

1. **OFFICIAL PLAN AMENDMENT FILE OP.12.001 P.2012.5**
 ZONING BY-LAW AMENDMENT FILE Z.12.002
 BOCA EAST INVESTMENTS LTD.
 WARD 2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.001 and Z.12.002 (Boca East Investments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: February 3, 2012
- b) Circulation Area: 150 m, and to the Kleinburg and Area Ratepayers' Association and the Nashville Area Ratepayers Association
- c) Comments Received as of February 21, 2012: None

It is noted that the Public Hearing Notice indicated that an amendment to the Official Plan was being requested to delete a portion of a north/south collector road located west of the subject lands. The Owner has since revised the Official Plan Amendment Application to delete this request.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a proposed 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 544 employee parking spaces and 212 loading spaces, as shown on Attachment #3:

- 1. Official Plan Amendment File OP.12.001, specifically to amend OPA #450 (Employment Area Plan) as amended by OPA #631 to:
 - i) redesignate the portion of the subject lands currently designated "Employment Area General" to "Prestige Area" as shown on Attachment #2;
 - ii) permit the open storage of trucks and tractor trailers accessory to the operation of a warehouse and distribution facility, whereas no outside storage is permitted on lands designated for Prestige Employment Area; and,
 - iii) permit loading spaces between a building and a street,
- 2. Zoning By-law Amendment File Z.12.002 to amend Zoning By-law 1-88, specifically to:

- i) rezone the portion of the subject lands zoned EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and subject to Exception 9(1307) to EM1 Prestige Employment Area Zone to implement the proposed development as shown on Attachment #3;
- ii) remove the Holding Symbol "(H)" from the entirety of the subject lands, thereby effectively zoning the entire subject lands EM1 Prestige Employment Area Zone; and,
- iii) permit the following site-specific zoning exceptions to facilitate the proposed development:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking For Warehousing Use	1.0 parking space per 100 m ² of GFA (611 spaces).	0.67 parking spaces per 100 m ² of GFA (410 spaces; however, 544 spaces are proposed).
b.	Location of Loading Spaces	Loading Spaces are not permitted between a Building and a Street.	Permit Loading Spaces to be between a Building and a Street (Rutherford Road).
c.	Outside Storage of Trucks and Trailers	Not Permitted in an EM1 Zone.	Permit the outside storage of trucks and trailers in an EM1 Zone as shown on Attachment #3.

Other site-specific zoning exceptions may be identified through the detailed review of the applications, and will be addressed in the technical report.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Southwest corner of Huntington Road and Rutherford Road, in Part of Lots 14 and 15, Concession 10, City of Vaughan as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Prestige Area" (abutting Rutherford Road and Huntington Road) and "Employment Area General" (interior area) by OPA #450 (Employment Area Plan) as amended by OPA #631. "Prestige Employment" and "General Employment" by the new City of Vaughan Official Plan 2010 as adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011), and is pending approval from the Region of York.

	<ul style="list-style-type: none"> ▪ The applications do not conform to the Official Plans, and therefore, an Official Plan Amendment is required.
Zoning	<ul style="list-style-type: none"> ▪ EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone, each with the Holding Symbol "(H)", by Zoning By-law 1-88, and subject to Exception 9(1307). ▪ The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed tractor trailer parking and loading areas as shown on Attachment #3 will be reviewed in consideration of the compatibility with the surrounding existing and planned land use context. ▪ The appropriateness of the development standards required to implement the proposal will be reviewed.
c.	Related Site Plan File DA.12.013	<ul style="list-style-type: none"> ▪ The related Site Plan File DA.12.013 will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and servicing and grading, should the applications be approved. ▪ Opportunities for sustainable design, including permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Subdivision Agreement/Subdivision Registration	<ul style="list-style-type: none"> The subject lands are located within Plan of Subdivision File 19T-06V13 (Boca East Investments Ltd.) that was approved by Vaughan Council on June 25, 2007, as shown on Attachment #4. The southerly portion of the approved subdivision was registered as Plan 65M-4150 on October 22, 2009, which did not include the subject lands. In order to facilitate the proposed development of the subject lands, modifications to the approved Plan of Subdivision are required, to reconfigure Block 3. A revised Plan of Subdivision is required, which must be reviewed and approved by the City of Vaughan and all external public agencies that provided conditions of approval. The Owner will be required to enter into a subdivision agreement with the City of Vaughan in order to register the remainder of the plan of subdivision.
e.	Proposed Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> The required amendments to Zoning By-law 1-88 including changes to existing site-specific Exception 9(1307) and corresponding schedules will be reviewed.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for Planning Block 64. The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
g.	External Commenting Agencies	<ul style="list-style-type: none"> The applications have been circulated to the Toronto and Region Conservation Authority, Ministry of Transportation Ontario, the City of Brampton, and the Region of Peel, for review and comments.
h.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by the Region of York, the Vaughan Development/Transportation Engineering Department, the Region of Peel and the City of Brampton. The applications will be reviewed by the Region of York to determine if additional road widenings are required, which may affect the proposed development.
i.	Phase 1 Environmental Site Assessment/	<ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) and the Functional Servicing Report submitted in support of the applications must be approved to the satisfaction of the

