

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

2 SITE DEVELOPMENT FILE DA.15.038
M. MONARDO
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 31, 2016, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

1. THAT Site Development File DA.15.038 (M. Monardo) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 2,319.37 m² employment building as shown on Attachments #3 to #6, subject to the following conditions:

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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:

- 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.15.038 for the subject lands shown on Attachments #1 and #2, to permit the development of a 2,319.37 m², one-storey, shell employment building, with a partial second storey mezzanine, 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 0.646 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 273 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 accessory retail uses directly associated with any of the permitted uses are allowed on the same lot, provided that the combination of accessory office and accessory retail does not exceed 49%

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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 is a permitted use within the “Prestige Employment” land use designation of VOP 2010.

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 Order of the Ontario Municipal Board on October 12, 2012. Site-specific Zoning By-law 11-2012 requires that 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, accordingly, the Vaughan Development Planning Department has no objection to the proposed development on the subject lands.

Relief from the Zoning By-law will be required for the following site-specific zoning exception to the EM1 Zone standards in order to permit the proposed employment building on the subject lands:

Table 1:

| | By-law Standard | By-law 1-88 EM1 Prestige Employment Area Zone Requirement | Proposed Exception to the EM1 Prestige Employment Area Zone Requirement |
|----|----------------------------------|--|--|
| a. | Minimum Number of Loading Spaces | 2 spaces | 0 spaces |

The applicant has indicated that the intended operation and function of the building for proposed employment uses would not necessitate the need for loading spaces, and therefore, the Vaughan Development Planning Department has no objection to the proposed elimination of the loading spaces.

Should Vaughan Council approve this application, the Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment for the above noted zoning exception and successfully obtain the Committee’s approval. The Committee’s decision shall be final and binding, and the Owner shall satisfy all conditions, if any, of the Committee prior to the finalization of the Site Plan Agreement. A condition, to this effect is included in the recommendation of this report.

Site Plan Review

The proposed site plan (Attachment #3) includes a 2,319.37 m², one-storey employment building with a partial second storey mezzanine on the subject lands. The development will include 1,847.85 m² of employment floor space and 485.56 m² of accessory office space on the first floor and second storey mezzanine.

The Vaughan Development Planning Department must approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage, and pylon sign, 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.

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Future Site Development Application

The property has frontage on and is accessible from Milani Boulevard, located at the terminus of Milani Boulevard, which is currently designed as a temporary cul-du-sac. The road configuration was approved as part of Phase 2 of the Milani Industrial Subdivision Agreement (File 19T-90018). Future development plans are in place to extend Milani Boulevard to connect with Innovation Drive and out to Langstaff Road as part of the SRF Vaughan Property II Subdivision Agreement (File 19T-08V03). When Milani Boulevard is extended in accordance with Plan of Subdivision File 19T-08V03, the front yard of the subject lands must be reconfigured and reconstructed to facilitate the changes in accordance with the approved Plan of Subdivision. The extension of Milani Boulevard will impact the proposed front yard landscaping, driveway, and drive aisle on the subject lands. Timing on the extension of Milani Boulevard is unknown, therefore any changes that result as part of the extension of Milani Boulevard to the subject lands will 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, site grading 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 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.

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)

The subject lands are located within the MTO's Permit Control Area, therefore, an MTO Building and Land Use Permit is required to be obtained by the Owner, prior to the commencement of any works and construction on-site. The MTO requires a minimum 14 m setback for any proposed structures (above or below ground) or amenities from the future extension of Highway 427, and requires any landscaping that encroaches into the 14 m setback to be non-essential features to the overall viability of the site. The proposed building is located a minimum of 14 m from the future extension of the Highway 427 right-of-way. The Owner must satisfy all requirements of the MTO prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

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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.15.038 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 in Attachments #3 to #6, for an employment building conforms to VOP 2010, and is permitted by Zoning By-law 1-88 subject to successfully obtaining a variance from the Committee of Adjustment, 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.15.038, subject to the recommendations in this report.

Attachments

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

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
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.)

COMMITTEE OF THE WHOLE MAY 31, 2016

SITE DEVELOPMENT FILE DA.15.038

M. MONARDO

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

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.15.038 (M. Monardo) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 2,319.37 m² employment building 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;
 - v) 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.

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 implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031

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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N/A

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Conclusion

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3. Site Plan
4. Landscape Plan
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6. Pylon Sign

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

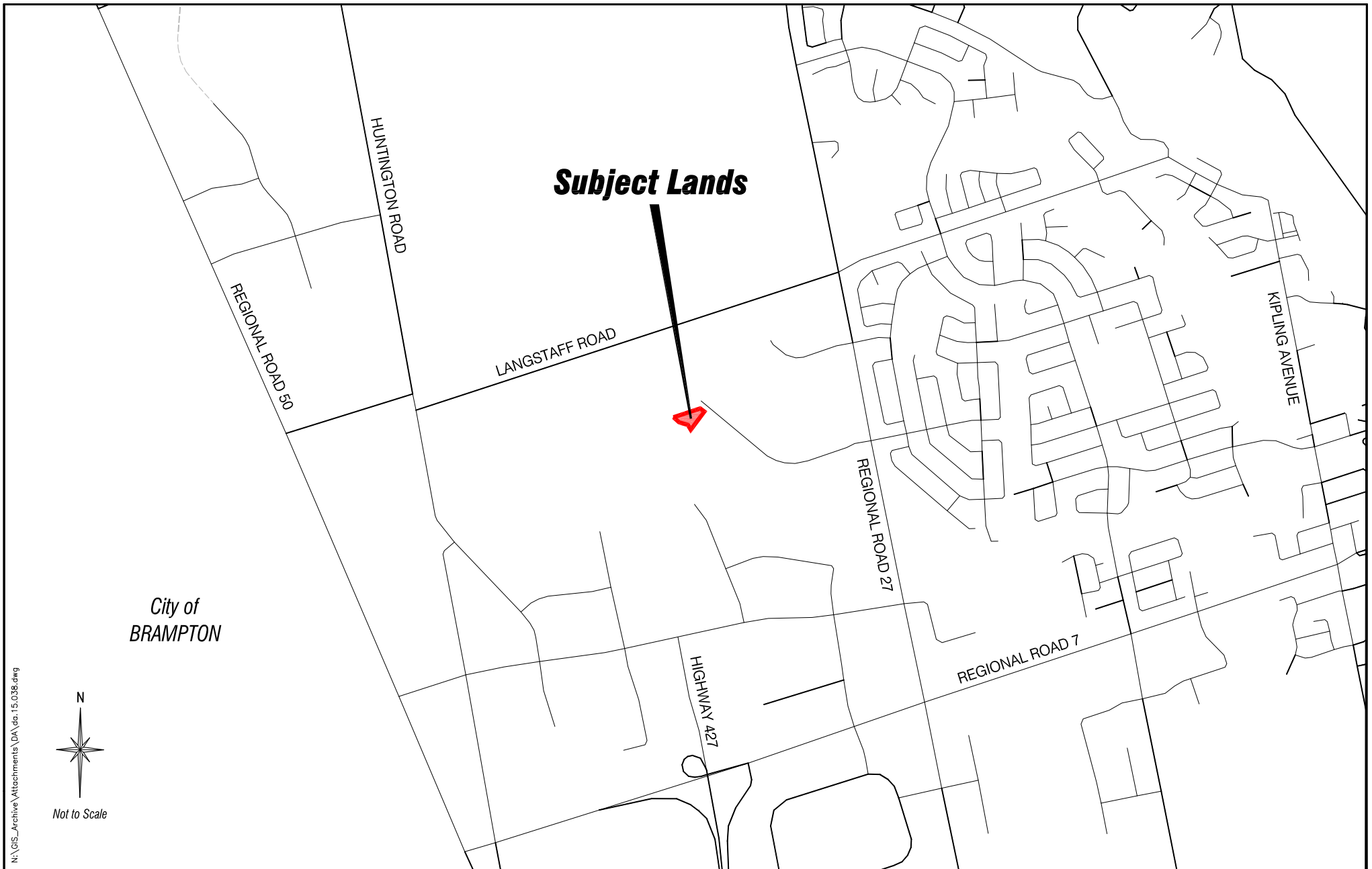
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo

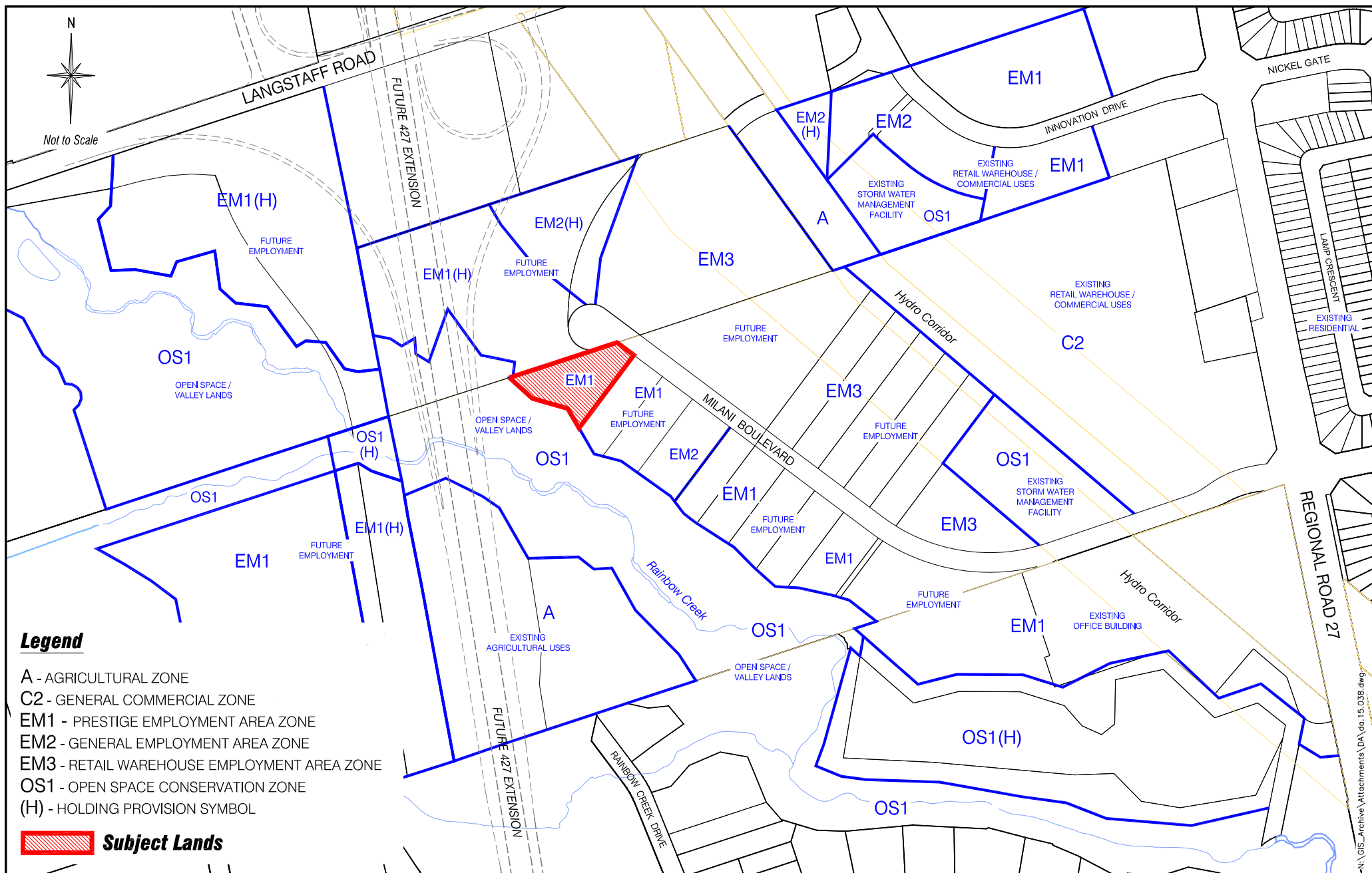


Attachment

FILE:
DA.15.038

DATE:
May 3, 2016

1



Location Map

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo

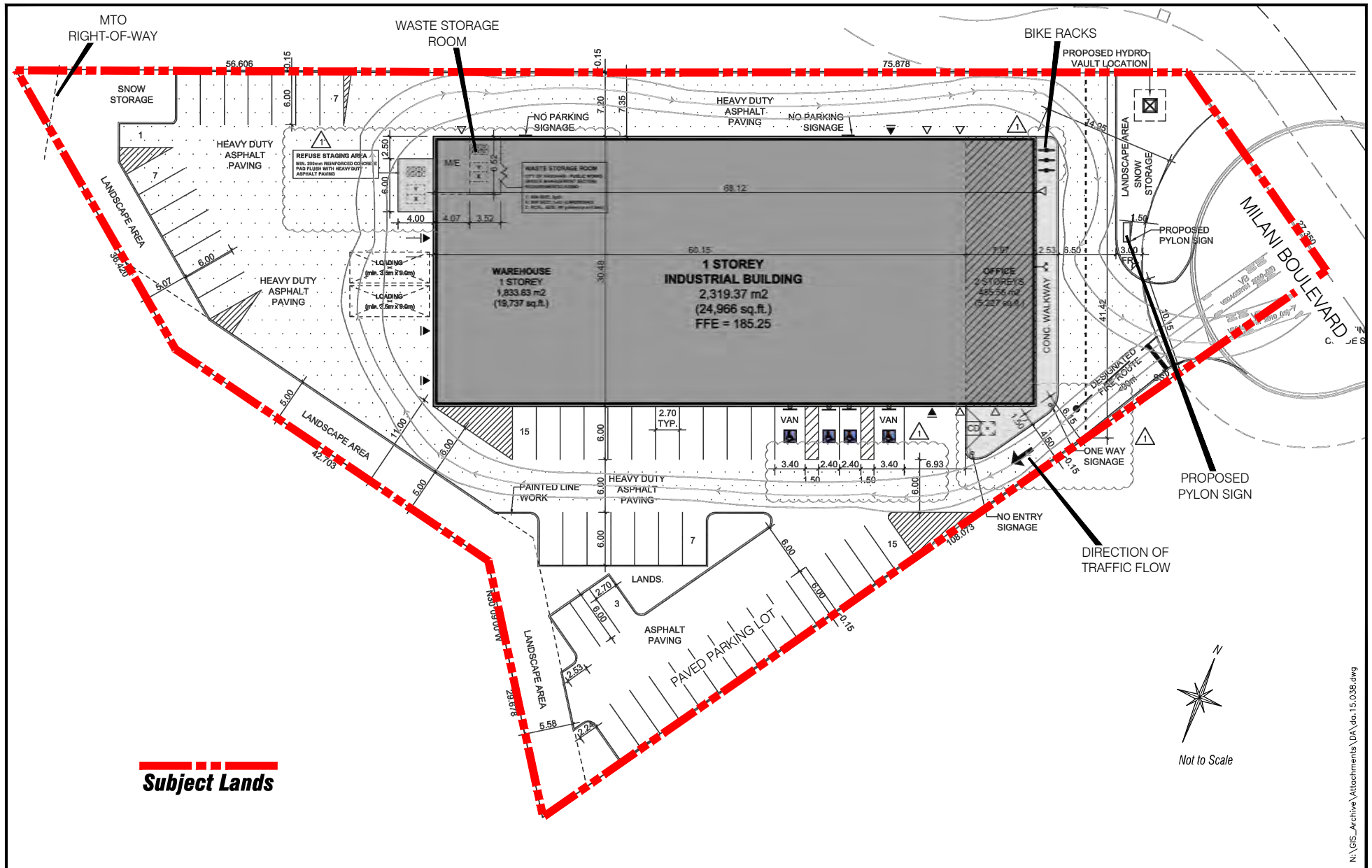


Attachment

FILE:
DA.15.038

DATE:
May 3, 2016

2



Site Plan

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo

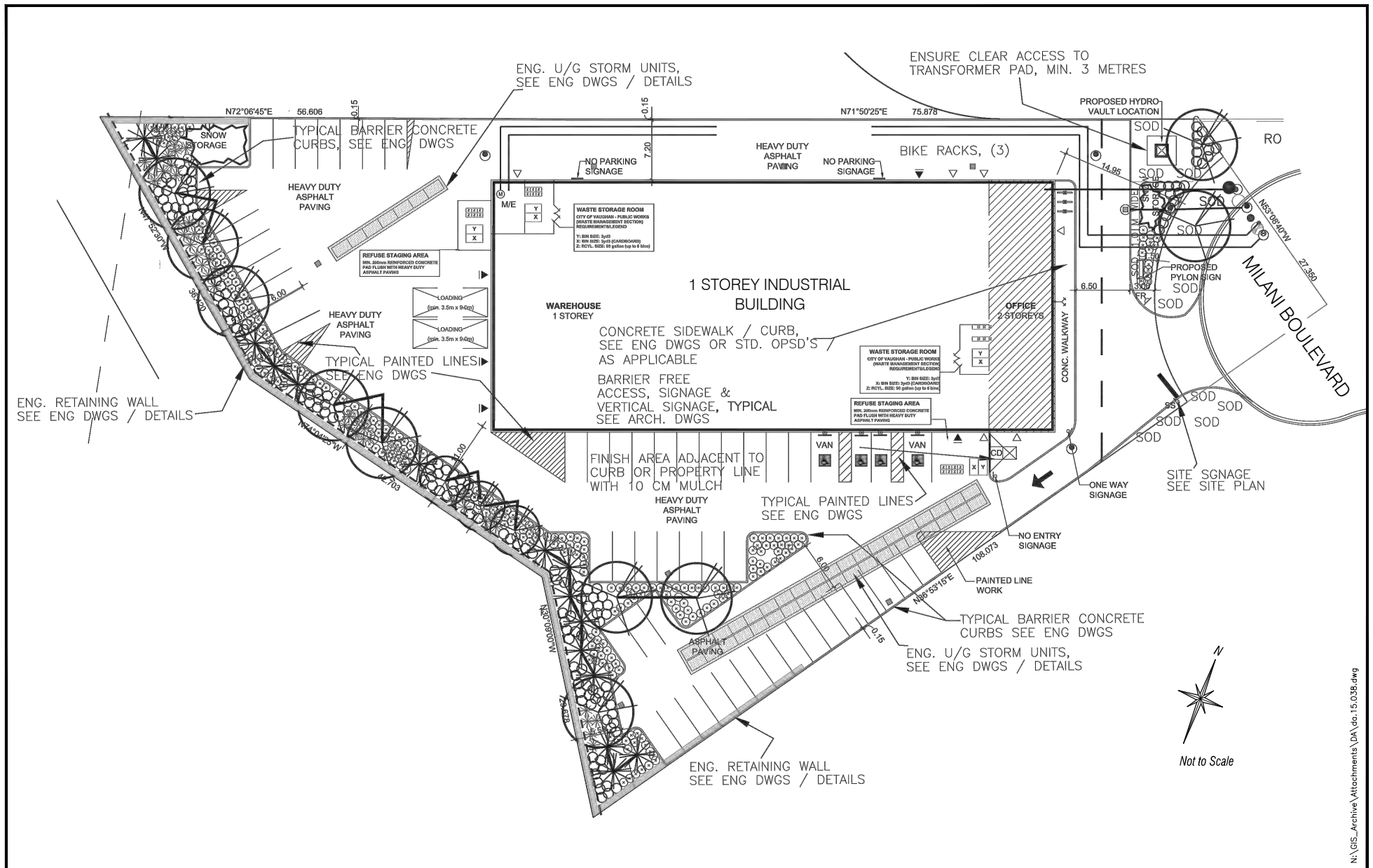


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FILE:
DA.15.038

DATE:
