

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 21, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

21 **SITE DEVELOPMENT FILE DA.16.024**
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

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.16.024 (Roybridge Holdings Limited) BE APPROVED, to permit the development of an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), in the manner shown on Attachments #3 to #5, on the property shown on Attachments #1 and #2, 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, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site circulation, parking layout, site access(es), stormwater management report, and Erosion and Sediment Control Plan;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Waste Management Division;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
 - 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;
 - b) that the Site Plan Letter of Undertaking shall include the following provisions:
 - i) The Owner shall obtain an MTO Building and Land Use Permit prior to the commencement of any on-site construction and/or works;

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- ii) Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time;
- iii) The Owner shall indicate, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements;
- iv) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Cultural Heritage Division, immediately in case of the following:
 - i. Should archaeological resources be found on the property during construction activities; and,
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

Contribution to Sustainability

The application implements the following Goal and Objective 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 goal and objective 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:

- Use of at least 50% native planting species
- Use of low water consumption material
- Provision for seating and shade

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

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Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.024 in order to develop the subject lands, shown on Attachments #1 and #2, with an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), as shown on Attachments #3 to #5 inclusive.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands, as shown on Attachments #1 and #2, with an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), as shown on Attachments #3 to #5 inclusive. A Minor Variance application to the Committee of Adjustment is required for relief from the Zoning By-law, as shown on Table 1 of this report, for a reduction in parking. The Vaughan Development Planning Department supports the approval of the proposed development and variance, as it implements the Vaughan Official Plan (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Location

The 1.22 hectare subject lands are located on the west side of Rainbow Creek Drive, City of Vaughan, as shown on Attachments #1 and #2. The site was subject to a recently approved consent application which severed the land into two parcels. The southern lot is proposed to be developed under Site Development File DA.16.010. The surrounding land uses are identified on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Employment" and "General Employment" by Vaughan Official Plan (VOP) 2010. The "Prestige Employment" and "General Employment" designations permit an employment building to be used for manufacturing and distribution purposes, and therefore, the proposal conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1134), which permits the proposed employment use building. The following minor variance is required to facilitate the proposed site development:

Table 1:

	Zoning By-law Standard	Zoning By-law 1-88 Requirements	Proposed Exception to By-law 1-88
a.	Minimum Parking Requirement (Building with greater than 3,700 sq.m GFA)	Employment Use Building (4,468.6 sq.m) @ 1.5 parking spaces per 100 m ² GFA= 68 spaces + Ancillary Office (373.6 sq.m) @ 2 parking spaces per 100 m ² GFA = 8 spaces Total = 76 spaces	Building (4,842.2 sq.m) @ 1.47 parking spaces per 100 m ² = 72 spaces

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f) Minimum Required Parking Spaces

A variance is being sought for the reduction in the number of parking spaces, from 76 parking spaces to 72 spaces, which excludes the 19 spaces located in the MTO setback. The Owner is proposing a total parking supply of 91 parking spaces, including 8 accessible parking spaces and 19 spaces that are located within the 14m and 6m MTO setbacks. Any parking spaces located within the MTO setbacks cannot be considered as a required parking space, as defined in the Zoning By-law. The Transportation Section of the DEIP Department has confirmed that the parking deficiency is less than 10% of the overall parking supply, and that a Parking Study is not required, and the variance is minor in nature.

g) Future Minor Variance Application

The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to seek relief from the provisions of Zoning By-law 1-88 respecting parking supply. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must successfully obtain the Committee's approval of the application. The Committee's decision shall be final and binding, and the Owner must satisfy all conditions of the Committee. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The Owner is proposing to develop the 1.22 hectare subject lands with an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), as shown on Attachments #3 to #5 inclusive. The site is accessed via two driveways from Rainbow Creek Drive. A total of 91 parking spaces are proposed, including 8 parking spaces within the 14m MTO setback on the west side of building, 11 parking spaces within the 6m MTO setback on the northern side of building, and 8 accessible parking spaces located around the perimeter of the building. A sidewalk is located along the northern side of the building, where the front entrances are located. The Owner has confirmed that snow will be picked up immediately and removed off-site.

