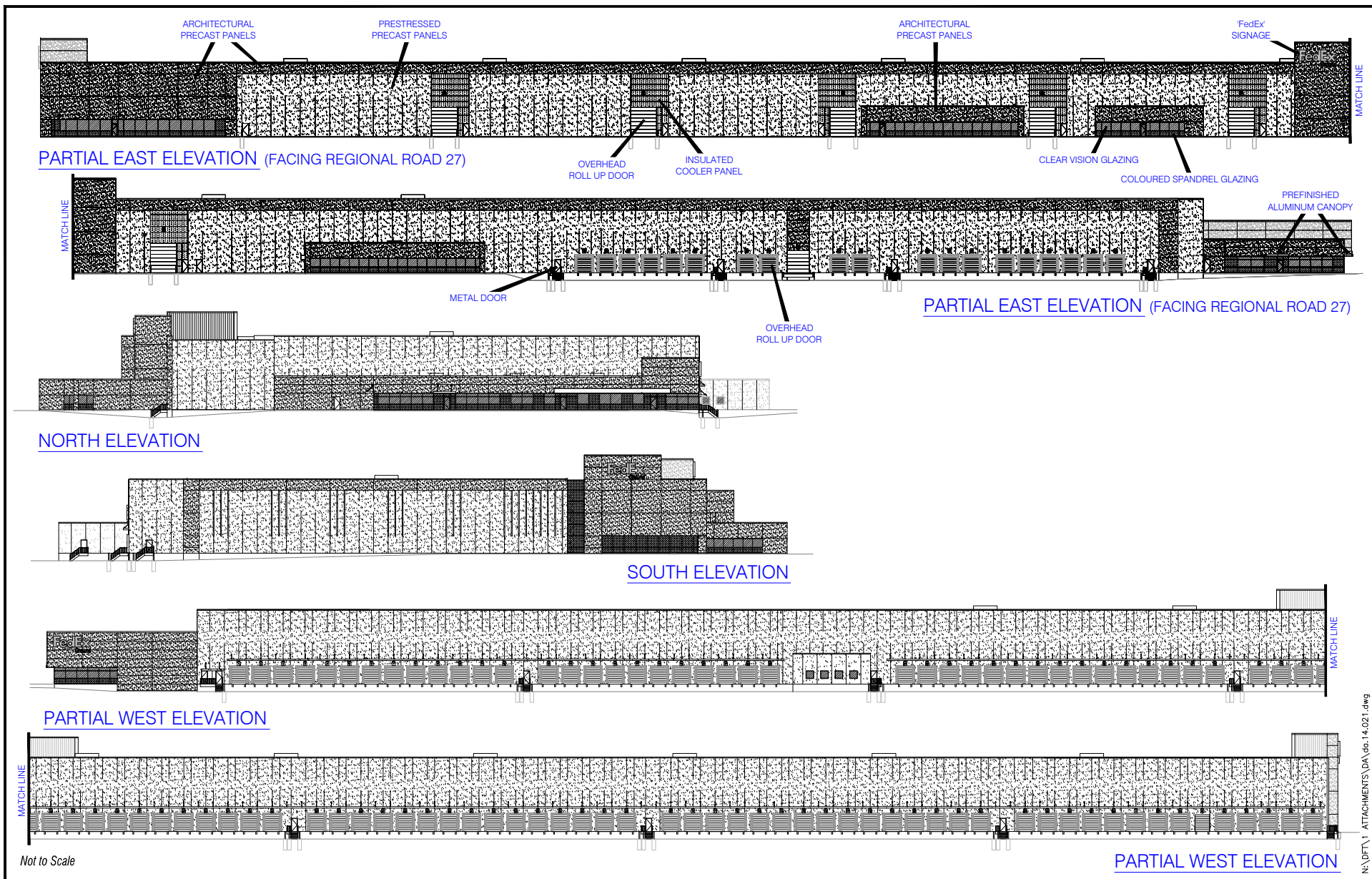
# Attachment

FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

4





# Elevations - Distribution Centre (Building 'A')

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited

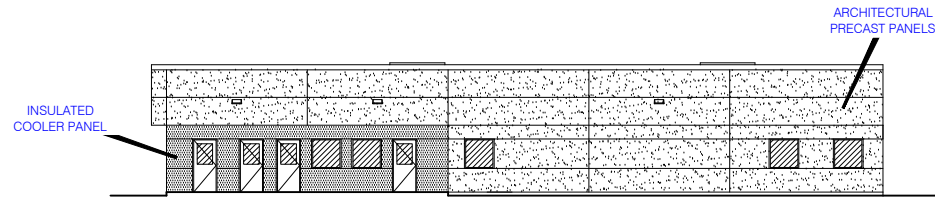


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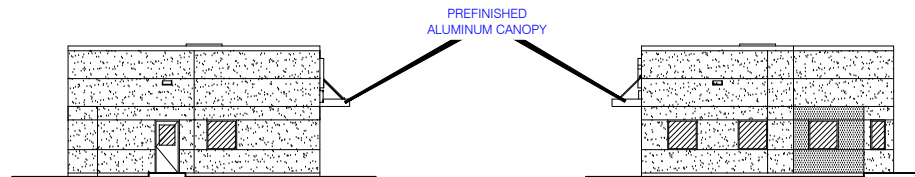
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RELATED FILE: DA.14.021

DATE:  
March 26, 2014

5

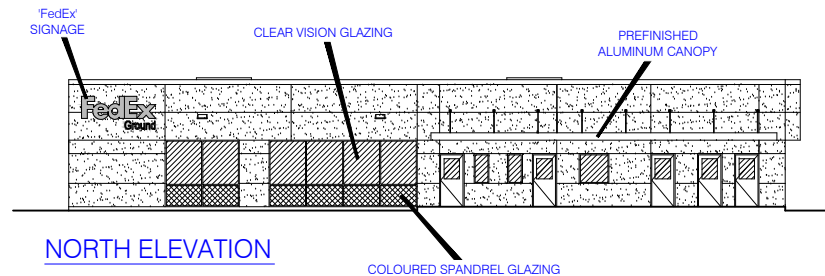


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

Not to Scale

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## Elevations - Gateway (Building 'B')

