

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

***By approving:***

*Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of a corporation with an interest in the neighbouring property to this site development application, and did not take part in the discussion or vote on the matter.*

**The Committee of the Whole recommends:**

- ## Recommendation

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By approving that consideration of this matter be deferred to the Committee of the Whole meeting of September 2, 2014 to allow Planning and Engineering staff to respond to the questions and concerns raised by the West Woodbridge Homeowners Association and that the concerns be addressed when the report is brought forward; and

By receiving the following Communications:

- C15. Mr. Nick Pinto, The West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge, dated June 20, 2014; and
- C29. Ms. Courtney Lehman, Scannell Properties, East 96th Street, Indianapolis (USA), dated June 23, 2014.

Committee of the Whole recommendation of June 17, 2014:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014, to allow further consultation between the applicant and the community, to be facilitated by the Commissioner of Planning;
- 2) That the following deputations be received:
  - 1. Mr. Roy Mason, KLM Planning Partners, Jardin Drive, Concord;
  - 2. Mr. Tony Miele, DiPoce Management, Sunpac Boulevard, Brampton;
  - 3. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
  - 4. Mr. Santo Vattere, 233 Andy Crescent, Woodbridge;
  - 5. Mr. Jay Branton, 238 Andy Crescent, Woodbridge; and
  - 6. Ms. Mary Bowers, Royal Park Way, Woodbridge;
- 3) That Communication C7 from Ms. Alice Lam, Dolores Crescent, Woodbridge, dated June 14, 2014, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

Report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

**Recommendation**

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

- 1. THAT Zoning By-law Amendment File Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone, to implement the proposed employment development shown on Attachments #3 to #9; and,
  - b) permit the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Site Development File DA.14.021 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to permit the development of a warehouse and distribution facility to be used by Fed-Ex, as shown on Attachments #3 to #9, subject to the following conditions:

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- a) that prior to the execution of the Site Plan Letter of Undertaking:
- i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
  - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, storm water management report, functional servicing report, noise report, parking, traffic impact assessment, and on-site circulation;
  - iii. the owner shall enter into a Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary road and infrastructure improvements to the satisfaction of the City;
  - iv. the owner shall submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry, and include all documentation relied upon for the filing along with the Ministry of the Environment (MOE) acknowledgment letter;
  - v. the owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
  - vi. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
  - vii. the owner shall satisfy all requirements of Canadian Pacific Railway (CPR); and,
  - viii. the owner shall satisfy all requirements of York Region.

#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

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
- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

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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- outdoor lighting will be designed for safety and comfort and will conform to the City requirements
- implement an erosion and sediments control plan
- recycled concrete materials will be used for the stone base in the parking lot pavement construction
- bicycle racks will be provided on-site to promote an alternative mode of transportation
- implement plumbing fixtures that reduce water requirements
- roofing materials that have a Solar Reflectance Index (typically referred to as white roof)
- low emitting adhesives, sealants, paints and coatings
- provide an easily accessible area for the collection and storage of recyclables
- landscape materials that minimize water usage

#### **Economic Impact**

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

#### **Communications Plan**

On April 4, 2014, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the West Woodbridge Homeowners' Association and the Kleinberg & Area Ratepayers' Association, in accordance with the requirements of the Planning Act. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. On June 6, 2014, a notice of this Committee of the Whole Meeting was mailed to the West Woodbridge Homeowners' Association on behalf of those individuals who signed a petition expressing concern with the proposal, those individuals that appeared at the Public Hearing and/or submitted written correspondence respecting the applications.

Deputations and/or written submission were received from the following:

- Mr. Roy Mason, Vice President, KLM Planning Partners Inc., on behalf of the owner
- Mr. Courtney Lehman, Scannell Properties, Indianapolis, USA, on behalf of FedEx
- Mr. Nick Pinto, President, West Woodbridge Homeowners Association
- Mr. Adriano Volpentesta, America Avenue, Woodbridge
- Ms. Carina Perillo, Andy Crescent, Woodbridge
- Ms. Marisa LaCaria, Lanterna Crescent, Woodbridge, and written communication dated April 28, 2014
- Mr. Jay Branton, Andy Crescent, Woodbridge
- Mr. Frank Fillipilli, Iona Crescent, Woodbridge
- Mr. Santo Vutere, Andy Crescent, Woodbridge
- Mr. Claudio Brutto, President, Brutto Consulting, and written communication dated April 29, 2014
- Ms. Kathlien Tozzi, and written communication dated April 24, 2014
- Petition, dated April 29, 2014
- Carmen Cancelliere, Sanremo Court, Woodbridge, and written communication dated April 29, 2014
- Mr. Richard Borg, and written communication dated May 3, 2014.

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 29, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 6, 2014. A motion was also approved that the three

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Regional Councillors arrange a community meeting with the owner and representatives of the local community selected from some of those individuals who made deputations at the April 29, 2014, Public Hearing, along with the participation from the Vaughan Planning Department, to address and resolve the issues raised.

Generally summarized, the concerns expressed by deputants at the April 29, 2014, Public Hearing and in written submissions related to the impact of the proposed distribution centre including: noise; traffic volume on Regional Road 27; traffic infiltration along Martin Grove Road; lighting onto the residential area; pollution concerns, including the use of diesel vehicles and a fuel station on the site; and inadequate notification of the applications.

On May 8, 2014, a community meeting was held at Vaughan City Hall with the Mayor and the three Regional Councillors, Executive Director from the City Manager's Office, staff from the City Departments of Planning, Parks Development, and Development/Transportation Engineering, representatives from the owner and Fed-Ex, the West Woodbridge Homeowner's Association and residents in the area.

Representatives from FedEx and the owner provided a presentation and answered questions related to the concerns raised and proposed mitigation measures (noise, traffic volume on Regional Road 27, traffic infiltration along Martin Grove Road, lighting onto the residential area; pollution concerns, including the use of diesel vehicles and a fuel station on the site). Subsequent to the May 8, 2014 meeting, FedEx provided representatives from the WWHA with additional information. These issues are discussed in greater detail throughout the report. As a general summary, the building has been designed to be significantly setback from Regional Road 27 with significant landscaping including berming to abut Regional Road 27. The traffic, noise and air impact volumes/measures associated with the distribution centre are within Provincial standards. Further, FedEx is committed to adhere to City's standards for illumination and have its on-site management available on a go forward basis for continuous dialogue with the community.

#### **Purpose**

To seek approval from the Committee of the Whole on the following applications:

1. 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, together with the site-specific zoning exceptions identified in Table 1 of this report to permit the employment development shown on Attachments #3 to #9.
2. Site Development File DA.14.021 to permit the development of a 38,042 m<sup>2</sup> distribution centre for Fed-Ex with accessory buildings (total 1,055.4 m<sup>2</sup>), and trailer and tractor parking spaces as shown on Attachments #3 to #9.

#### **Background - Analysis and Options**

##### **Location**

The subject lands consist of four properties 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.

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##### Planning Considerations

##### Provincial Policy Statement (PPS)

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs. The proposed development conforms to the goals and objectives and policies of the PPS.

##### Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage providing an appropriate mix of uses including industrial uses to meet long term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activity. The proposed development achieves the goals of the Growth Plan.

##### York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Section 7.2 - Goods Movement, of the Regional Official Plan, recognizes that safe and efficient goods movement is an important component of an economic strategy. Policies within the York Region Official Plan encourage the location of activities that requires heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges and Regional streets. The proposed applications will facilitate a distribution warehouse that conforms to the York Region Official Plan.

##### City of Vaughan Official Plan

In 2002, Official Plan Amendment No. 600 designated lands east of Highway 50 and west of the Woodbridge and Kleinburg-Nashville communities for Employment Uses subject to an Employment Secondary Plan Study. The West Vaughan Employment Area (WVEA) Secondary Plan, forming Part of Volume 2 of Vaughan Official Plan 2010, was adopted by the City of Vaughan on September 7, 2010, as amended, and approved in an oral decision of the Ontario Municipal Board on February 12, 2014. The Ontario Municipal Board issued a written Decision Order approving the WVEA Plan on June 4, 2014.

##### City of Vaughan Official Plan 2010

The subject lands are designated "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.

##### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre and accessory uses. Therefore, a Zoning By-law Amendment is required to:

- i. rezone the subject lands from A Agricultural Zone as shown on Attachment #2 to EM1 Prestige Employment Area Zone; and,

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- ii. permit the following site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #9:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone</b>
a.	Minimum Required Parking for a Distribution Centre	Distribution Centre - 36,185.05m <sup>2</sup> @ 1.5 parking spaces per 100 m <sup>2</sup> of Gross Floor Area (GFA) (including 1,055 m <sup>2</sup> for accessory buildings) = 543 spaces + Office Use: 2,911.13 m <sup>2</sup> @ 2 spaces/100m <sup>2</sup> of GFA = 59 spaces  Total Required Parking = 602 parking spaces	Provide a total of 538 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 Regional Road 27 and Future Street "B"
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 Fuel Station, Maintenance Building and Gateway Building	Not Permitted in an EM1 Zone	Permit an accessory fuel station, maintenance building, and gateway building 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")	5.4 m to 7.5 m	5.4 m to 15 m
f.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	Ranges from 6 m to 55 m

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The subject lands are located in a designated employment area (WVEA) in the vicinity of Regional Road 27 and the future extension of Highway 427 that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. VOP 2010 permits a Distribution Centre on the subject lands. In this instance, the land area used for the placing and parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of goods to and from the distribution warehouse and the fuel station are considered incidental to the primary distribution centre use. A landscape plan designed to recognize the prestige nature of this employment area is proposed. The landscape plan incorporates berming and landscaping to screen the proposed outside storage area and loading spaces, and has been deemed acceptable to the Vaughan Planning Department. The proposed zoning exception to permit the parking of trucks and trailers is considered appropriate taking into account the proposed site plan and associated mitigation measures and the surrounding land use context.

With respect to the proposed zoning amendments related to the driveway widths, the plan responds to the unique nature of the proposed facility, which requires the efficient on-site movement of truck traffic. The plan has been reviewed by the Vaughan Development/Transportation Engineering Department and has been determined to be acceptable. With respect to the reduced parking standard, the proposed parking supply is sufficient for the development's specific requirements. The proposed parking reduction has been reviewed and approved by the Vaughan Development/Transportation Engineering Department. The proposed zoning exceptions would facilitate a development that is compatible with the planned employment area and the surrounding lands. In addition, Vaughan Council adopted VOP 2010 in September of 2010, which was substantially approved by the Ontario Municipal Board on February 3, 2014. To date, the current regulations and standards in Zoning By-law 1-88 have not been updated to implement and conform with VOP 2010. In consideration of the above, the Vaughan Planning Department can support the proposed rezoning and site-specific zoning exceptions for the subject lands.

#### Site Plan Review

The proposed site plan is shown on Attachment #3. The vacant 24.32 ha site is proposed to be developed with a Distribution Centre (Building 'A' - 38,041.92 m<sup>2</sup>); a Gateway (Building 'B' - 330.42 m<sup>2</sup>); a Maintenance building (Building 'C' - 716.41 m<sup>2</sup>); a Gatehouse (Building 'D' - 7.43m<sup>2</sup>); a fuel station; 550 parking spaces; 117 loading docks; 412 trailer spaces; 132 Tractor Spaces; and, 120 dolly spaces as shown on Attachments #3 to #9.