The proposed building is 11.75m in height and will be constructed of precast concrete panels, full height glazed panels and aluminum curtain wall frames. There is a glazed entrance feature located on the northern elevation and intermittent glazing on the western and eastern elevations. The Owner is working with the Vaughan Development Planning Department to finalize the elevations, including upgrading the easterly facade with additional articulation facing Rainbow Creek Drive. The trees within the landscaped berm adjacent to the future highway and lower elevation of the highway compared to the site will not require additional articulation of the west facade.

The landscape plan shown on Attachment #4, consists of the use of local drought resistant and native plant material, and coniferous and deciduous trees and shrubs along the perimeter of the subject site, and will provide screening for the parking areas. The 9 m wide landscape berm adjacent to the western boundary will also provide screening to the drive aisle. Additional landscaping is to be provided within the landscape berm and the Owner is working with the Vaughan Development Planning Department to finalize the landscape plan.

The Vaughan Development Planning Department is generally satisfied with the proposed development subject to finalizing the details related to the site plan, building elevations and landscape plan, as shown on Attachments #3 to #5. Staff will continue to work with the Owner to finalize these details, including upgrading the façade treatment of the easterly elevation with additional articulation that faces Rainbow Creek Drive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan, including the

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landscape cost estimate, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

City Departments

a) Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

1. Services

The Vaughan DEIP Department has reviewed the site plan, site servicing and grading drawings, as well as the Functional Servicing and Stormwater Management Reports submitted in support of the application. The Vaughan DEIP Department will continue to work with the Owner to finalize the Site Plan and undertake minor changes to the Stormwater Management Report and Erosion and Sediment Control Plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

2. Site Access

The Owner is proposing two access points on Rainbow Creek Drive, as shown on Attachment #3. In order to ensure safe access and egress to the site, the Owner is required to work with the Transportation Section of the DEIP Department to improve the design of the proposed accesses, with the potential of aligning the northern access point, with the opposing access on Rainbow Creek Drive. A condition to this effect is included in the recommendation of this report.

b) Vaughan Environmental Services Department - Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has reviewed the application and requests the submission of a Waste Management Plan and Waste Collection Design Standards information, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

c) Vaughan Financial Planning and Development Finance Department

The Vaughan Financial Planning and Development Finance Department advises that City, York Region, York Regional District School Board and York Catholic District School Board Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

d) Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that the Owner has paid the applicable Planning Act requirement for cash-in-lieu of the dedication of parkland equivalent to 2% at the time of the Consent application (severance), and therefore, there is no additional payment required.

External Public Agencies

Ministry of Transportation (MTO)

The subject lands about the future Highway 427 extension, and are adjacent to the MTO Controlled-Access Highway Designation. Accordingly, a 14m setback is required by the MTO from the western property limit and a 6m setback from the northern property limit. The landscape berm, western drive aisle and 8 'non-essential' parking spaces are proposed to be located within

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the 14m setback and the MTO has confirmed that these uses can be located within the setback, provided that the 8 spaces are not considered to be essential parking spaces. In addition, a 6m setback from the north property line is being applied as the land to the north is also owned by the MTO. The Owner has confirmed that the 11 parking spaces located within the setback are not considered to be essential parking spaces. The Owner has applied for a minor variance to address the parking deficiency as it relates to the overall parking supply.

The Owner is required to remove all essential features including services, utilities and snow storage from the 14m and 6m setbacks. In addition, as the subject lands are located within MTO's Permit Control Area, an MTO Building and Land Use Permit is required, prior to the commencement of any construction and/works on the site. A condition to this effect is included in the recommendation of this report.

Bell Canada

The application has been reviewed by Bell Canada. Bell Canada has a condition included in the recommendation section of the report that requests that the Owner grant any easements to Bell Canada that may be required for communication/telecommunication infrastructure.

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

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

- i) Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the site development application and have no comments.

