

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 1, Report No. 38, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

*Regional Councillor Di Biase declared an interest with respect to this matter insofar as it relates to correspondence submitted from Di Poce Management in the course of this matter, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

*Regional Councillor Rosati declared an interest with respect to this matter insofar as it relates to correspondence submitted from Di Poce Management in the course of this matter, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

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**SITE DEVELOPMENT FILE DA.14.088  
HIGHWAY 27 LANGSTAFF GP LIMITED AND CENTRAL CARPENTRY LIMITED  
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

**The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 20, 2015:**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.14.088 (Highway 27 Langstaff GP Limited and Central Carpentry Limited) BE APPROVED, to permit the development of a distribution warehouse (Costco) with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) as shown on Attachments #3 to #12, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Ontario Municipal Board (OMB) shall issue its Final Decision regarding the resolution of the Owner's appeal of Vaughan Official Plan 2010 and the West Vaughan Employment Area Plan;
    - ii) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, and building elevations;
    - iii) the final location of the John Lawrie heritage dwelling and related facilities and amenities (e.g. parking) shall be approved to the satisfaction of the City of Vaughan and Toronto and Region Conservation Authority;
    - iv) the Owner shall enter into suitable arrangements for a provision of a public park to the City of Vaughan. Alternatively, should the City of Vaughan determine that a park is not required, the Site Plan Letter of Undertaking shall include a condition requiring the Owner to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy;

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- v) the Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) 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;
  - vi) 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 of Vaughan;
  - vii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department respecting waste management on the site;
  - viii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);
  - ix) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario (MTO); and,
  - x) the Owner shall satisfy all requirements of York Region.
- b) that the Letter of Undertaking include the following provision:
- “Development Charges and applicable Special Area Development Charges shall be paid to the City of Vaughan, in accordance with the City of Vaughan, Region of York, and York Region District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the date in effect at that time.”

#### **Contribution to Sustainability**

The application implements 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 of Vaughan requirements
- an erosion and sediment control plan will be implemented

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- bicycle racks will be provided on-site to promote an alternative mode of transportation
- the use of plumbing fixtures that reduce water requirements
- a stormwater management design approach that provides for water quantity and water quality treatment while reducing runoff volumes and potential erosion risks in an effort to maintain water balance on a site with a high level of impervious surface
- low emitting adhesives, sealants, paints and coatings
- an easily accessible area for the collection and storage of recyclables
- landscape materials that minimize water usage
- over 100 rooftop skylights allow for interior lighting conservation throughout the day
- high efficiency HVAC units will be utilized
- exterior lighting is downward directional (conforms to dark sky guidelines)
- building will be constructed using more than 50% pre and post-consumer recycled content
- all internal vehicle equipment (forklift and pallet jack equipment) is electric, powered by rechargeable batteries

#### **Economic Impact**

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

#### **Communications Plan**

On October 13, 2015, the Vaughan Development Planning Department mailed a courtesy notice of this subject Committee of the Whole meeting to the West Woodbridge Homeowners' Association and to those individuals that appeared at the Public Hearing regarding the related Zoning By-law Amendment Application or submitted written correspondence to the City regarding the applications.

This proposal was the subject of a related Zoning By-law Amendment Application (File Number Z.14.019) that was considered and approved by Vaughan Council on July 16, 2015 and implemented by Zoning By-law 131-2015.

A resident information session was hosted by the Owner on June 4, 2014, prior to the statutory Public Hearing. Two community meetings were held on February 19, 2015 and May 11, 2015, following the statutory Public Hearing (December 2, 2014) regarding this development proposal. Subsequent to the July 16, 2015, technical report related to the Zoning By-law Amendment application, the Vaughan Development Planning Department received two questions from the public:

1. Will the subject proposal include walking trails?

The Owner is proposing a restoration planting plan for the open space system lands on and in the vicinity of the subject lands. However, walking trails are not proposed at this time.

2. Will the proposal result in a signalized intersection?

The proposed development requires the construction of a new north-south road, shown as Street 'I' (extension of Innovation Drive) on Attachments #3 and #4. Street "I" is proposed to extend between Langstaff Road and end at a cul-de-sac approximately 250 metres north of the intersection. The intersection of Langstaff Road and Future street "1" will be signalized.

#### **Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.14.088 in order to permit the development of a distribution warehouse

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(Costco) with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) as shown on Attachments #3 to #12.

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

##### *Synopsis:*

*The Owner has submitted Zoning By-law Amendment File Z.14.019 and Site Development File DA.14.088 on the subject lands to permit the development of a distribution warehouse with a total GFA of 53,299.8 m<sup>2</sup> in Phase 1 and an ultimate build-out of 81,050.1 m<sup>2</sup> as shown on Attachments #3 to #12. On July 16, 2015, Vaughan Council approved the Zoning By-law Amendment Application to rezone the subject lands and enacted By-law 131-2015 to implement the development. The Zoning By-law includes a Holding Symbol "(H)" on the entire subject lands, which shall not be removed until a Site Development Application is approved, the exact development limits of the site are determined by the TRCA, the City is in receipt of a Record of Site Condition, and confirmation of the relocation of the John Lawrie heritage dwelling. The Vaughan Development Planning Department recommends that Vaughan Council approve Site Development File DA.14.088, subject to conditions, in order to enable the site plan to advance while the City of Vaughan, the TRCA and York Region finalize the review and approval of the detailed plans and studies, prior to the execution of the Site Plan Letter of Undertaking. It is not recommended that the Holding Symbol "(H)" be removed from the subject lands at this time until the specified conditions for removal have been satisfied.*

##### Location

The subject lands consist of a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, as shown on Attachments #1 and #2. The property is municipally known as 8682 Regional Road 27 and comprises 34 hectares and is owned by Highway 27 Langstaff GP Limited as shown on Attachment #2. The entirety of this property is subject to the application. Central Carpentry Limited owns a 4.1 hectare property (as shown on Attachment #2) with frontage on Langstaff Road of which, 0.83 hectares is the subject of the Site Development Application, as it is required to provide access to the site.

##### Planning Considerations

##### 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 VOP 2010, was adopted by Vaughan Council 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 (VOP 2010)

The subject lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by VOP 2010, Volume 2, Section 11.9, West Vaughan Employment Area Plan. VOP 2010 permits a distribution warehouse in a "Prestige Employment" designation and warehousing, transportation and distribution uses in the "General Employment" designation. The proposed distribution warehouse conforms to the Official Plan. The Owner had appealed certain policies in VOP 2010 to the Ontario Municipal Board (OMB). On September 10, 2015, the OMB considered



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a settlement between the Owner and the City to resolve the appeals. The OMB provided an Oral Decision regarding the settlement, however, the OMB must issue its Final Decision prior to the execution to the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Zoning

On July 16, 2015, Vaughan Council enacted Zoning By-law 131-2015, to zone the subject lands EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable portion of the lands) and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management portion of the lands). The zoning by-law includes a number of site-specific exceptions to implement the proposed development and the following conditions that must be satisfied prior to the removal of the Holding Symbol “(H)” from the lands:

- That the related Site Development File DA.14.088, and any future phases thereof, be approved by Vaughan Council;
- The City of Vaughan is in receipt of confirmation from the TRCA that the limits of the OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated;
- Confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of Environment and Climate Change (MOECC), City of Vaughan and TRCA standards;
- The City of Vaughan is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition (RSC);
- The final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) proposed to be located on the same block as the stormwater management pond, shall be determined to the satisfaction of the City of Vaughan and the TRCA.

The proposed site plan conforms with the Zoning By-law. However, the Vaughan Development Planning Department is not recommending the removal of the Holding Symbol for any part of the subject lands at this time. Although the approval of the Site Development Application is one of the conditions required to be satisfied in order to remove the Holding Symbol, the Owner has not satisfied all of the conditions. Specifically, the City is not in receipt of the RSC from the MOECC and the final location of the John Laurie heritage dwelling remains outstanding. Any required adjustments to the zone boundaries affecting the two OS1 Open Space Conservation zoned blocks will be amended through the By-law to remove the Holding Symbol.

#### 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 by the Vaughan Policy Planning and Environmental Sustainability Department. The proposed Block Plan is shown on Attachment #13. The proposed development is consistent with the overall Block Plan. However, the placement of the distribution centre on the subject lands will result in the termination of a north-south road at the entrance of the subject lands. It is noted that the concurrent application for block plan approval illustrates this revised road pattern.

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##### Site Plan Review

The proposed distribution warehouse has a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> (comprised of 43,390.1 m<sup>2</sup> for the warehouse area, 1,587.2 m<sup>2</sup> for office space, 8,191.0 m<sup>2</sup> for the commissary area, 102.2 m<sup>2</sup> for a guard booth, and 29.3 m<sup>2</sup> for a pump room) in Phase 1 (Attachment #3). The first phase of development includes 456 staff and visitor parking spaces including 12 barrier free spaces, and 723 truck parking spaces.

The ultimate build-out for the facility includes a 27,750.3 expansion to the warehouse resulting in a total GFA of 81,050.1 m<sup>2</sup>, as shown on Attachment #4. A total of 740 truck parking spaces (additional 17 spaces) are proposed for the ultimate build-out. Truck access is proposed from Street "I", a new street which intersects with Langstaff Road. Vehicular (employee) access to the site is proposed from Regional Road 27.

The proposed building elevations for the distribution centre are shown on Attachments #5 to #8. The Owner has engaged in extensive discussions with City staff to upgrade the proposed building materials and elevations that are typically used for a distribution warehouse. The proposed building elevations consist of a base neutral coloured concrete shadow wall system, with white, gray and metallic coloured metal panels, a horizontal red banner and faux window elements made of galvanized metal. Five silos located at the northeast corner of the property will be screened using metal panels with openings that permit the silos to function properly.

The landscape plan shown on Attachment #9 includes a 9 m wide landscape buffer strip abutting Regional Road 27 consisting of coniferous and deciduous trees and shrubs along the perimeter of the site with berming to reduce the visual impact of the building from the street. The Owner and City staff will continue to explore opportunities to enhance the planting in this area. The Owner is also proposing a restoration planting plan for the open space system that will be conveyed into the public ownership at the northeast portion of the site, and in other surrounding areas located outside of the subject lands. The overall landscape plans for the first phase and at ultimate full build-out are shown on Attachments #10 and #11.

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

##### Vaughan Parks Development Department

The Owner has been in discussions with City Staff regarding the provision of parkland for sports field purposes. Staff are currently conducting a due diligence review of the Owner's proposal and will soon make a determination on the parkland proposal to conclude this matter. The due diligence review will include, but is not necessarily limited to conceptual grading, site servicing, public road frontage and public access and facility fit/setbacks. A condition that allows flexibility for the City to accept conveyance of parkland or payment of cash-in-lieu of parkland is included in the recommendation of this report.

##### Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

###### a) Environmental

The Phase Two ESA indicated that remediation was undertaken to address elevated concentrations of contaminants in soil (i.e., Zinc and Sodium). In accordance with the City's Contaminated Sites Policy, given that remediation of the subject lands was required, the Owner

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will be required to obtain a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment and Climate Change (MOECC). It is noted that the submission of the RSC is also a condition that must also be satisfied prior to the removal of the Holding Symbol.

b) Services

The Owner has submitted Functional Servicing and Grading Plans, a Functional Servicing Report, a Functional Stormwater Management Report (prepared for the West Vaughan Employment Area - Southeast Quadrant), a Detailed Design Stormwater Management Report, a Stormwater Management Design Brief, detailed engineering plans, and a traffic impact study, which must be approved to the satisfaction of the City of Vaughan's Development Engineering and Infrastructure Planning Services Department, prior to the execution of the Site Plan Letter of Undertaking and the execution of the Development Agreement for the public infrastructure. A condition to this effect is included in the recommendation of this report.

The complete, 2-phase build out scenario for the development proposes that stormwater runoff from the subject lands will be controlled to the 100-year post-development allowable release rate for both the proposed Phase 1 and Phase 2 (comprehensive) portions of the development. The related reports state that the site will utilize underground storage for Phase 1 and Phase 2 (comprehensive) of the proposed development in the form of underground storage tanks in combination with a private storm water management pond, which will be located on the subject lands.

Furthermore, the Block 59 southeast (SE) Quadrant lands are tributary to the future Regional Road 27 Sanitary Trunk Sewer which is part of the York-Durham Sewage System. The proposed sanitary sewer system concept for the Block 59 SE Quadrant consists of an interim and ultimate scheme and has been designed to be compatible with the overall Block 59 interim and ultimate servicing schemes. On an interim basis, the subject lands will outlet to an existing manhole on San Remo Court, which outlets to an existing 200mm diameter sanitary sewer on Martin Grove Road. As part of the interim sanitary connection, the Owner will be required to conduct an extended in-sewer flow monitoring program in the Martin Grove Outlet. All costs associated with the interim servicing solution shall be at the Developer's (Block 59) expense. The proposed ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer on Regional Road 27, which is expected to be in operation by 2020. The temporary connections to the San Remo Court/Martin Grove sanitary sewer system will be disconnected and flow will be re-directed to the Regional trunk sewer on Regional Road 27 or the Rainbow Creek Sanitary Sub-Trunk on Milani Boulevard at the Owner's expense.

The Owner has previously submitted a report entitled "Interim Sanitary Servicing Assessment, Block 59 – DiPoce Management & Two-Seven Joint Venture Limited Lands, Martin Grove Road Outlet, Project No.UD14-0214", prepared by Cole Engineering and dated April 2014 (referred to as the "Cole Report") that analyzes the capacity of the City's existing sanitary sewer system that starts on Martin Grove at Regional Road 27 and extends downstream to the Regional Sanitary Trunk Sewer on Islington Avenue south of Woodbridge Avenue (hereinafter referred to as the "Martin Grove Outlet") to service the Lands on an interim basis. The Cole Report concludes that the existing sanitary sewer theoretically the City's existing sanitary sewer system has sufficient residual capacity to service the Lands. The City has accepted this conclusion subject to the Owner conducting an extended in-sewer flow monitoring program in the Martin Grove Outlet to verify the study results and to identify any operational issues.

The Owner will continue to undertake an in-sewer flow monitoring program of the Martin Grove Outlet, at no cost to the City, for a period of not less than twelve (12) months from the date that the City has approved occupancy of the building. The duration of flow monitoring shall capture a

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substantial number of wet weather events in order to accurately assess system response to wet weather flows and confirm the residual capacity of the system to the satisfaction of the City. Additional flow monitoring reports shall be prepared by the Consultant at regular intervals during the monitoring period and submitted to the City for review. The Cole Report identifies several legs of sewer within the Martin Grove Outlet as potentially needing capacity improvements in order to service the lands on an interim basis.

The Block 59 SE Quadrant lands are ultimately tributary to the future Regional Road 27 Sanitary Trunk Sewer which is part of the York-Durham Sewage System. The proposed sanitary sewer system concept for the Block 59 South East Quadrant consists of an interim and ultimate scheme and has been designed to be compatible with the overall Block 59 interim and ultimate servicing schemes.

The proposed ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer on Regional Road 27 which is expected to be in operation by 2028. The temporary connections to the San Remo Court/Martin Grove sanitary sewer system will be disconnected and flow will be re-directed to the Regional trunk sewer on Highway 27 or the Rainbow Creek Sanitary Sub-Trunk on Milani Blvd. at the Owner's expense.

The Owner shall provide the City with a Letter of Credit as a security for any necessary sanitary sewer capacity improvements to the Martin Grove Outlet as may be identified by the City or subsequent flow monitoring reports submitted by the Owner's Consultant. If the City, in its absolute discretion, deems it necessary that downstream sanitary sewer improvements to the Martin Grove Outlet are required to service the employment uses on the Lands, the Owner shall design and construct the necessary sewer improvement works when directed to do so by the City in accordance with the terms of the related Development Agreement.

c) Traffic

The Vaughan DEIPS Department has reviewed the Traffic Impact Study for the Block 59 South East Quadrant. Based on the results of traffic operations assessment, the City can confirm that the overall road network, including the intersection of Langstaff Road/Street 'I' will operate at satisfactory levels of service (LOS) under future conditions (horizon years 2016, 2019 and 2024).

It is noted that future conditions under horizon year 2024 were assumed to include the Highway 427 extension and therefore, a large portion of the north/south traffic was assumed to use the highway instead of Regional Road 27 or any potential north/south collectors. The consultant also undertook a sensitivity analysis without the Highway 427 extension in order to understand the operational characteristics of the road network in the event there is a delay to the anticipated opening of the highway extension (scheduled for 2020-21). The results indicate that although there is an increase in volumes on the arterials and collectors, the road network will still operate with an acceptable LOS.

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

d) Engineering Development Agreement

The proposed development requires the creation of a new north-south road, shown as Street 'I' on Attachments #3 and #4, an extension of Innovation Drive, located west of Regional Road 27, at the (future) intersection of Innovation Drive and Langstaff Road. Street "I" is proposed to extend between Langstaff Road and end at a cul-de-sac approximately 250 metres north of the intersection. 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 the developer of the

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lands. The Owner will be required to enter into a Development Agreement with the City of Vaughan to provide for the necessary new road (Street "I") and municipal infrastructure (storm and sanitary sewers, watermain and street lighting) to the satisfaction of the City, if the applications are approved.

The Owner has submitted the required information and plans in this regard, which are being reviewed by the City of Vaughan and external public agencies. A condition is also included in this report requiring the Owner to enter into an Engineering Development Agreement to provide for the necessary municipal services for the proposed development, including the creating of future Street 'I' within the municipal right-of-way and the intersection upgrades of Langstaff Road and Innovation Drive, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### e) Noise Study

The Owner has submitted a noise assessment report in support of the proposal that concludes that there will not be a significant noise impact resulting from the proposed development. The assessment must be reviewed and the Owner shall have obtained approval of the assessment by the Vaughan DEIPS Department and relevant external agencies prior to the execution of the Site Plan Letter of Undertaking.

#### Toronto and Region Conservation Authority (TRCA)

The application was circulated to the TRCA for review and comment. By way of correspondence dated August 26, 2015, the TRCA advised that in principle, the TRCA has no objection to the approval of the site plan, subject to the following conditions:

1. That the Owner shall address, through the detailed design process, all outstanding TRCA comments dated August 26, 2015, to the satisfaction of the TRCA.
2. That the Owner obtains all necessary permits from the TRCA pursuant to the Development, Interference with Wetlands and Alteration to Shorelines and Watercourse Regulation (Ontario Regulation 166/06), as amended, to the satisfaction of the TRCA. This includes, but is not limited to permits for site grading/servicing/construction (including the outfall to the Rainbow Creek valley corridor), stormwater management pond construction, and relocation of the John Lawrie heritage dwelling.
3. That the final location of the John Lawrie heritage dwelling and related facilities and amenities (e.g. parking) shall be to the satisfaction of the City of Vaughan and the TRCA.
4. That the By-law to remove the Holding Symbol "(H)" from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone be prepared to the satisfaction of the TRCA.
5. That the lands zoned OS1 Open Space Conservation Zone be dedicated to the TRCA and/or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA. Any alternative ownership arrangement for the lands zoned OS1 Open Space Conservation Zone must be to the satisfaction of the TRCA.

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.

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The subject lands are located within the Humber River watershed. Rainbow Creek traverses the northeast corner of the property and a tributary of that creek traverses the central portion of the site. Both watercourses exit the site along the eastern property boundary.

The conditions 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 the detailed plans and studies. A condition to this effect is included in the recommendation of this report.

#### Ministry of Transportation (MTO)

The proposal includes lands to be dedicated to the MTO for the future Highway 427 as shown on Attachment #3. The MTO have agreed to allow a 9.2m setback from the proposed building to the west property line. The Owner is required to satisfy all requirements of the MTO prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The property located at 8682 Regional Road 27 (John Lawrie House) as shown on Attachments #3 and #4) is Registered under the Ontario Heritage Act and is identified as a potential Cultural Heritage Landscape in the Vaughan Heritage Inventory.

The Owner has submitted a Cultural Heritage Impact Assessment that recommends the dwelling be relocated within the same general location within the area proposed for the future stormwater block. The proposal received approval from the Heritage Vaughan Committee on May 13, 2015. It is noted that the final location of the building may be approved at the discretion of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. Furthermore, at this time, a use has not been determined for the heritage dwelling. Prior to the removal of the Holding Symbol “(H)” on the OS1 Block, the final use(s) and location of the John Lawrie heritage dwelling shall be determined to satisfaction of the City and the TRCA.

#### Future Development Applications

In an effort to expedite the approval and ultimate construction of the distribution warehouse facility, the Owner is currently finalizing separate development applications to be submitted to the City of Vaughan for the lands identified for a stormwater pond as shown on Attachments #3 and #4.

The Owner is proposing to submit a separate Site Development Application for the stormwater management block to determine the precise re-location of the heritage dwelling in context with the future stormwater pond facility, tree preservation and other site plan matters to the satisfaction of the City of Vaughan and the TRCA. A preliminary plan has been provided by the Owner as shown on Attachment #12. As part of the review of the future Site Development Application, York Region will explore the possibility of locating an easement within the area for a future staging area/compound it may require. The Owner has also informed the Development Planning Department of their intention to file an application to sever the stormwater block from the remainder of the site. The stormwater pond block must remain in private ownership as it is required to service the subject lands. The review of the future applications as discussed above, shall ensure that the pond remains in private ownership and properly services the warehouse facility and that the John Lawrie heritage dwelling is protected to the satisfaction of the City of Vaughan. As a condition of the future site plan and severance applications, the necessary arrangements will need to be in place to ensure that private stormwater management pond servicing the subject lands is maintained in perpetuity.

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Furthermore, a Zoning By-law Amendment will be required for the repurposing (future use) of the John Lawrie heritage dwelling, and the Owner is also required to submit the required application(s) to remove the Holding Symbol “(H)” that apply to the subject lands.

#### **Cash-In-Lieu of Parkland**

The Owner is in negotiations to purchase lands in the surrounding area with the intent of conveying lands to the City of Vaughan for parkland use. Should lands be conveyed to the City for a public park, the Owner will not be required to pay cash-in-lieu of the dedication of parkland equivalent. However, should lands for a public park not be conveyed to the City, the Site Plan Letter of Undertaking shall include a condition requiring the Owner to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. A condition to this effect is included in the recommendation of this report.

#### **Development Charges**

The Vaughan Development Finance and Investments Department has provided a condition of approval regarding the payment of Development Charges which is included in the recommendation of this report.

#### **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.

##### **ii) Plan and Manage Growth & Economic Well-Being**

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 is in negotiations to purchase lands to the south of the subject lands, with the intent of dedicating lands 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 no objection to the Site Development Application. York Region is currently protecting for a 43 metre right-of-way along the section of Regional Road 27 fronting the development, and as such, the following lands must be dedicated to York Region for the future widening of the road:

- sufficient property to provide a 21.5 metre setback from the centre line of construction of Regional Road 27
- a 0.3 metre reserve along the frontage of the development where it abuts Regional Road 27.

York Region is also protecting for a 36 metre right-of-way along the section of Langstaff Road fronting the development, and as such, the following lands must be dedicated to York Region for the future widening of the road:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

#### **Item 1, SPCW Report No. 38 – Page 12**

- sufficient property to provide an 18 metre setback from the centre line of construction of Langstaff Road
- sufficient property to provide 15 metre by 15 metre daylighting triangles at the north-east and north-west corners of the intersection between the proposed Street "I" and Langstaff Road
- an additional 2.5 metre widening, 70 metres in length, together with a 40 metre taper for the purpose of westbound right turn lane at the intersection Street "I" and Langstaff Road
- a 0.3 metre reserve along the frontage of the development where it abuts Langstaff Road.

York Region is also protecting for a sanitary easement in the general area of the subject lands. York Region and the Owner will explore the possibility of protecting for the easement within the future stormwater management block during the review of the expected development applications for the block.

The Owner is required to satisfy all conditions of York Region prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.14.088 in accordance with the policies of VOP 2010, the proposed Block 59 Plan, and 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 warehouse is permitted by VOP 2010 and Zoning By-law 1-88, as amended. On this basis, the Vaughan Development Planning Department is satisfied that the proposal to facilitate a distribution warehouse on the subject lands is compatible with the surrounding existing and planned land uses. On this basis, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Phase 1
4. Site Plan - Full Build-Out
5. East & West Elevations - Phase 1
6. North Elevation - Phase 1
7. South Elevation - Phase 1
8. Elevations Full Build-Out
9. Landscape Plan – Regional Road 27 Detail
10. Landscape Plan – Phase 1
11. Landscape Plan – Full Build-Out
12. Plan Depicting the Re-located John Lawrie Heritage Dwelling
13. Block 59 – Land Use Plan

#### **Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



**SITE DEVELOPMENT FILE DA.14.088  
HIGHWAY 27 LANGSTAFF GP LIMITED AND CENTRAL CARPENTRY LIMITED  
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.14.088 (Highway 27 Langstaff GP Limited and Central Carpentry Limited) BE APPROVED, to permit the development of a distribution warehouse (Costco) with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) as shown on Attachments #3 to #12, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Ontario Municipal Board (OMB) shall issue its Final Decision regarding the resolution of the Owner's appeal of Vaughan Official Plan 2010 and the West Vaughan Employment Area Plan;
    - ii) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, and building elevations;
    - iii) the final location of the John Lawrie heritage dwelling and related facilities and amenities (e.g. parking) shall be approved to the satisfaction of the City of Vaughan and Toronto and Region Conservation Authority;
    - iv) the Owner shall enter into suitable arrangements for a provision of a public park to the City of Vaughan. Alternatively, should the City of Vaughan determine that a park is not required, the Site Plan Letter of Undertaking shall include a condition requiring the Owner to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy;
    - v) the Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) 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;
    - vi) 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 of Vaughan;
    - vii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department respecting waste management on the site;
    - viii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA);

- ix) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario (MTO); and,
- x) the Owner shall satisfy all requirements of York Region.
- b) that the Letter of Undertaking include the following provision:

“Development Charges and applicable Special Area Development Charges shall be paid to the City of Vaughan, in accordance with the City of Vaughan, Region of York, and York Region District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the date in effect at that time.”

### **Contribution to Sustainability**

The application implements 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 of Vaughan requirements
- an erosion and sediment control plan will be implemented
- bicycle racks will be provided on-site to promote an alternative mode of transportation
- the use of plumbing fixtures that reduce water requirements
- a stormwater management design approach that provides for water quantity and water quality treatment while reducing runoff volumes and potential erosion risks in an effort to maintain water balance on a site with a high level of impervious surface
- low emitting adhesives, sealants, paints and coatings
- an easily accessible area for the collection and storage of recyclables
- landscape materials that minimize water usage
- over 100 rooftop skylights allow for interior lighting conservation throughout the day
- high efficiency HVAC units will be utilized
- exterior lighting is downward directional (conforms to dark sky guidelines)
- building will be constructed using more than 50% pre and post-consumer recycled content
- all internal vehicle equipment (forklift and pallet jack equipment) is electric, powered by rechargeable batteries

## **Economic Impact**

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

## **Communications Plan**

On October 13, 2015, the Vaughan Development Planning Department mailed a courtesy notice of this subject Committee of the Whole meeting to the West Woodbridge Homeowners' Association and to those individuals that appeared at the Public Hearing regarding the related Zoning By-law Amendment Application or submitted written correspondence to the City regarding the applications.

This proposal was the subject of a related Zoning By-law Amendment Application (File Number Z.14.019) that was considered and approved by Vaughan Council on July 16, 2015 and implemented by Zoning By-law 131-2015.

A resident information session was hosted by the Owner on June 4, 2014, prior to the statutory Public Hearing. Two community meetings were held on February 19, 2015 and May 11, 2015, following the statutory Public Hearing (December 2, 2014) regarding this development proposal. Subsequent to the July 16, 2015, technical report related to the Zoning By-law Amendment application, the Vaughan Development Planning Department received two questions from the public:

1. Will the subject proposal include walking trails?

The Owner is proposing a restoration planting plan for the open space system lands on and in the vicinity of the subject lands. However, walking trails are not proposed at this time.

2. Will the proposal result in a signalized intersection?

The proposed development requires the construction of a new north-south road, shown as Street 'I' (extension of Innovation Drive) on Attachments #3 and #4. Street "I" is proposed to extend between Langstaff Road and end at a cul-de-sac approximately 250 metres north of the intersection. The intersection of Langstaff Road and Future street "1" will be signalized.

## **Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.14.088 in order to permit the development of a distribution warehouse (Costco) with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) as shown on Attachments #3 to #12.

## **Background - Analysis and Options**

### *Synopsis:*

*The Owner has submitted Zoning By-law Amendment File Z.14.019 and Site Development File DA.14.088 on the subject lands to permit the development of a distribution warehouse with a total GFA of 53,299.8 m<sup>2</sup> in Phase 1 and an ultimate build-out of 81,050.1 m<sup>2</sup> as shown on Attachments #3 to #12. On July 16, 2015, Vaughan Council approved the Zoning By-law Amendment Application to rezone the subject lands and enacted By-law 131-2015 to implement the development. The Zoning By-law includes a Holding Symbol "(H)" on the entire subject lands, which shall not be removed until a Site Development Application is approved, the exact development limits of the site are determined by the TRCA, the City is in receipt of a Record of Site Condition, and confirmation of the relocation of the John Lawrie heritage dwelling. The Vaughan Development Planning Department recommends that Vaughan Council approve Site*

*Development File DA.14.088, subject to conditions, in order to enable the site plan to advance while the City of Vaughan, the TRCA and York Region finalize the review and approval of the detailed plans and studies, prior to the execution of the Site Plan Letter of Undertaking. It is not recommended that the Holding Symbol "(H)" be removed from the subject lands at this time until the specified conditions for removal have been satisfied.*

#### Location

The subject lands consist of a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, as shown on Attachments #1 and #2. The property is municipally known as 8682 Regional Road 27 and comprises 34 hectares and is owned by Highway 27 Langstaff GP Limited as shown on Attachment #2. The entirety of this property is subject to the application. Central Carpentry Limited owns a 4.1 hectare property (as shown on Attachment #2) with frontage on Langstaff Road of which, 0.83 hectares is the subject of the Site Development Application, as it is required to provide access to the site.

#### Planning Considerations

##### 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 VOP 2010, was adopted by Vaughan Council 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 (VOP 2010)

The subject lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by VOP 2010, Volume 2, Section 11.9, West Vaughan Employment Area Plan. VOP 2010 permits a distribution warehouse in a "Prestige Employment" designation and warehousing, transportation and distribution uses in the "General Employment" designation. The proposed distribution warehouse conforms to the Official Plan. The Owner had appealed certain policies in VOP 2010 to the Ontario Municipal Board (OMB). On September 10, 2015, the OMB considered a settlement between the Owner and the City to resolve the appeals. The OMB provided an Oral Decision regarding the settlement, however, the OMB must issue its Final Decision prior to the execution to the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Zoning

On July 16, 2015, Vaughan Council enacted Zoning By-law 131-2015, to zone the subject lands EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (developable portion of the lands) and OS1(H) Open Space Conservation Zone with the Holding Symbol "(H)" (valleylands and stormwater management portion of the lands). The zoning by-law includes a number of site-specific exceptions to implement the proposed development and the following conditions that must be satisfied prior to the removal of the Holding Symbol "(H)" from the lands:

- That the related Site Development File DA.14.088, and any future phases thereof, be approved by Vaughan Council;

- The City of Vaughan is in receipt of confirmation from the TRCA that the limits of the OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated;
- Confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of Environment and Climate Change (MOECC), City of Vaughan and TRCA standards;
- The City of Vaughan is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition (RSC);
- The final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) proposed to be located on the same block as the stormwater management pond, shall be determined to the satisfaction of the City of Vaughan and the TRCA.

The proposed site plan conforms with the Zoning By-law. However, the Vaughan Development Planning Department is not recommending the removal of the Holding Symbol for any part of the subject lands at this time. Although the approval of the Site Development Application is one of the conditions required to be satisfied in order to remove the Holding Symbol, the Owner has not satisfied all of the conditions. Specifically, the City is not in receipt of the RSC from the MOECC and the final location of the John Laurie heritage dwelling remains outstanding. Any required adjustments to the zone boundaries affecting the two OS1 Open Space Conservation zoned blocks will be amended through the By-law to remove the Holding Symbol.

#### 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 by the Vaughan Policy Planning and Environmental Sustainability Department. The proposed Block Plan is shown on Attachment #13. The proposed development is consistent with the overall Block Plan. However, the placement of the distribution centre on the subject lands will result in the termination of a north-south road at the entrance of the subject lands. It is noted that the concurrent application for block plan approval illustrates this revised road pattern.

#### Site Plan Review

The proposed distribution warehouse has a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> (comprised of 43,390.1 m<sup>2</sup> for the warehouse area, 1,587.2 m<sup>2</sup> for office space, 8,191.0 m<sup>2</sup> for the commissary area, 102.2 m<sup>2</sup> for a guard booth, and 29.3 m<sup>2</sup> for a pump room) in Phase 1 (Attachment #3). The first phase of development includes 456 staff and visitor parking spaces including 12 barrier free spaces, and 723 truck parking spaces.

The ultimate build-out for the facility includes a 27,750.3 expansion to the warehouse resulting in a total GFA of 81,050.1 m<sup>2</sup>, as shown on Attachment #4. A total of 740 truck parking spaces (additional 17 spaces) are proposed for the ultimate build-out. Truck access is proposed from Street "I", a new street which intersects with Langstaff Road. Vehicular (employee) access to the site is proposed from Regional Road 27.

The proposed building elevations for the distribution centre are shown on Attachments #5 to #8. The Owner has engaged in extensive discussions with City staff to upgrade the proposed building materials and elevations that are typically used for a distribution warehouse. The proposed building elevations consist of a base neutral coloured concrete shadow wall system, with white, gray and metallic coloured metal panels, a horizontal red banner and faux window elements

made of galvanized metal. Five silos located at the northeast corner of the property will be screened using metal panels with openings that permit the silos to function properly.

The landscape plan shown on Attachment #9 includes a 9 m wide landscape buffer strip abutting Regional Road 27 consisting of coniferous and deciduous trees and shrubs along the perimeter of the site with berming to reduce the visual impact of the building from the street. The Owner and City staff will continue to explore opportunities to enhance the planting in this area. The Owner is also proposing a restoration planting plan for the open space system that will be conveyed into the public ownership at the northeast portion of the site, and in other surrounding areas located outside of the subject lands. The overall landscape plans for the first phase and at ultimate full build-out are shown on Attachments #10 and #11.

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

#### Vaughan Parks Development Department

The Owner has been in discussions with City Staff regarding the provision of parkland for sports field purposes. Staff are currently conducting a due diligence review of the Owner's proposal and will soon make a determination on the parkland proposal to conclude this matter. The due diligence review will include, but is not necessarily limited to conceptual grading, site servicing, public road frontage and public access and facility fit/setbacks. A condition that allows flexibility for the City to accept conveyance of parkland or payment of cash-in-lieu of parkland is included in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

##### a) Environmental

The Phase Two ESA indicated that remediation was undertaken to address elevated concentrations of contaminants in soil (i.e., Zinc and Sodium). In accordance with the City's Contaminated Sites Policy, given that remediation of the subject lands was required, the Owner will be required to obtain a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment and Climate Change (MOECC). It is noted that the submission of the RSC is also a condition that must also be satisfied prior to the removal of the Holding Symbol.

##### b) Services

The Owner has submitted Functional Servicing and Grading Plans, a Functional Servicing Report, a Functional Stormwater Management Report (prepared for the West Vaughan Employment Area - Southeast Quadrant), a Detailed Design Stormwater Management Report, a Stormwater Management Design Brief, detailed engineering plans, and a traffic impact study, which must be approved to the satisfaction of the City of Vaughan's Development Engineering and Infrastructure Planning Services Department, prior to the execution of the Site Plan Letter of Undertaking and the execution of the Development Agreement for the public infrastructure. A condition to this effect is included in the recommendation of this report.

The complete, 2-phase build out scenario for the development proposes that stormwater runoff from the subject lands will be controlled to the 100-year post-development allowable release rate for both the proposed Phase 1 and Phase 2 (comprehensive) portions of the development. The related reports state that the site will utilize underground storage for Phase 1 and Phase 2 (comprehensive) of the proposed development in the form of underground storage tanks in

combination with a private storm water management pond, which will be located on the subject lands.

Furthermore, the Block 59 southeast (SE) Quadrant lands are tributary to the future Regional Road 27 Sanitary Trunk Sewer which is part of the York-Durham Sewage System. The proposed sanitary sewer system concept for the Block 59 SE Quadrant consists of an interim and ultimate scheme and has been designed to be compatible with the overall Block 59 interim and ultimate servicing schemes. On an interim basis, the subject lands will outlet to an existing manhole on San Remo Court, which outlets to an existing 200mm diameter sanitary sewer on Martin Grove Road. As part of the interim sanitary connection, the Owner will be required to conduct an extended in-sewer flow monitoring program in the Martin Grove Outlet. All costs associated with the interim servicing solution shall be at the Developer's (Block 59) expense. The proposed ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer on Regional Road 27, which is expected to be in operation by 2020. The temporary connections to the San Remo Court/Martin Grove sanitary sewer system will be disconnected and flow will be re-directed to the Regional trunk sewer on Regional Road 27 or the Rainbow Creek Sanitary Sub-Trunk on Milani Boulevard at the Owner's expense.

The Owner has previously submitted a report entitled "Interim Sanitary Servicing Assessment, Block 59 – DiPoce Management & Two-Seven Joint Venture Limited Lands, Martin Grove Road Outlet, Project No.UD14-0214", prepared by Cole Engineering and dated April 2014 (referred to as the "Cole Report") that analyzes the capacity of the City's existing sanitary sewer system that starts on Martin Grove at Regional Road 27 and extends downstream to the Regional Sanitary Trunk Sewer on Islington Avenue south of Woodbridge Avenue (hereinafter referred to as the "Martin Grove Outlet") to service the Lands on an interim basis. The Cole Report concludes that the existing sanitary sewer theoretically the City's existing sanitary sewer system has sufficient residual capacity to service the Lands. The City has accepted this conclusion subject to the Owner conducting an extended in-sewer flow monitoring program in the Martin Grove Outlet to verify the study results and to identify any operational issues.

The Owner will continue to undertake an in-sewer flow monitoring program of the Martin Grove Outlet, at no cost to the City, for a period of not less than twelve (12) months from the date that the City has approved occupancy of the building. The duration of flow monitoring shall capture a substantial number of wet weather events in order to accurately assess system response to wet weather flows and confirm the residual capacity of the system to the satisfaction of the City. Additional flow monitoring reports shall be prepared by the Consultant at regular intervals during the monitoring period and submitted to the City for review. The Cole Report identifies several legs of sewer within the Martin Grove Outlet as potentially needing capacity improvements in order to service the lands on an interim basis.

The Block 59 SE Quadrant lands are ultimately tributary to the future Regional Road 27 Sanitary Trunk Sewer which is part of the York-Durham Sewage System. The proposed sanitary sewer system concept for the Block 59 South East Quadrant consists of an interim and ultimate scheme and has been designed to be compatible with the overall Block 59 interim and ultimate servicing schemes.

The proposed ultimate sanitary sewer outlet is to a future Regional Sanitary Trunk Sewer on Regional Road 27 which is expected to be in operation by 2028. The temporary connections to the San Remo Court/Martin Grove sanitary sewer system will be disconnected and flow will be re-directed to the Regional trunk sewer on Highway 27 or the Rainbow Creek Sanitary Sub-Trunk on Milani Blvd. at the Owner's expense.

The Owner shall provide the City with a Letter of Credit as a security for any necessary sanitary sewer capacity improvements to the Martin Grove Outlet as may be identified by the City or subsequent flow monitoring reports submitted by the Owner's Consultant. If the City, in its absolute discretion, deems it necessary that downstream sanitary sewer improvements to the

Martin Grove Outlet are required to service the employment uses on the Lands, the Owner shall design and construct the necessary sewer improvement works when directed to do so by the City in accordance with the terms of the related Development Agreement.

c) Traffic

The Vaughan DEIPS Department has reviewed the Traffic Impact Study for the Block 59 South East Quadrant. Based on the results of traffic operations assessment, the City can confirm that the overall road network, including the intersection of Langstaff Road/Street 'I' will operate at satisfactory levels of service (LOS) under future conditions (horizon years 2016, 2019 and 2024).

It is noted that future conditions under horizon year 2024 were assumed to include the Highway 427 extension and therefore, a large portion of the north/south traffic was assumed to use the highway instead of Regional Road 27 or any potential north/south collectors. The consultant also undertook a sensitivity analysis without the Highway 427 extension in order to understand the operational characteristics of the road network in the event there is a delay to the anticipated opening of the highway extension (scheduled for 2020-21). The results indicate that although there is an increase in volumes on the arterials and collectors, the road network will still operate with an acceptable LOS.

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

d) Engineering Development Agreement

The proposed development requires the creation of a new north-south road, shown as Street 'I' on Attachments #3 and #4, an extension of Innovation Drive, located west of Regional Road 27, at the (future) intersection of Innovation Drive and Langstaff Road. Street "I" is proposed to extend between Langstaff Road and end at a cul-de-sac approximately 250 metres north of the intersection. 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 the developer of the lands. The Owner will be required to enter into a Development Agreement with the City of Vaughan to provide for the necessary new road (Street "I") and municipal infrastructure (storm and sanitary sewers, watermains and street lighting) to the satisfaction of the City, if the applications are approved.

The Owner has submitted the required information and plans in this regard, which are being reviewed by the City of Vaughan and external public agencies. A condition is also included in this report requiring the Owner to enter into an Engineering Development Agreement to provide for the necessary municipal services for the proposed development, including the creating of future Street 'I' within the municipal right-of-way and the intersection upgrades of Langstaff Road and Innovation Drive, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

e) Noise Study

The Owner has submitted a noise assessment report in support of the proposal that concludes that there will not be a significant noise impact resulting from the proposed development. The assessment must be reviewed and the Owner shall have obtained approval of the assessment by the Vaughan DEIPS Department and relevant external agencies prior to the execution of the Site Plan Letter of Undertaking.



### Toronto and Region Conservation Authority (TRCA)

The application was circulated to the TRCA for review and comment. By way of correspondence dated August 26, 2015, the TRCA advised that in principle, the TRCA has no objection to the approval of the site plan, subject to the following conditions:

1. That the Owner shall address, through the detailed design process, all outstanding TRCA comments dated August 26, 2015, to the satisfaction of the TRCA.
2. That the Owner obtains all necessary permits from the TRCA pursuant to the Development, Interference with Wetlands and Alteration to Shorelines and Watercourse Regulation (Ontario Regulation 166/06), as amended, to the satisfaction of the TRCA. This includes, but is not limited to permits for site grading/servicing/construction (including the outfall to the Rainbow Creek valley corridor), stormwater management pond construction, and relocation of the John Lawrie heritage dwelling.
3. That the final location of the John Lawrie heritage dwelling and related facilities and amenities (e.g. parking) shall be to the satisfaction of the City of Vaughan and the TRCA.
4. That the By-law to remove the Holding Symbol "(H)" from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone be prepared to the satisfaction of the TRCA.
5. That the lands zoned OS1 Open Space Conservation Zone be dedicated to the TRCA and/or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA. Any alternative ownership arrangement for the lands zoned OS1 Open Space Conservation Zone must be to the satisfaction of the TRCA.

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 subject lands are located within the Humber River watershed. Rainbow Creek traverses the northeast corner of the property and a tributary of that creek traverses the central portion of the site. Both watercourses exit the site along the eastern property boundary.