The proposed building elevations for the distribution centre are shown on Attachment #5 and consists of metal and pre-cast panels, vision-glazed windows and aluminum canopies. The elevations for the accessory buildings are shown on Attachments #6 to #9. The landscape plan shown on Attachment #4 illustrates a landscape buffer strip abutting Regional Road 27 ranging in width from 25 m to 90 m that far exceeds the City's standard of 9 m. The proposed landscape buffer consists of coniferous and deciduous trees and shrubs along the perimeter of the site with berming to reduce visual impact from the street.

The Vaughan Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan. Prior to the execution of the Site Plan Agreement, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

#### Services

The owner has submitted a functional servicing plan, a traffic impact study, a storm water management report, noise report, illumination/photometric plans, and site servicing and grading plans as well as other engineering plans, of which the final documents must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Agreement.

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On an interim basis, the FedEx Ground Warehouse lands will outlet to an existing 200mm diameter sanitary sewer on Martin Grove Road. The Applicant's Consultant will be undertaking a flow monitoring program to identify actual existing flows in the Martin Grove Sanitary Sewers to confirm existing sewer capacity. The ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer to be located on Regional Road 27 which is expected to be in operation by 2018. The owner will be required to pay its proportionate share of any downstream improvements and costs associated with the construction of the trunk sewer when the works are determined by the City. It is not anticipated that the sanitary connections to the remaining parcels within the Block 59 NE Quadrant will be required prior to the construction of the Regional Sanitary Trunk Sewer on Regional Road 27. The interim option to service the FedEx Development parcel is acceptable subject to the City's acceptance of the flow monitoring results. All costs associated with the interim servicing solution shall be at the Developer's (Block 59) expense.

A condition to this effect is included in the recommendation of this report. A condition is also included requiring the owner to enter into an Engineering Development Agreement to provide for the necessary municipal services for the proposed development, prior to the execution of the Site Plan Agreement.

#### Traffic

The Vaughan Development Transportation Engineering Department has reviewed the traffic study submitted in support of the application and has advised that the proposed development is expected to generate a total of 159 AM and 220 PM peak hour trips. The review indicates that the development will not add significant delay or congestion to the roadway network and that no additional improvements will be required in the local road network as a result of the proposed development.

The results of the Level of Service (LOS) analysis indicate that new intersections at Regional Road 27 and Street "A"/Martin Grove Road will operate at an acceptable LOS and all individual turning movements will be operating at an acceptable LOS. As previously noted, the final traffic impact study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

In addition, the owner is required to contribute its share to the infrastructure costs generated by this development.

#### Environmental

The City has reviewed the respective Phase One Environmental Site Assessment (ESA) Reports for each of the 4 individual properties that comprise the subject lands. Two of the properties required a Phase 2 ESA report to be undertaken and the City has accepted the findings of these reports. However, given that remediation was required and undertaken for the property at 8980 Regional Road 27, a condition of the future site plan agreement will require the owner to submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry covering the remediated lands, and includes all documentation relied upon for the filing along with the MOE acknowledgment letter. A condition to this effect is included in the recommendation of this report.

#### Engineering Development Agreement

The proposed 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. Road "A" is proposed to extend between Regional Road 27 and Huntington Road as illustrated on Attachment #10 and is subject to a Class EA, which is currently underway. The public road allowances will be defined by way of a Reference Plan(s) and conveyed to the

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City through the terms of a Development Agreement with DiPoce Management Limited. The owner will be required to enter into an Engineering Development Agreement with the City of Vaughan to provide for the necessary new roads (Street “A” and Street “B”) and municipal infrastructure (storm and sanitary sewers, watermain and stormwater management pond) to the satisfaction of the City, if the applications are approved.

The owner has submitted the required information and plans in this regard which is being reviewed by the City of Vaughan and external public agencies. The owner is required to enter into an agreement with the City of Vaughan and to convey the public roads as identified on Attachment #3 to the City of Vaughan prior to the execution of the Site Plan Agreement. A condition of approval is included to this effect in the recommendation of this report.

#### Air Impact Study

Pinchin Environmental Ltd. was retained by the owner to evaluate the impact of air contaminants released from a proposed distribution centre.

There are three main contaminant sources at the proposed distribution centre: trucks; natural gas-fired heating and ventilating equipment (HVAC); and an emergency generator. Emissions from stationary HVAC equipment, emergency generator and on-site truck traffic were reviewed. The off-property impact was assessed using a Ministry of the Environment (MOE) approved atmospheric dispersion model. Results show that the highest off-property impact of contaminants emitted from equipment and trucks is identified along the south east property line of the distribution centre, however, the predicted impact of contaminants is well below the MOE's provincially regulated limits.

For the purpose of assessing a worst case scenario, it was assumed that all emission sources were operating simultaneously, which is an over assumption. In addition, it was assumed that all on-site trucks were operating simultaneously in the southeast corner of the distribution centre, closest to the residential receptors. In the Province of Ontario, air contaminants released from stationary emission sources, such as HVAC equipment and emergency power generators are governed by the Environmental Protection Act (EPA) and Regulation 419/05 (O.Reg. 419) under the Act. Although emissions from motor vehicles are exempt under the EPA, they were included in this assessment to permit the evaluation of the aggregate off-property impact of emissions from the proposed distribution centre.

#### Noise Study

The owner has submitted a noise assessment report in support of the proposal that concludes that there will not be significant noise impact. The assessment must be reviewed and the owner shall have obtained approval of the assessment by the Vaughan Development/Transportation Engineering Department and relevant external agencies prior to the execution of the site plan agreement.

#### Toronto and Region Conservation Authority

The applications were circulated to the Toronto and Region Conservation Authority (TRCA) for review and comment. By way of correspondence dated May 8, 2014, the TRCA advised that in principle, the TRCA has no objection to the zoning by-law and site plan. There are details that are still a work in progress relating to the design of the southern edge of Street “A”, stormwater management and low impact development facilities. As these discussions are on-going, the TRCA requests the following condition be included within the approval of the site plan:

“That prior to the execution of the site plan agreement, the owner shall satisfy all of the requirements of the Toronto and Region Conservation Authority.”

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The TRCA recognizes that this proposal is located within a significant employment area within the City of Vaughan. The TRCA has provided input into the West Vaughan Employment Area Secondary Plan and have participated in the resolution of various appeals associated with the Secondary Plan before the Ontario Municipal Board.

The Secondary Plan recognizes the Robinson Creek Valley Corridor that traverses the subject property and designates them for protection. The TRCA has been working with the applicant and the City over the last four months refining development limits and ensuring park and infrastructure facilities can be accommodated and that natural features and functions have been respected.

The southern limit of this property is heavily influenced by the location of the Robinson Creek Valley Corridor and the extension of Martin Grove Road. The western limit of the property is influenced by the need to provide stormwater facilities and a road and community park between the valley and the proposed distribution centre. In order to demonstrate that all of these needs can be addressed and the distribution centre accommodated, a Scoped Master Environmental Servicing Plan was submitted for the southeast quadrant of Block 59 which contains the subject lands. This is presently under review by the TRCA and comprehensive comments will be provided in the near future.

Through a focused review of the sections related to advancing this site, the TRCA have reviewed the material submitted by the owner and determined that the location of the street abutting the southern limit can be accommodated including a buffer from the long term stable top of bank. There are policy, design and engineering details which will need to be completed prior to finalizing the site plan agreement and the development agreement to construct the street.

The condition, noted above, will enable the site plan to advance while the TRCA continues to work with the owner and the City of Vaughan to finalize their review of detailed plans and studies. Detailed comments on the material circulated to date will be provided by the TRCA to the City in the near future. A condition to this effect is included in the recommendation of this report.

#### Ministry of Transportation (MTO)

The MTO has advised they have no concerns with the proposal.

#### Block 59 Land Use Plan

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 is currently under review. The Block Plan is shown on Attachment #10. The subject applications are consistent with the overall requirements of the Block. It is noted that the West Vaughan Employment Area Secondary Plan was approved by the Ontario Municipal Board (OMB).

#### Cash-In-Lieu of Parkland

The owner will be conveying lands to the City of Vaughan for parkland use and is not required to pay cash-in-lieu of the dedication of parkland equivalent.

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

##### **i) Lead and Promote Environmental Sustainability**

The owner will be incorporating the sustainable site and building features identified in this report.

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The proposed development includes a three stream waste disposal system which will contribute to achieving the waste diversion targets as part of the Greening Vaughan Strategy and will include the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Vitality

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

iii) Enhance and Ensure Community Safety/Health and Wellness

The owner owns lands on the west side of proposed Street "B", which will be dedicated to the City of Vaughan as a public park to enhance the City's existing inventory of public amenity space.

#### **Regional Implications**

York Region has indicated that there is a land requirement for this development, which must be indicated on the site plan. The owner will be required to fulfill all requirements of the York Region Transportation Services and Community Planning Department, in accordance with the Regional correspondence dated May 12, 2014, which includes, but is not limited to, the following drawings and reports:

- a complete watermain and sanitary sewer plan(s) identifying proposed connections to local and York Region facilities, with the profile(s) of the proposed services, methods of installation, and restoration plans such as the use of unshrinkable fill to backfill any servicing trench under the Regional right-of-way
- accurate information related to the Region's existing watermain and all other infrastructure utilities located under Regional Road 27. The owner is required to daylight the Region's watermain in the presence of a representative from the Region, and provide the daylight information on all pertinent plans
- complete utility details, including York Region and local underground services.
- drawings showing proposed or required above ground improvements for the Regional road
- cross-sections at 20m Intervals
- electrical drawings related to the Traffic Control Signal and Illumination Design
- permanent signing plans
- Phase II ESA and a Letter of Reliance
- draft reference plan for property conveyance and lifting reserves
- detailed cost estimate for all works required on the Regional right-of-way
- traffic Management Plan detailing the proposed works on the Regional right-of-way

#### **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.14.011 and Site Development File DA.14.021 in accordance with Provincial policies, York Region Official Plan, the policies of VOP 2010, the proposed Block 59 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies and the public, and the surrounding planned and existing area context. The proposed distribution centre is permitted by Vaughan Official Plan 2010. The Zoning By-law amendment application implements the Official Plan. The Vaughan Planning Department is satisfied that the proposal to facilitate a warehousing and distribution centre on the subject lands is compatible with the surrounding planned employment uses and the existing residential uses east of the CPR and Regional Road 27 for the reasons set out in this report. On this basis, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

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**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
10. Block 59 – Land Use Plan

**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 a corporation with an interest in the neighbouring property to this site development application, and did not take part in the discussion or vote on the matter.*

**TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL**

**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**

**DATE: AUGUST 21, 2014**

**SUBJECT: COMMUNICATION -**  
**ITEM #1 - COMMITTEE OF THE WHOLE, SEPTEMBER 2, 2014**

**ITEM #4 - COMMITTEE OF THE WHOLE, JUNE 17, 2014 (WHICH WAS ADOPTED, AS AMENDED, BY VAUGHAN COUNCIL ON JUNE 24, 2014)**

**ZONING BY-LAW AMENDMENT FILE Z.14.011**  
**SITE DEVELOPMENT FILE DA.14.021**  
**TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND**  
**DIPOCE MANAGEMENT LIMITED**  
**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

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Recommendation

The Commissioner of Planning, in consultation with the Director of Development/Transportation Engineering and the Manager of Development Approvals for York Region, recommends:

1. THAT the recommendations contained in the report of the Commissioner of Planning, Interim Director of Planning and Director of Development Planning, and the Manager of Development Planning respecting Item #1 of the Committee of the Whole Agenda dated September 2, 2014, be approved, and that the following additional recommendations be approved:
  - "3. THAT the matters respecting the relocation or removal of the fuel station, lighting, landscaping adjacent to Regional Road 7, and future access to the FedEx site be addressed on the final site plan and site plan agreement, to the satisfaction of the Vaughan Planning Department and the Vaughan Development/Transportation Engineering Department, in consultation with the Region of York, in accordance with the letter from The West Woodbridge Homeowners Association Inc. dated July 7, 2014."