Conclusion

Site Development File DA.16.024 has been reviewed in consideration of Vaughan Official Plan 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land uses and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development 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. Site Plan
4. Landscape Plan
5. Elevation Plan

Report prepared by:

Kathryn Moore, Planner, ext. 8813
Clement Messere, Senior Planner, ext. 8409

(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 JUNE 21, 2016

**SITE DEVELOPMENT FILE DA.16.024
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE**

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.16.024 (Roybridge Holdings Limited) BE APPROVED, to permit the development of an employment use building comprising two units with a GFA of 2,260.5 sq.m (Unit 1) and 2,581.7 sq.m (Unit 2), in the manner shown on Attachments #3 to #5, on the property shown on Attachments #1 and #2, subject to the following conditions:
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 - b) that the Site Plan Letter of Undertaking shall include the following provisions:
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facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements;

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 - i. Should archaeological resources be found on the property during construction activities; and,
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- 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 goal and objective 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:

- Use of at least 50% native planting species
- Use of low water consumption material
- Provision for seating and shade

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

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Location

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The subject lands are designated "Prestige Employment" and "General Employment" by Vaughan Official Plan (VOP) 2010. The "Prestige Employment" and "General Employment" designations permit an employment building to be used for manufacturing and distribution purposes, and therefore, the proposal conforms to the Official Plan.

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b) Future Minor Variance Application

The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to seek relief from the provisions of Zoning By-law 1-88 respecting parking supply. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must successfully obtain the Committee's approval of the application. The Committee's decision shall be final and binding, and the Owner must satisfy all conditions of the Committee. A condition to this effect is included in the recommendation of this report.

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The proposed building is 11.75m in height and will be constructed of precast concrete panels, full height glazed panels and aluminum curtain wall frames. There is a glazed entrance feature located on the northern elevation and intermittent glazing on the western and eastern elevations. The Owner is working with the Vaughan Development Planning Department to finalize the elevations, including upgrading the easterly facade with additional articulation facing Rainbow Creek Drive. The trees within the landscaped berm adjacent to the future highway and lower elevation of the highway compared to the site will not require additional articulation of the west facade.

The landscape plan shown on Attachment #4, consists of the use of local drought resistant and native plant material, and coniferous and deciduous trees and shrubs along the perimeter of the subject site, and will provide screening for the parking areas. The 9 m wide landscape berm adjacent to the western boundary will also provide screening to the drive aisle. Additional landscaping is to be provided within the landscape berm and the Owner is working with the Vaughan Development Planning Department to finalize the landscape plan.

The Vaughan Development Planning Department is generally satisfied with the proposed development subject to finalizing the details related to the site plan, building elevations and landscape plan, as shown on Attachments #3 to #5. Staff will continue to work with the Owner to finalize these details, including upgrading the façade treatment of the easterly elevation with additional articulation that faces Rainbow Creek Drive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan, including the landscape cost estimate, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

City Departments

a) Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

1. Services

The Vaughan DEIP Department has reviewed the site plan, site servicing and grading drawings, as well as the Functional Servicing and Stormwater Management Reports submitted in support of the application. The Vaughan DEIP Department will continue to work with the Owner to finalize the Site Plan and undertake minor changes to the Stormwater Management Report and Erosion and Sediment Control Plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

2. Site Access

The Owner is proposing two access points on Rainbow Creek Drive, as shown on Attachment #3. In order to ensure safe access and egress to the site, the Owner is required to work with the Transportation Section of the DEIP Department to improve the design of the proposed accesses, with the potential of aligning the northern access point, with the opposing access on Rainbow Creek Drive. A condition to this effect is included in the recommendation of this report.

b) Vaughan Environmental Services Department - Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has reviewed the application and requests the submission of a Waste Management Plan and Waste Collection Design Standards information, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

c) Vaughan Financial Planning and Development Finance Department

The Vaughan Financial Planning and Development Finance Department advises that City, York Region, York Regional District School Board and York Catholic District School Board Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

d) Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that the Owner has paid the applicable Planning Act requirement for cash-in-lieu of the dedication of parkland equivalent to 2% at the time of the Consent application (severance), and therefore, there is no additional payment required.

External Public Agencies

Ministry of Transportation (MTO)

The subject lands abut the future Highway 427 extension, and are adjacent to the MTO Controlled-Access Highway Designation. Accordingly, a 14m setback is required by the MTO from the western property limit and a 6m setback from the northern property limit. The landscape berm, western drive aisle and 8 'non-essential' parking spaces are proposed to be located within the 14m setback and the MTO has confirmed that these uses can be located within the setback, provided that the 8 spaces are not considered to be essential parking spaces. In addition, a 6m setback from the north property line is being applied as the land to the north is also owned by the

MTO. The Owner has confirmed that the 11 parking spaces located within the setback are not considered to essential parking spaces. The Owner has applied for a minor variance to address the parking deficiency as it relates to the overall parking supply.

The Owner is required to remove all essential features including services, utilities and snow storage from the 14m and 6m setbacks. In addition, as the subject lands are located within MTO's Permit Control Area, an MTO Building and Land Use Permit is required, prior to the commencement of any construction and/works on the site. A condition to this effect is included in the recommendation of this report.

Bell Canada

The application has been reviewed by Bell Canada. Bell Canada has a condition included in the recommendation section of the report that requests that the Owner grant any easements to Bell Canada that may be required for communication/telecommunication infrastructure.

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

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

- i) Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the site development application and have no comments.

Conclusion

Site Development File DA.16.024 has been reviewed in consideration of Vaughan Official Plan 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land uses and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development 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. Site Plan
4. Landscape Plan
5. Elevation Plan

Report prepared by:

Kathryn Moore, Planner, ext. 8813
Clement Messere, Senior Planner, ext. 8409

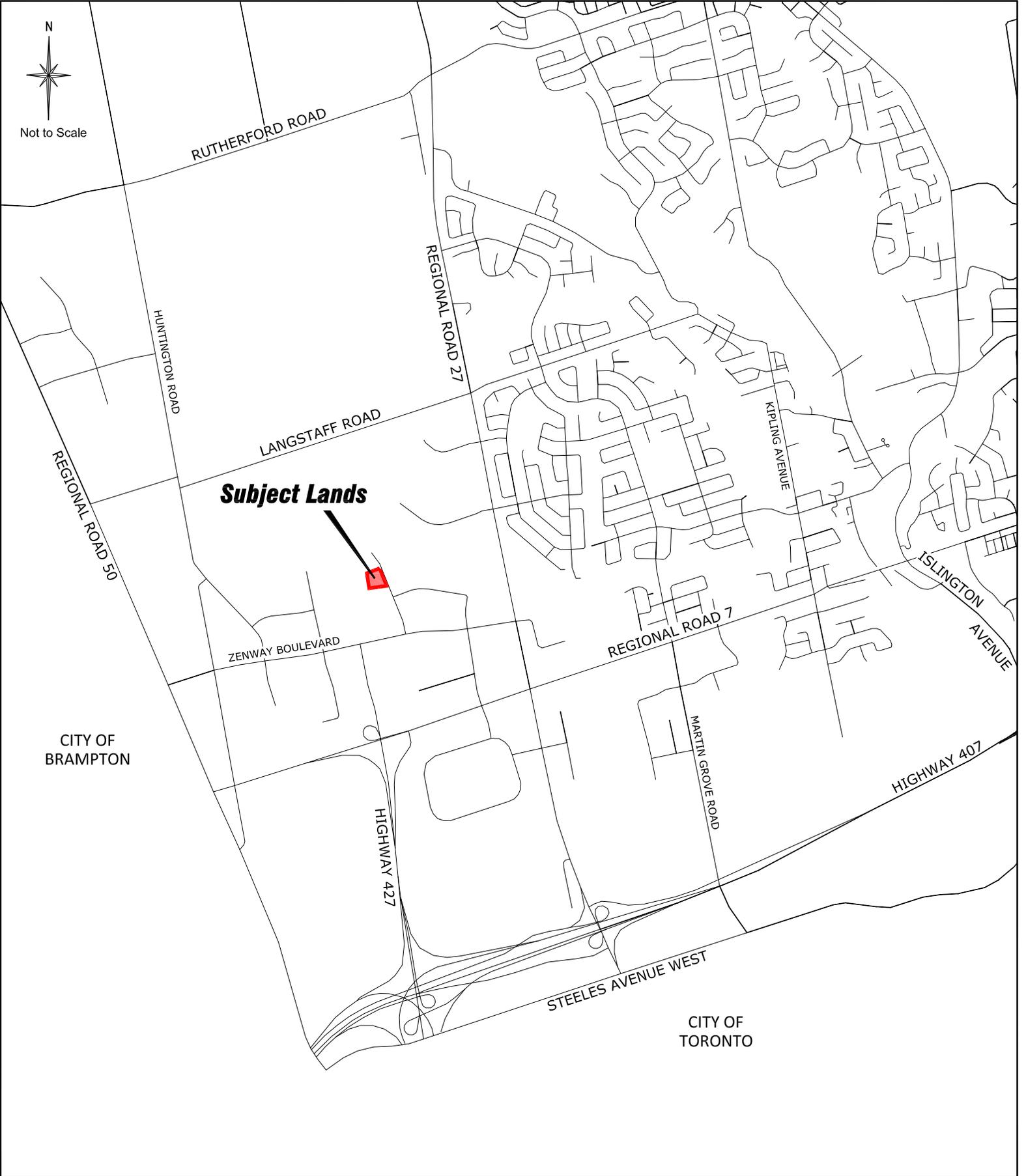
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

GRANT UYEVAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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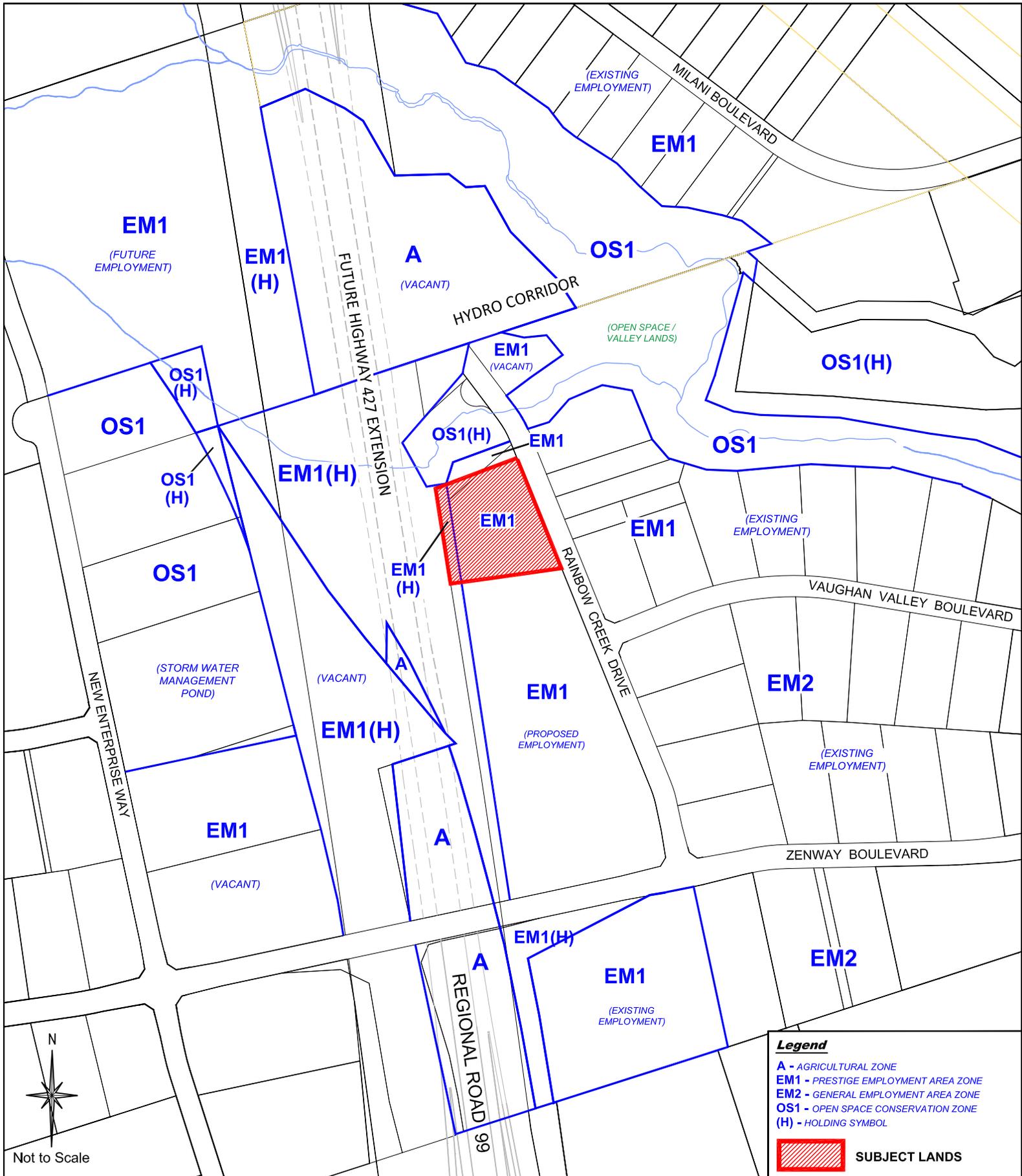


