



Report to: Development Services Committee

Report Date: May 14, 2018

SUBJECT: INFORMATION REPORT
Application for Site Plan Approval by Woodbine Cachet West Inc. to permit a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the south side of Major MacKenzie Drive, east of Hwy 404
350 Hillmount Road

WARD: Ward 2

PREPARED BY: Geoff Day MCIP, RPP - Senior Planner – Zoning and Special Projects ext. 3071

REVIEWED BY: Dave Miller, MCIP, RPP - Manager – West Development District, ext. 2600

FILE #: SC 18 228183

RECOMMENDATION:

1. That the report titled “INFORMATION REPORT Application for Site Plan Approval by Woodbine Cachet West Inc. to permit a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the south side of Major MacKenzie Drive, east of Hwy 404 - 350 Hillmount Road”, be received;
2. That the Site Plan Application submitted by Woodbine Cachet West Inc. to construct a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the south side of Major MacKenzie Drive, east of Hwy 404, within the Highway 404 North Planning District, be endorsed in principle, subject to conditions;
3. That site plan approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the plans;
4. That the site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides an overview of the proposed development and recommends that the Development Services Committee endorse in principle, the application for Site Plan Approval for a proposed 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building at 350 Hillmount Road.

Delegated Authority

Section 2(a)(iv) of the Site Plan Delegation By-law 2002-202, as amended, delegates the authority to approve plans and drawings for all new industrial development to the Director of Planning and Urban Design. However, due to the magnitude of the proposed development, Staff have requested the applicant make a presentation to the May 14, 2018 meeting of the Development Services Committee for information purposes and obtain input. The presentation is attached as Appendix 'A'.

BACKGROUND**Location and Area Context**

The subject lands are located at the south east corner of Major Mackenzie Drive and Highway 404 (Figure 1). The lands are currently undeveloped and do not contain any significant vegetation or natural features. The surrounding area includes:

- An office and warehouse facility immediately to the east (General Electric);
- Single detached residential dwellings further to the east across Markland Street;
- Vacant lands zoned for "Major Commercial " uses to the north across Major Mackenzie Drive;
- Highway 404 to the west; and,
- Prestige Industrial plan of subdivision to the south.

Pre-consultation meeting held

A pre-consultation meeting was held between Staff, the landowner and architect, on April 5, 2018.

Proposal

The applicant is proposing to construct a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building on the subject lands. The proposal includes a total of 445 surface parking spaces at grade. The building is comprised of:

- A 3,716.2 m² (40,000 ft²) two (2) storey ancillary office component at the south side of the building;
- A 15,023.65 m² (161,713.22 ft²) one (1) storey production component at the center of the building; and,
- A 5,665.04 m² (60,977.98 ft²) one (1) storey warehouse component at the north side of the building.

(See Figures 2 - Site Plan & 3 - Partial Elevations)

Official Plan

The subject property is designated “Business Park Employment”, by the Official Plan 2014 (partially approved on Oct 30/15, May 26/16, Mar 10/17, April 21/17, Nov 24/17). This designation is intended to accommodate prestige industrial and office development in larger scale building located on larger properties. It provides for uses including offices, manufacturing, processing and warehousing use with no accessory storage, hotels that do not include dwelling units, trade and convention centres and commercial parking garages. The uses being proposed are all provided for in the “Business Park Employment” designation.

Zoning By-law 165-80

The subject lands are zoned M.C (85%) - Select Industrial and Limited Commercial, M.C. (45%) - Select Industrial and Limited Commercial zone and M.SC – Industrial Commercial Service Centre by By-law 165-80, as amended.

Amending By-law 175-93

The subject lands are also subject to amending By-law 175-93 which was passed in 1993 to facilitate a site specific development proposal for the construction of a retail warehouse with a maximum Gross Floor Area of 19,050 m² (205,052.49 ft²). However, the project was abandoned by the applicant.

The proposed 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building exceeds the maximum gross floor area allowed by amending By-law 175-93.

Amending By-law 16-90

The subject lands are also subject to Amending By-law 16-90 which was passed in 1990 to facilitate the original subdivisions. The proposed building does not comply with the requirements respecting building height and setback from Major Mackenzie Drive.

OPTIONS/ DISCUSSION:**Minor Variances required**

As identified above, the proposed development will require approval by the Committee of Adjustment for variances to By-law 165-80, as amended.

The variances required are as follows:

- a) To permit loading spaces and overhead vehicular doors to face a street; whereas the By-law does not permit loading spaces or overhead door to face a street;
- b) To permit loading spaces that are visible from two or more streets whereas the by-law requires that they be suitably screened by the streets they face;
- c) To permit a minimum setback of 47 metres from the street line of Major Mackenzie Drive whereas industrial uses are not permitted within 60 metres of the street line of Major Mackenzie Drive;

- d) To permit a maximum gross floor area of all building or structures of 30,016 m²; whereas the By-law permits a maximum total gross floor of 19,050 m² of all buildings or structures;
- e) To permit a building height of 15 m; whereas the By-law requires any building or structure located within 120 m of the centreline of Major Mackenzie Drive not to exceed 14 m in height.

Final approval of the proposed development is subject to the approval and expiry of the 20 day appeal period by the Committee of Adjustment for the required variances. As of the date of writing this report (May 8, 2018), the Committee of Adjustment has not made a decision about the proposed variances. Staff support the proposed variances, and are of the opinion that they meet the four tests of the Planning Act and represent good planning. The Committee of Adjustment is scheduled make a decision on the proposed variances on May 9, 2018.

Merging of Lands

In January 2017, a consent was granted by the Committee of Adjustment, to sever a portion of the lands to the south (Phillips at 281 Hillmount Road) so it would merge with the subject property to form a single lot with a total area of 9.76 ha (24.11 ac). However, as the subject lands were created by way of a consent, the lands do not automatically merge as a result of being under identical ownership. (Section 50 (12) of the Planning Act)

To facilitate the merger, a small part of the subject lands are proposed to be conveyed to the City. With this conveyance, the lands will be exempted from the 'once a consent always a consent' provision. The applicant is working with the City's Real Property department to convey a part to the City.

Prior to Site Plan Approval, confirmation that the properties have merged on title, is required.

Enhanced landscaping required

Additional enhanced landscaping will be required throughout the site. A revised Landscape Plan incorporating Staff's comments will be required prior to Site Plan Approval. The applicant will be presenting a landscape plan as a part of their presentation on May 14, 2018. Staff have requested that the landscaping provide effective screening of the overhead vehicular doors, in addition to other matters.

Sustainability Measures

The Fatal Light Awareness Program (FLAP) strives to reduce migratory bird collisions with buildings brightly lit at night and their reflective windows by day. A criterion of FLAP is the promotion of 'dark skies'. The Owner will be required to install directional lighting to reduce any potential negative effects that the illumination of the site may cause. It is expected that the Owner will incorporate a 'bird friendly' design by implementing additional FLAP criteria. Therefore, prior to Site Plan Approval, Staff will

require a submission of 'bird friendly' design measures for approval, to the satisfaction of the Commissioner of Development Services.

The Owner has committed to several sustainability measures as shown in Figure 5.

Comments from the Region of York, Ministry of Transportation (MTO) and the Toronto & Region Conservation Authority (TRCA) outstanding

As this property abuts a regional road (Major MacKenzie Drive East) and Highway 404, comments from Region of York and the MTO are required. In addition, the property exceeds 5 ha (12.4ac) which requires circulation of the application to the TRCA for comment. Any revisions to the plan to implement the comments and conditions of these agencies will be required prior to the execution of the Site Plan Agreement.

Conclusion

Staff are recommending that the Site Plan Application submitted by Woodbine Cachet West Inc. to construct a 24,404.69 m² (262,689.89 ft²) warehouse, manufacturing and office building be endorsed in principle and, that final approval be delegated to the Director of Planning and Urban Design or designate.

However, prior to Staff endorsement, the applicant will need to submit, amongst other reports and plans, the following:

- Landscape Plan;
- Functional Servicing & Stormwater Management Report;
- Site Servicing Plan;
- Grading Plans;
- Complete Building Elevations;
- Traffic Impact Study;
- Photometric Analysis (Lighting Plan);

FINANCIAL CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed development supports the Town's Strategic Priorities, as follows:

Environment

The proposed development contains several sustainability measures as found in figure 3.

Growth Management Strategy

Approval of this development will provide opportunities for employment and facilitate the sustainable development of a highly visible yet underutilized parcel of land.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies. All comments/requirements of these departments and agencies are or will be reflected in the final plans, or will be secured in the site plan agreement.



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Director - Planning & Urban Design

ATTACHMENTS

- Figure 1 - Location Map
- Figure 2 - Proposed Site Plan
- Figure 3 - Proposed Elevations
- Figure 4 - Sustainability Measures

Appendix 'A' – Applicant's Presentation

Figure 1 - Location Map

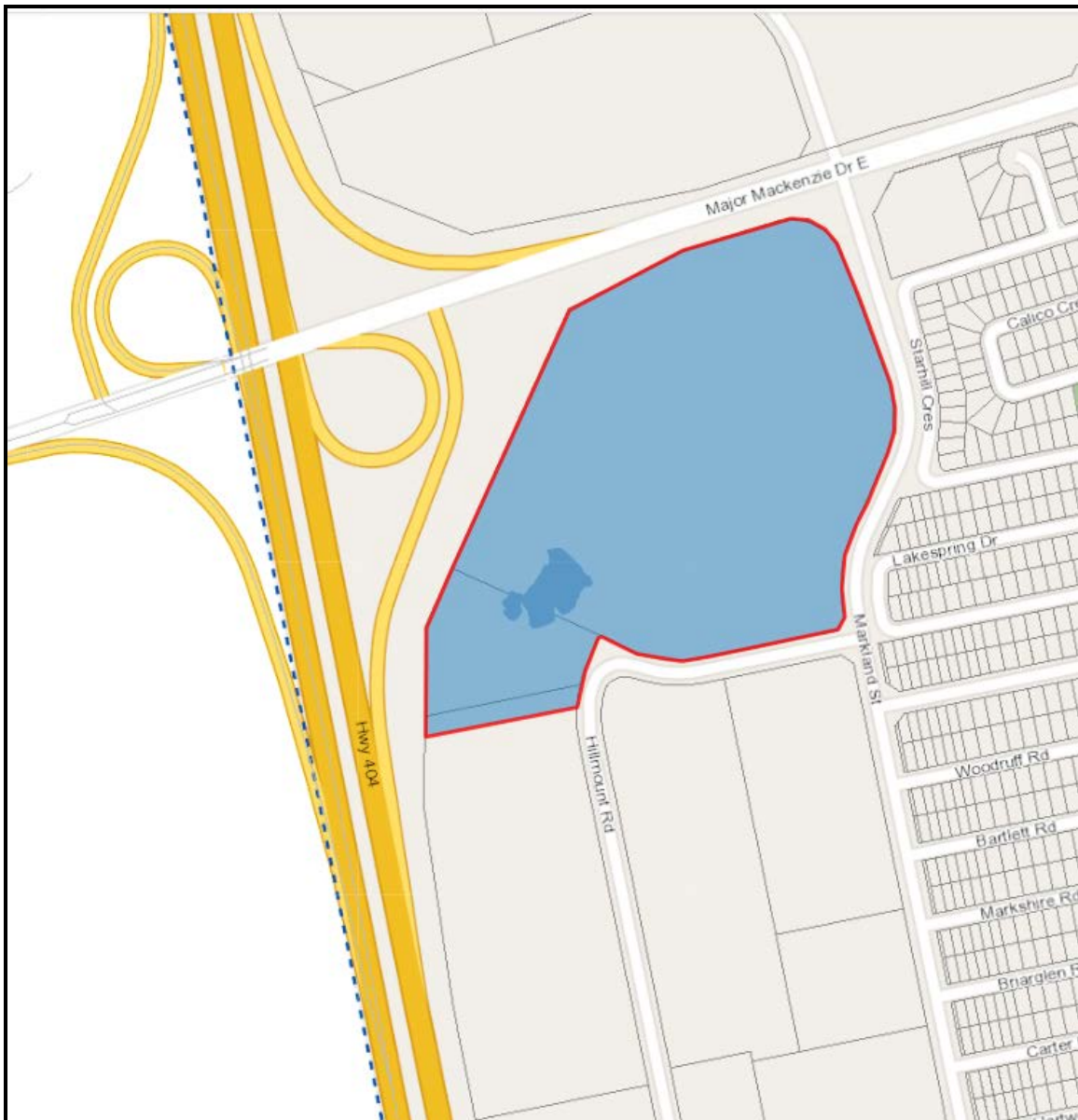


Figure 2 – Proposed Site Plan

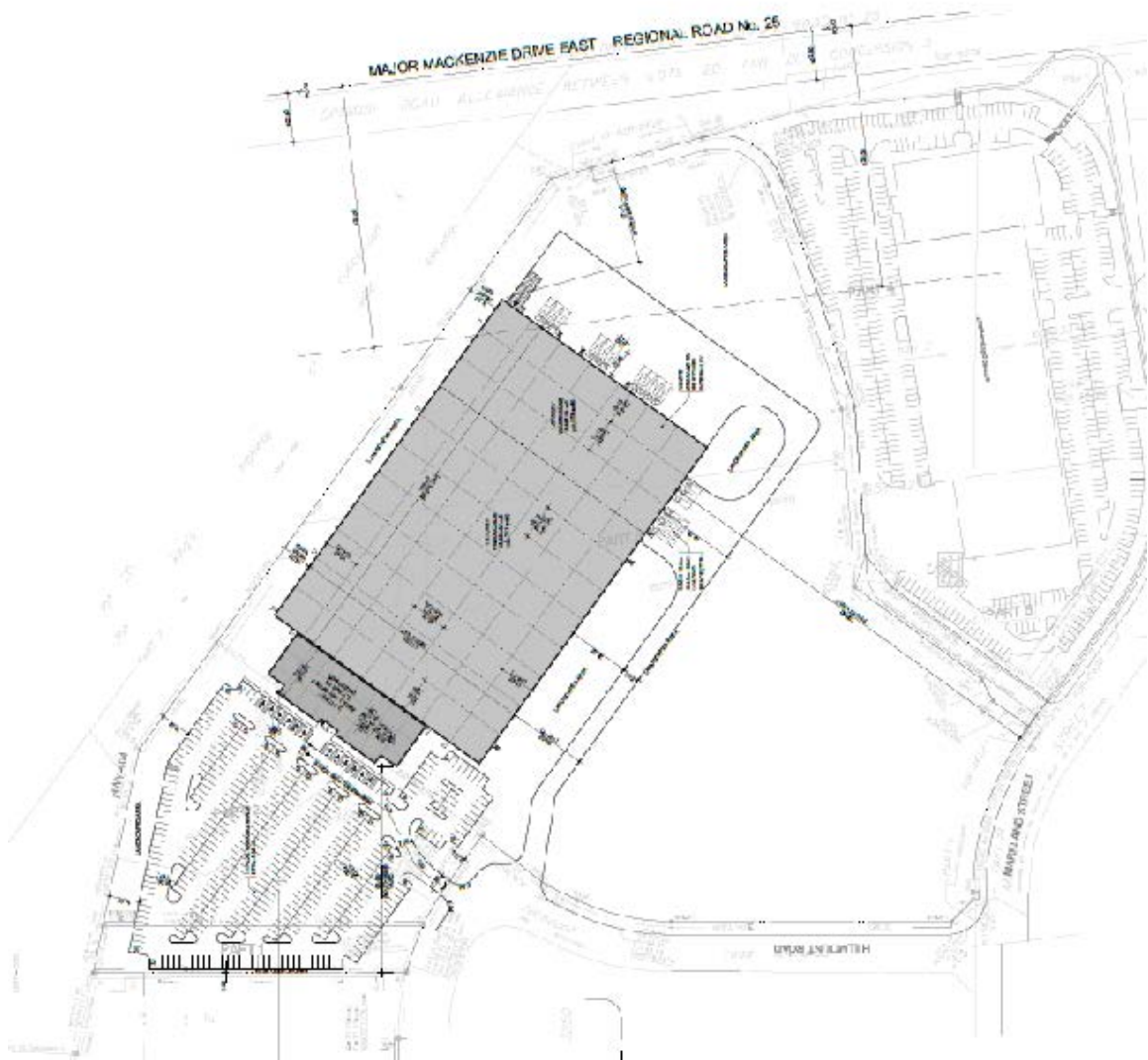


Figure 4 - Sustainability Measures



Sustainability Measures

Site Works

1. Erosion and Sedimentation Control; design and implement an erosion and sedimentation control plan.
2. Recycled Content Materials; recycled concrete material for stone base in the parking lot pavement construction.
3. Specify landscape materials which minimize the high usage of water.
4. Permeable paving, walkways only.
5. Electric Vehicle charging station.
6. Light Pollution Reduction; design outdoor lighting for safety and comfort. Dark Sky Compliance.
7. Bicycle Facilities.

Building Components

8. Fundamental Commissioning; engage a commissioning authority to design, implement and document a commissioning plan.
9. Provide an easily accessible area for collection and storage of recyclables.
10. Indoor Water Use Reduction; implement plumbing fixtures which reduces lower water requirements.
11. Utilizing roofing materials which have a highly Solar Reflectance Index. (Typically referred as white roofs.)
12. