

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 18, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

18

**SITE DEVELOPMENT FILE DA.13.082
N.H.D DEVELOPMENTS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND HIGHWAY 427**

The Committee of the Whole recommends:

- 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; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.13.082 (NHD Developments Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, and landscape cost estimate;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final storm water management report and site grading and servicing plan;
 - iii. the owner shall successfully obtain approval of the following applications 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:
 - Minor Variance Applications for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, to implement the proposed site plan;
 - Consent Applications to facilitate property boundary adjustments and access easements identified in this report; and,
 - iv. the owner shall receive Building and Land Use permits from the Ministry of Transportation Ontario.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

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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:

- i. Native, drought tolerant plant species will be used in order to reduce potable water usage.
- ii. Permeable pavers will be used in selected areas, which help remove contaminants by filtration, allowing absorption, and attenuation of runoff.

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 of Site Development File DA.13.082 on the subject lands shown on Attachments #1 and #2 to permit the development of a 12,269 m², one-storey, multi-tenant industrial building, as shown on Attachments #4 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on Stone Ridge Road, north of Regional Road 7 and east of the planned Highway 427 extension, being Blocks 3 and 4, and Part of Blocks 5, 7, and 8 on Registered Plan 65M-3732. The proposed development is located on the 2.99 ha lands municipally known as 122 Stone Ridge Road, City of Vaughan. The subject lands also include existing industrial buildings on lands municipally known as 90 and 121 Stone Ridge Road.

Previous Applications

The subject application seeks to amend a previously approved and amended Site Plan Agreement. Site Development File DA.06.097 (N.H.D Developments) was approved by Vaughan Council in 2007, and permitted the development of an industrial building at 121 Stone Ridge Road, as shown on Attachment #3. The Site Plan Agreement included the existing industrial building at 90 Stone Ridge Road to the east, and showed the lands at 122 Stone Ridge Road as vacant land. In 2008, Vaughan Council approved Site Development File DA.08.006 (N.H.D Developments) to amend the existing Site Plan Agreement to permit revisions to the industrial building on 121 Stone Ridge Road. The lands at 122 Stone Ridge Road remained vacant in the amended Site Plan Agreement. In February 2014, Vaughan Council approved an application to remove the Holding Symbol “(H)” from Part of Blocks 7 and 8 to the west, abutting the planned extension of Highway 427, to facilitate the subject development, and the Holding provision no longer applies the these lands. The current proposal requires lot boundary adjustments to

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facilitate the development on 122 Stone Ridge Road, and land consolidations for 90 and 121 Stone Ridge Road as discussed later in this report. All three buildings are under the same ownership.

Official Plan and Zoning

The subject lands are designated as follows:

122 Stone Ridge Road is designated "Prestige Areas" by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue 7 Land Use Futures Study). These lands are also designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010). Both official plan designations permit the proposed multi-tenant industrial building.

121 Stone Ridge Road is designated "Prestige Areas" by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue 7 Land Use Futures Study), which permits the proposed industrial building. These lands are also designated "Employment/Commercial Mixed Use" by VOP 2010, which does not permit employment uses, however VOP 2010 includes policies recognizing legally existing land uses at the time of the adoption of the Plan.

90 Stone Ridge Road is designated "Employment Area General" by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue 7 Land Use Futures Study) and "General Employment" by VOP 2010. Both Official Plans permit the existing industrial building on the property.

The subject lands are zoned as follows by Zoning By-law 1-88, as shown on Attachment #2:

- 121 and 122 Stone Ridge Road: EM1 Prestige Employment Area Zone
- 90 Stone Ridge Road: the westerly portion is zoned EM1 Prestige Employment Area Zone, and the easterly portion is zoned EM2 General Employment Area Zone

The proposed industrial building on 122 Stone Ridge Road is a permitted use under the existing EM1 zoning on the property by Zoning By-law 1-88. The following site-specific zoning exceptions, shown on Attachment #3 as notes #9 and #10, are required to facilitate this proposal:

Table 1

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Minimum Lot Frontage (122 Stone Ridge Road)	36 m	12.57 m
		By-law 1-88, EM2 General Employment Area Requirements	Proposed Exceptions to the EM2 General Employment Zone Requirements
b.	Minimum Landscaping as a Percentage of Lot Area (90 Stone Ridge Road)	5%	3.17%

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Minor Variance and Consent Applications

a) Minor Variance Applications

The owner has submitted concurrent Minor Variance applications (Files A106/14 and A115/14) to the Vaughan Committee of Adjustment to address the variances identified in Table 1.

The reduced lot frontage at 122 Stone Ridge Road as shown on Attachment #3, is adequate to provide servicing and access to the property, and the lot size and configuration remains appropriate to facilitate the development of an industrial building that complies with all other requirements of Zoning By-law 1-88. The reduction in lot frontage will not adversely affect the adjacent properties.

The reduced landscaped area for 90 Stone Ridge Road is the result of two changes to the existing site. Firstly, an existing landscaped area along the west property line of 90 Stone Ridge Drive being removed to accommodate driveways, parking and the truck maneuvering area between the two buildings at 90 and 122 Stone Ridge Road as shown on Attachment #3. In addition, the access driveway for 122 Stone Ridge Road is proposed to be relocated slightly to the north, thereby eliminating a small portion of the existing landscaping abutting the current driveway entrance to 90 Stone Ridge Road. The owner will be providing landscaping along Stone Ridge Road and abutting Highway 427. The reduced landscaping for 90 Stone Ridge Road is considered minor.

The Planning Department is of the opinion that the above noted variances are minor, appropriate, compatible with the intent of Zoning By-law 1-88, and conforms to the policies of the Official Plan.

b) Consent Applications

The owner has also submitted eight Consent Applications (Files B021/14 to B028/14 inclusive) to adjust the lot boundaries of 90, 121, and 122 Stone Ridge Road, and to create the necessary access easements to permit the proposed development. The proposed lot boundary adjustments are shown on Attachment #2 and correspond to the following number references:

- Note #1: Part of Blocks 7 and 8 to be conveyed and form part of the lot for 122 Stone Ridge Road.
- Note #2: Part of Block 3 to be conveyed to 90 Stone Ridge Road to consolidate the property as one lot.
- Note #3: Part of 122 Stone Ridge Road (Block 3) to be conveyed to 121 Stone Ridge Road to expand the parking area for 121 Stone Ridge Road.
- Note #4: Part of Blocks 7 and 8 to be conveyed and form part of the lot for 121 Stone Ridge Road.
- Note #5: Part of Block 5 to be conveyed to 121 Stone Ridge Road to consolidate the property as one lot.

The Consent Applications also include registering access easements, as shown on Attachment #3, and listed below:

- Note #6: Reciprocal access easements over 90 Stone Ridge Road and 122 Stone Ridge Road to facilitate truck maneuvering.

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Note #7: Access easement over 122 Stone Ridge Road in favour of 121 Stone Ridge Road to allow vehicular access across the drive aisles on 122 Stone Ridge Road to access the street.

Note #8: Access easement over 122 Stone Ridge Road in favour of 90 Stone Ridge Road to permit access over the driveway for 122 Stone Ridge Road in order to access the loading area for 90 Stone Ridge Road.

As a result of the proposed lot boundary adjustments, the following on-site changes occur to the approved Site Plans for 90 and 121 Stone Ridge Road, as shown on Attachment #3:

Note #11: Additional parking spaces are provided on the lands conveyed to 121 Stone Ridge Road; and;

Note #12: The parking area along the west property line of 90 Stone Ridge Road is reconfigured.

The Planning Department supports the proposed Consent Applications. The properties at 90 and 121 Stone Ridge Road maintain the minimum lot frontage and area requirements of Zoning By-law 1-88 and 122 Stone Ridge Road maintains the minimum required lot area. The applications will facilitate the creation of a reconfigured lot (122 Stone Ridge Road) that will support the development of an industrial building that complies with the required setbacks, parking, and landscaping requirements of Zoning By-law 1-88. The adjustment of lot boundaries will further allow the existing industrial buildings (90 and 121 Stone Ridge Road) that currently cross Block boundaries to each be located entirely on one lot. The Consent applications to create the access easements recognize the way the development on these three lots will function when fully developed.

The owner must successfully obtain approval for the Minor Variance and Consent applications from the Vaughan Committee of Adjustment and the Committee's decision must be final and binding and the owner must satisfy any conditions imposed by the Committee, prior to the Site Plan Agreement being executed. A condition to this effect is included in this report.

Site Plan Review

a) Site Plan

The Owner is proposing to develop the vacant 2.99 ha site (122 Stone Ridge Road) with a 12,268m², one-storey, multi-unit industrial building, as shown on Attachments #4 to #6 inclusive. Driveway access is proposed from the terminus of Stone Ridge Road. A total of 233 parking spaces are provided, which satisfies the minimum parking requirement (191 spaces) of Zoning By-law 1-88.

The number of parking spaces provided on the adjacent properties, 90 and 121 Stone Ridge Road, have been revised as a result of the lot boundary adjustments discussed in this report. A total of 260 and 335 parking spaces as proposed on 90 and 121 Stone Ridge Road respectively, which satisfies the requirements (260 and 331 spaces, respectively) of Zoning By-law 1-88.

b) Building Elevations

The proposed building elevations are shown on Attachment #6. The Planning Department has recommended improvements to the south and west building elevations to enhance the architectural detail of building, including along the base and corners of the building. The owner has agreed to incorporate staff's recommended changes, and the Planning Department will work

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with the owner to finalize these building elevations. The final building elevations must be approved by the Planning Department.

c) Landscape Plan

The proposed landscape plan, as shown on Attachment #5, consists of a mix of coniferous and deciduous trees and shrubs along the future Highway 427 extension. The owner, through discussion with the Planning Department, is revising the landscape plan to replace all the areas noted as “seeded” with higher quality land covers. The landscaped area is proposed to include sod, and bands of adaptive and salt and drought tolerant plant species, to reduce potable water usage.

The Planning Department is generally satisfied with the proposal, and will continue to work with the owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the owner to finalize the grading and servicing plan and stormwater management report for the proposed development.

The final plans and report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that no cash-in-lieu of parkland dedication is required as it was paid in full under Plan 65M-3732.

Ministry of Transportation

The Ministry of Transportation has advised that it has no objections to the proposal, subject to the owner receiving Building and Land Use Permits from the Ministry, prior to construction or site servicing taking place. A condition to this effect has been included in this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being."

i) Lead and Promote Environmental Sustainability

The owner is proposing to incorporate the sustainable site and building features identified in this report. The proposed landscape plan includes drought tolerant plant material and permeable pavers.

ii) Plan and Manage Growth & Economic Vitality

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

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Regional Implications

The subject lands are located on an internal employment subdivision road (Stone Ridge Road). There are no Regional implications resulting from this application.

Conclusion

Site Development File DA.13.082 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Planning Department is satisfied that the proposed development for an industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the 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. Overall Site Plan (90, 121 and 122 Stone Ridge Road)
4. Site Plan – 122 Stone Ridge Road
5. Landscape Plan
6. Elevation Plan

Report prepared by:

Gillian McGinnis, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 88791

(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.)

COMMITTEE OF THE WHOLE APRIL 29, 2014

**SITE DEVELOPMENT FILE DA.13.082
N.H.D DEVELOPMENTS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND HIGHWAY 427**

Recommendation

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

1. THAT Site Development File DA.13.082 (NHD Developments Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
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 - Consent Applications to facilitate property boundary adjustments and access easements identified in this report; and,
 - iv. the owner shall receive Building and Land Use permits from the Ministry of Transportation Ontario.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

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- Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

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:

- i. Native, drought tolerant plant species will be used in order to reduce potable water usage.
- ii. Permeable pavers will be used in selected areas, which help remove contaminants by filtration, allowing absorption, and attenuation of runoff.

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 of Site Development File DA.13.082 on the subject lands shown on Attachments #1 and #2 to permit the development of a 12,269 m², one-storey, multi-tenant industrial building, as shown on Attachments #4 to #6 inclusive.

Background - Analysis and Options

Location

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Vaughan Development/Transportation Engineering Department

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Relationship to Vaughan Vision 2020/Strategic Plan

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i) **Lead and Promote Environmental Sustainability**

The owner is proposing to incorporate the sustainable site and building features identified in this report. The proposed landscape plan includes drought tolerant plant material and permeable pavers.

ii) **Plan and Manage Growth & Economic Vitality**

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

Regional Implications

The subject lands are located on an internal employment subdivision road (Stone Ridge Road). There are no Regional implications resulting from this application.

Conclusion

Site Development File DA.13.082 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Planning Department is satisfied that the proposed development for an industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the 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. Overall Site Plan (90, 121 and 122 Stone Ridge Road)
4. Site Plan – 122 Stone Ridge Road
5. Landscape Plan
6. Elevation Plan

Report prepared by:

Gillian McGinnis, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 88791

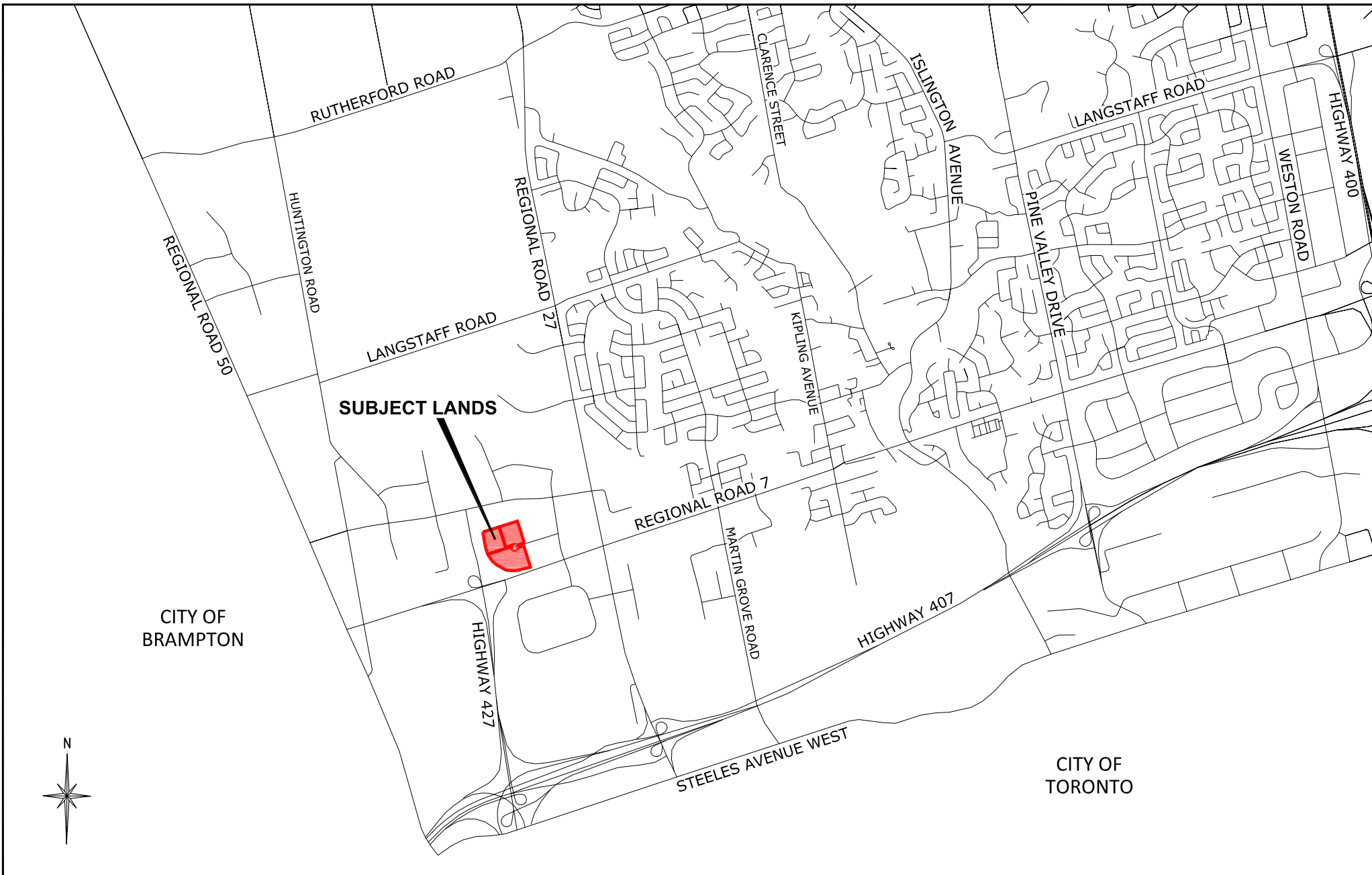
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

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

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

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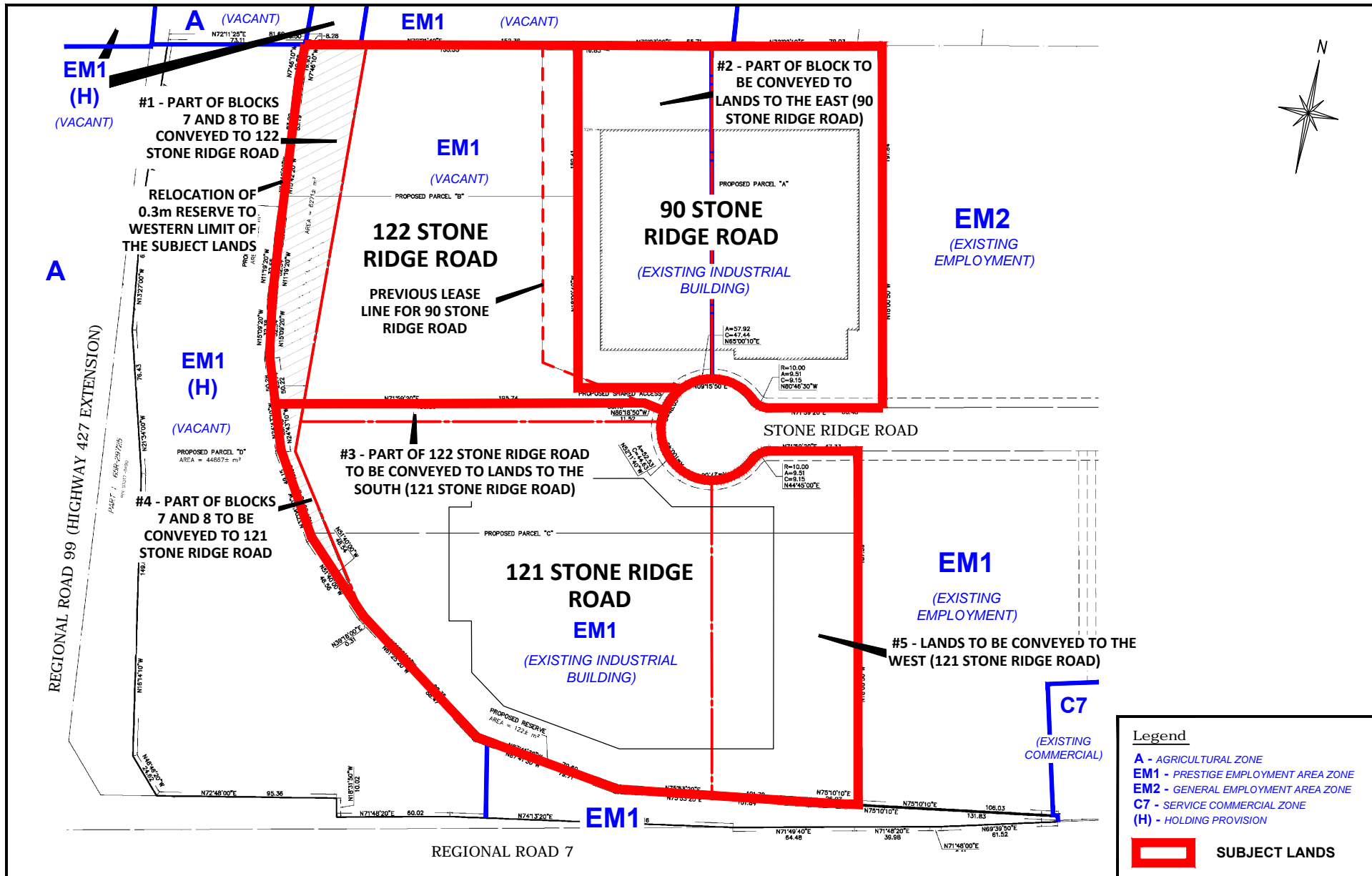


Attachment

File: DA.13.082
Related File: DA.08.006

Not to Scale
Date: April 29, 2014

1



Location Map

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

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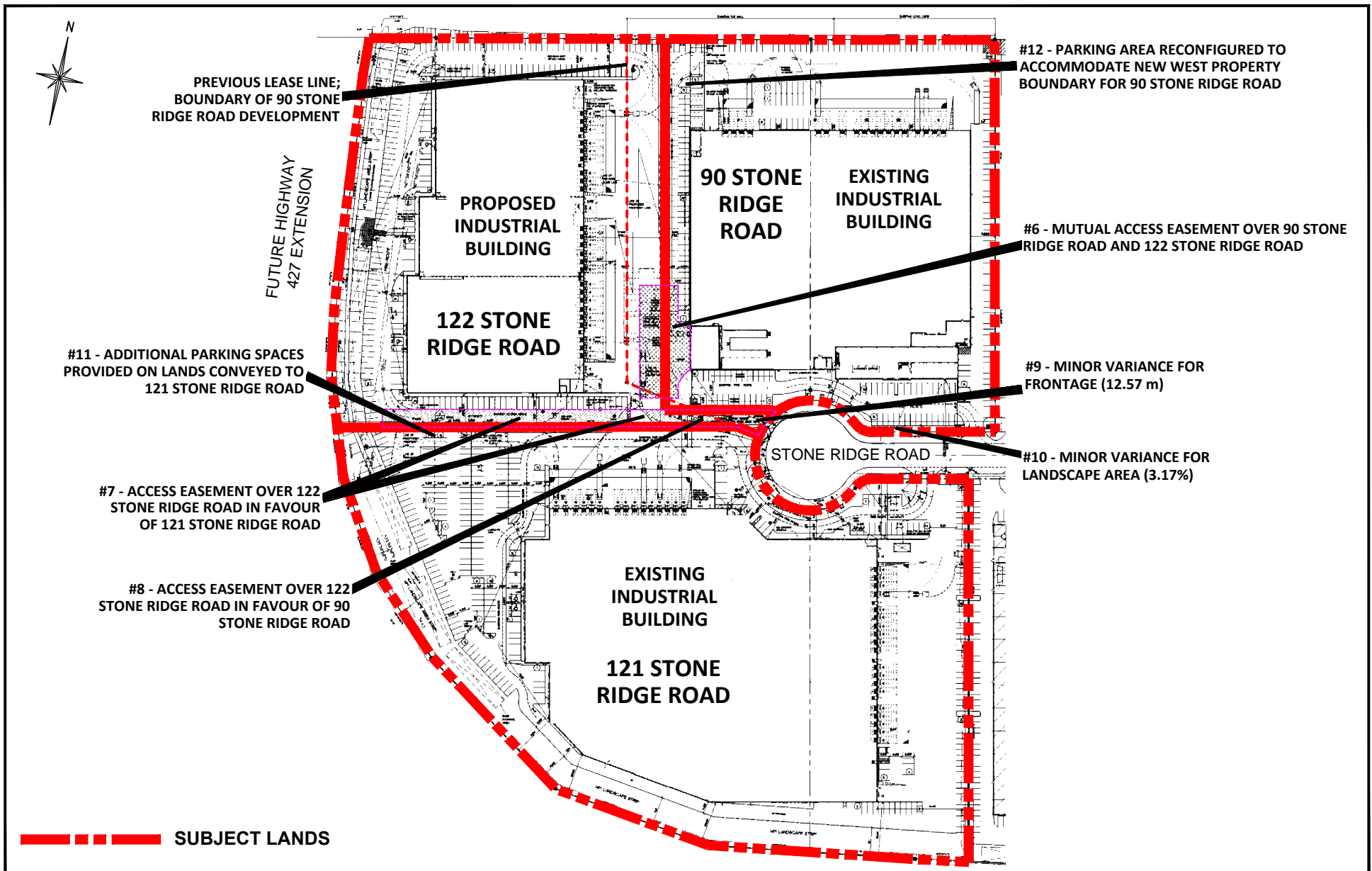


Attachment

File: DA.13.082
Related File: DA.08.006

Not to Scale
Date: April 29, 2014

2



Overall Site Plan (90, 121 and 122 Stone Ridge Road)

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

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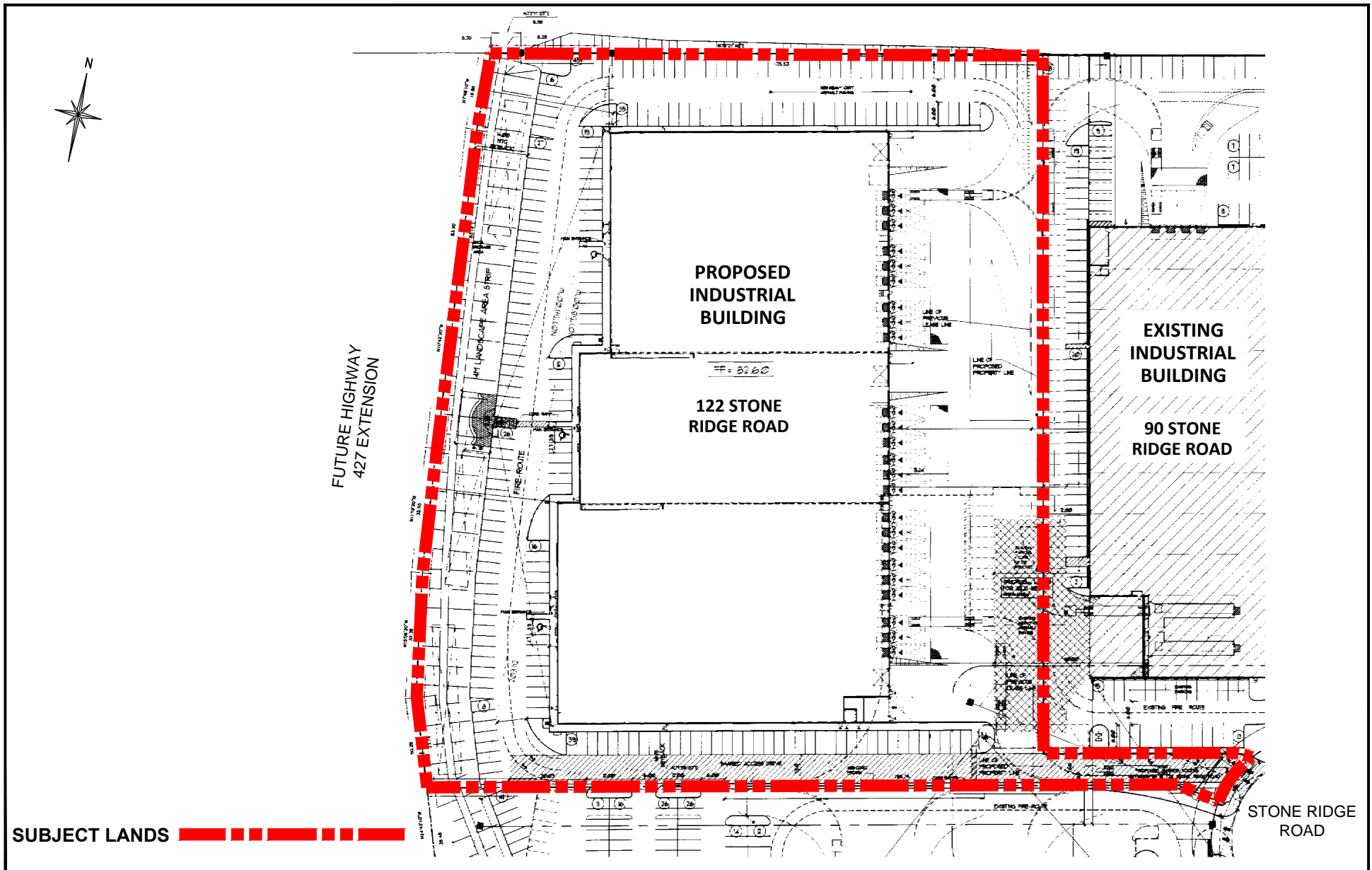


Attachment

File: DA.13.082
Related File: DA.08.006

Not to Scale
Date: April 29, 2014

3



Site Plan (122 Stone Ridge Road)

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.082.dwg

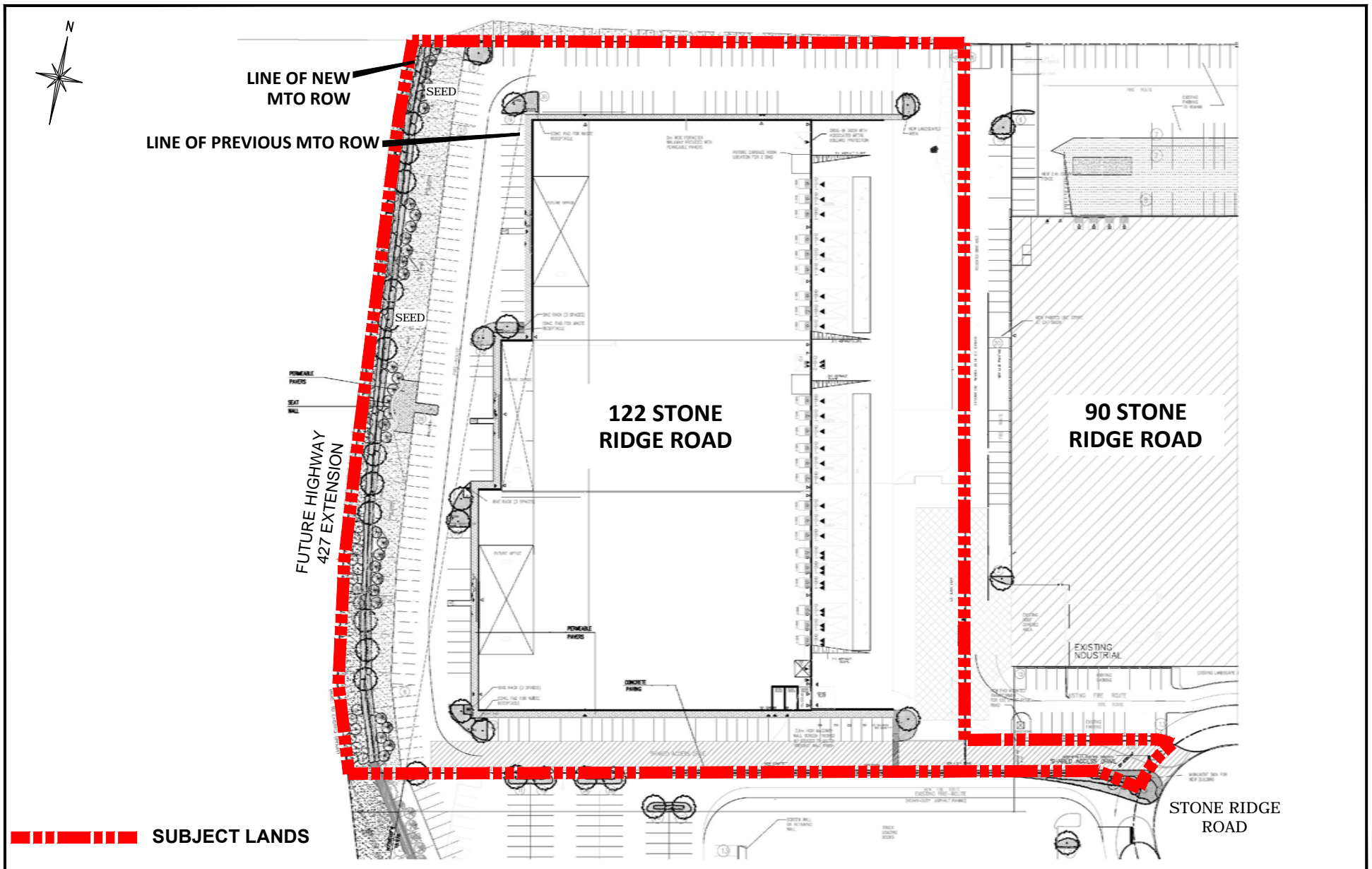


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Not to Scale
Date: April 29, 2014