Attachment

FILE:
DA.16.024

DATE:
April 7, 2016

1



Location Map

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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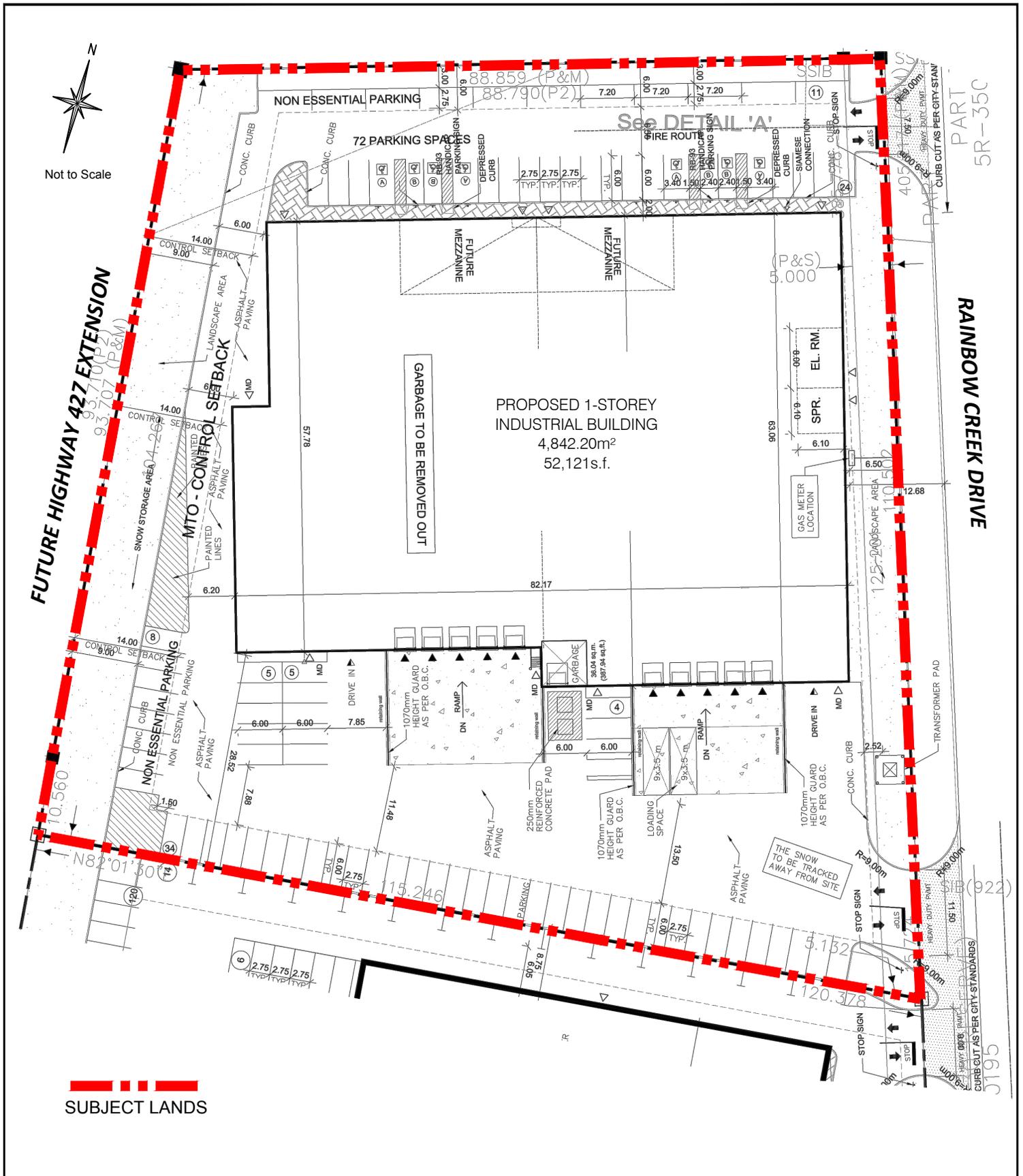


