

COMMITTEE OF THE WHOLE JUNE 2, 2009

**SITE DEVELOPMENT FILE DA.09.032
SANTANA DEVELOPMENT INC. C/O METRUS DEVELOPMENTS
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.032 (Santana Development Inc. C/O Metrus Developments) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, building elevations, signage and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department;
 - iii) the Owners shall register their respective subdivision plans for Files 19T-06V13 (Boca East Investments Limited) and 19T-07V05 (Santana Development Inc.) or respective phase thereof to provide for the necessary municipal services to support the site development; or, alternatively, the Owners shall execute the Letter of Undertaking on the entire subdivision lands and enter into an engineering Development Agreement and any other agreement that is required to be entered into with the City to facilitate the site plan; and,
 - iv) the variance for reduced parking to implement the final site plan shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachments #1 and #2 with a three storey corporate office (Longo's) and one storey distribution warehouse, as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands are located at the southwest corner of Huntington Road and the future Trade Valley Drive, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" along Huntington Road and "Employment Area General" in the interior of the site by OPA #450 (Employment Area Plan), as amended by OPA #631 and the approved Block 64 Plan (Attachment #6). The proposed site development conforms to the Official Plan and is consistent with the Block Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone along Huntington Road and EM2 General Employment Area Zone in the interior of the site as shown on Attachment #2, by By-law 1-88, and further subject to Exceptions 9(1307) and 9(1308), respectively. The proposed development for a three storey corporate office (Longo's) and one storey distribution warehouse complies with By-law 1-88. However, in order to implement the proposed site plan, the following variance to By-law 1-88 is required:

	<u>By-law Requirement</u>	<u>Provided</u>
Minimum Parking Spaces	359	287

The Owner is proposing a total of 287 spaces, whereas, By-law 1-88 requires 359 spaces, resulting in deficiency of 72 parking spaces. The Development Planning Department has no objection to the reduction in parking, as the maximum number of employees within the building at one time (during any of the 3 shifts) will be 245. This includes 180 office employees, 15 commissary (food prep) employees, and 50 employees in the distribution centre. On this basis there will be a surplus of 42 parking spaces, and accordingly, the proposed parking reduction can be supported by the Development Planning Department. The Owner will be required to obtain approval for the above-noted variance from the Vaughan Committee of Adjustment, which shall be final and binding, prior to the execution of the Letter of Undertaking.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #4 and #5, respectively, and will continue to work with the Owner to finalize the details. The final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department

Servicing/External Agencies/Utilities

The applicant has submitted a site servicing and grading plan along with a stormwater management report for the review and approval of the Vaughan Engineering Department, in consultation with the Region of York Transportation Services Department and the Toronto and Region Conservation Authority (TRCA). The final site servicing, grading and stormwater management plans shall be approved to the satisfaction of the Vaughan Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Block Plan

The subject lands are located within the approved Block 64 Plan as shown on Attachment #6. The block plan shows an approved north/south road (future Hunter Valley Road) along the western property line, which will connect north to Rutherford Road and south to Langstaff Road and an approved east/west road (future Trade Valley Drive) along the northern property line, which will connect east to Huntington Road and west to Regional Road 50.

The resolution of Council on June 19, 2006, to approve the Block Plan was subject to several outstanding block plan matters with respect to: stormwater management pond construction;

development phasing; transportation and traffic/access; environment; geotechnical/hydrological; urban design guidelines; and, a landscape master plan, being resolved through the submission of documents and plans as part of the individual subdivision/site development application(s) to the satisfaction of the City of Vaughan and other appropriate public agencies.

In accordance with Council's resolution, two related draft plan of subdivision applications were submitted: Files 19T-06V13 and 19T-07V05 (Boca East Investments Limited, and Santana Development Inc), both of which received draft plan approval by Vaughan Council on June 18, 2007 and June 16, 2008, respectively.

The final subdivision plans for the related approved Draft Plan of Subdivision Files 19T-06V13 and 19T-07V05, have not been registered and as such, the industrial blocks and roads (Hunter Valley Road and Trade Valley Drive) have not been legally created. The Owners are working towards fulfilling the conditions of draft plan of subdivision approval and must first register the respective subdivision plans, or phase thereof, to provide for the necessary municipal services to support the site development, prior to the execution of the Letter of Undertaking, to the satisfaction of the Development Planning Department.

However, if the processing of the site plan is determined to be well ahead of the registration of the subdivision plans, or phase thereof, the Site Plan Letter of Undertaking can be executed on the entire subdivision lands (Attachment #7) together with the requirement for the Owners to enter into an engineering Development Agreement and any other agreement that is required to be entered into with the City to facilitate the site plan, to the satisfaction of the Vaughan Development Planning and Engineering Departments.

Sustainability

The applicant has advised that the following sustainable building and site design features will be incorporated into the proposed development:

- i) Heat Island Effect, Roof: A white roof having a high Solar Reflectance Index (SRI) will be utilized.
- ii) Construction Waste Management: As much waste as possible will be recycled rather than being diverted to a landfill.
- iii) Recycled Content: Most of the building materials used include recycled content.
- iv) Regional Materials: Wherever possible, materials used will be extracted and manufactured Regionally.
- v) Water Efficient Landscaping: Planting selected will reduce or eliminate the need for irrigation.
- vi) Ozone Protection: All air conditioning and refrigeration systems will employ CFC-free refrigerants.
- vii) Carbon Dioxide Monitoring: Ventilation controls will be provided to limit CO2 levels.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Transportation Services Department has been circulated the application for their consideration.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, OPA #631, the Block 64 Plan, By-law 1-88, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development for a three storey corporate office (Longo's) and one storey distribution warehouse is appropriate and compatible with the planned and permitted uses in the emerging employment area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report, including the registration of the related subdivision plans or phases thereof to provide for the necessary municipal services to support the site development for Files 19T-06V13 (Boca East Investments Limited) and 19T-07V05 (Santana Development Inc.), or alternatively, if the processing of the site plan is well ahead of the registration of the subdivision plans, or phase thereof, the Site Plan Letter of Undertaking can be executed on the entire subdivision lands together with the requirement for the Owners to enter into an engineering Development Agreement and any other agreement that is required to be entered into with the City to facilitate the site plan, to the satisfaction of the Vaughan Development Planning and Engineering Departments.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Approved Block 64 Plan
7. Approved Subdivisions 19T-06V13 and 19T-07V05

Report prepared by:

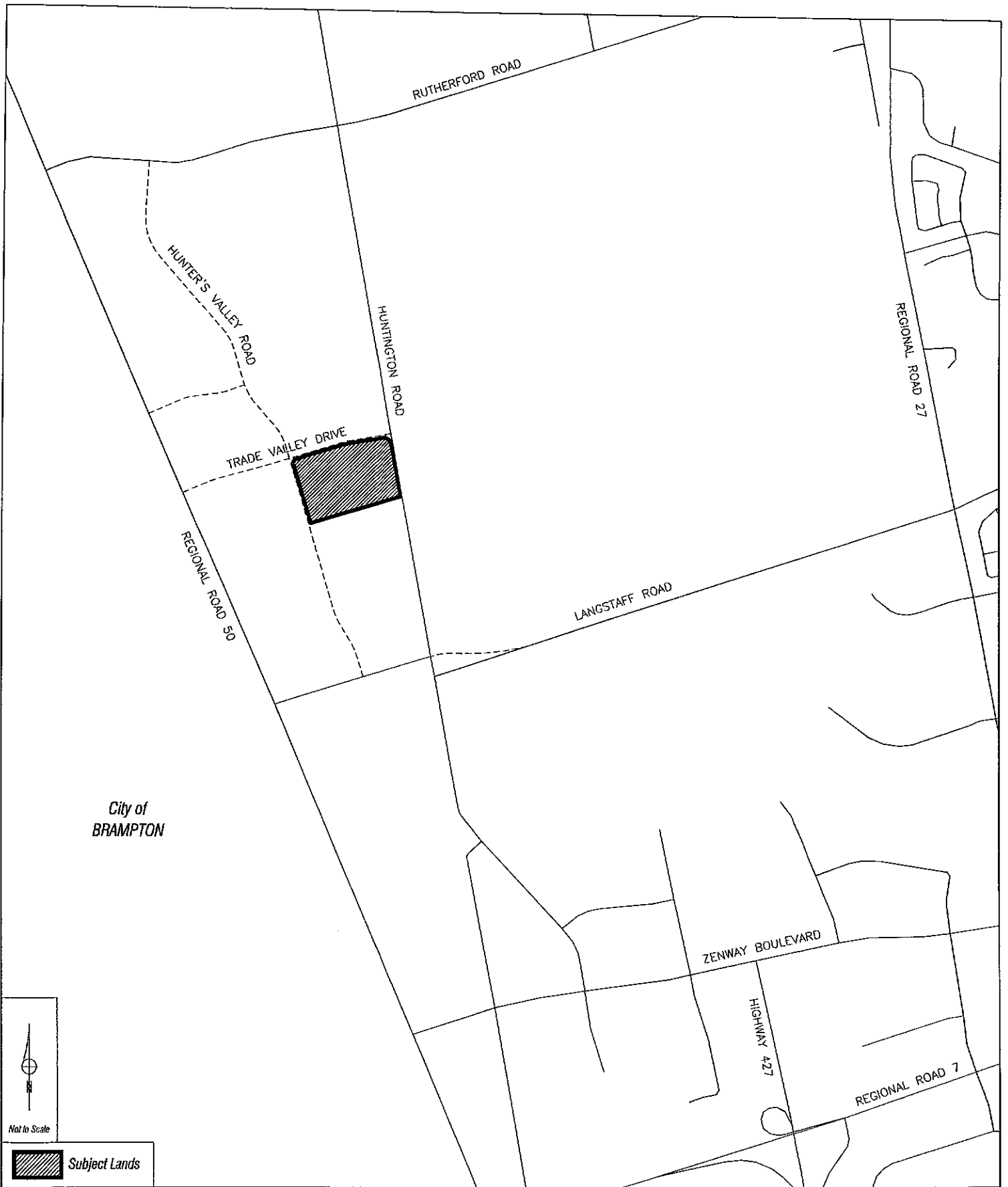
Christina Napoli, Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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The City Above Toronto

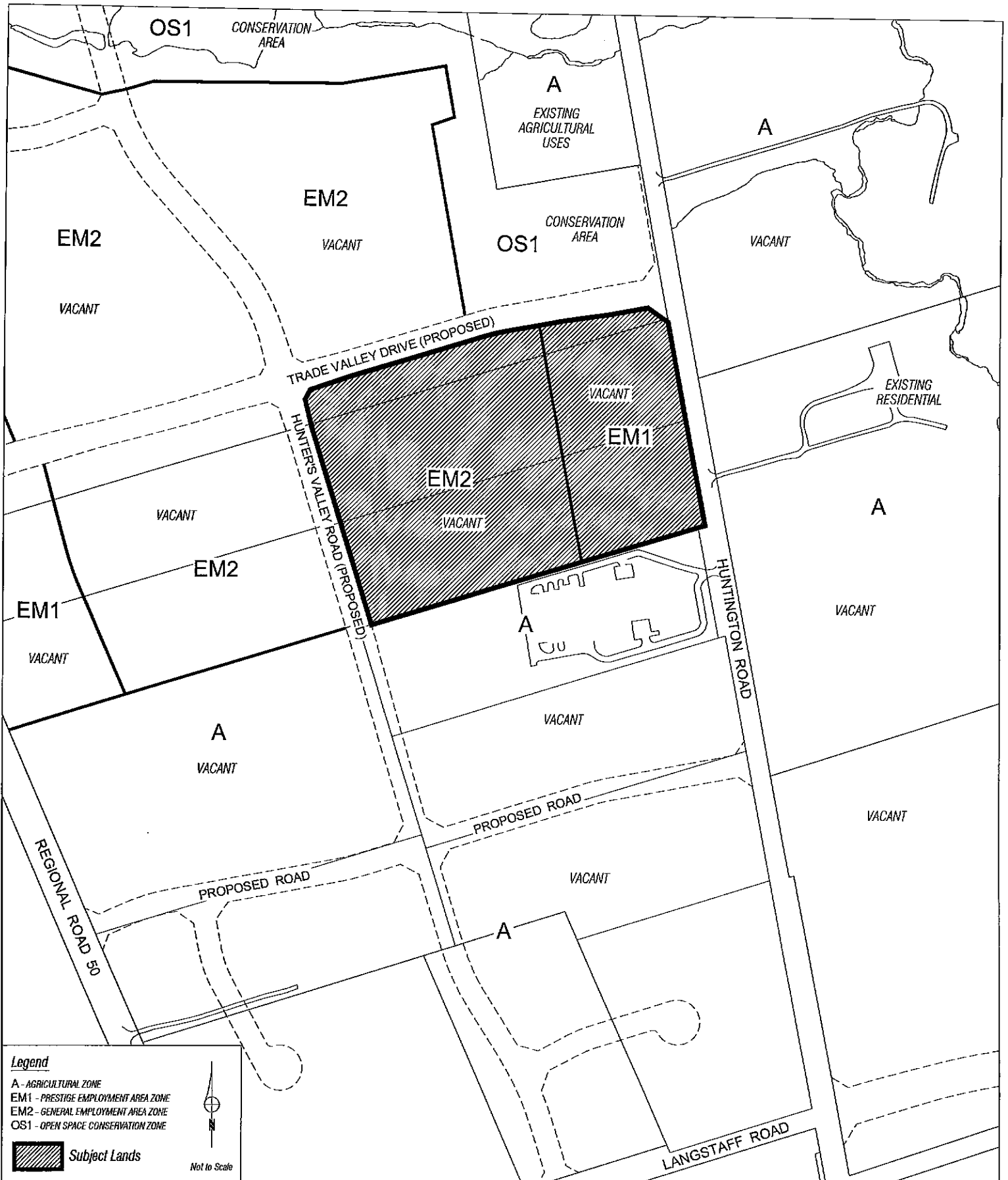
Development Planning Department

Attachment

FILE:
DA.09.032
RELATED FILES:
19T-06V13, 19T-07V05

April 29, 2009

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Location Map

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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The City Above Toronto

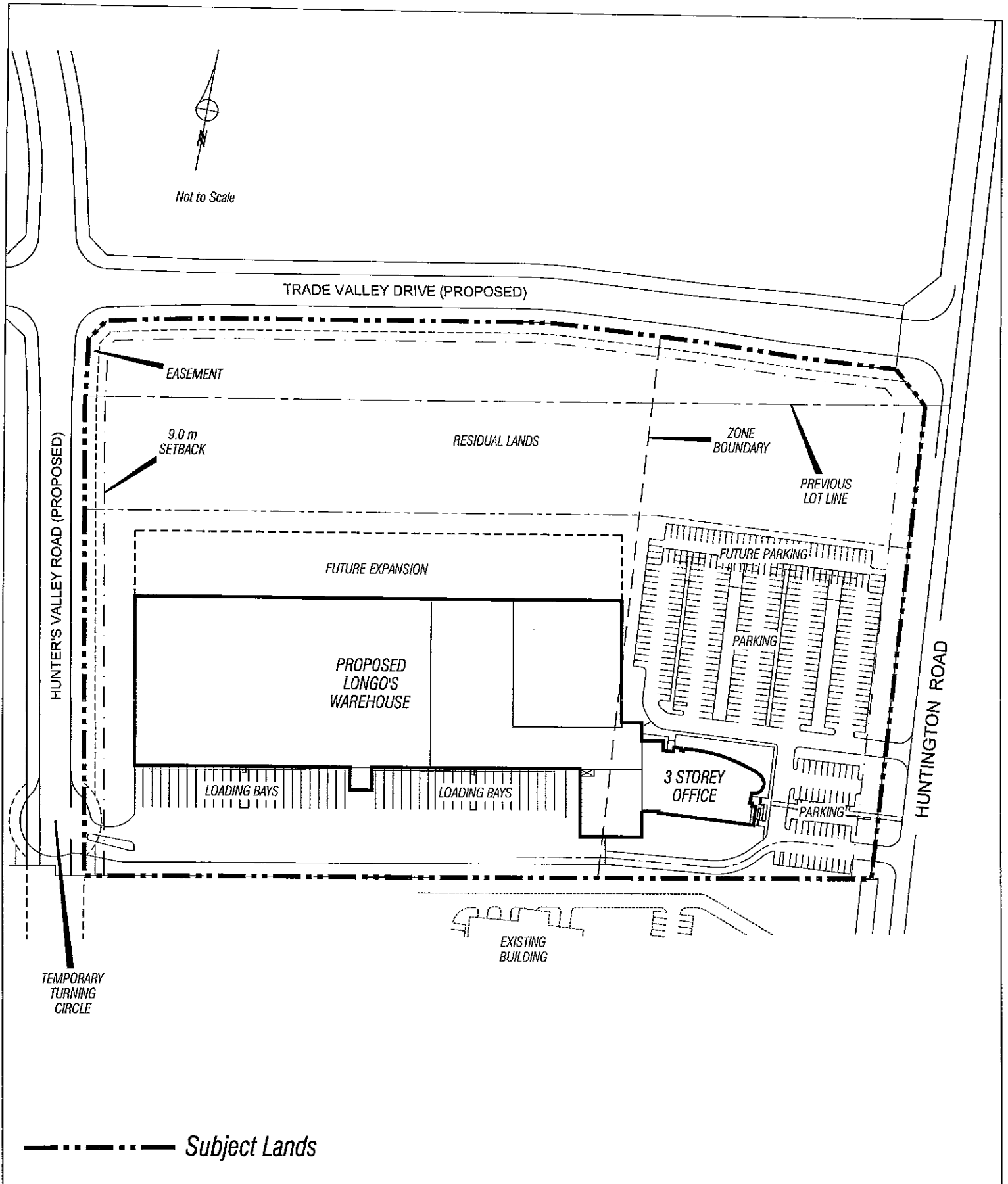
Development Planning Department

Attachment

FILE:
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April 29, 2009

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Site Plan

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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The City Above Toronto

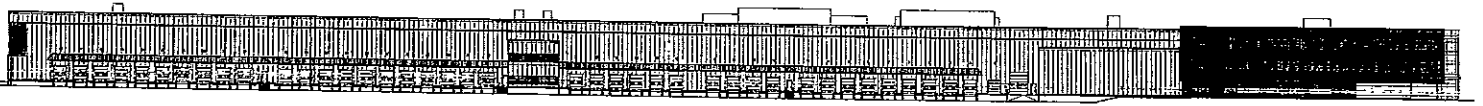
Development Planning Department

Attachment

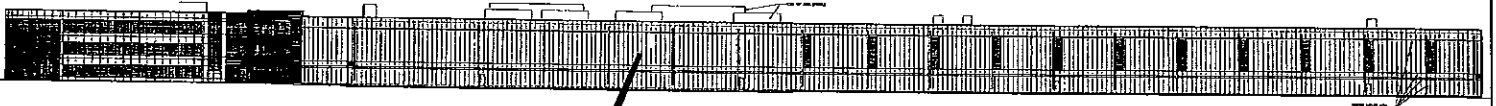
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April 29, 2009

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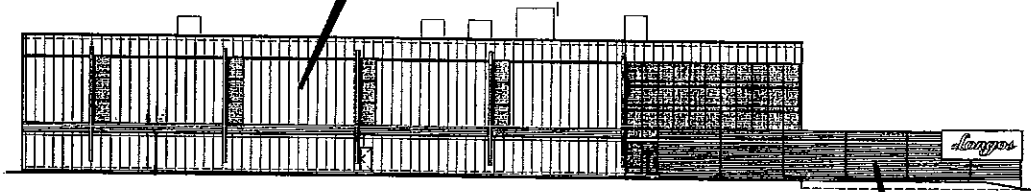


South Elevation



North Elevation

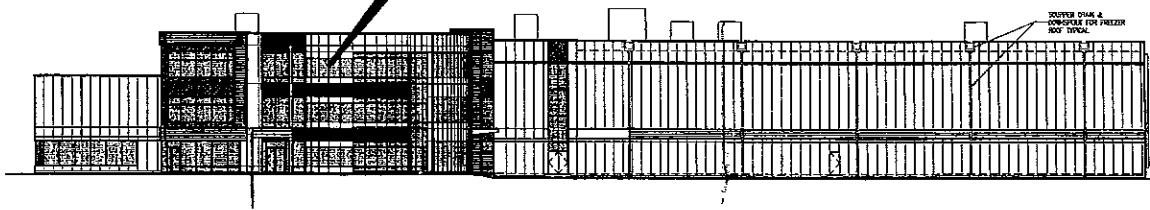
PREFINISHED INSULATED
METAL WALL PANEL



West Elevation (Hunter's Valley Road)

PREFINISHED CORRUGATED
METAL PANEL

THERMOPANE GLAZING
IN ALUMINUM FRAMES



East Elevation (Huntington Road)

Not to Scale

Elevations

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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The City Above Toronto

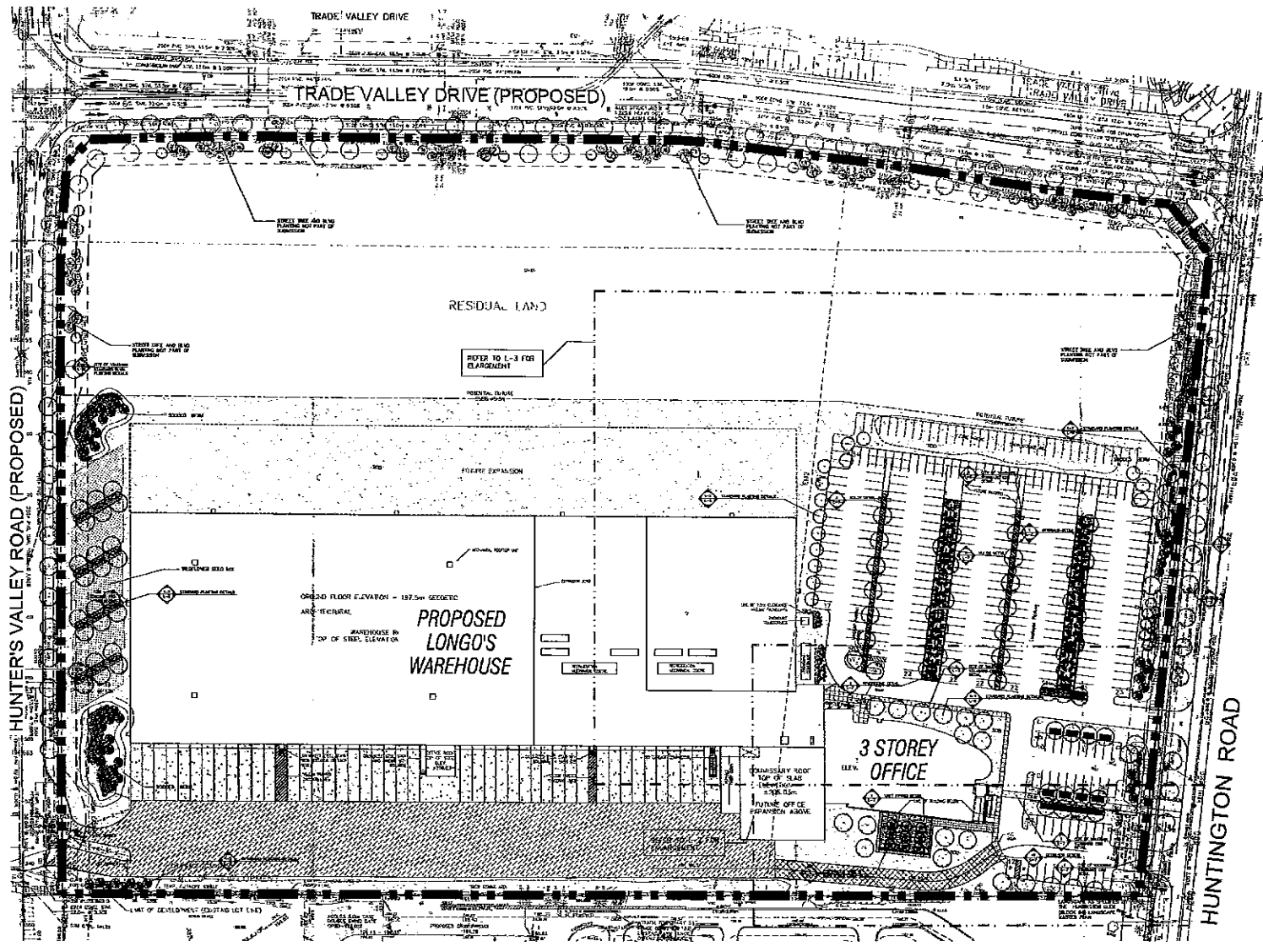
Development Planning Department

Attachment

FILE:
DA.09.032
RELATED FILES:
19T-06V13, 19T-07V05