	MATTERS TO BE REVIEWED	COMMENTS
	Functional Servicing Report	Vaughan Development/Transportation Engineering Department.
J.	Studies and Supporting Material	<ul style="list-style-type: none"> The Planning Justification Report submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York and the Region of Peel for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Approved Plan of Subdivision File 19T-06V13, Boca East Investment Ltd. (Council Approved June 25, 2007)
5. Elevations
6. Landscape Plan

Report prepared by:

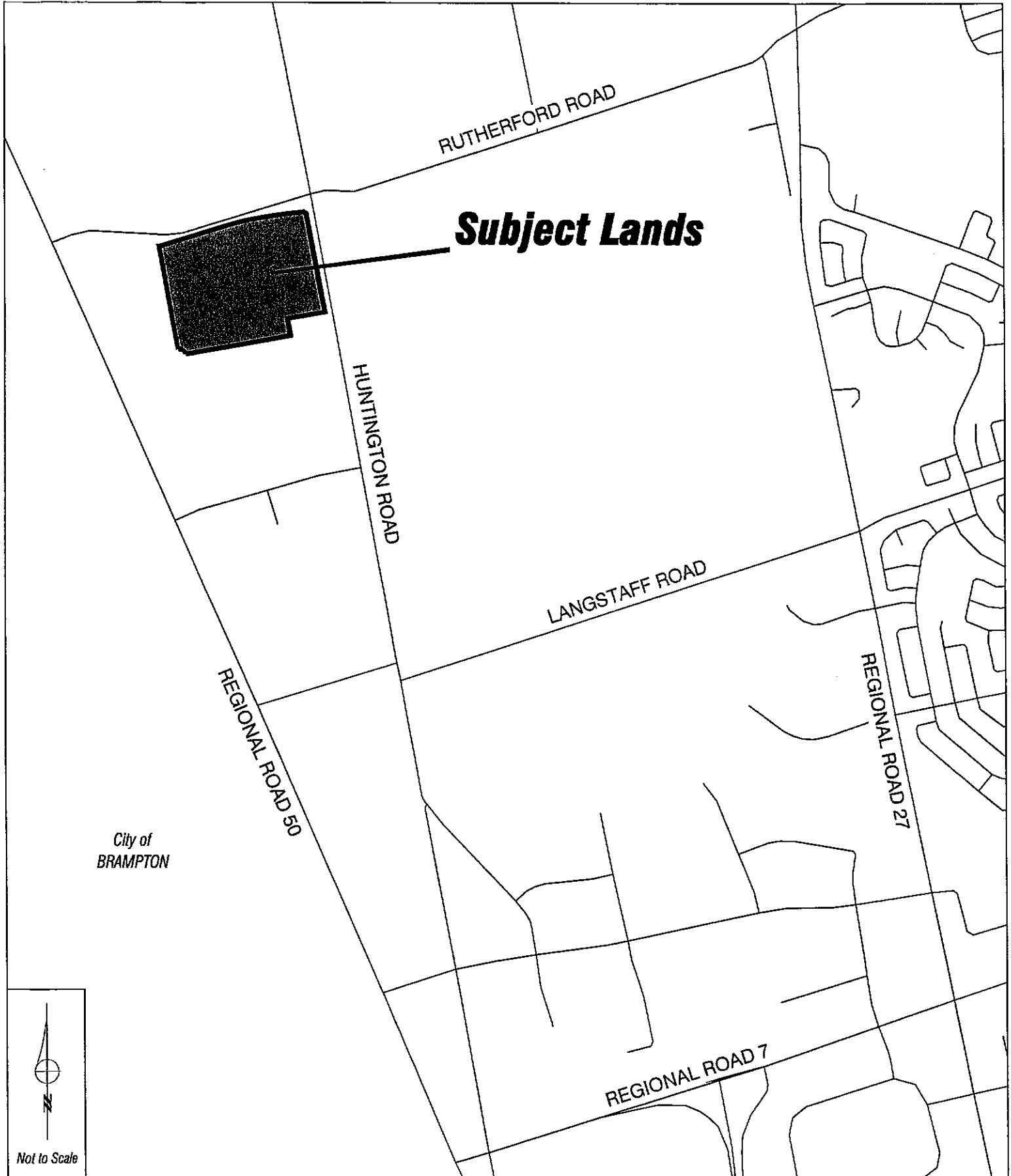
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lots 14 & 15, Concession 10

APPLICANT:
Boca East Investments Ltd.

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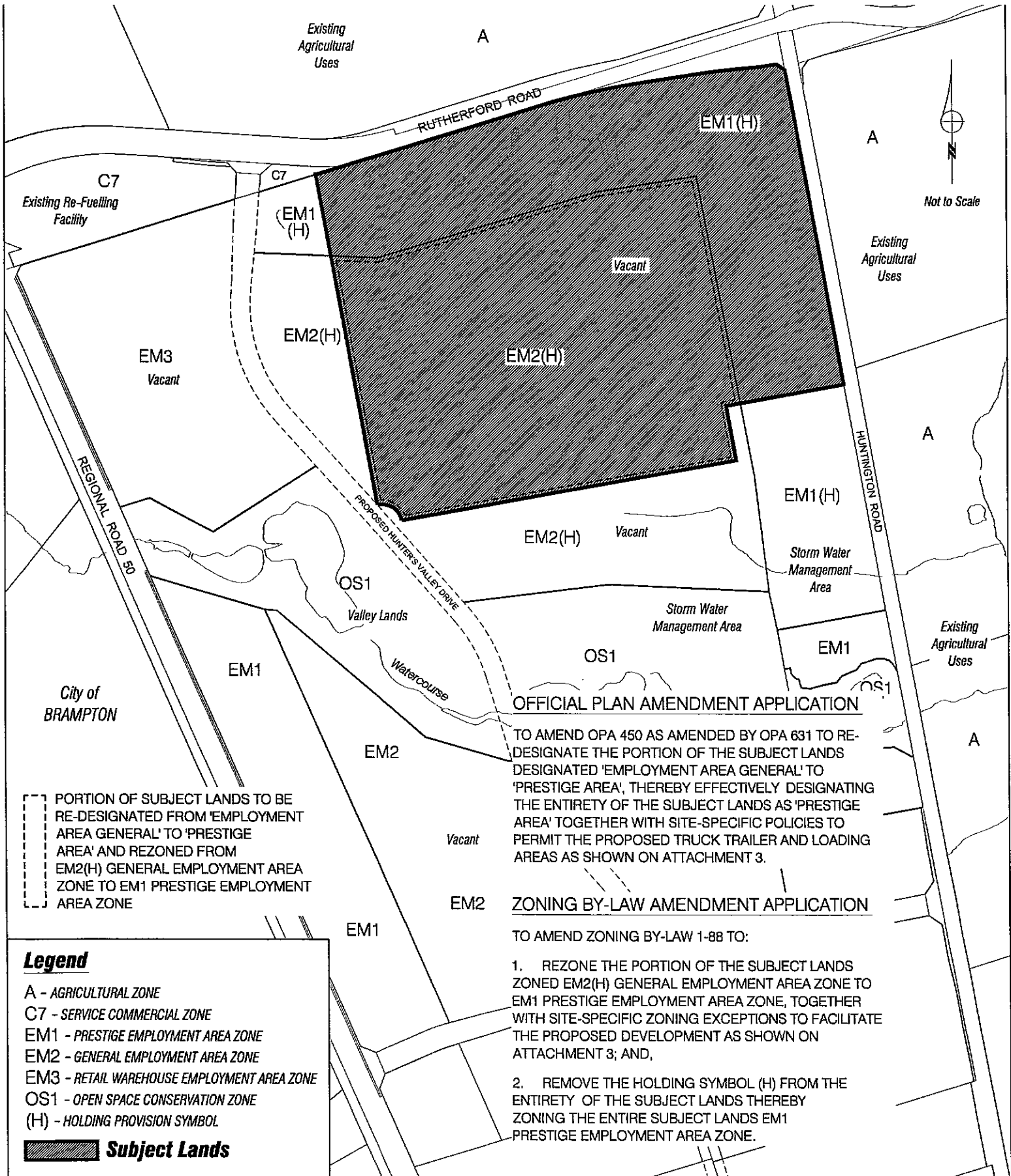


Attachment

FILES:
OP.12.001 / Z.12.002 / DA.12.013

DATE:
February 13, 2012

1



Location Map

LOCATION:
Part Lots 14 & 15, Concession 10

APPLICANT:
Boca East Investments Ltd.

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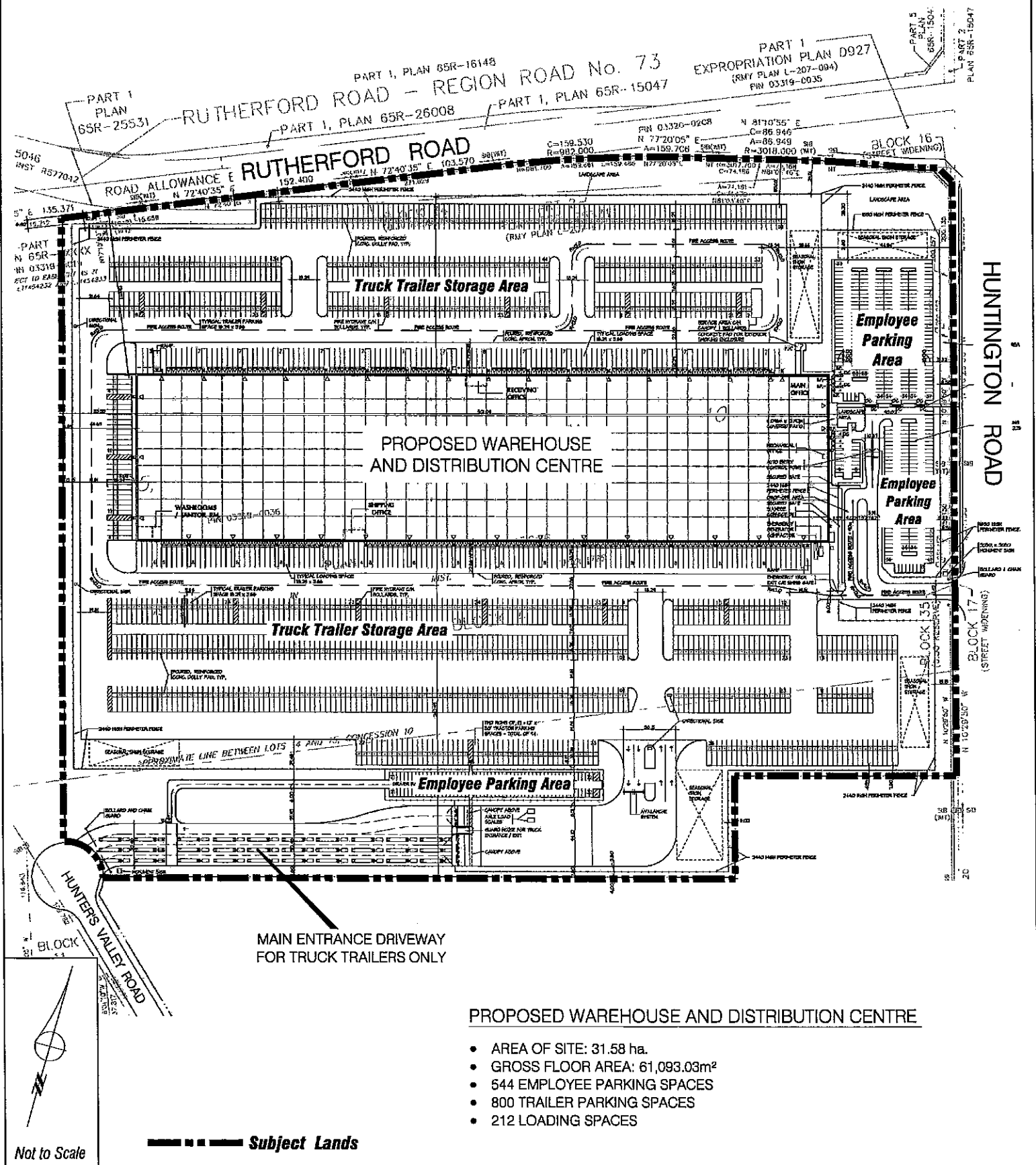