The conditions 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 the detailed plans and studies. A condition to this effect is included in the recommendation of this report.

### Ministry of Transportation (MTO)

The proposal includes lands to be dedicated to the MTO for the future Highway 427 as shown on Attachment #3. The MTO have agreed to allow a 9.2m setback from the proposed building to the west property line. The Owner is required to satisfy all requirements of the MTO prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The property located at 8682 Regional Road 27 (John Lawrie House) as shown on Attachments #3 and #4) is Registered under the Ontario Heritage Act and is identified as a potential Cultural Heritage Landscape in the Vaughan Heritage Inventory.

The Owner has submitted a Cultural Heritage Impact Assessment that recommends the dwelling be relocated within the same general location within the area proposed for the future stormwater block. The proposal received approval from the Heritage Vaughan Committee on May 13, 2015. It is noted that the final location of the building may be approved at the discretion of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. Furthermore, at this time, a use has not been determined for the heritage dwelling. Prior to the removal of the Holding Symbol "(H)" on the OS1 Block, the final use(s) and location of the John Lawrie heritage dwelling shall be determined to satisfaction of the City and the TRCA.

#### Future Development Applications

In an effort to expedite the approval and ultimate construction of the distribution warehouse facility, the Owner is currently finalizing separate development applications to be submitted to the City of Vaughan for the lands identified for a stormwater pond as shown on Attachments #3 and #4.

The Owner is proposing to submit a separate Site Development Application for the stormwater management block to determine the precise re-location of the heritage dwelling in context with the future stormwater pond facility, tree preservation and other site plan matters to the satisfaction of the City of Vaughan and the TRCA. A preliminary plan has been provided by the Owner as shown on Attachment #12. As part of the review of the future Site Development Application, York Region will explore the possibility of locating an easement within the area for a future staging area/compound it may require. The Owner has also informed the Development Planning Department of their intention to file an application to sever the stormwater block from the remainder of the site. The stormwater pond block must remain in private ownership as it is required to service the subject lands. The review of the future applications as discussed above, shall ensure that the pond remains in private ownership and properly services the warehouse facility and that the John Lawrie heritage dwelling is protected to the satisfaction of the City of Vaughan. As a condition of the future site plan and severance applications, the necessary arrangements will need to be in place to ensure that private stormwater management pond servicing the subject lands is maintained in perpetuity.

Furthermore, a Zoning By-law Amendment will be required for the repurposing (future use) of the John Lawrie heritage dwelling, and the Owner is also required to submit the required application(s) to remove the Holding Symbol "(H)" that apply to the subject lands.

#### Cash-In-Lieu of Parkland

The Owner is in negotiations to purchase lands in the surrounding area with the intent of conveying lands to the City of Vaughan for parkland use. Should lands be conveyed to the City for a public park, the Owner will not be required to pay cash-in-lieu of the dedication of parkland equivalent. However, should lands for a public park not be conveyed to the City, the Site Plan Letter of Undertaking shall include a condition requiring the Owner to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. A condition to this effect is included in the recommendation of this report.

#### Development Charges

The Vaughan Development Finance and Investments Department has provided a condition of approval regarding the payment of Development Charges which is included in the recommendation of this report.

### **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.

ii) **Plan and Manage Growth & Economic Well-Being**

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 is in negotiations to purchase lands to the south of the subject lands, with the intent of dedicating lands 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 no objection to the Site Development Application. York Region is currently protecting for a 43 metre right-of-way along the section of Regional Road 27 fronting the development, and as such, the following lands must be dedicated to York Region for the future widening of the road:

- sufficient property to provide a 21.5 metre setback from the centre line of construction of Regional Road 27
- a 0.3 metre reserve along the frontage of the development where it abuts Regional Road 27.

York Region is also protecting for a 36 metre right-of-way along the section of Langstaff Road fronting the development, and as such, the following lands must be dedicated to York Region for the future widening of the road:

- sufficient property to provide an 18 metre setback from the centre line of construction of Langstaff Road
- sufficient property to provide 15 metre by 15 metre daylighting triangles at the north-east and north-west corners of the intersection between the proposed Street "I" and Langstaff Road
- an additional 2.5 metre widening, 70 metres in length, together with a 40 metre taper for the purpose of westbound right turn lane at the intersection Street "I" and Langstaff Road
- a 0.3 metre reserve along the frontage of the development where it abuts Langstaff Road.

York Region is also protecting for a sanitary easement in the general area of the subject lands. York Region and the Owner will explore the possibility of protecting for the easement within the future stormwater management block during the review of the expected development applications for the block.

The Owner is required to satisfy all conditions of York Region prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

## **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.14.088 in accordance with the policies of VOP 2010, the proposed Block 59 Plan, and 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 warehouse is permitted by VOP 2010 and Zoning By-law 1-88, as amended. On this basis, the Vaughan Development Planning Department is satisfied that the proposal to facilitate a distribution warehouse on the subject lands is compatible with the surrounding existing and planned land uses. On this basis, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Phase 1
4. Site Plan - Full Build-Out
5. East & West Elevations - Phase 1
6. North Elevation - Phase 1
7. South Elevation - Phase 1
8. Elevations Full Build-Out
9. Landscape Plan – Regional Road 27 Detail
10. Landscape Plan – Phase 1
11. Landscape Plan – Full Build-Out
12. Plan Depicting the Re-located John Lawrie Heritage Dwelling
13. Block 59 – Land Use Plan

## **Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

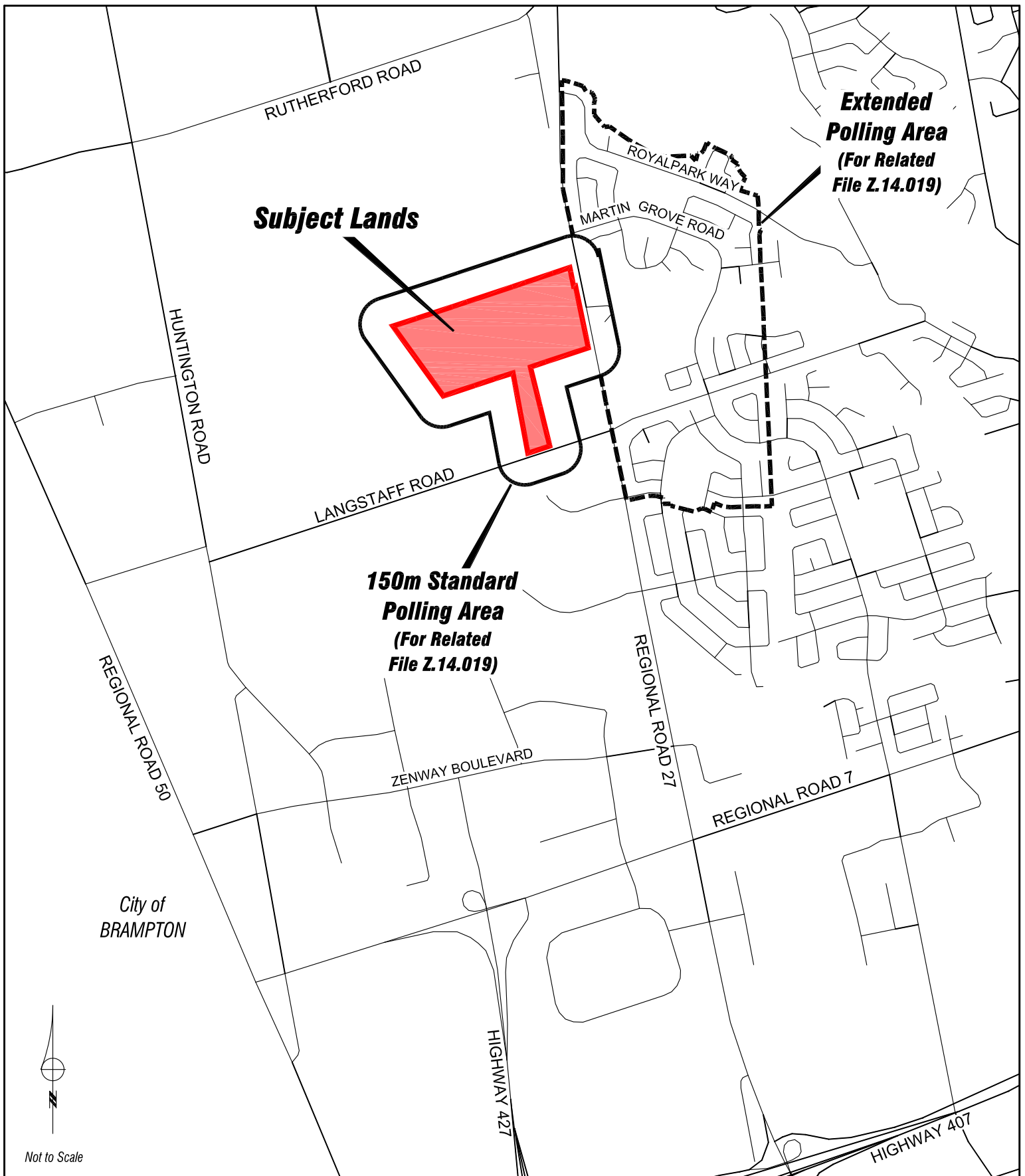
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lots 11 & 12, Concession 9