April 29, 2009

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Landscape Plan

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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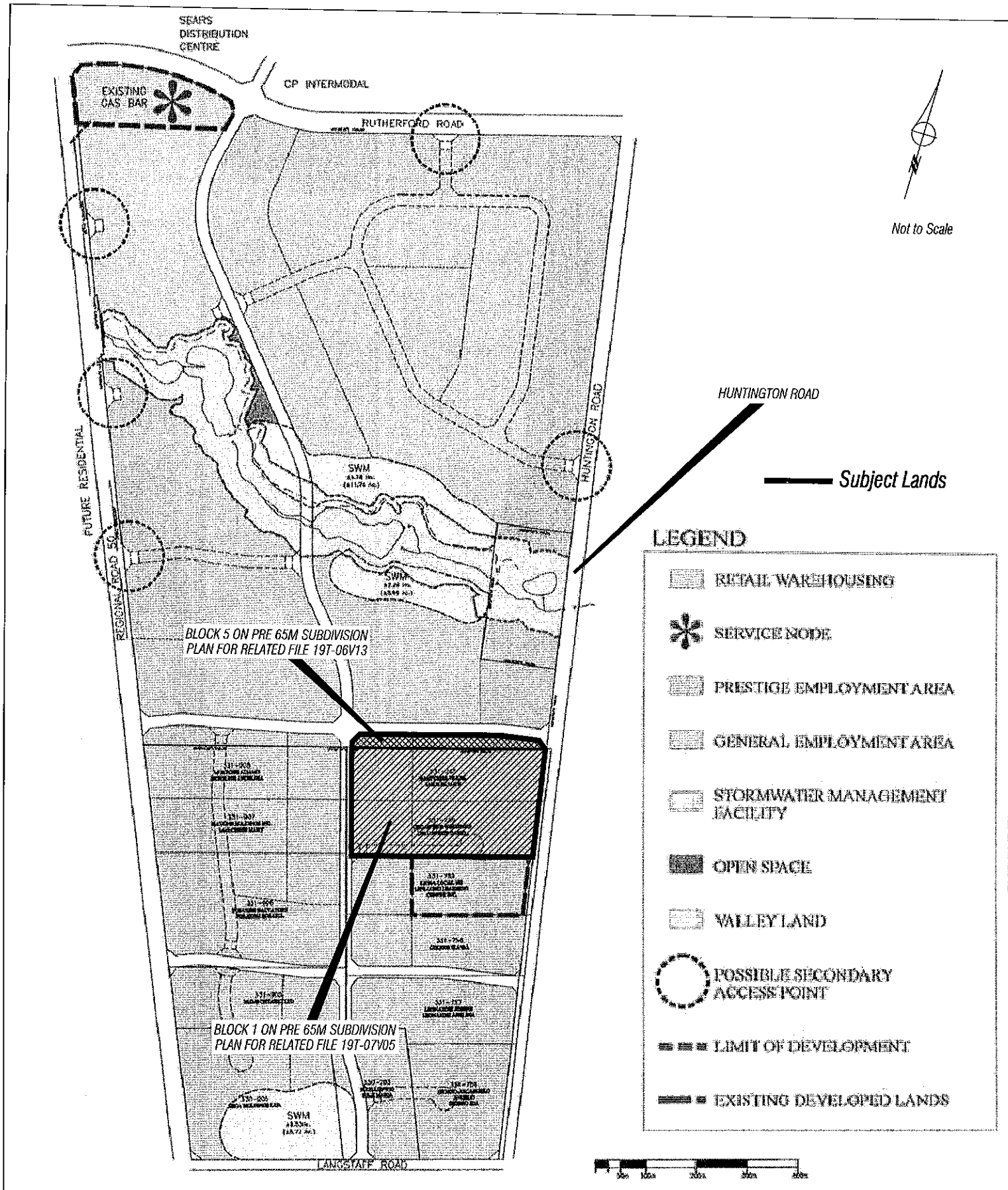
The City Above Toronto
Development Planning Department

Attachment

FILE:
DA.09.032
RELATED FILES:
19T-06V13, 19T-07V05

April 29, 2009

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Approved Block 64 Plan

Part of Lot 12,
Concession 10

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

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The City Above Toronto

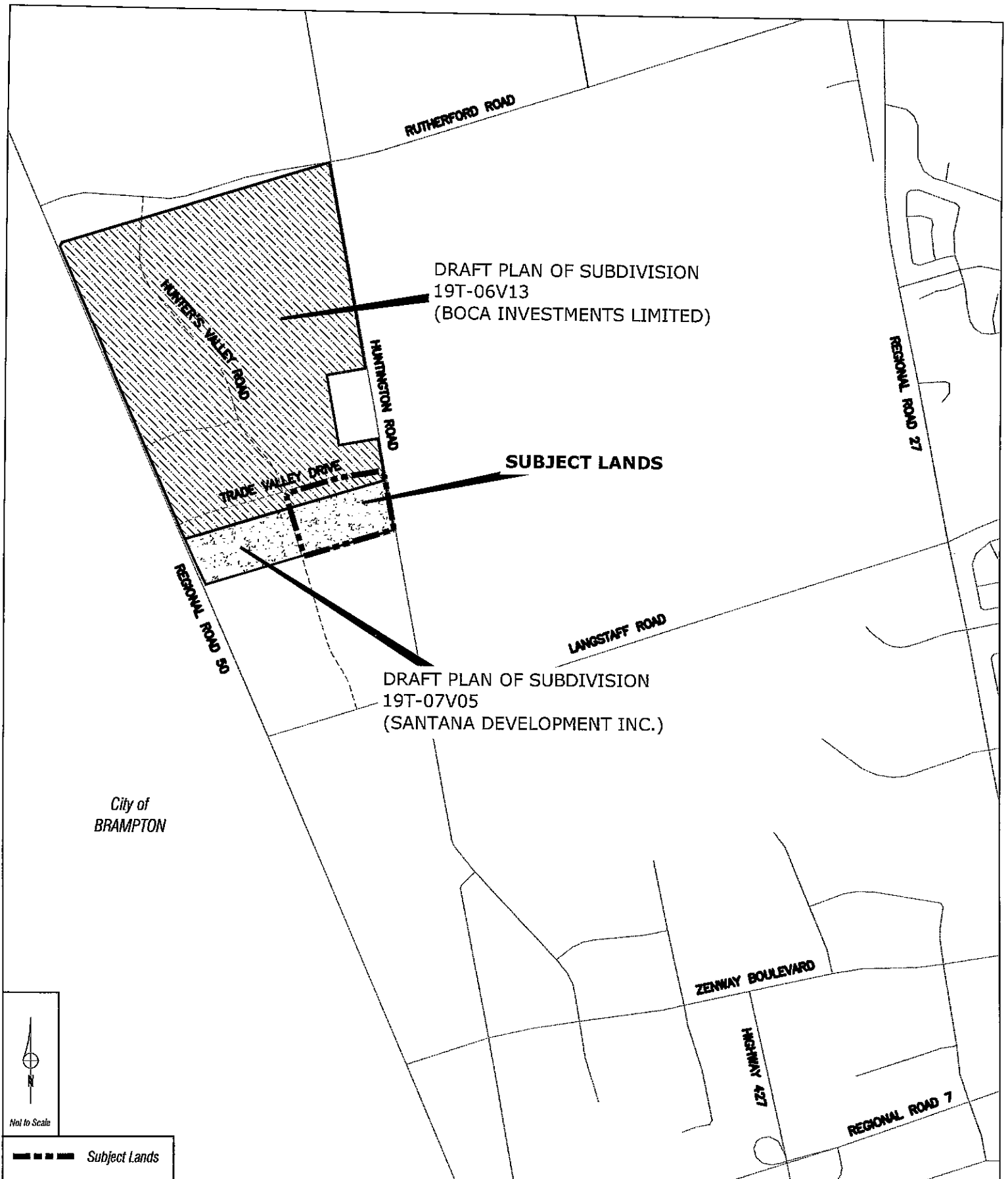
Development Planning Department

Attachment

FILE:
DA.09.032
RELATED FILES:
19T-06V13, 19T-07V05

April 29, 2009

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Approved Location of 19T-06V13 & 19T-07V05

APPLICANT: SANTANA DEVELOPMENT
INC. C/O METRUS DEVELOPMENTS

Part of Lot 12,
Concession 10

City of
Vaughan
The City Above Toronto
Development Planning Department

Attachment

FILE:
DA.09.032
RELATED FILES:
19T-06V13, 19T-07V05

May 21, 2009

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