Attachment

FILE:
DA.16.024

DATE:
April 7, 2016

2



Preliminary Site Plan

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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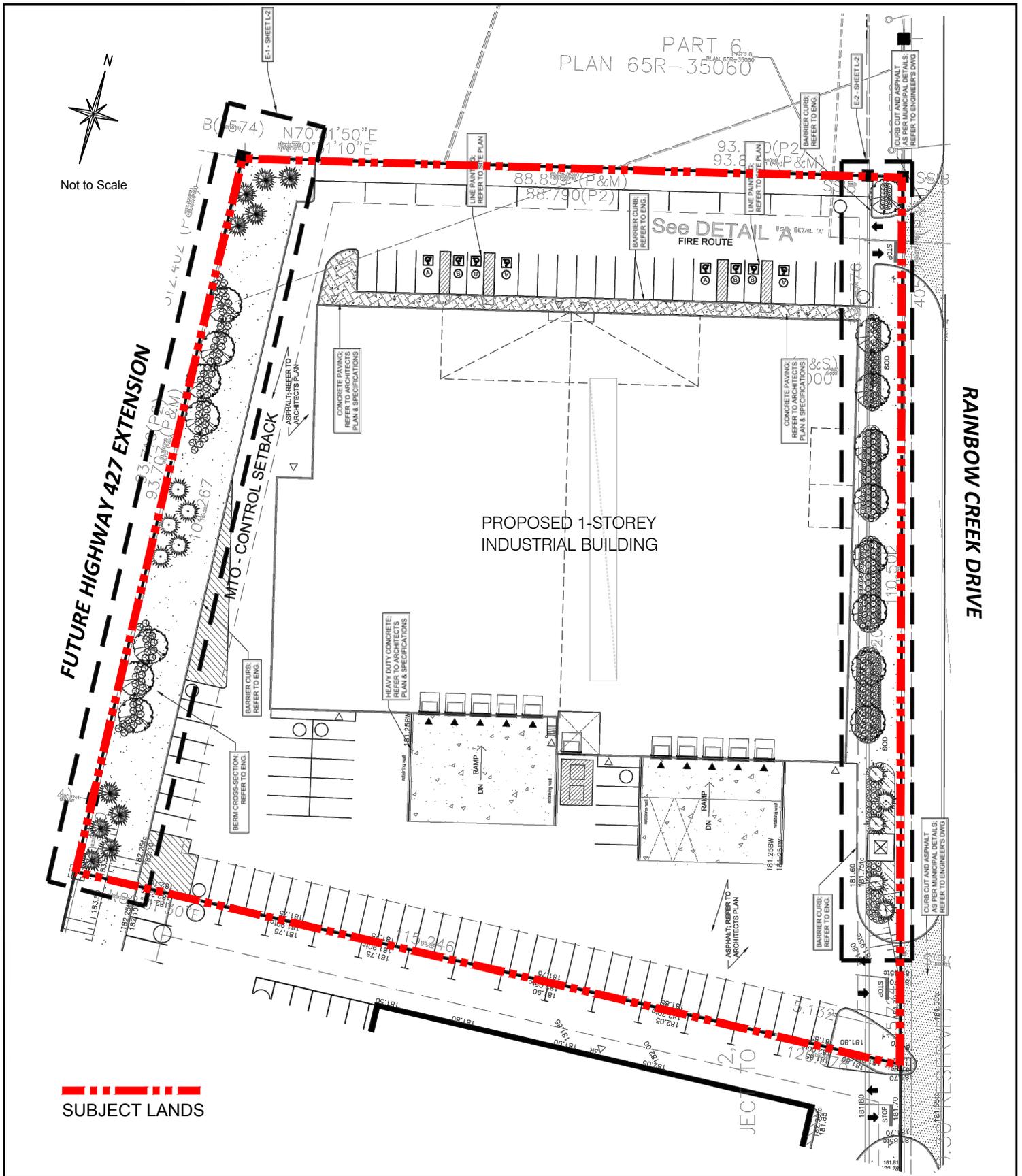


Attachment

FILE:
DA.16.024

DATE:
May 20, 2016

3



Landscape Plan

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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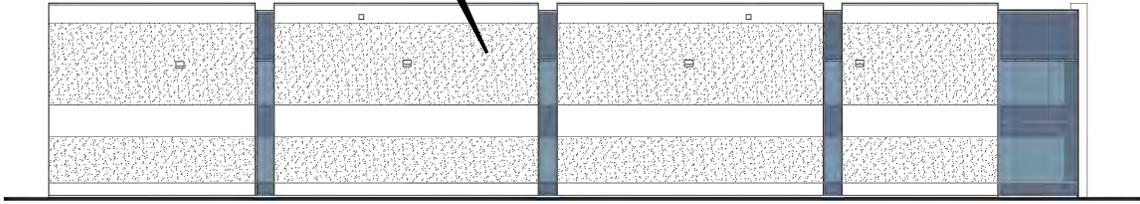
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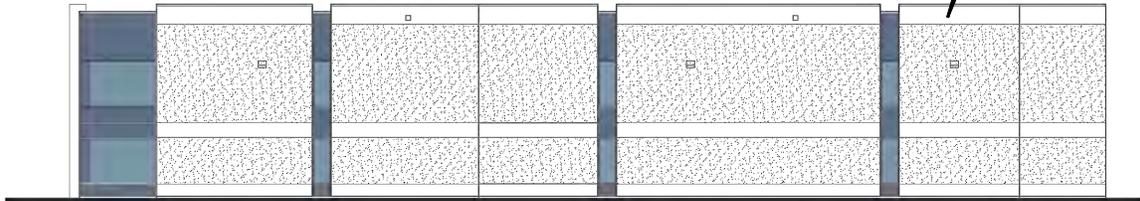
4

PRECAST PANEL



EAST ELEVATION - FACING RAINBOW CREEK DRIVE

CONCRETE PANEL

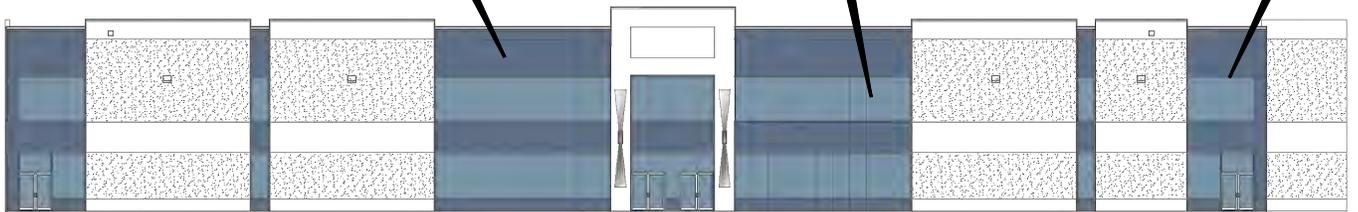


WEST ELEVATION - FACING FUTURE HIGHWAY 400 EXTENSION

SPANDREL GLASS

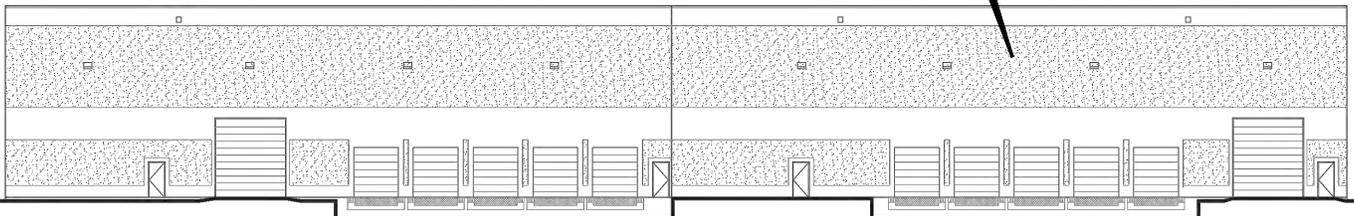
VISION GLASS

ALUMINUM METAL PANEL



NORTH ELEVATION - FRONT ENTRANCE

PRECAST PANEL



SOUTH ELEVATION

Not to Scale

Elevation Plan

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

N:\GIS_Archive\Attachments\DA\da.16.024.dwg



Attachment

FILE:
DA.16.024

DATE:
April 7, 2016

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