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3



Landscape Plan

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo

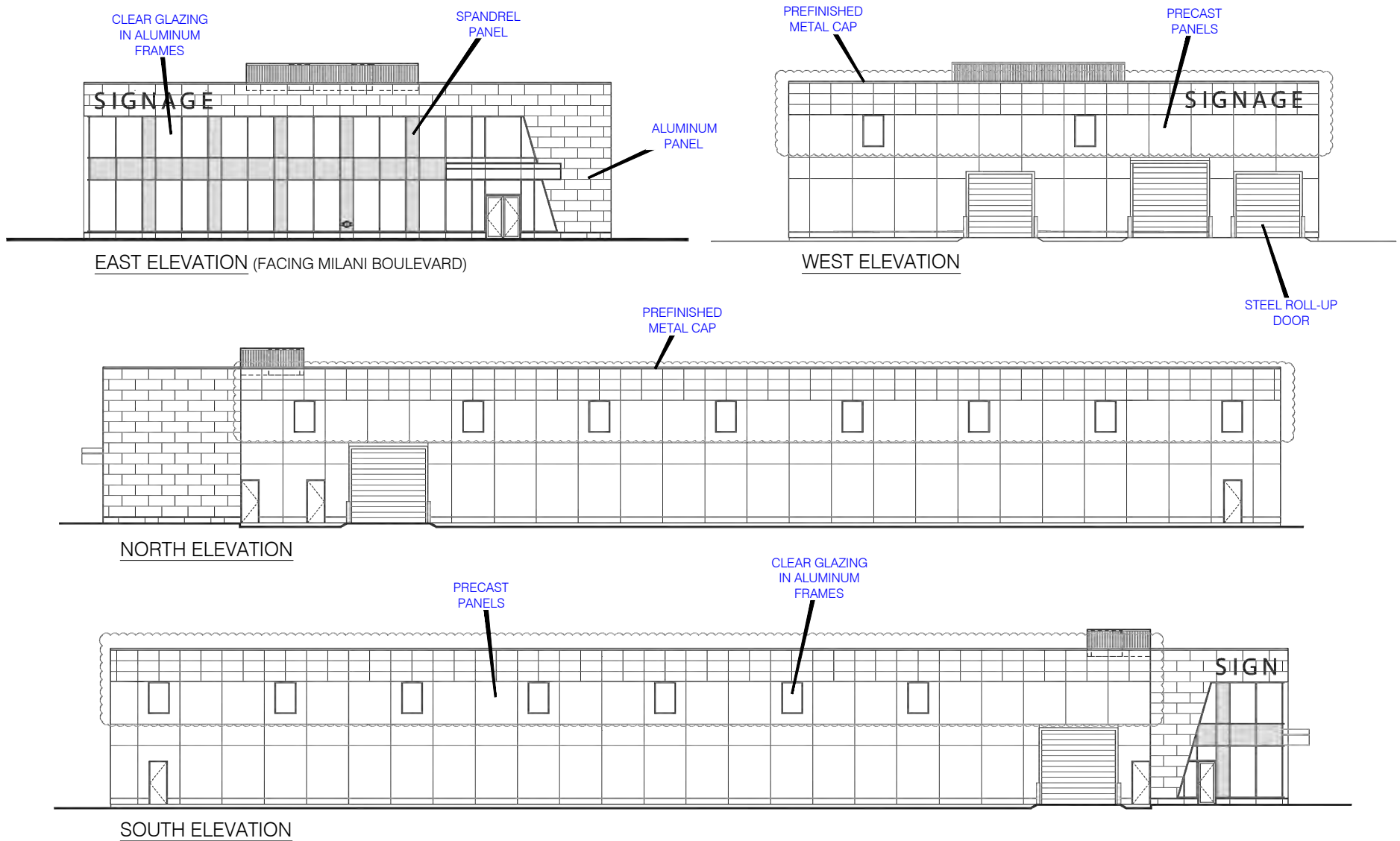


Attachment

FILE:
DA.15.038

DATE:
May 3, 2016

4



Not to Scale

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Elevation Plan

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo

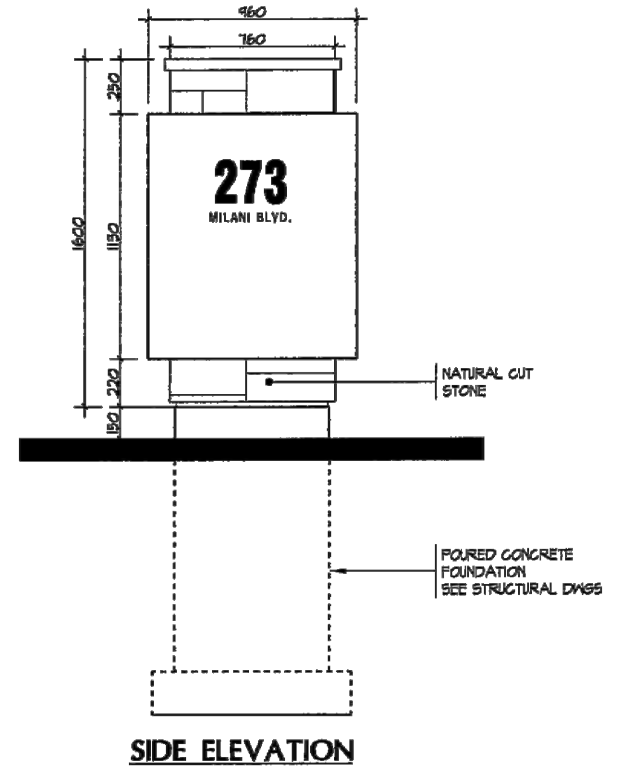
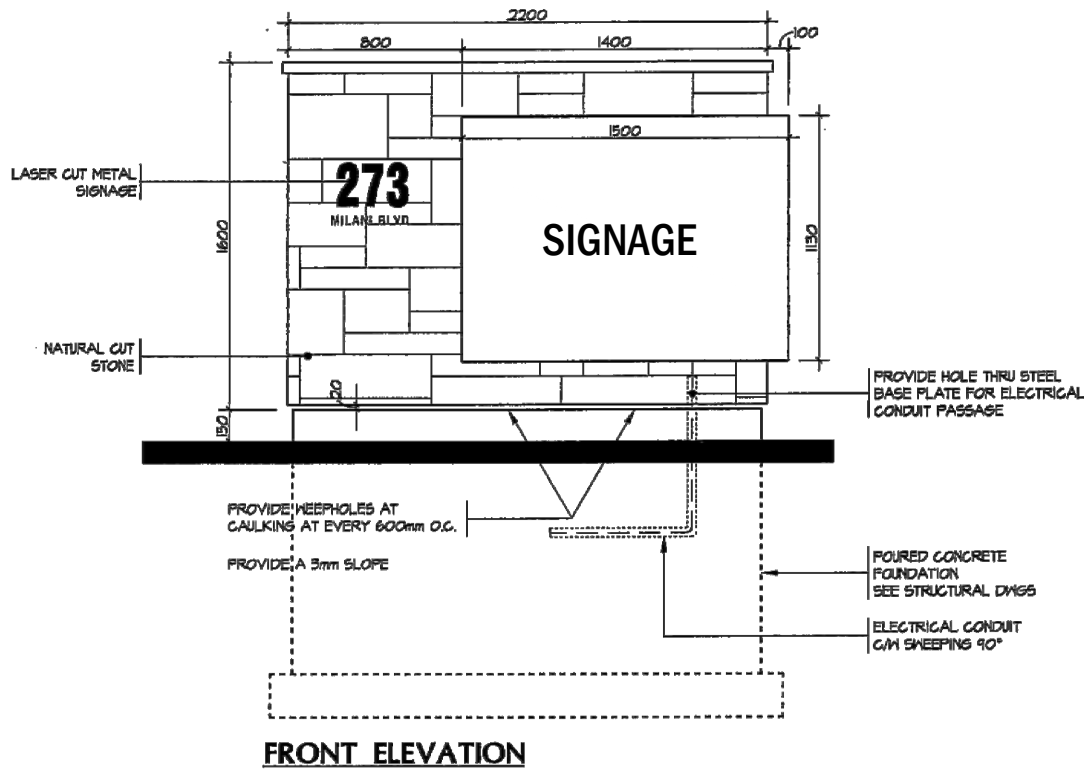


Attachment

FILE:
DA.15.038

DATE:
May 3, 2016

5



Not to Scale

Pylon Sign

LOCATION:
Part of Lot 10, Concession 9

APPLICANT:
M. Monardo



Attachment

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DA.15.038

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