APPLICANT:  
Highway 27 Langstaff GP Limited &  
Central Carpentry Limited

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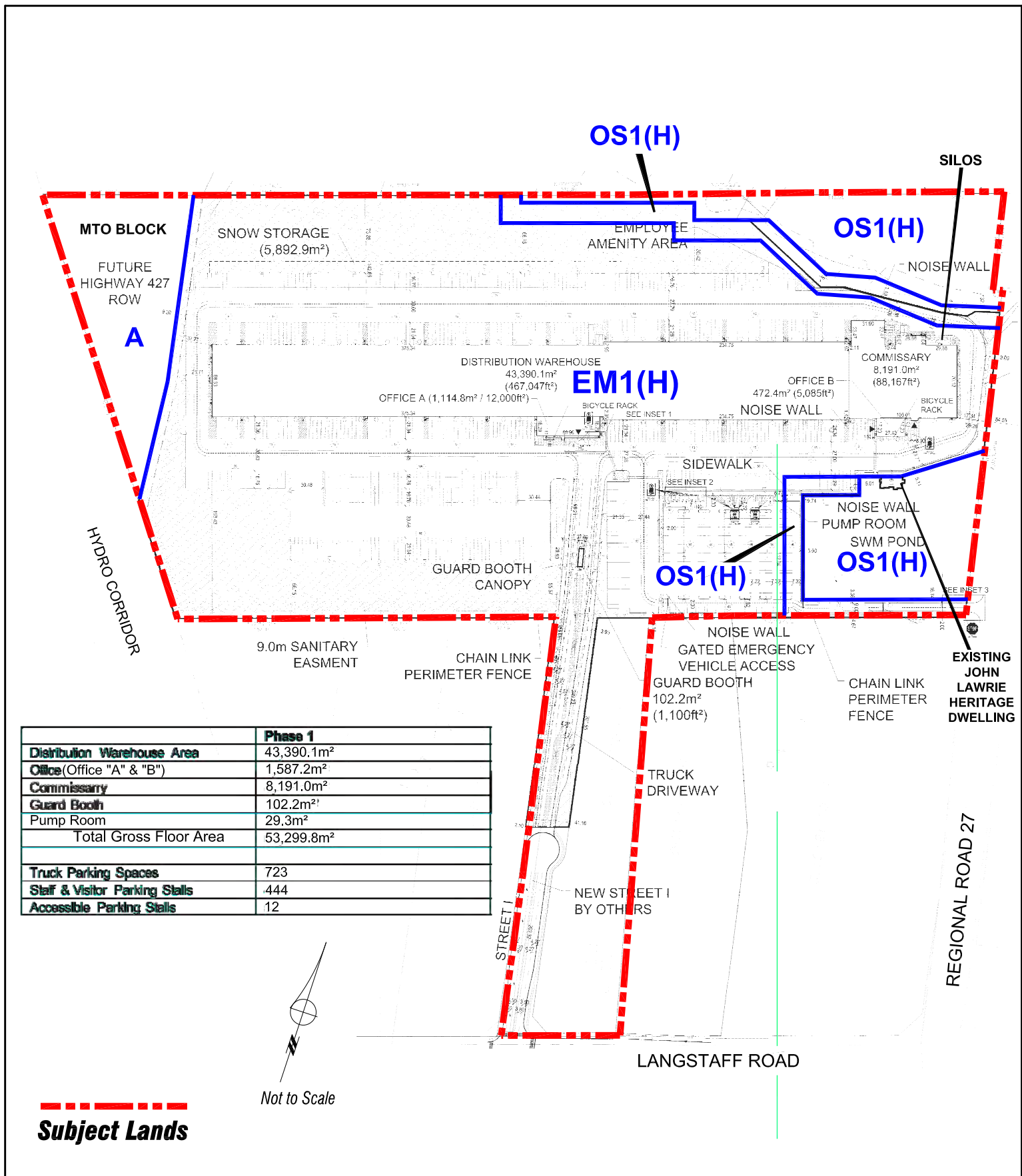
## Attachment

FILE: DA.14.088  
RELATED FILE: Z.14.019

DATE:  
September 28, 2015

1





## Site Plan - Phase 1

LOCATION:  
Part of Lots 11 & 12, Concession 9

APPLICANT:  
Highway 27 Langstaff GP Limited &  
Central Carpentry Limited

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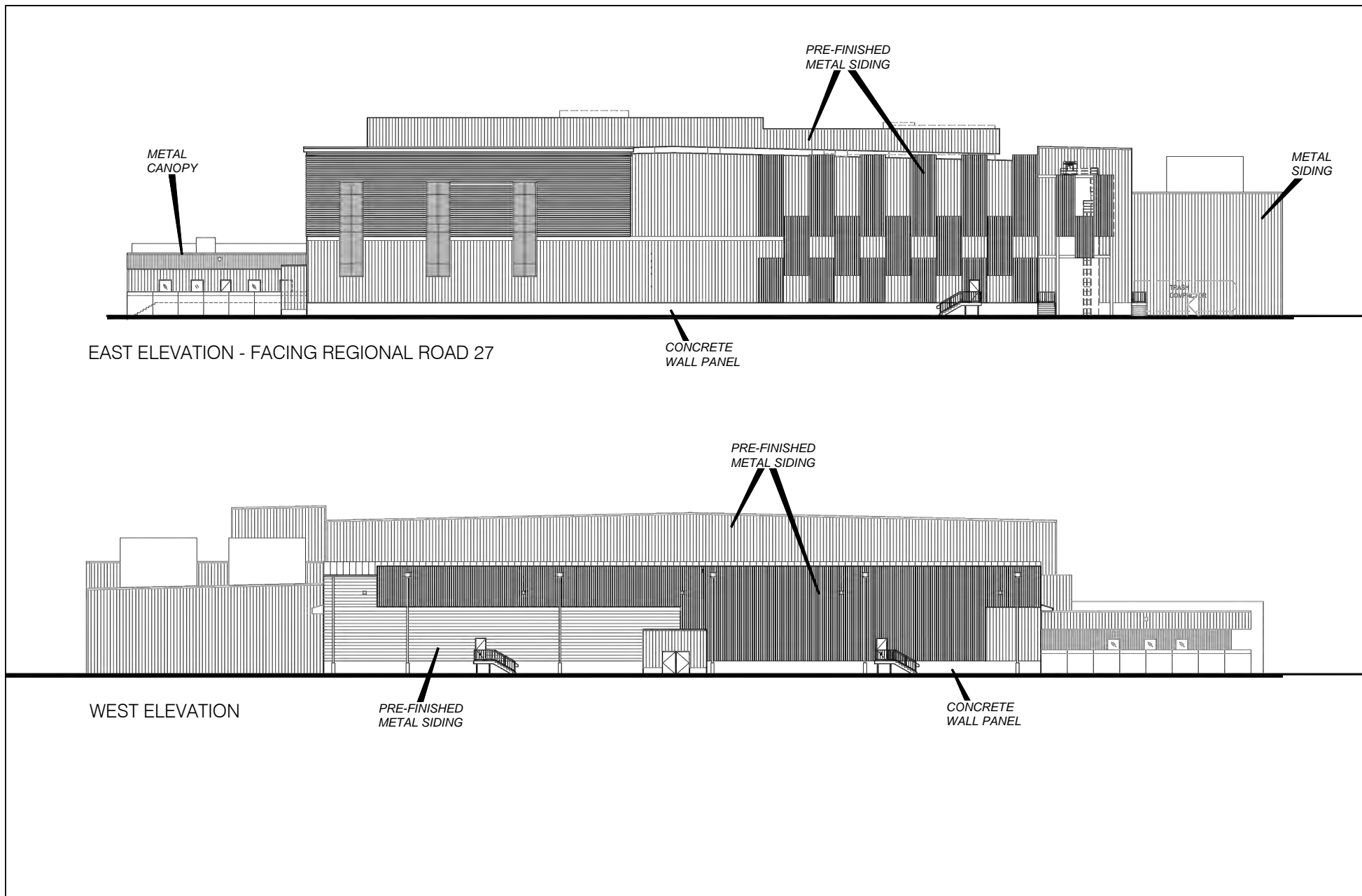
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RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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## East & West Elevations - Phase 1

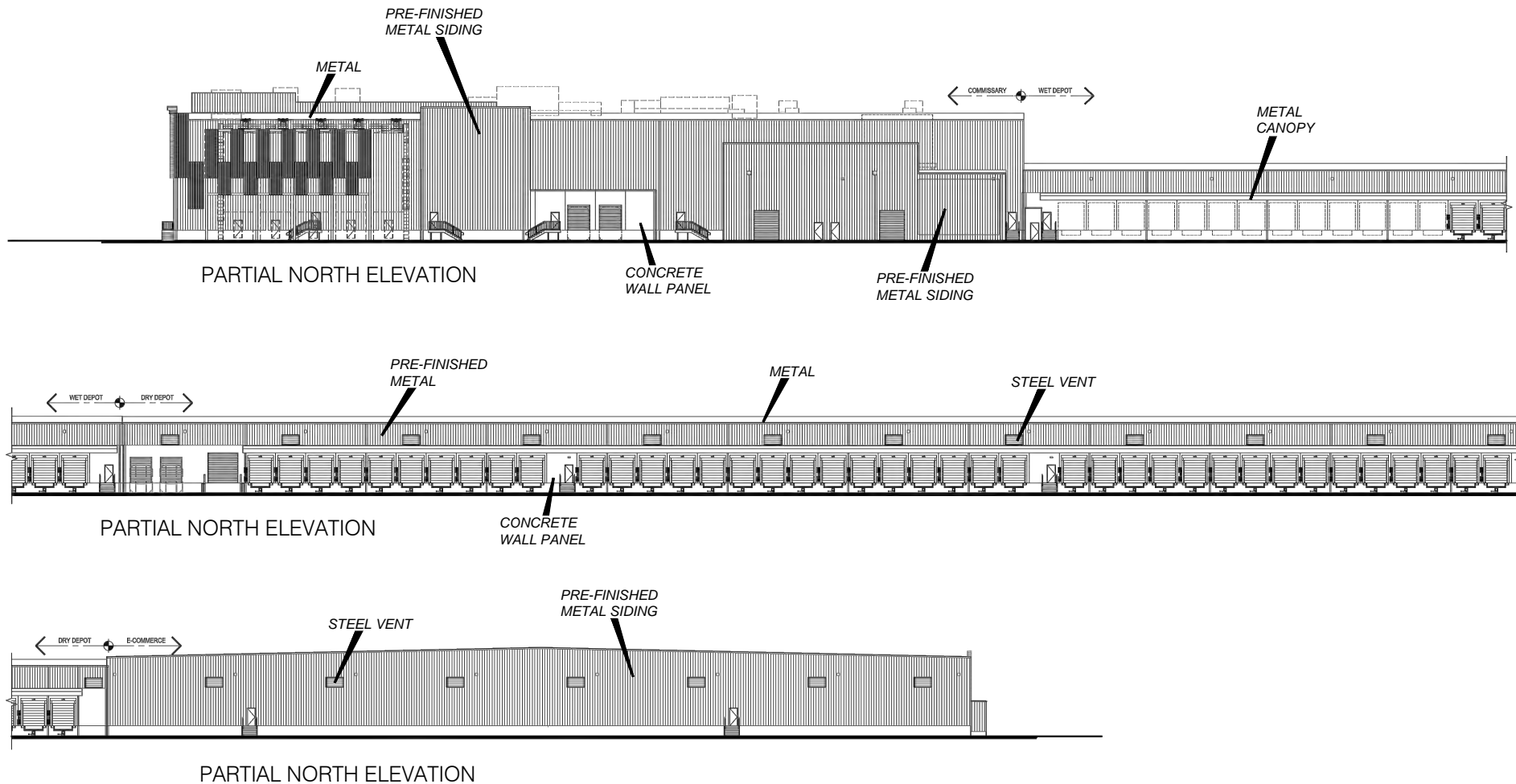
APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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## North Elevation - Phase 1