Background

On June 17, 2014, the Committee of the Whole resolved the following motion, which was ratified by Vaughan Council on June 24, 2014:

"By approving that consideration of this matter be deferred to the Committee of the Whole meeting of September 2, 2014, to allow Planning and Engineering staff to respond to the questions and concerns raised by the West Woodbridge Homeowners Association and that the concerns be addressed when the report is brought forward; and

By receiving the following Communications:

Mr. Nick Pinto, The West Woodbridge Homeowners Association, dated June 20, 2014; and, Mr. Courtney Lehman, Scannell Properties, dated June 23, 2014."

The Planning Department provides the following information respecting the progress of the applications:

1. On May 8 and June 23, 2014, Members of Council, City staff, representatives of the applicant and area residents met to discuss issues respecting the development of a FedEx distribution centre and broader issues related to the Block 59 Plan.
2. On July 3, 2014, the City of Vaughan received correspondence from the owner's Counsel which expressed concerns about Vaughan Council's deferral of the applications and requested that Vaughan Council convene a meeting in July 2014 to consider approval of the applications.
3. On July 7, 2014, the City of Vaughan received correspondence from the West Woodbridge Homeowners' Association (WWHA), as shown on Attachment #1, which states that the WWHA reached an agreement with the applicant on the issues respecting the Zoning By-law Amendment and Site Development applications. Further, the letter supports City Council approving the applications, as revised, and identifies that the WWHA and the residents of the existing neighbourhood directly to the east have been extremely involved with representatives of the applicant and FedEx, and City Planning Staff. The correspondence indicates that the WWHA and the applicant have agreed to the following revisions to the site plan:
  - the proposed fuel station will be relocated farther away from Regional Road 27 and/or be completely removed
  - full cut-off lighting will be utilized throughout the subject lands
  - a berm and landscaping consisting of mature evergreens is to be provided along Regional Road 27
  - Initially, vehicular access/egress to the site will be from Regional Road 27. Once Street B is constructed northerly to intersect with Rutherford Road as intended by the approved West Vaughan Employment Area Secondary Plan (WVEASP), FedEx has agreed to route all in-bound and out-bound traffic to the site from Rutherford Road via Street B. This is a commitment on the part of FedEx and cannot be enforced by the City.

The WWHA has also advised that additional concerns related to the overall Block 59 Plan must be considered as part of the application for Block Plan approval and subject to further discussions with the City of Vaughan and York Region, including:

- proper acoustic barriers on the west and east sides of Regional Road 27 located on regional and/or city property and maintained solely by York Region and/or the City of Vaughan
- mature evergreen landscaping on the west and east sides of Regional Road 27
- that the north-south Street "B" to Rutherford Road be built immediately and the elimination of the connecting and/or aligning Martin Grove Road with the new west and east street network identified in the West Vaughan Employment Area Secondary Plan.

Regional Road 27 in the vicinity of the site is generally bordered by residential to the east and existing and future employment lands to the west. Vehicular traffic on Regional Road 27 is a source of environmental noise. To mitigate the impact of this traffic noise, the existing residential communities on the east side of Regional Road 27 were developed with noise attenuation measures including fencing along the lots abutting Regional Road 27. This existing fencing is located on private property and the responsibility of the property owner to maintain.

The impacts of noise from the employment lands on the west side of Regional Road 27 will be addressed on a site by site basis through the development process. Typically, noise from employment areas is mitigated through the design and layout of the building or by at source

measures such as shielding of mechanical equipment or loading areas rather than the installation of perimeter noise barriers.

In addition, York Region has advised the City Planning staff in an e-mail dated July 23, 2014, that it is not typical Regional practice to permit noise attenuation measures, particularly fences, to be installed in the Region's right-of-way, and that any berming shall not impede the Region's ability to maintain the boulevard, or to implement future road improvements by introducing additional cost constraints. York Region has also advised that any costs for installation and ongoing maintenance will not be the responsibility of the Region. Accordingly, City staff cannot support the installation of a new noise barrier within the Regional right-of-way as requested by the WWHA.

With respect to planting mature evergreen landscaping on the west and east sides of Regional Road 27, it is City staff's understanding that after providing for the ultimate road configuration there is insufficient space within the Regional Road 27 right-of-way to accommodate significant landscaping other than the standard placement of boulevard trees. Notwithstanding this, FedEx is proposing to construct a substantial landscaped berm along the Regional Road 27 frontage of their site.

With respect to the request from the WWHA to modify the planned local road network, Streets A and B are identified on the approved WVEASP and are required to adequately service the north-east quadrant of Block 59 and the broader employment area. Accordingly, City staff is recommending that these proposed streets be built as planned. City staff agrees that the construction of Street B to Rutherford Road in the initial phase of the development would provide continuity in the road network and route options to access/egress the FedEx site. However, City staff understands that the owner of the intervening lands on which the extension of Street B would be located on (between the DiPoce lands and Rutherford Road) is currently not a participating member of the Block 59 Developers Group nor has a development application been submitted for the lands. Accordingly, DiPoce/FedEx has no ability to facilitate the extension of Street B to Rutherford at this time.

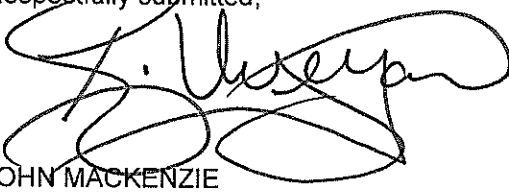

4. On July 14, 2014, a meeting was hosted by Regional Councillor Schulte, with representatives of the applicant, and the WWHA, to discuss the development proposal. Planning Department Staff were not present at this meeting.
5. On August 5, 2014, the Owners appealed the applications to the Ontario Municipal Board (OMB) citing that the City of Vaughan failed to make a decision on the applications within the timeframes prescribed by the Planning Act. The OMB has scheduled a Pre-hearing date for the appeals for November 24, 2014 at 10:00 AM.
6. On June 23, 2014, the City of Vaughan received correspondence from Scannell Properties, as shown on Attachment #2, that committed to working through the design process with the City and the WWHA. The letter summarizes changes that are contemplated to the design. Further, on August 19, 2014, legal counsel for Scannell e-mailed the City that reiterated the appellants agreement to those concessions.

#### Planning Considerations

To date, revised plans that reflect the discussions between the applicant and the WWHA regarding the Zoning By-law Amendment and Site Development applications, have not been submitted to the City of Vaughan for review. Upon receipt, City Planning and Development/Transportation Engineering staff, in consultation with staff from the Region of York, will review the revisions to the site plan that reflect discussions with the WWHA for the subject property, which are considered to be reasonable, and a recommendation to this effect is included in the recommendation to this Communication.

Should the Committee concur, the staff recommendation in the Report and Communication can be approved.

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

Copy to: Barbara Cribbett, Interim City Manager  
Jeffrey A. Abrams, City Clerk  
Andrew Pearce, Director of Development/Transportation Engineering  
MaryLee Farrugia, Commissioner of Legal and Administrative Services  
Heather Wilson, Director of Legal Services  
Grant Uyeyama, Interim Director of Planning and Director of Development Planning

Attachment

1. July 7, 2014 correspondence from the West Woodbridge Homeowners' Association
2. June 23, 2014 correspondence from Scannell Properties



## ATTACHMENT #1

July 7, 2014

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L4L 1T4

**Attention:** Members of Council  
Mr. Jeffrey Abrams, City Clerk  
Mr. John Mackenzie, Commissioner of Planning  
Mr. Grant Uyeyama, Director of Development Planning

**Re:** Zoning By-Law Amendment Application File Z.14.011  
Site Development File DA.14.021  
Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited  
Ward 2 – Vicinity of Regional Road 27 and Martin Grove Road

Dear Sir(s) and Madam(s):

Thank you for the opportunity to comment further with respect to the above-mentioned Zoning By-Law Amendment and Site Development Application. The West Woodbridge Homeowners Association, Inc. supports the proposed amendments, as revised for the subject property and encourages Council to permit it to move forward.

The West Woodbridge Homeowners Association and the existing neighbourhood directly to the east have been extremely involved with representatives of the applicants and FedEx, and the City of Vaughan Planning Staff, by bringing the voices of engaged local residents to the table. These discussions were extensive, careful and involved City officials at every step.

As per our letter dated June 20<sup>th</sup>, 2014, we are particularly pleased that FedEx's revised site plan respects the legitimate concerns the people closest to them are going to have to deal with.

The revised site plan includes the proposed fuel station to be relocated farther away from Highway 27 and/or completely removed if possible, full cut-off lighting utilized throughout the subject lands, a berm and landscaping of mature evergreens along Highway 27. In addition, FedEx has agreed that initially vehicular access will be to Regional Road 27 followed by access being restricted to the new future north-south street to Rutherford Road, as intended by the approved West Vaughan Employment Area Secondary Plan.

We have considered these concessions very carefully and we feel that the various concessions from FedEx will go a long way to the health and quality of life of the surrounding stable community.

We have reached a fair agreement that allows for the zoning by-law amendment and site development application to move forward and which will also be an asset to the community and economic growth of our City, as envisioned by the West Vaughan Employment Area Secondary Plan.

The additional requests that we voiced are not relevant to this zoning by-law amendment and site development applications and are requests that must be dealt with as part of the application for Block Plan Approval File BL.29.2014 by the Block Plan 59 Landowners Group Inc., and further discussions with the City of Vaughan and Region of York.

As per our letter dated June 20<sup>th</sup>, 2014, the additional requests that the residents seek concessions on from the Block Plan 59 Landowners Group Inc., City of Vaughan and Region of York are proper acoustic barrier on the west and east of Highway 27 and acoustics barriers to be placed on regional and/or city property and properly maintained solely by the region and/or city, landscaping of mature evergreens on the west and east side of Highway 27. In addition, that the north-south Street "B" to Rutherford Road be immediately built and the elimination of connecting and/or aligning Martin Grove Road with the new west and east street network being proposed in the West Vaughan Employment Area Secondary Plan.

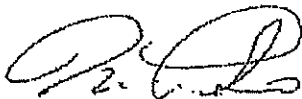
We disagree with Council's decision to defer approval of the zoning by-law amendment and the site plan applications. A deferral jeopardizes the concessions made to the residents and our future economic growth and the well-being of our community and the city, at large.

***Our suggestion is that Council convene a meeting, at the earliest possible convenience to consider approval of the zoning by-law amendment and the site plan development application.***

We appreciate the applicants' representatives, FedEx representatives and City staff's efforts in this matter and we hope that Council will approve the zoning by-law amendment and site plan development application, as revised and agreed upon promptly.

If you have any questions please don't hesitate to contact us. We look forward to hearing from you.