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited

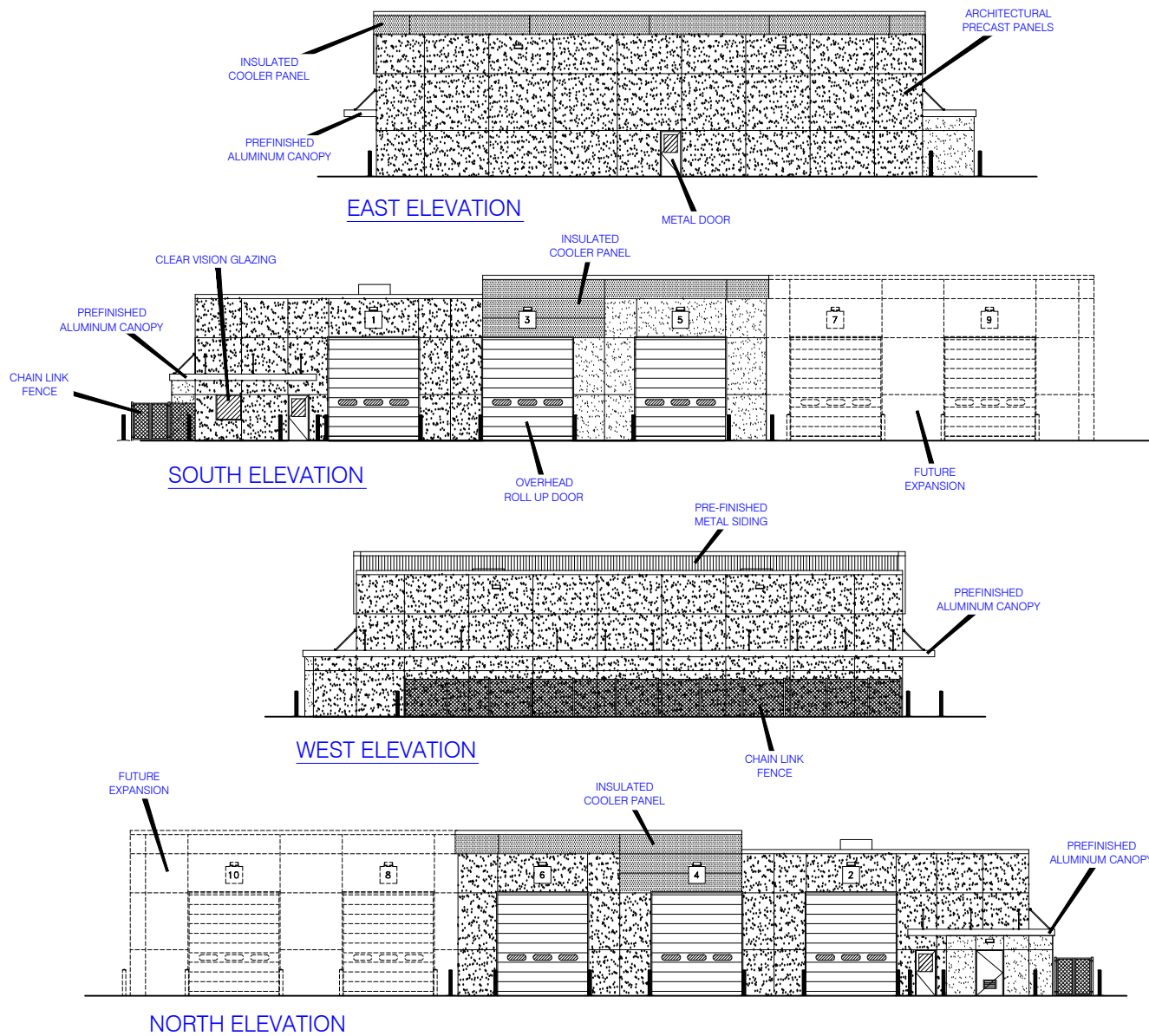


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FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

# 6



Not to Scale

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# Elevations - Maintenance Building 'C'

LOCATION:  
 Part of Lots 13 and 14, Concession 9

APPLICANT:  
 Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited

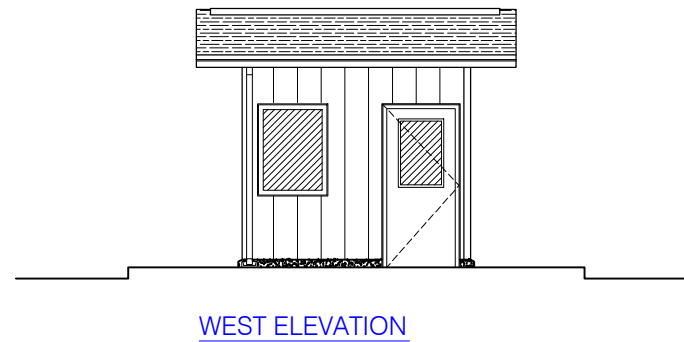
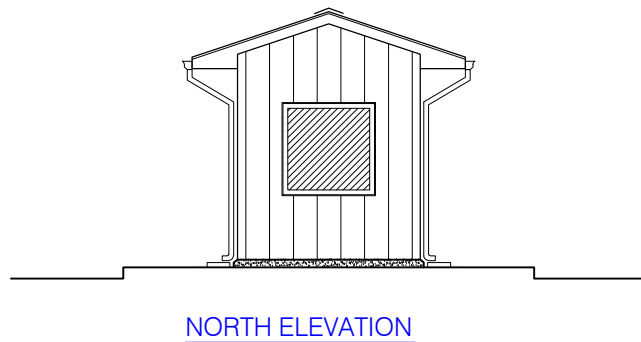
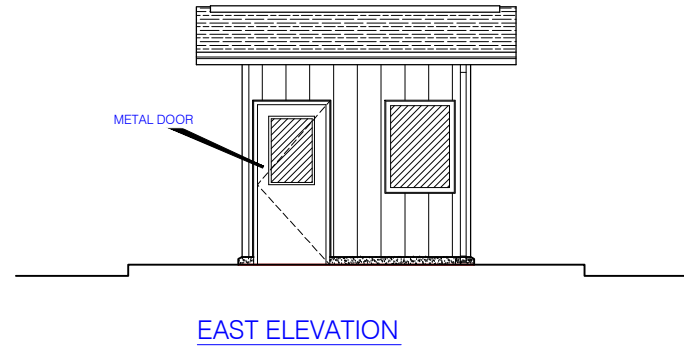
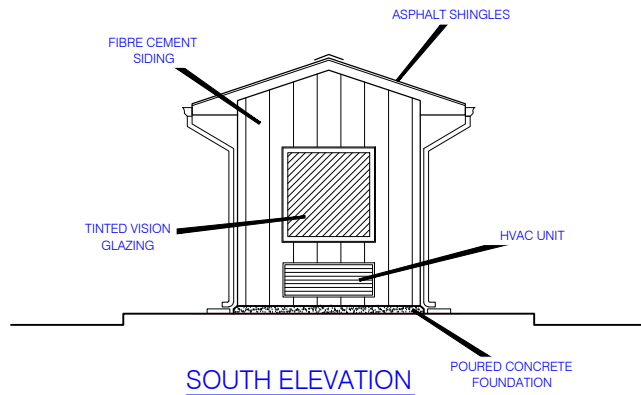