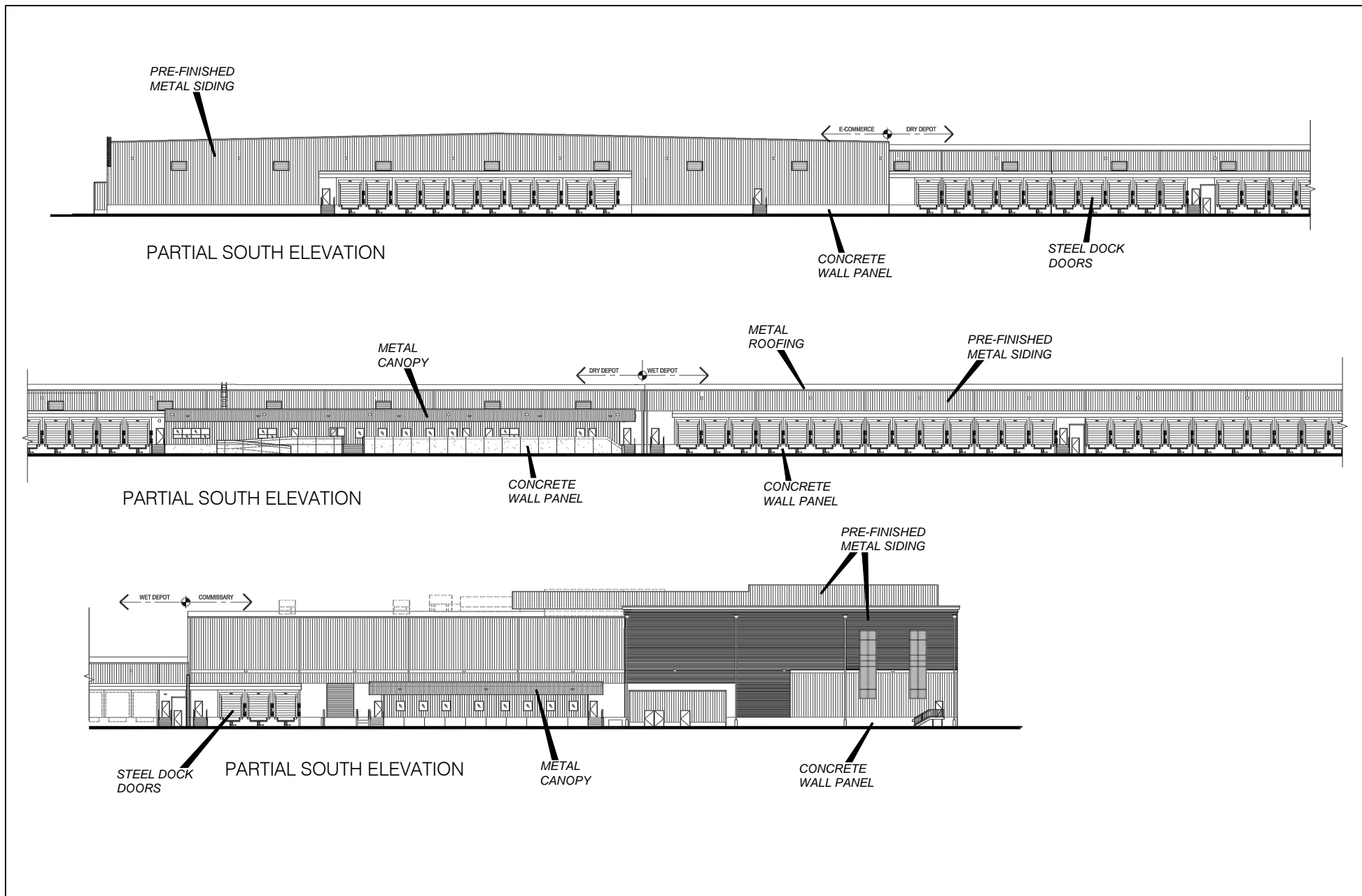
APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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## South Elevation - Phase 1

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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OVERALL PHASE 2 WEST ELEVATION



OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION

## Elevations Full Build-Out

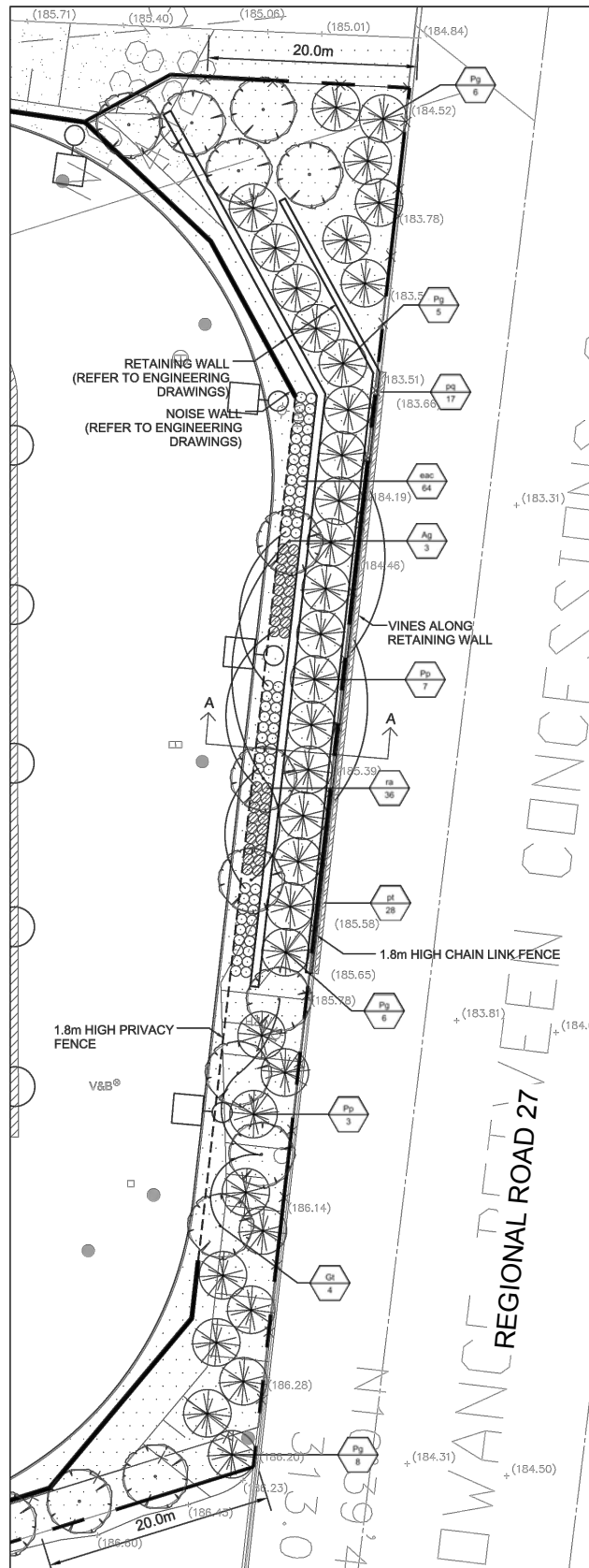
APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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# Landscape Plan - Regional Road 27 Detail

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

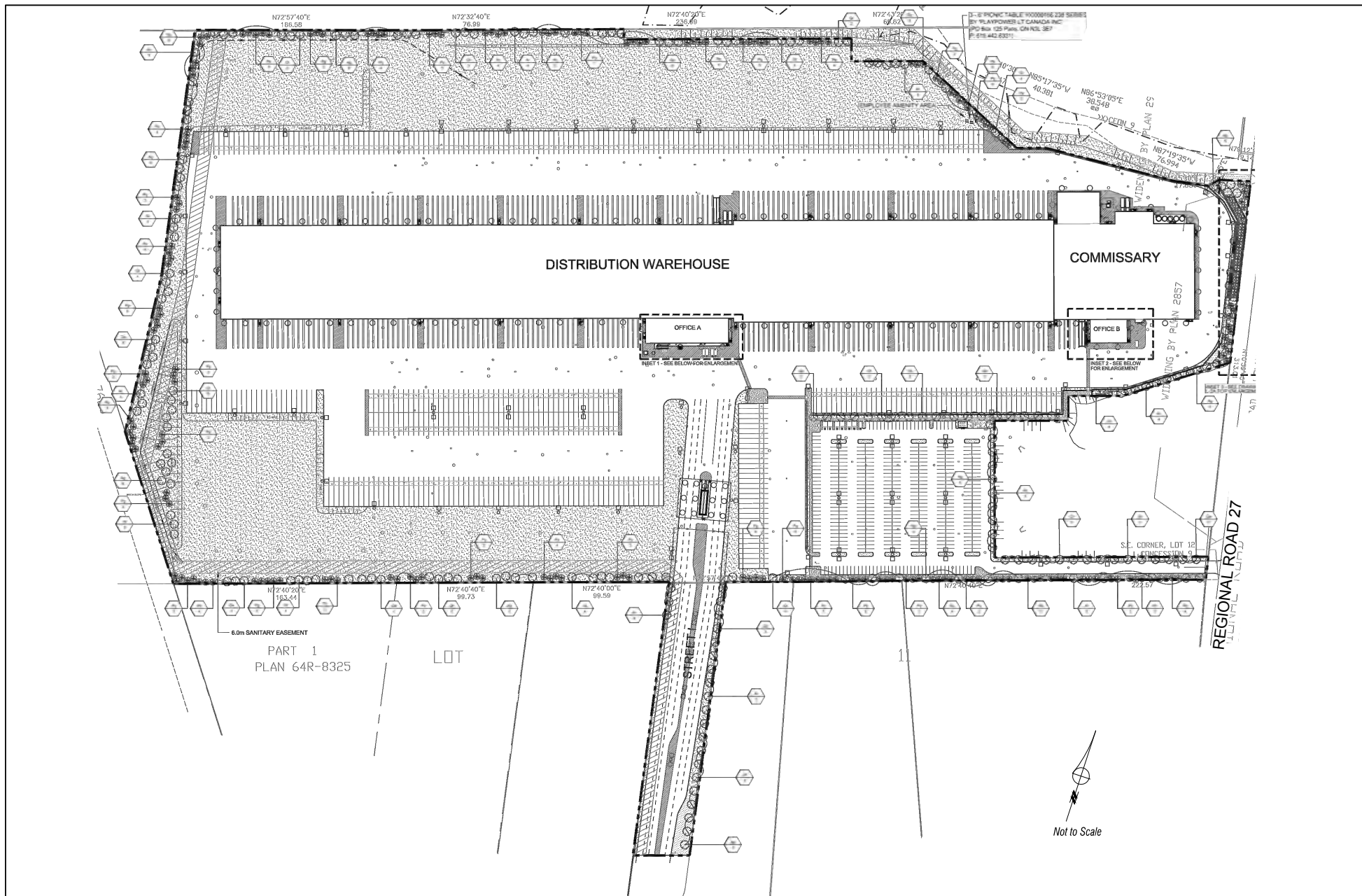
LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019