Cordially,



Nick Pinto  
President  
The West Woodbridge Homeowners Association, Inc.

cc: Courtney Lehman, Scannell Properties  
Tony Miele, DiPoe Management Limited

800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, Indiana 46240  
T 317.843.5959  
F 317.843.5957



June 23, 2014

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L4L 1T4  
Members of Council and Staff

**RE:     *Zoning By-Law Amendment Application File Z.14.011***

Dear Members of Council and Staff:

I am writing on behalf of Scannell Properties in response to a request made by The West Woodbridge Homeowner's Association Inc. in a letter to the City dated June 20, 2014. In the letter the resident's requested the following to be considered by the applicant:

1. Further building setback from Highway 27;
2. Landscaping of mature evergreens along Highway 27;
3. Fuel Station to be relocated farther away from Highway 27 and/or completely removed, if possible; and
4. Full cut-off lighting utilized throughout the subject lands.

Our team has met regarding these requests in an effort to accommodate as many items as feasible possible while maintaining the integrity of our internal project requirements and the safety of the employees at the site. The results of our findings and design flexibility are outlined below. Please consider this letter a written agreement to work through these design requests as follows:

1. Our building, parking and accessory facilities have been located as far from Highway 27 as physically possible. Although the zoning code only requires a 9 Meter setback from Highway 27, we have designed the site to accommodate over 40 Meters of setback, natural sound barrier, and landscaping. Had we started with 9 Meters, we would be in a position to meet this request, but rather our starting design considered the Residential community and therefore we need to keep the facility in its currently proposed location.
2. We will work with our Landscape design firm to increase the maturity and frequency of the evergreens in an effort to add additional visual screening to accommodate this request.
3. Our Fuel Island location can be relocated further from Highway 27. We will work with Staff to make this shift during the final site plan development phase.
4. We will use our best efforts to design our lighting using only Full cut-off fixtures throughout the proposed development.

On behalf of Scannell Properties and our proposed tenant, we would like to thank the West Woodbridge Homeowner's Association for the open communication and ability to discuss improvements to our development that will benefit the community. We appreciate the work by the City of Vaughan Staff and Council in order to facilitate this communication. Please let me know if any additional information is needed for this project.

## ATTACHMENT #2

800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, Indiana 46240  
T 317.843.5959  
F 317.843.5957



Sincerely,

A handwritten signature in black ink, reading "Courtney Lehman". The script is fluid and cursive, with the first name "Courtney" and last name "Lehman" clearly distinguishable.

Courtney Lehman  
Development Executive

**COMMITTEE OF THE WHOLE**

**SEPTEMBER 2, 2014**

**ZONING BY-LAW AMENDMENT FILE Z.14.011**

**SITE DEVELOPMENT FILE DA.14.021**

**TWO SEVEN JOINT VENTURE LIMITED, 1308595 ONTARIO LIMITED AND  
DIPOCE MANAGEMENT LIMITED**

**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

(Referred)

Council, at its meeting of June 24, 2014, adopted the following recommendation (Item 4, Report No. 30, Committee of the Whole):

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of September 2, 2014 to allow Planning and Engineering staff to respond to the questions and concerns raised by the West Woodbridge Homeowners Association and that the concerns be addressed when the report is brought forward; and

By receiving the following Communications:

- C15. Mr. Nick Pinto, The West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge, dated June 20, 2014; and
- C29. Ms. Courtney Lehman, Scannell Properties, East 96th Street, Indianapolis (USA), dated June 23, 2014.

**Committee of the Whole recommendation of June 17, 2014:**

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014, to allow further consultation between the applicant and the community, to be facilitated by the Commissioner of Planning;
- 2) That the following deputations be received:
  - 1. Mr. Roy Mason, KLM Planning Partners, Jardin Drive, Concord;
  - 2. Mr. Tony Miele, DiPoce Management, Sunpac Boulevard, Brampton;
  - 3. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
  - 4. Mr. Santo Vattere, 233 Andy Crescent, Woodbridge;
  - 5. Mr. Jay Branton, 238 Andy Crescent, Woodbridge; and
  - 6. Ms. Mary Bowers, Royal Park Way, Woodbridge;
- 3) That Communication C7 from Ms. Alice Lam, Dolores Crescent, Woodbridge, dated June 14, 2014, be received; and
- 4) That the coloured elevation drawings submitted by the applicant be received.

**Report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:**

**Recommendation**

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

- 1. THAT Zoning By-law Amendment File Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:

- a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone, to implement the proposed employment development shown on Attachments #3 to #9; and,
  - b) permit the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Site Development File DA.14.021 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited) BE APPROVED, to permit the development of a warehouse and distribution facility to be used by Fed-Ex, as shown on Attachments #3 to #9, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
    - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, storm water management report, functional servicing report, noise report, parking, traffic impact assessment, and on-site circulation;
    - iii. the owner shall enter into a Development Agreement and any other agreement as required, with the City of Vaughan, to provide for the necessary road and infrastructure improvements to the satisfaction of the City;
    - iv. the owner shall submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry, and include all documentation relied upon for the filing along with the Ministry of the Environment (MOE) acknowledgment letter;
    - v. the owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
    - vi. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
    - vii. the owner shall satisfy all requirements of Canadian Pacific Railway (CPR); and,
    - viii. the owner shall satisfy all requirements of York Region.

### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

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

- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices

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:

- outdoor lighting will be designed for safety and comfort and will conform to the City requirements
- implement an erosion and sediments control plan
- recycled concrete materials will be used for the stone base in the parking lot pavement construction
- bicycle racks will be provided on-site to promote an alternative mode of transportation
- implement plumbing fixtures that reduce water requirements
- roofing materials that have a Solar Reflectance Index (typically referred to as white roof)
- low emitting adhesives, sealants, paints and coatings
- provide an easily accessible area for the collection and storage of recyclables
- landscape materials that minimize water usage

### **Economic Impact**

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

### **Communications Plan**

On April 4, 2014, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the West Woodbridge Homeowners' Association and the Kleinberg & Area Ratepayers' Association, in accordance with the requirements of the Planning Act. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. On June 6, 2014, a notice of this Committee of the Whole Meeting was mailed to the West Woodbridge Homeowners' Association on behalf of those individuals who signed a petition expressing concern with the proposal, those individuals that appeared at the Public Hearing and/or submitted written correspondence respecting the applications.

Deputations and/or written submission were received from the following:

- Mr. Roy Mason, Vice President, KLM Planning Partners Inc., on behalf of the owner
- Mr. Courtney Lehman, Scannell Properties, Indianapolis, USA, on behalf of FedEx
- Mr. Nick Pinto, President, West Woodbridge Homeowners Association
- Mr. Adriano Volpentesta, America Avenue, Woodbridge
- Ms. Carina Perillo, Andy Crescent, Woodbridge
- Ms. Marisa LaCaria, Lanterna Crescent, Woodbridge, and written communication dated April 28, 2014
- Mr. Jay Branton, Andy Crescent, Woodbridge
- Mr. Frank Fillipilli, Iona Crescent, Woodbridge
- Mr. Santo Vutere, Andy Crescent, Woodbridge
- Mr. Claudio Brutto, President, Brutto Consulting, and written communication dated April 29, 2014
- Ms. Kathlien Tozzi, and written communication dated April 24, 2014
- Petition, dated April 29, 2014
- Carmen Cancelliere, Sanremo Court, Woodbridge, and written communication dated April 29, 2014

- Mr. Richard Borg, and written communication dated May 3, 2014.

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 29, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 6, 2014. A motion was also approved that the three Regional Councillors arrange a community meeting with the owner and representatives of the local community selected from some of those individuals who made deputations at the April 29, 2014, Public Hearing, along with the participation from the Vaughan Planning Department, to address and resolve the issues raised.

Generally summarized, the concerns expressed by deputants at the April 29, 2014, Public Hearing and in written submissions related to the impact of the proposed distribution centre including: noise; traffic volume on Regional Road 27; traffic infiltration along Martin Grove Road; lighting onto the residential area; pollution concerns, including the use of diesel vehicles and a fuel station on the site; and inadequate notification of the applications.

On May 8, 2014, a community meeting was held at Vaughan City Hall with the Mayor and the three Regional Councillors, Executive Director from the City Manager's Office, staff from the City Department's of Planning, Parks Development, and Development/Transportation Engineering, representatives from the owner and Fed-Ex, the West Woodbridge Homeowner's Association and residents in the area.

Representatives from FedEx and the owner provided a presentation and answered questions related to the concerns raised and proposed mitigation measures (noise, traffic volume on Regional Road 27, traffic infiltration along Martin Grove Road, lighting onto the residential area; pollution concerns, including the use of diesel vehicles and a fuel station on the site). Subsequent to the May 8, 2014 meeting, FedEx provided representatives from the WWHA with additional information. These issues are discussed in greater detail throughout the report. As a general summary, the building has been designed to be significantly setback from Regional Road 27 with significant landscaping including berming to abut Regional Road 27. The traffic, noise and air impact volumes/measures associated with the distribution centre are within Provincial standards. Further, FedEx is committed to adhere to City's standards for illumination and have its on-site management available on a go forward basis for continuous dialogue with the community.

### **Purpose**

To seek approval from the Committee of the Whole on the following applications:

1. 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, together with the site-specific zoning exceptions identified in Table 1 of this report to permit the employment development shown on Attachments #3 to #9.
2. Site Development File DA.14.021 to permit the development of a 38,042 m<sup>2</sup> distribution centre for Fed-Ex with accessory buildings (total 1,055.4 m<sup>2</sup>), and trailer and tractor parking spaces as shown on Attachments #3 to #9.

### **Background - Analysis and Options**

#### **Location**

The subject lands consist of four properties 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.

## Planning Considerations

### Provincial Policy Statement (PPS)

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs. The proposed development conforms to the goals and objectives and policies of the PPS.

### Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage providing an appropriate mix of uses including industrial uses to meet long term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activity. The proposed development achieves the goals of the Growth Plan.

### York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Section 7.2 - Goods Movement, of the Regional Official Plan, recognizes that safe and efficient goods movement is an important component of an economic strategy. Policies within the York Region Official Plan encourage the location of activities that requires heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges and Regional streets. The proposed applications will facilitate a distribution warehouse that conforms to the York Region Official Plan.

### City of Vaughan Official Plan

In 2002, Official Plan Amendment No. 600 designated lands east of Highway 50 and west of the Woodbridge and Kleinburg-Nashville communities for Employment Uses subject to an Employment Secondary Plan Study. The West Vaughan Employment Area (WVEA) Secondary Plan, forming Part of Volume 2 of Vaughan Official Plan 2010, was adopted by the City of Vaughan on September 7, 2010, as amended, and approved in an oral decision of the Ontario Municipal Board on February 12, 2014. The Ontario Municipal Board issued a written Decision Order approving the WVEA Plan on June 4, 2014.

### City of Vaughan Official Plan 2010

The subject lands are designated "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.

### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre and accessory uses. Therefore, a Zoning By-law Amendment is required to:

- i. rezone the subject lands from A Agricultural Zone as shown on Attachment #2 to EM1 Prestige Employment Area Zone; and,

- ii. permit the following site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #9:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone</b>
a.	Minimum Required Parking for a Distribution Centre	<p>Distribution Centre - 36,185.05m<sup>2</sup> @ 1.5 parking spaces per 100 m<sup>2</sup> of Gross Floor Area (GFA) (including 1,055 m<sup>2</sup> for accessory buildings) = 543 spaces</p> <p>+</p> <p>Office Use: 2,911.13 m<sup>2</sup> @ 2 spaces/100m<sup>2</sup> of GFA = 59 spaces</p> <p>Total Required Parking = 602 parking spaces</p>	Provide a total of 538 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 Regional Road 27 and Future Street "B"
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 Fuel Station, Maintenance Building and Gateway Building	Not Permitted in an EM1 Zone	Permit an accessory fuel station, maintenance building, and gateway building 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")	5.4 m to 7.5 m	5.4 m to 15 m
f.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	Ranges from 6 m to 55 m

The subject lands are located in a designated employment area (WVEA) in the vicinity of Regional Road 27 and the future extension of Highway 427 that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. VOP 2010 permits a Distribution Centre on the subject lands. In this instance, the land area used for the placing and parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of goods to and from the distribution warehouse and the fuel station are considered incidental to the primary distribution centre use. A landscape plan designed to recognize the prestige nature of this employment area is proposed. The landscape plan incorporates berming and landscaping to screen the proposed outside storage area and loading spaces, and has been deemed acceptable to the Vaughan Planning Department. The proposed zoning exception to permit the parking of trucks and trailers is considered appropriate taking into account the proposed site plan and associated mitigation measures and the surrounding land use context.

With respect to the proposed zoning amendments related to the driveway widths, the plan responds to the unique nature of the proposed facility, which requires the efficient on-site movement of truck traffic. The plan has been reviewed by the Vaughan Development/Transportation Engineering Department and has been determined to be acceptable. With respect to the reduced parking standard, the proposed parking supply is sufficient for the development's specific requirements. The proposed parking reduction has been reviewed and approved by the Vaughan Development/Transportation Engineering Department.

The proposed zoning exceptions would facilitate a development that is compatible with the planned employment area and the surrounding lands. In addition, Vaughan Council adopted VOP 2010 in September of 2010, which was substantially approved by the Ontario Municipal Board on February 3, 2014. To date, the current regulations and standards in Zoning By-law 1-88 have not been updated to implement and conform with VOP 2010. In consideration of the above, the Vaughan Planning Department can support the proposed rezoning and site-specific zoning exceptions for the subject lands.

#### Site Plan Review

The proposed site plan is shown on Attachment #3. The vacant 24.32 ha site is proposed to be developed with a Distribution Centre (Building 'A' - 38,041.92 m<sup>2</sup>); a Gateway (Building 'B' - 330.42 m<sup>2</sup>); a Maintenance building (Building 'C' - 716.41 m<sup>2</sup>); a Gatehouse (Building 'D' - 7.43m<sup>2</sup>); a fuel station; 550 parking spaces; 117 loading docks; 412 trailer spaces; 132 Tractor Spaces; and, 120 dolly spaces as shown on Attachments #3 to #9.

The proposed building elevations for the distribution centre are shown on Attachment #5 and consists of metal and pre-cast panels, vision-glazed windows and aluminum canopies. The elevations for the accessory buildings are shown on Attachments #6 to #9. The landscape plan shown on Attachment #4 illustrates a landscape buffer strip abutting Regional Road 27 ranging in width from 25 m to 90 m that far exceeds the City's standard of 9 m. The proposed landscape buffer consists of coniferous and deciduous trees and shrubs along the perimeter of the site with berming to reduce visual impact from the street.

The Vaughan Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan. Prior to the execution of the Site Plan Agreement, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

#### Services

The owner has submitted a functional servicing plan, a traffic impact study, a storm water management report, noise report, illumination/photometric plans, and site servicing and grading plans as well as other engineering plans, of which the final documents must be approved to the

satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Agreement.

On an interim basis, the FedEx Ground Warehouse lands will outlet to an existing 200mm diameter sanitary sewer on Martin Grove Road. The Applicant's Consultant will be undertaking a flow monitoring program to identify actual existing flows in the Martin Grove Sanitary Sewers to confirm existing sewer capacity. The ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer to be located on Regional Road 27 which is expected to be in operation by 2018. The owner will be required to pay its proportionate share of any downstream improvements and costs associated with the construction of the trunk sewer when the works are determined by the City. It is not anticipated that the sanitary connections to the remaining parcels within the Block 59 NE Quadrant will be required prior to the construction of the Regional Sanitary Trunk Sewer on Regional Road 27. The interim option to service the FedEx Development parcel is acceptable subject to the City's acceptance of the flow monitoring results. All costs associated with the interim servicing solution shall be at the Developer's (Block 59) expense.

A condition to this effect is included in the recommendation of this report. A condition is also included requiring the owner to enter into an Engineering Development Agreement to provide for the necessary municipal services for the proposed development, prior to the execution of the Site Plan Agreement.

#### Traffic

The Vaughan Development Transportation Engineering Department has reviewed the traffic study submitted in support of the application and has advised that the proposed development is expected to generate a total of 159 AM and 220 PM peak hour trips. The review indicates that the development will not add significant delay or congestion to the roadway network and that no additional improvements will be required in the local road network as a result of the proposed development.

The results of the Level of Service (LOS) analysis indicate that new intersections at Regional Road 27 and Street "A"/Martin Grove Road will operate at an acceptable LOS and all individual turning movements will be operating at an acceptable LOS. As previously noted, the final traffic impact study must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

In addition, the owner is required to contribute its share to the infrastructure costs generated by this development.

#### Environmental

The City has reviewed the respective Phase One Environmental Site Assessment (ESA) Reports for each of the 4 individual properties that comprise the subject lands. Two of the properties required a Phase 2 ESA report to be undertaken and the City has accepted the findings of these reports. However, given that remediation was required and undertaken for the property at 8980 Regional Road 27, a condition of the future site plan agreement will require the owner to submit to the City of Vaughan a Record of Site Condition (RSC) filed on the Ministry of the Environment (MOE) Environmental Site Registry covering the remediated lands, and includes all documentation relied upon for the filing along with the MOE acknowledgment letter. A condition to this effect is included in the recommendation of this report.

#### Engineering Development Agreement

The proposed 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. Road "A" is proposed to extend between Regional Road 27 and Huntington

Road as illustrated on Attachment #10 and is subject to a Class EA, which is currently underway. The public road allowances will be defined by way of a Reference Plan(s) and conveyed to the City through the terms of a Development Agreement with DiPoce Management Limited. The owner will be required to enter into an Engineering Development Agreement with the City of Vaughan to provide for the necessary new roads (Street "A" and Street "B") and municipal infrastructure (storm and sanitary sewers, watermain and stormwater management pond) to the satisfaction of the City, if the applications are approved.

The owner has submitted the required information and plans in this regard which is being reviewed by the City of Vaughan and external public agencies. The owner is required to enter into an agreement with the City of Vaughan and to convey the public roads as identified on Attachment #3 to the City of Vaughan prior to the execution of the Site Plan Agreement. A condition of approval is included to this effect in the recommendation of this report.

#### Air Impact Study

Pinchin Environmental Ltd. was retained by the owner to evaluate the impact of air contaminants released from a proposed distribution centre.

There are three main contaminant sources at the proposed distribution centre: trucks; natural gas-fired heating and ventilating equipment (HVAC); and an emergency generator. Emissions from stationary HVAC equipment, emergency generator and on-site truck traffic were reviewed. The off-property impact was assessed using a Ministry of the Environment (MOE) approved atmospheric dispersion model. Results show that the highest off-property impact of contaminants emitted from equipment and trucks is identified along the south east property line of the distribution centre, however, the predicted impact of contaminants is well below the MOE's provincially regulated limits.

For the purpose of assessing a worst case scenario, it was assumed that all emission sources were operating simultaneously, which is an over assumption. In addition, it was assumed that all on-site trucks were operating simultaneously in the southeast corner of the distribution centre, closest to the residential receptors. In the Province of Ontario, air contaminants released from stationary emission sources, such as HVAC equipment and emergency power generators are governed by the Environmental Protection Act (EPA) and Regulation 419/05 (O.Reg. 419) under the Act. Although emissions from motor vehicles are exempt under the EPA, they were included in this assessment to permit the evaluation of the aggregate off-property impact of emissions from the proposed distribution centre.

#### Noise Study

The owner has submitted a noise assessment report in support of the proposal that concludes that there will not be significant noise impact. The assessment must be reviewed and the owner shall have obtained approval of the assessment by the Vaughan Development/Transportation Engineering Department and relevant external agencies prior to the execution of the site plan agreement.

#### Toronto and Region Conservation Authority

The applications were circulated to the Toronto and Region Conservation Authority (TRCA) for review and comment. By way of correspondence dated May 8, 2014, the TRCA advised that in principle, the TRCA has no objection to the zoning by-law and site plan. There are details that are still a work in progress relating to the design of the southern edge of Street "A", stormwater management and low impact development facilities. As these discussions are on-going, the TRCA requests the following condition be included within the approval of the site plan:

“That prior to the execution of the site plan agreement, the owner shall satisfy all of the requirements of the Toronto and Region Conservation Authority.”

The TRCA recognizes that this proposal is located within a significant employment area within the City of Vaughan. The TRCA has provided input into the West Vaughan Employment Area Secondary Plan and have participated in the resolution of various appeals associated with the Secondary Plan before the Ontario Municipal Board.

The Secondary Plan recognizes the Robinson Creek Valley Corridor that traverses the subject property and designates them for protection. The TRCA has been working with the applicant and the City over the last four months refining development limits and ensuring park and infrastructure facilities can be accommodated and that natural features and functions have been respected.

The southern limit of this property is heavily influenced by the location of the Robinson Creek Valley Corridor and the extension of Martin Grove Road. The western limit of the property is influenced by the need to provide stormwater facilities and a road and community park between the valley and the proposed distribution centre. In order to demonstrate that all of these needs can be addressed and the distribution centre accommodated, a Scoped Master Environmental Servicing Plan was submitted for the southeast quadrant of Block 59 which contains the subject lands. This is presently under review by the TRCA and comprehensive comments will be provided in the near future.

Through a focused review of the sections related to advancing this site, the TRCA have reviewed the material submitted by the owner and determined that the location of the street abutting the southern limit can be accommodated including a buffer from the long term stable top of bank. There are policy, design and engineering details which will need to be completed prior to finalizing the site plan agreement and the development agreement to construct the street.

The condition, noted above, will enable the site plan to advance while the TRCA continues to work with the owner and the City of Vaughan to finalize their review of detailed plans and studies. Detailed comments on the material circulated to date will be provided by the TRCA to the City in the near future. A condition to this effect is included in the recommendation of this report.

#### Ministry of Transportation (MTO)

The MTO has advised they have no concerns with the proposal.

#### Block 59 Land Use Plan

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 is currently under review. The Block Plan is shown on Attachment #10. The subject applications are consistent with the overall requirements of the Block. It is noted that the West Vaughan Employment Area Secondary Plan was approved by the Ontario Municipal Board (OMB).

#### Cash-In-Lieu of Parkland

The owner will be conveying lands to the City of Vaughan for parkland use and is not required to pay cash-in-lieu of the dedication of parkland equivalent.

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

### **i) Lead and Promote Environmental Sustainability**

The owner will be incorporating the sustainable site and building features identified in this report.