4



Landscape Plan

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

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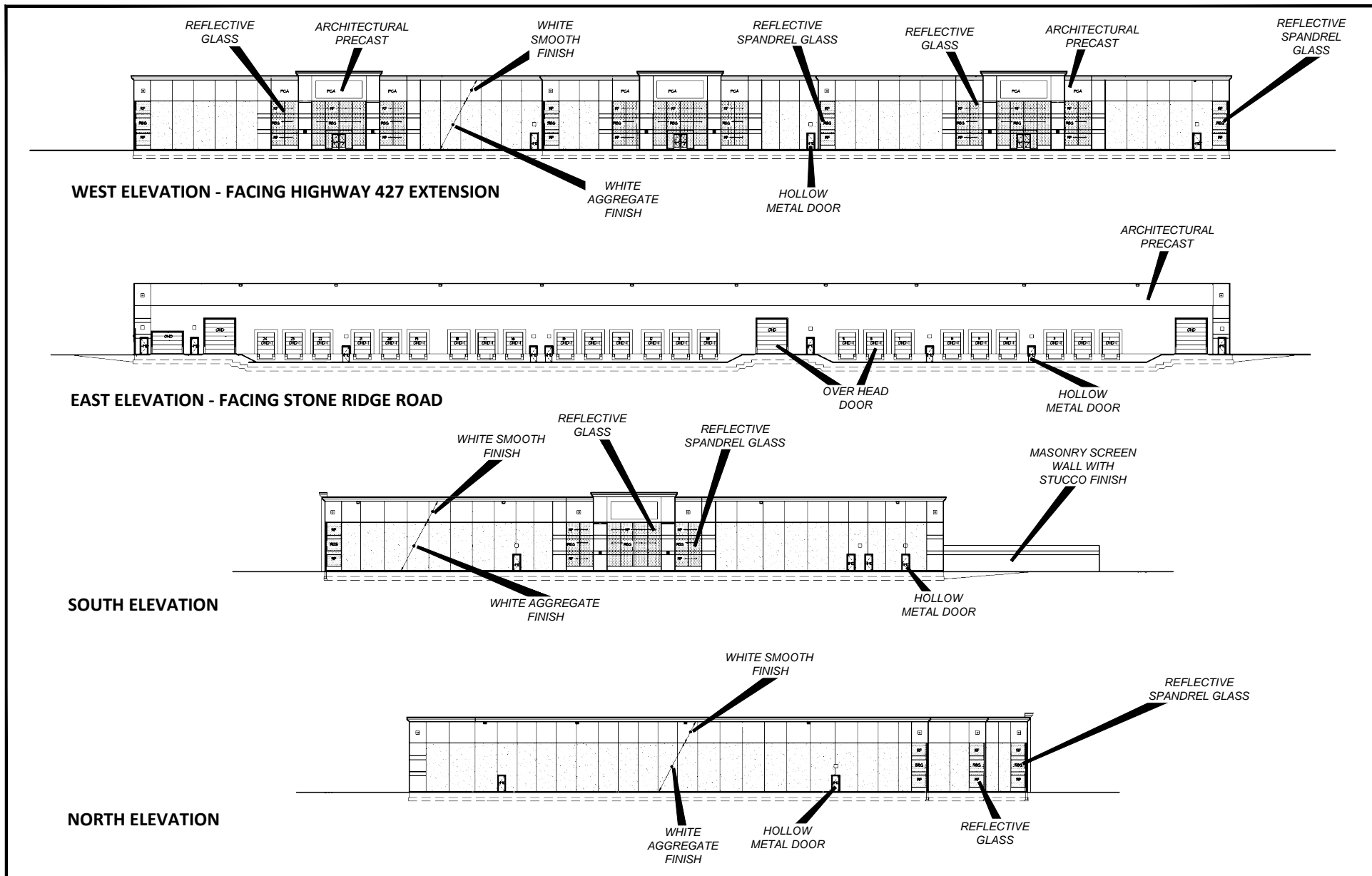


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File: DA.13.082
Related File: DA.08.006

Not to Scale
Date: April 29, 2014

5



Elevation Plan

Location: Part of Lot 6,
Concession 9

Applicant:
N.H.D. Developments Limited

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Attachment

File: DA.13.082
Related File: DA.08.006

Not to Scale
Date: April 29, 2014

6