DATE:  
September 28, 2015

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## Landscape Plan - Phase 1

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

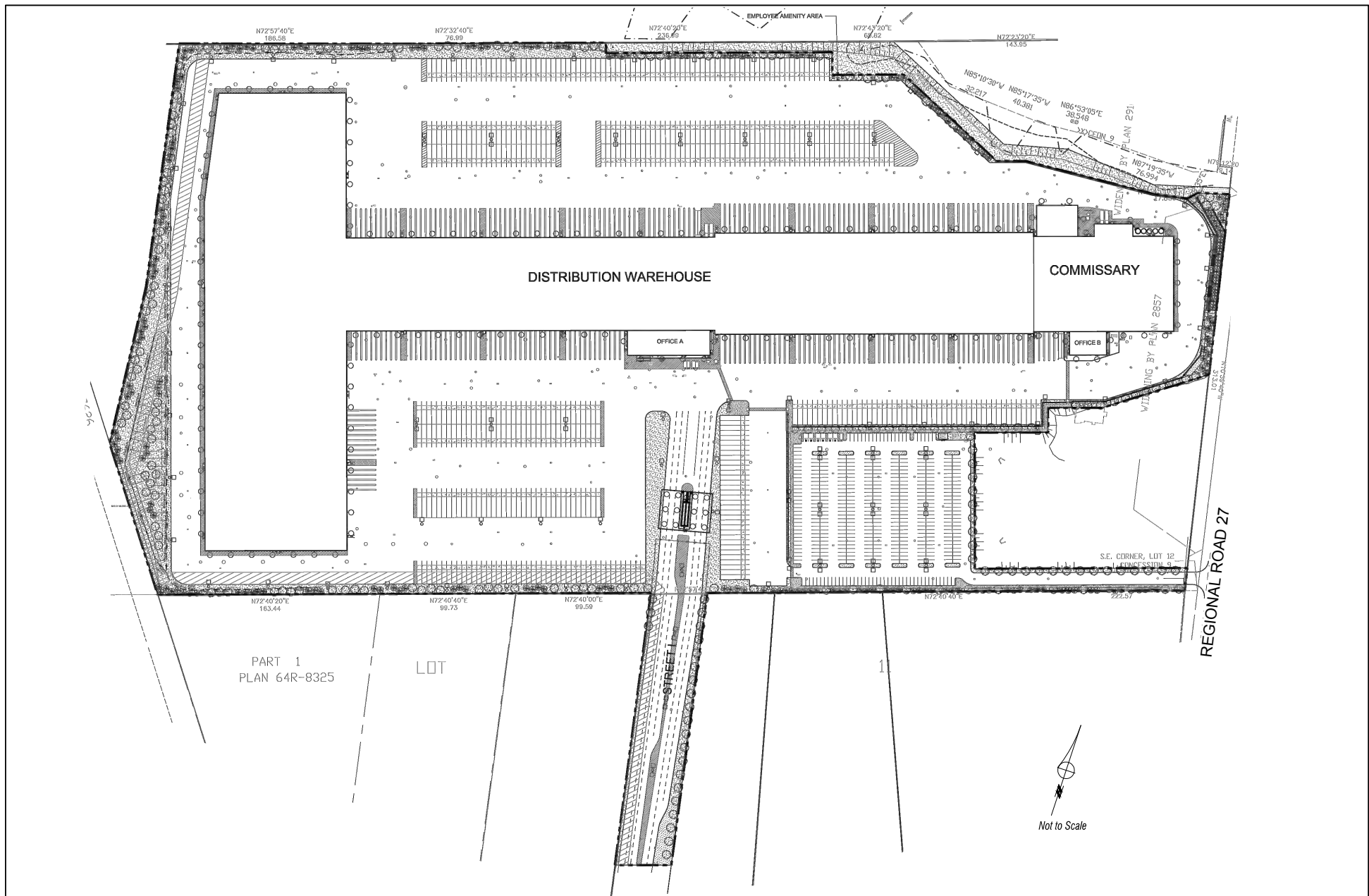
LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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## Landscape Plan - Full Build-Out

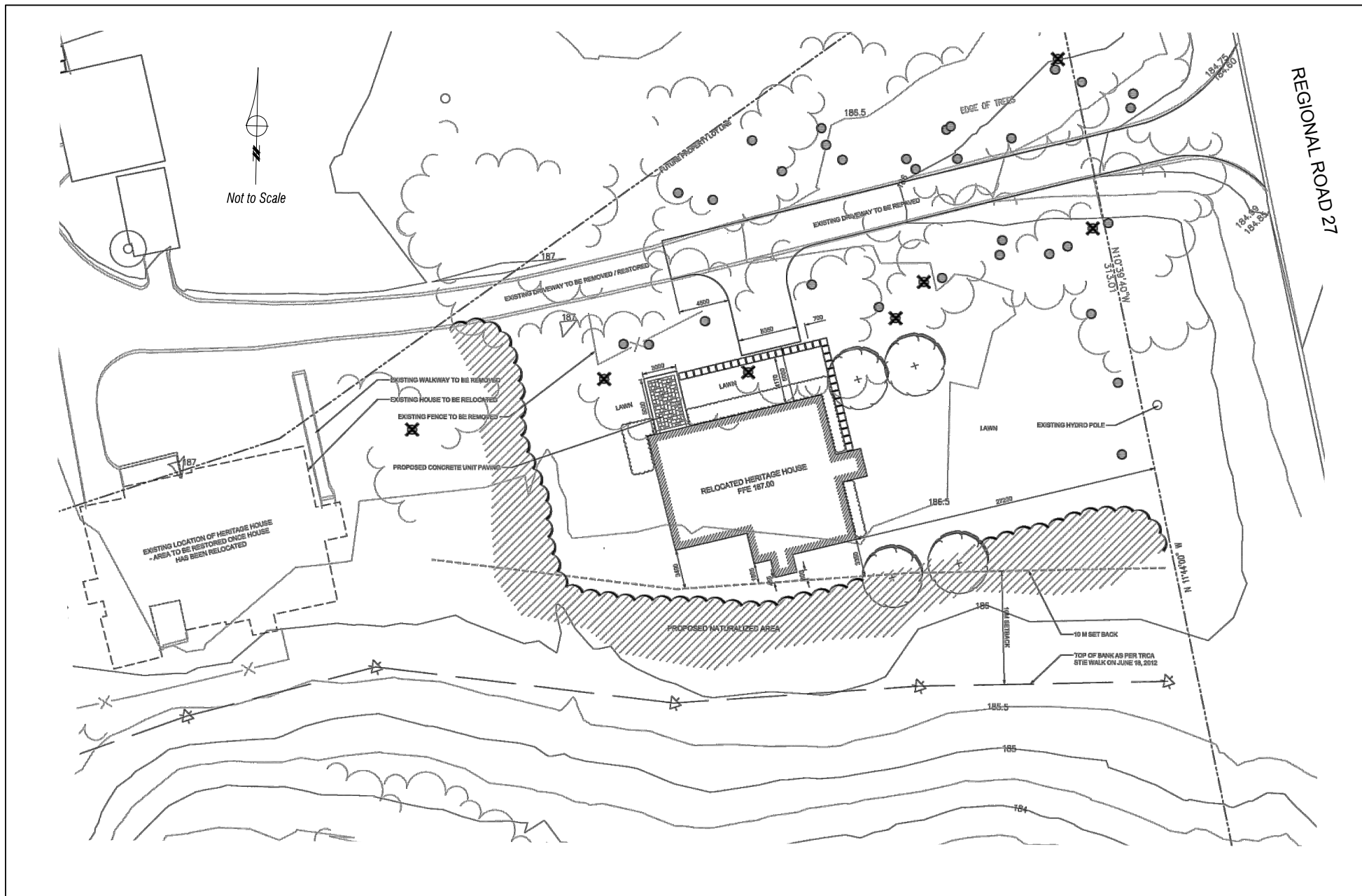
APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

# 11



## Plan Depicting Re-Located John Lawrie Dwelling

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



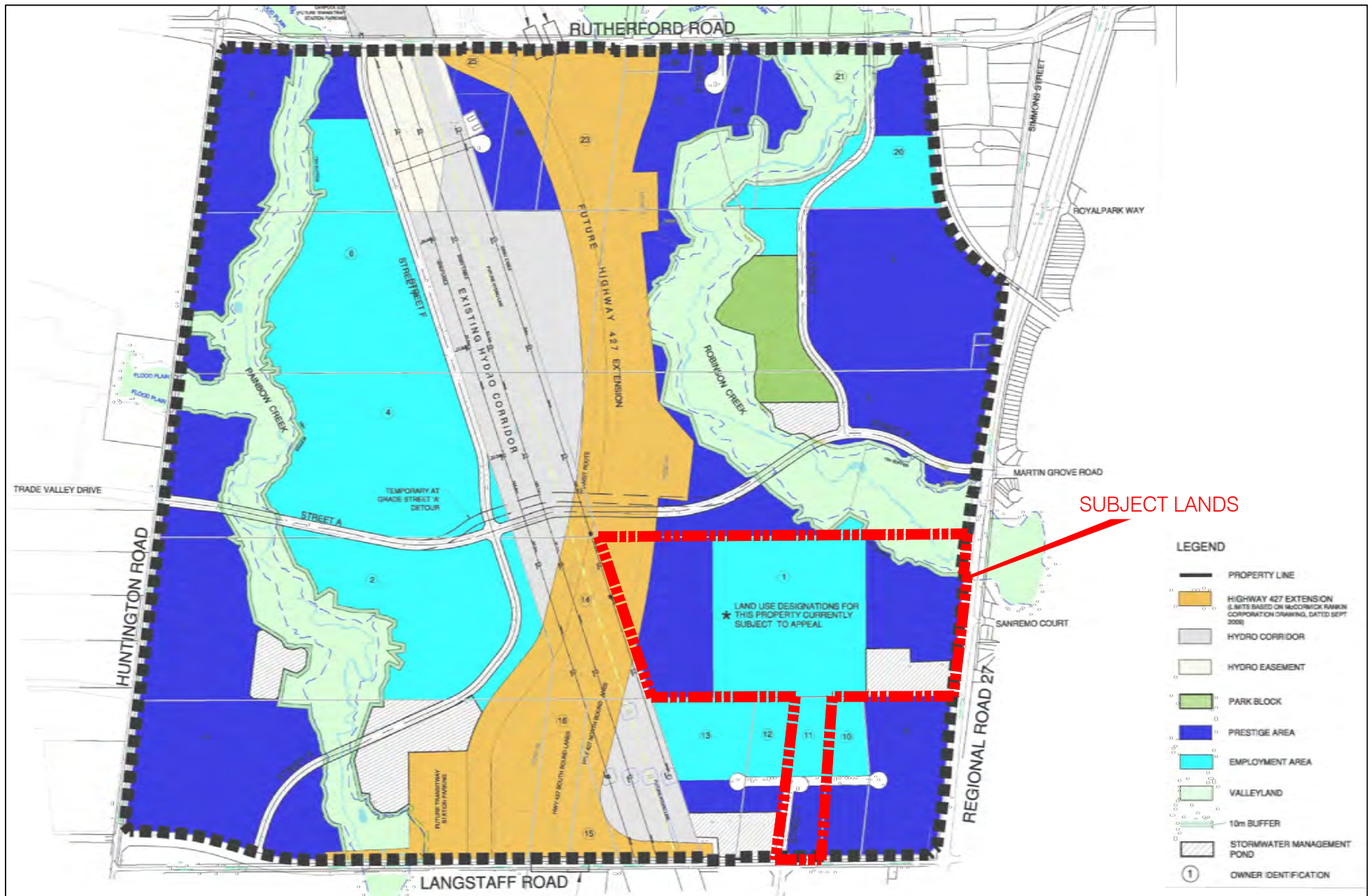
Attachment

FILE: DA.14.088  
RELATED FILE: Z.14.019

DATE:  
September 28, 2015

12





## Block 59 - Land Use Plan

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment  
FILE: DA.14.088  
RELATED FILE: Z.14.019  
DATE:  
September 28, 2015

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