## Attachment

FILE: Z.14.011  
 RELATED FILE: DA.14.021

DATE:  
 March 26, 2014

7



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## Elevations - Gatehouse Building 'D'

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited

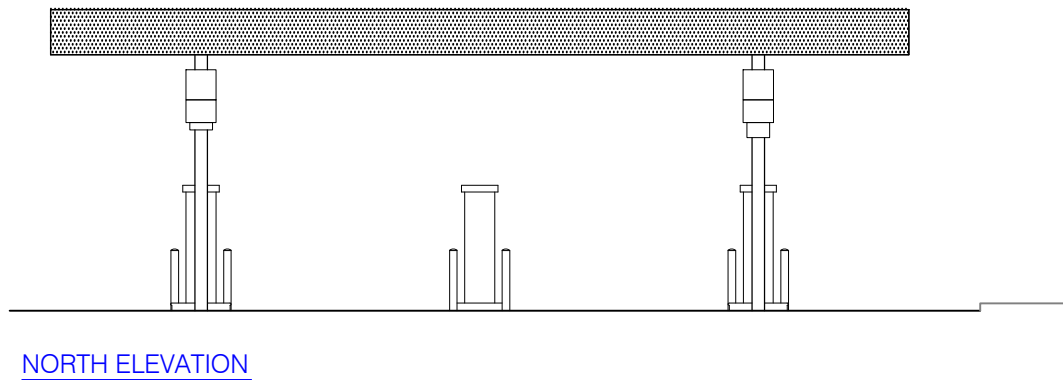
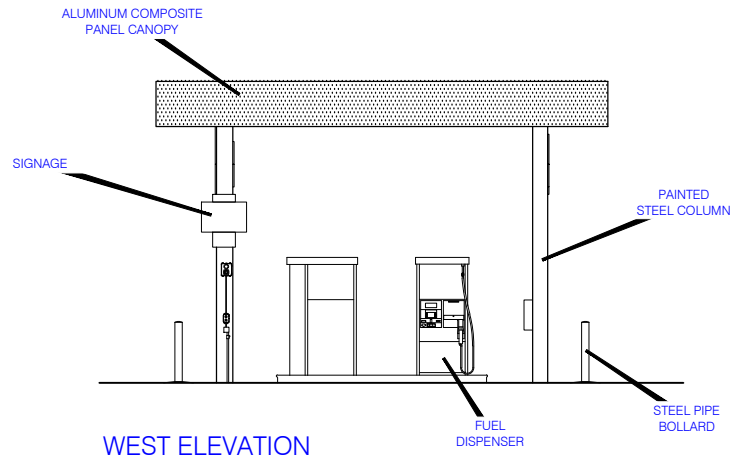


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FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

# 8



Not to Scale

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## Elevations - Fuel Station

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT:  
Two Seven Joint Venture Limited, 1308595 Ontario Limited, DiPoce Management Limited



## Attachment

FILE: Z.14.011  
RELATED FILE: DA.14.021

DATE:  
March 26, 2014

# 9