Attachment

FILES:
OP.12.001 / Z.12.002 / DA.12.013

DATE:
February 13, 2012

2



Site Plan

LOCATION:
Part Lots 14 & 15, Concession 10

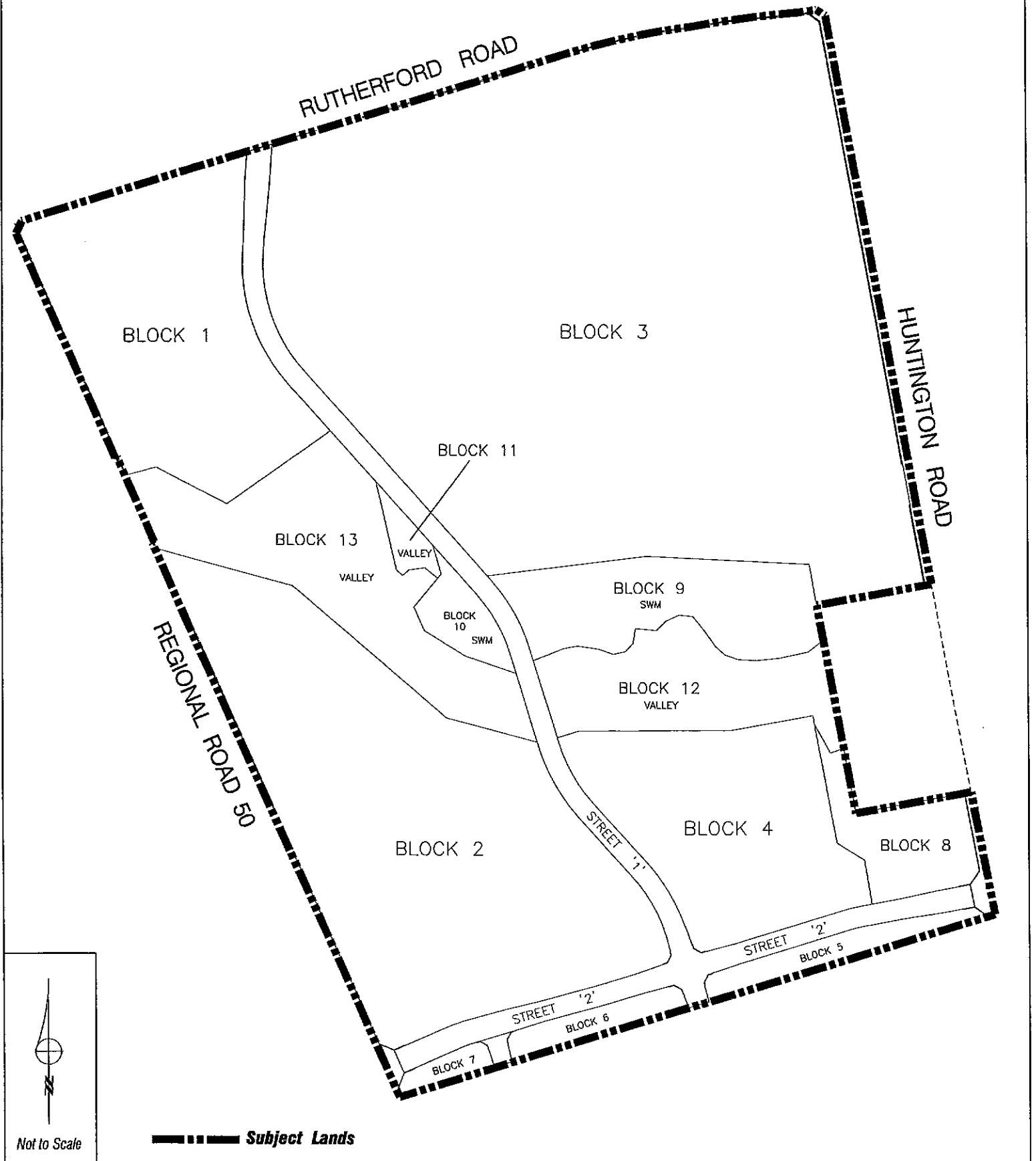
APPLICANT:
Boca East Investments Ltd.