The proposed development includes a three stream waste disposal system which will contribute to achieving the waste diversion targets as part of the Greening Vaughan Strategy and will include the sustainable site and building features identified in this report.

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

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

### **iii) Enhance and Ensure Community Safety/Health and Wellness**

The owner owns lands on the west side of proposed Street "B", which will be dedicated to the City of Vaughan as a public park to enhance the City's existing inventory of public amenity space.

## **Regional Implications**

York Region has indicated that there is a land requirement for this development, which must be indicated on the site plan. The owner will be required to fulfill all requirements of the York Region Transportation Services and Community Planning Department, in accordance with the Regional correspondence dated May 12, 2014, which includes, but is not limited to, the following drawings and reports:

- a complete watermain and sanitary sewer plan(s) identifying proposed connections to local and York Region facilities, with the profile(s) of the proposed services, methods of installation, and restoration plans such as the use of unshrinkable fill to backfill any servicing trench under the Regional right-of-way
- accurate information related to the Region's existing watermain and all other infrastructure utilities located under Regional Road 27. The owner is required to daylight the Region's watermain in the presence of a representative from the Region, and provide the daylight information on all pertinent plans
- complete utility details, including York Region and local underground services.
- drawings showing proposed or required above ground improvements for the Regional road
- cross-sections at 20m Intervals
- electrical drawings related to the Traffic Control Signal and Illumination Design
- permanent signing plans
- Phase II ESA and a Letter of Reliance
- draft reference plan for property conveyance and lifting reserves
- detailed cost estimate for all works required on the Regional right-of-way
- traffic Management Plan detailing the proposed works on the Regional right-of-way

## **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.14.011 and Site Development File DA.14.021 in accordance with Provincial policies, York Region Official Plan, the policies of VOP 2010, the proposed Block 59 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies and the public, and the surrounding planned and existing area context. The proposed distribution centre is permitted

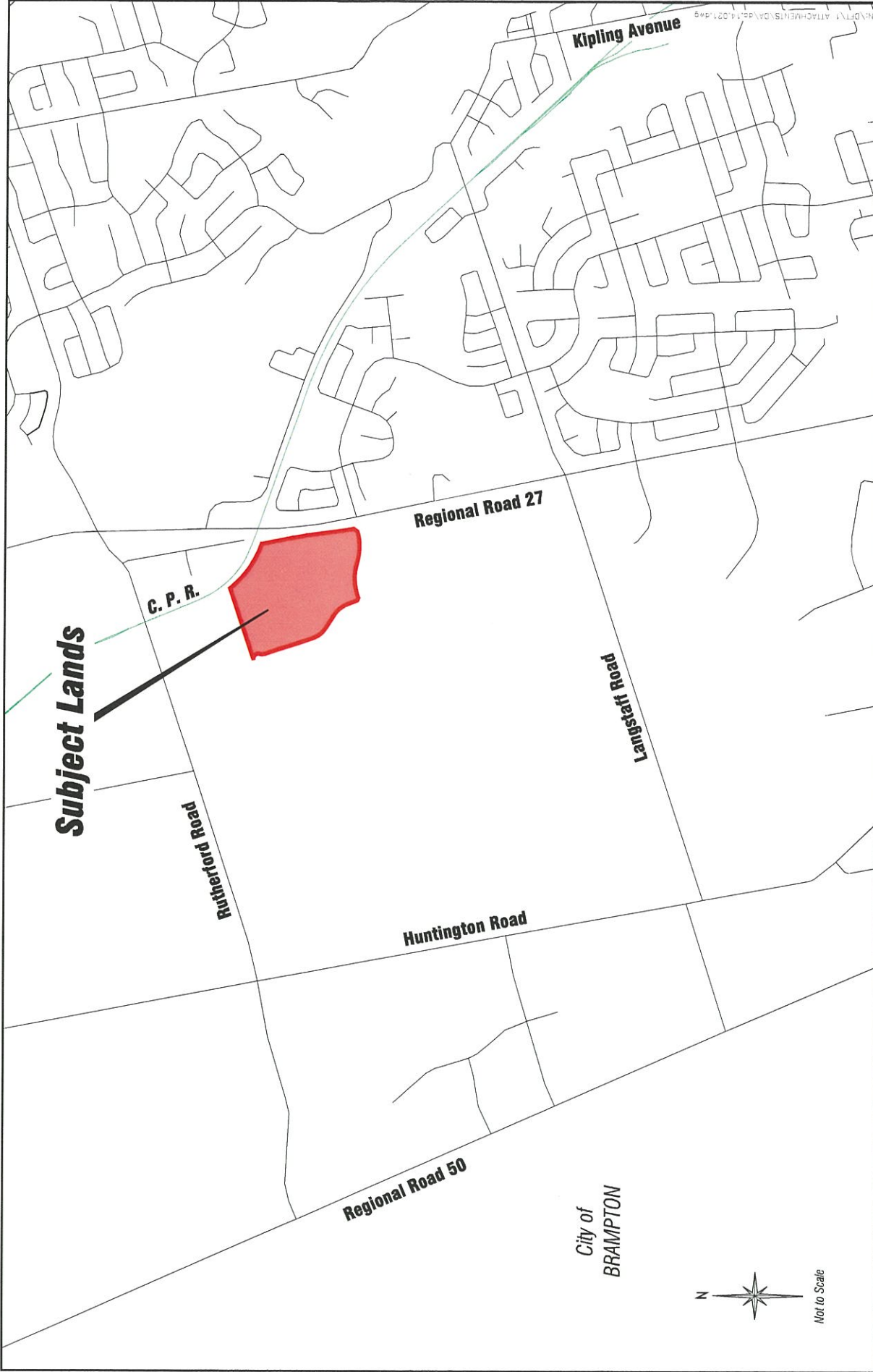
by Vaughan Official Plan 2010. The Zoning By-law amendment application implements the Official Plan. The Vaughan Planning Department is satisfied that the proposal to facilitate a warehousing and distribution centre on the subject lands is compatible with the surrounding planned employment uses and the existing residential uses east of the CPR and Regional Road 27 for the reasons set out in this report. On this basis, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

**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
10. Block 59 – Land Use Plan

**Report prepared by:**

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



## Context Location Map

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT: Two Seven Joint Venture Limited, 1308595 Ontario  
Limited, and DiPace Management Limited



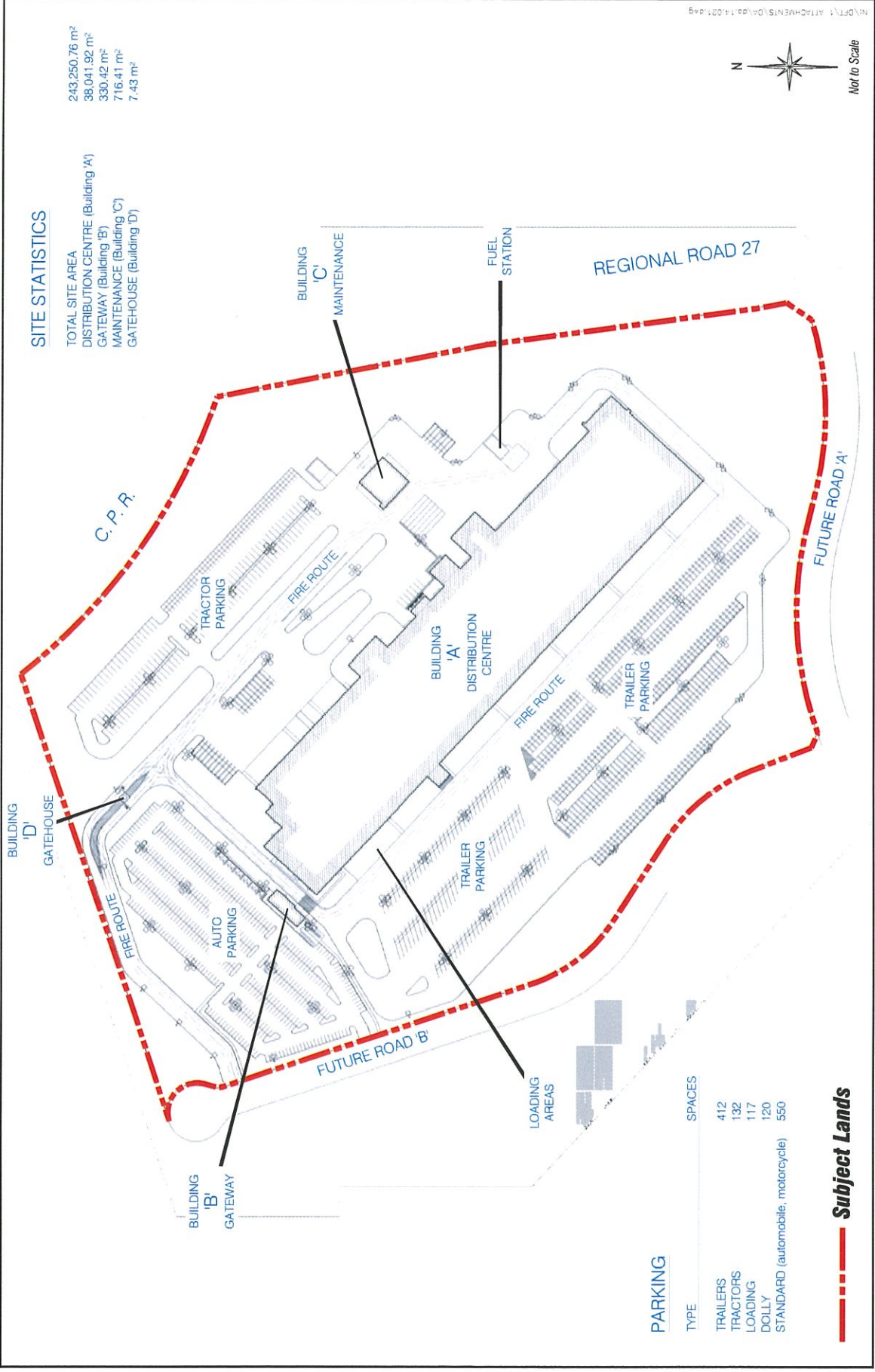
## Attachment

FILES: Z.14.011 &  
DA.14.021

DATE:  
June 17, 2014

1





# Site Plan

LOCATION:  
Part of Lots 13 and 14, Concession 9

APPLICANT: Two Seven Joint Venture Limited, 1308595 Ontario Limited, and DiPoco Management Limited

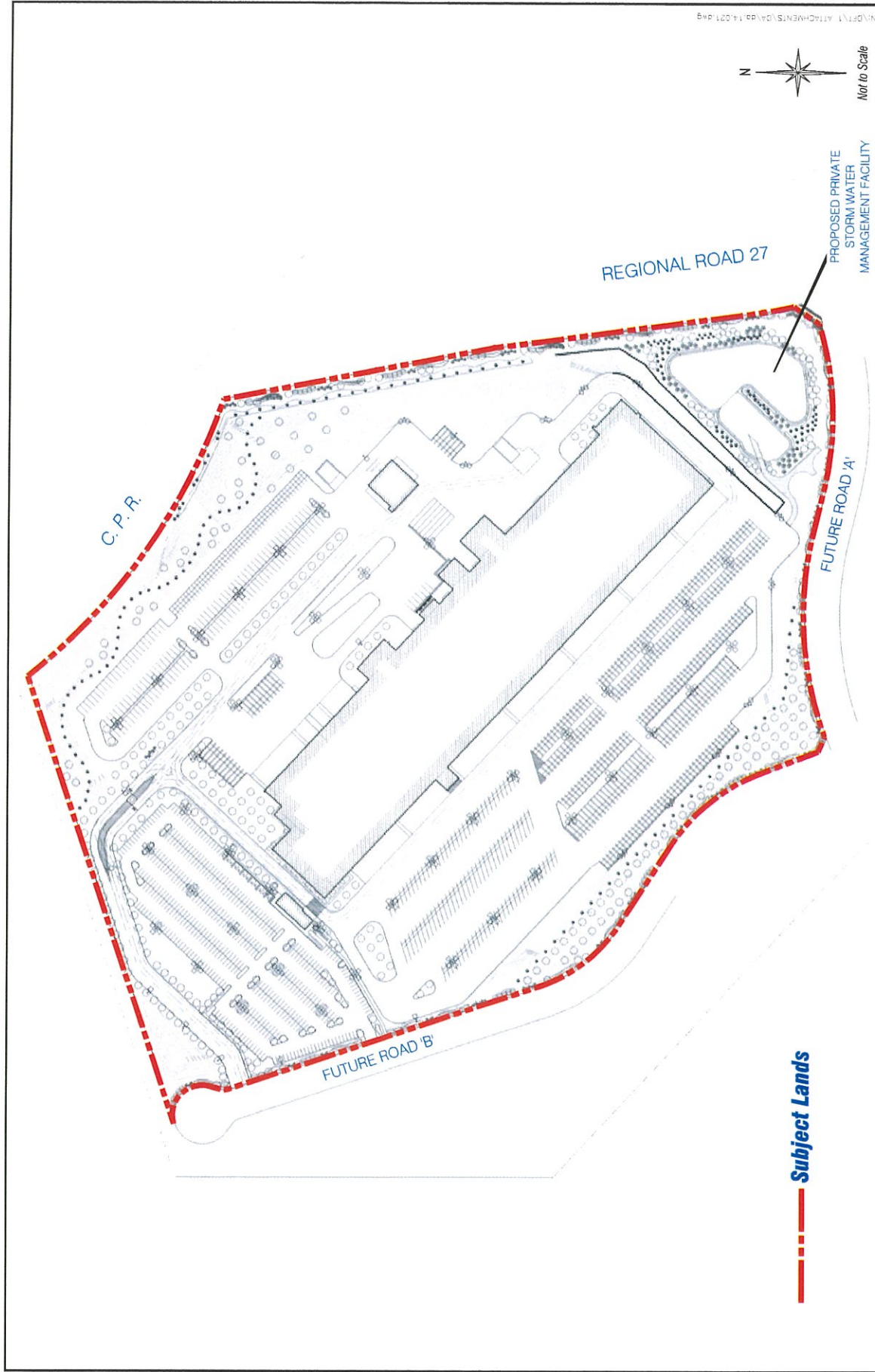


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June 17, 2014

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# Landscape Plan

LOCATION:  
Part of Lots 13 and 14, Concession 9

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

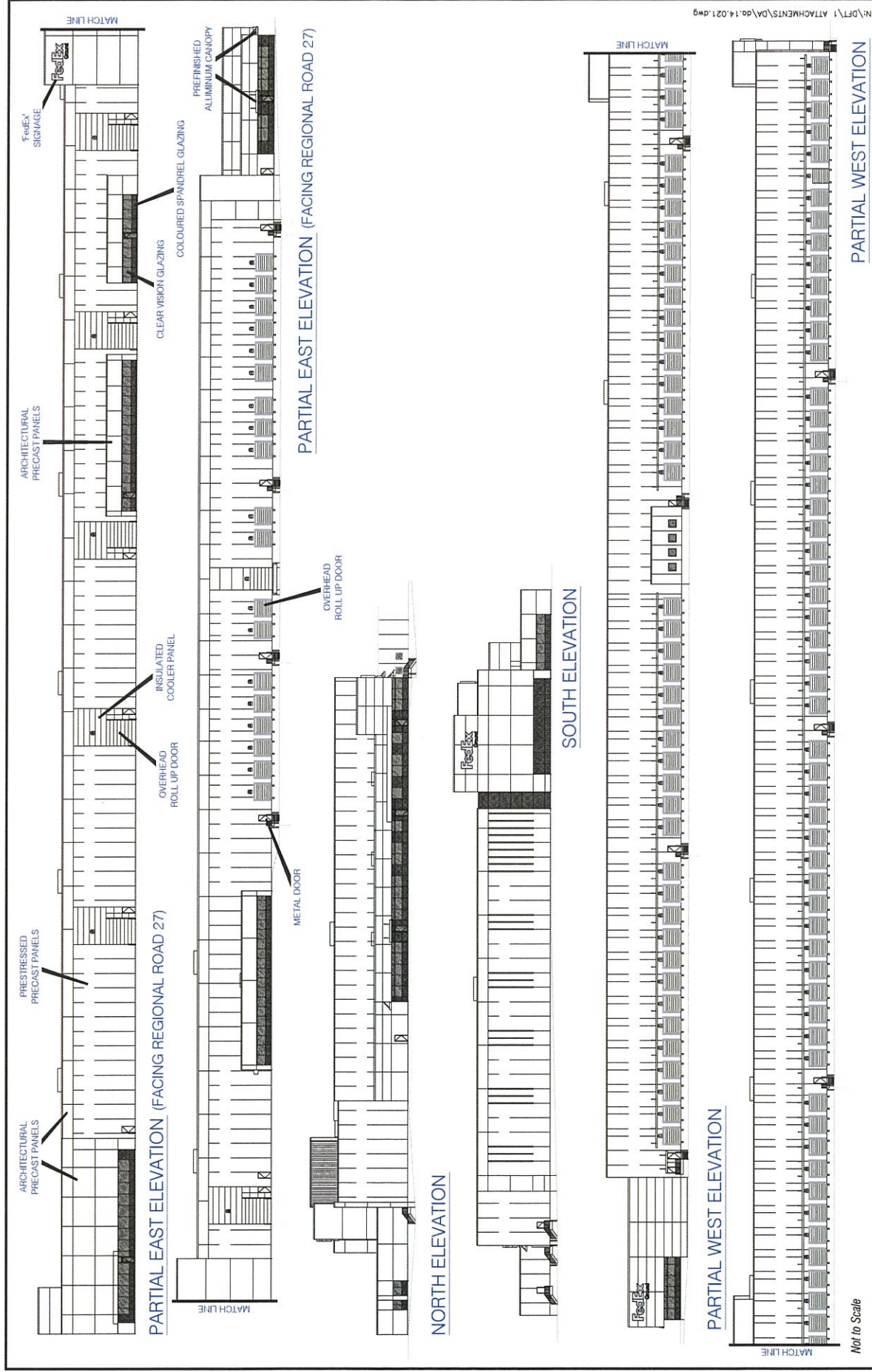


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DA.14.021

DATE:  
June 17, 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,  
and DiPoce Management Limited



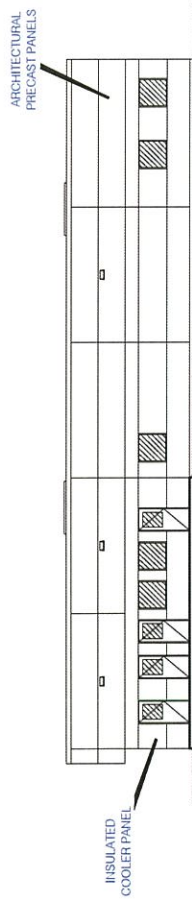
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June 17, 2014

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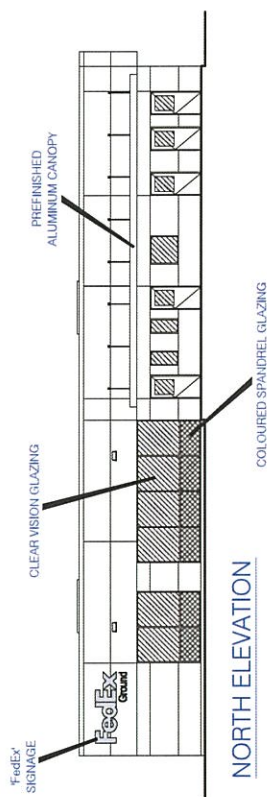


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

Not to Scale

## Elevations - Gateway (Building 'B')

LOCATION:  
Part of Lots 13 and 14, Concession 9

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

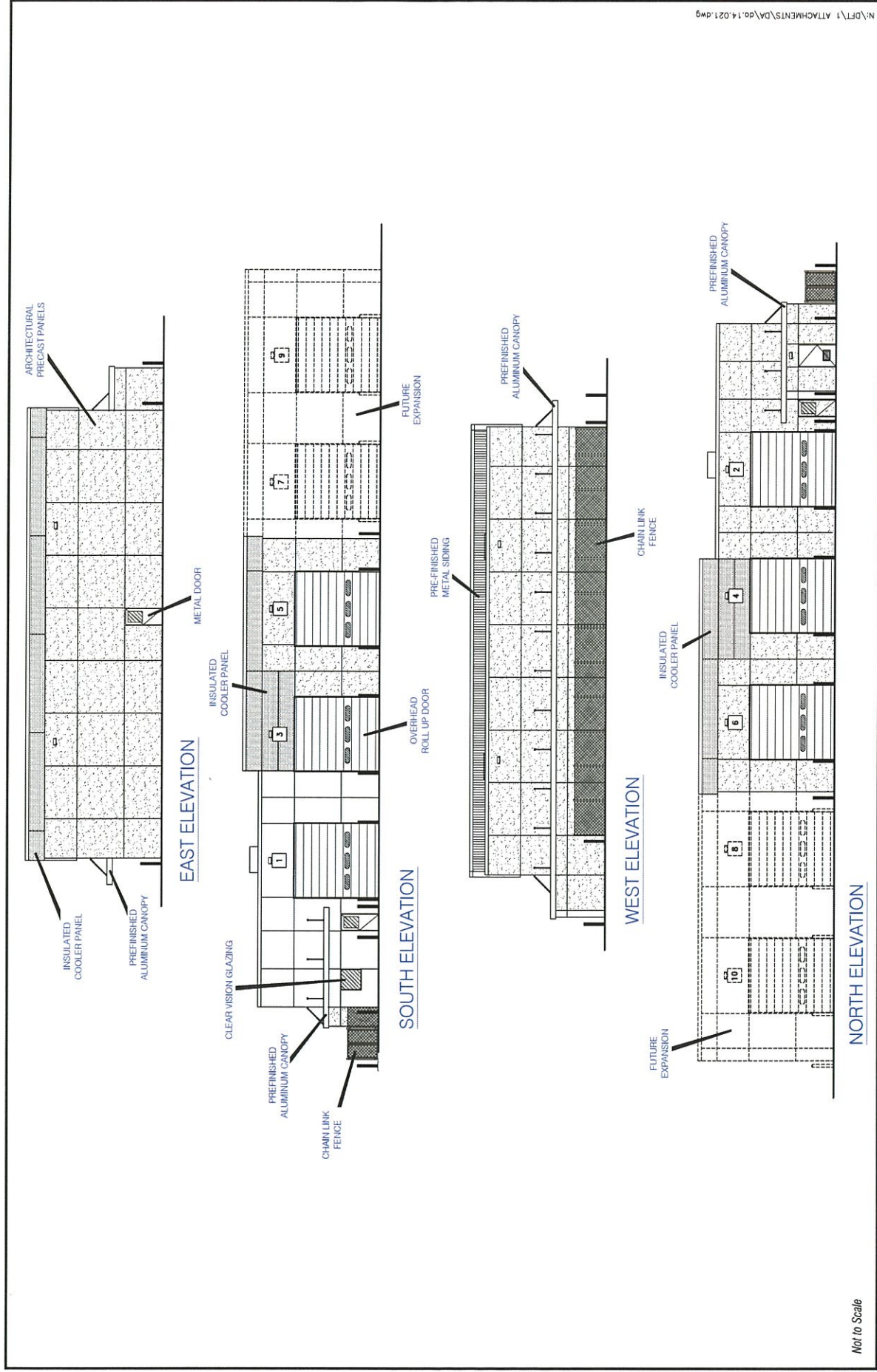


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DA.14.021

DATE:  
June 17, 2014

# 6



# Elevations - Maintenance Building 'C'

LOCATION:  
Part of Lots 13 and 14, Concession 9

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

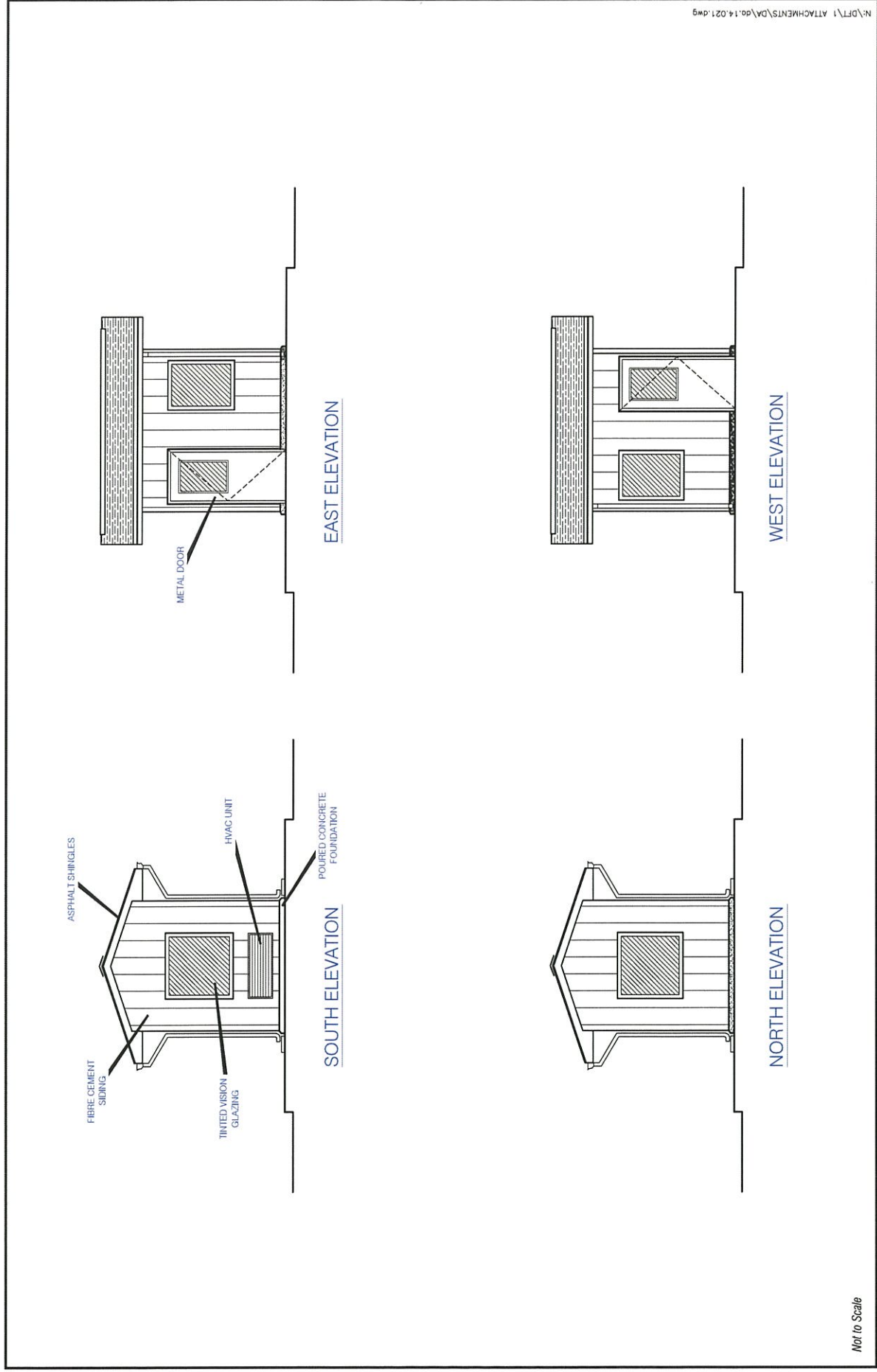


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DA.14.021

DATE:  
June 17, 2014

# 7



Not to Scale

# Elevations - Gatehouse Building 'D'

LOCATION:  
Part of Lots 13 and 14, Concession 9

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

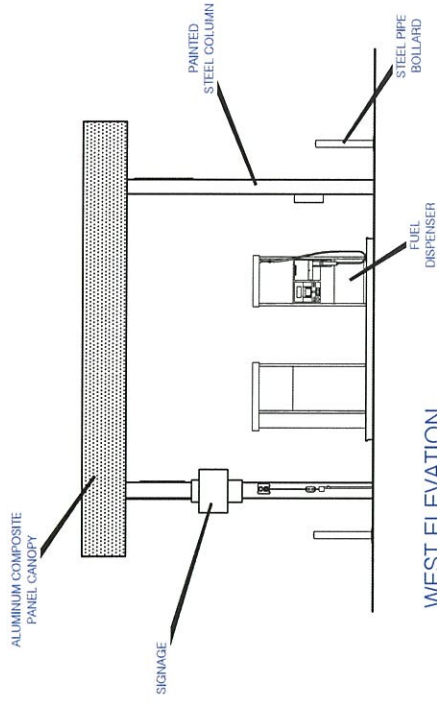


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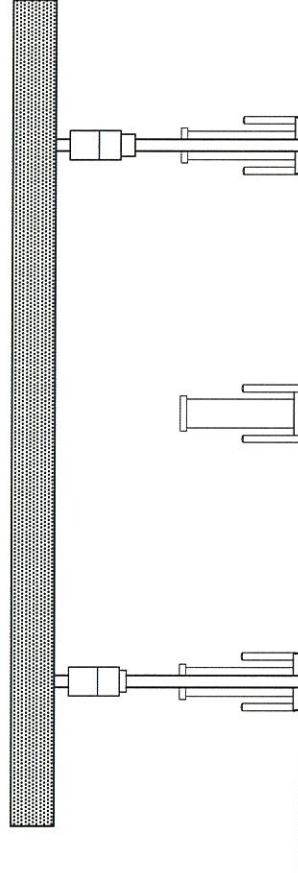
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DA.14.021

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DATE:  
June 17, 2014



WEST ELEVATION



NORTH ELEVATION

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,  
and DiPoco Management Limited

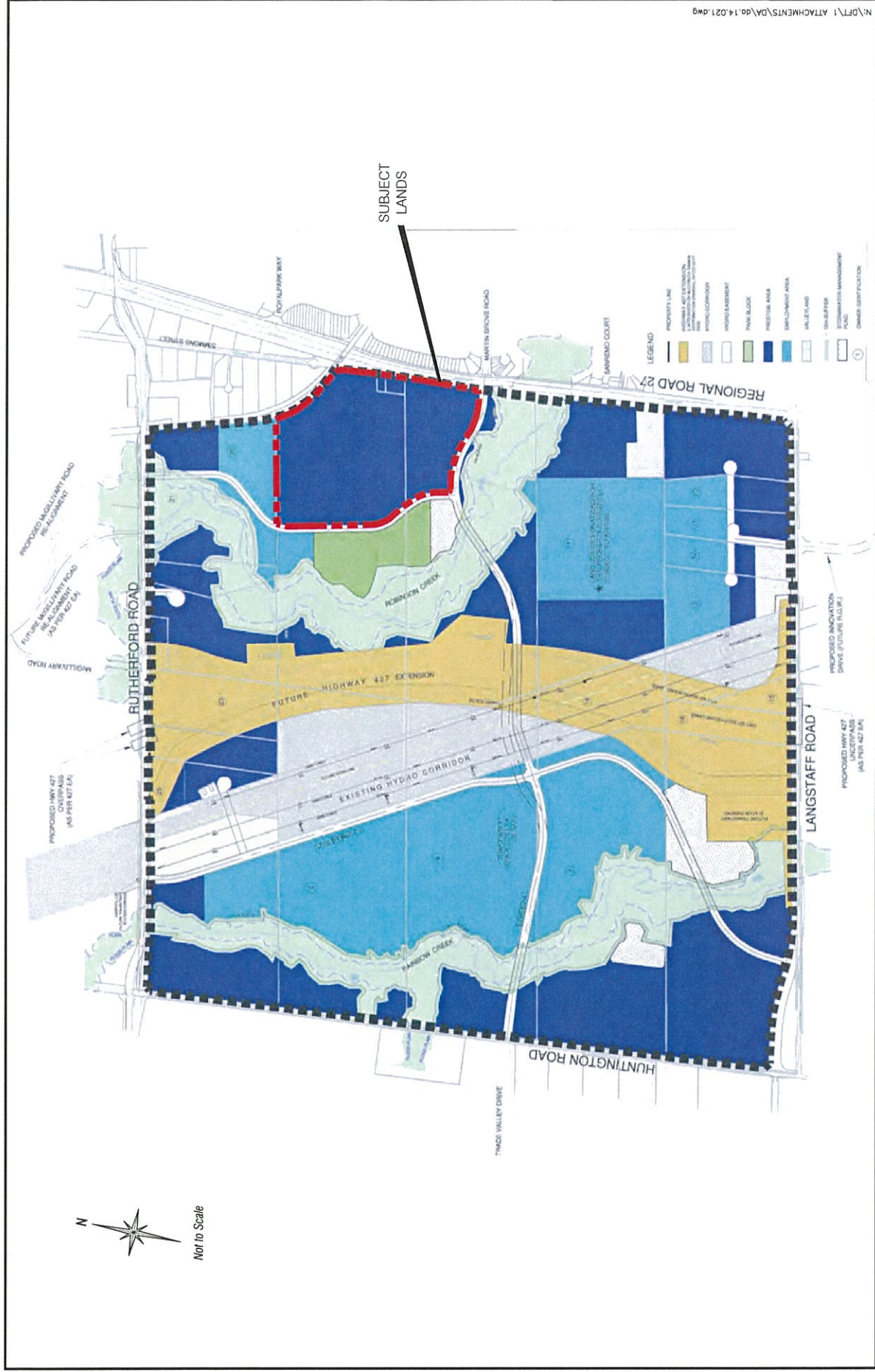


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DA.14.021

DATE:  
June 17, 2014

# 9



# Block 59 - Land Use Plan

LOCATION:  
Part of Lots 13 and 14, Concession 9

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



Attachment

FILES: Z.14.011 & DA.14.021

DATE: June 17, 2014