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Attachment
FILES:
OP.12.001 / Z.12.002 / DA.12.013
DATE:
February 13, 2012

3



Approved Plan of Subdivision File 19T-06V13, Boca
East Investments Ltd. (Council Approved-June 25, 2007)

APPLICANT:
Boca East Investments Ltd.

LOCATION:
Part Lots 14 & 15, Concession 10

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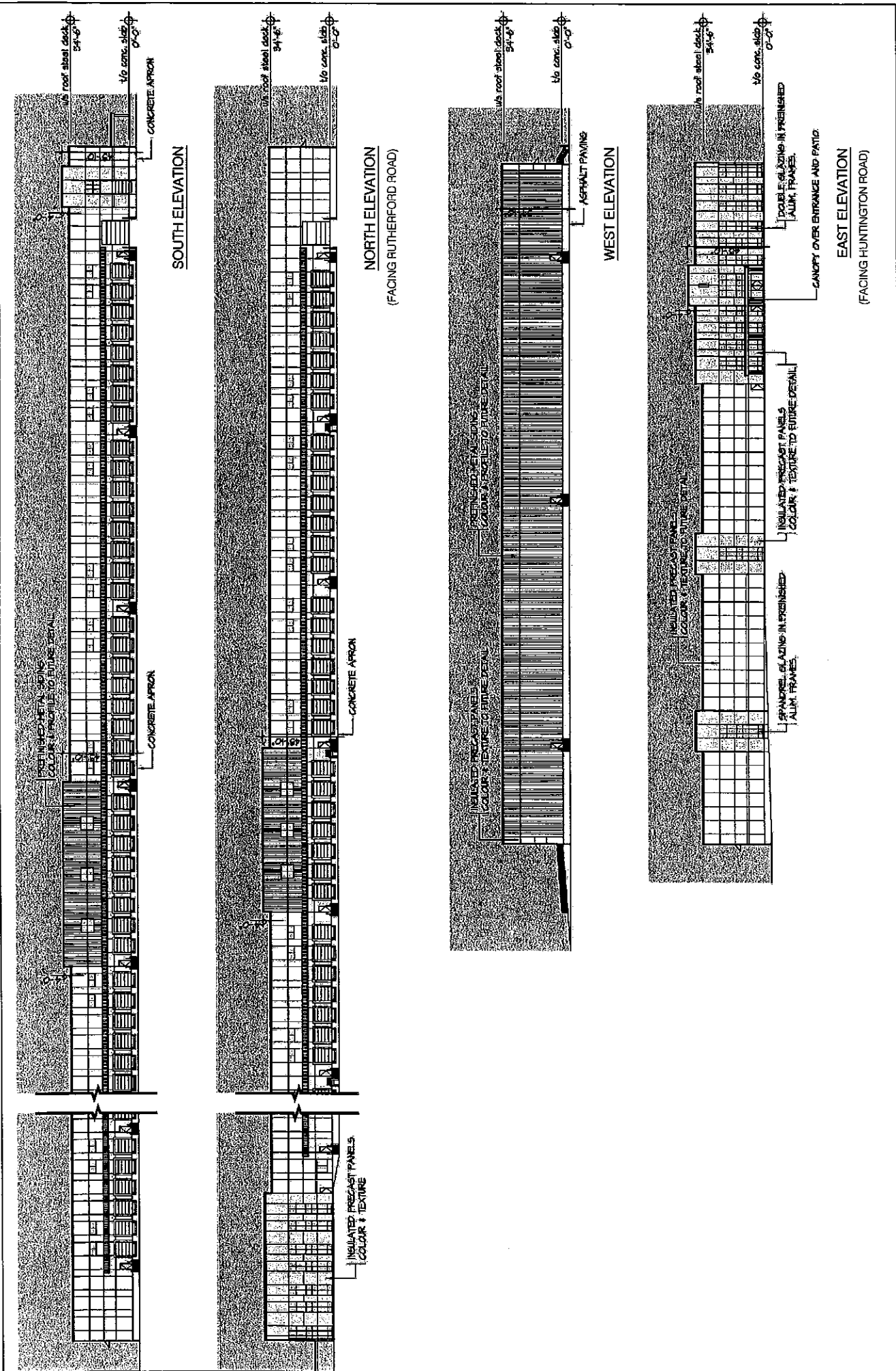


Attachment

FILE:
OP.12.001 / Z.12.002

DATE:
January 26, 2012

4



Elevations

LOCATION:
Part Lots 14 & 15, Concession 10

APPLICANT:
Boca East Investments Ltd.

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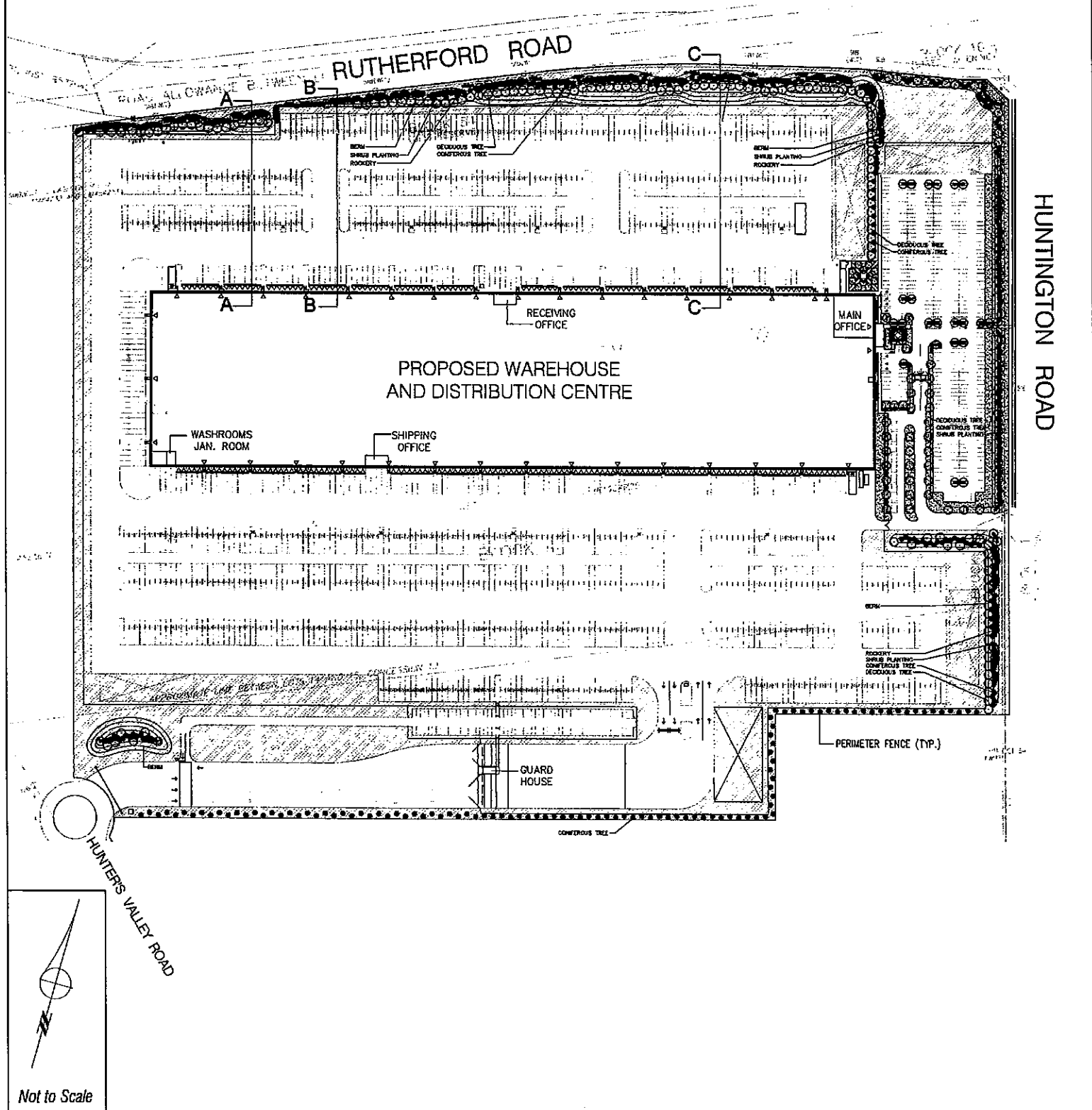


Attachment

FILES:
OP.12.001 / Z.12.002 / DA.12.013

DATE:
February 13, 2012

5



Landscape Plan

LOCATION:
Part Lots 14 & 15, Concession 10

APPLICANT:
Boca East Investments Ltd.

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Attachment

FILES:
OP.12.001 / Z.12.002 / DA.12.013

DATE:
February 13, 2012

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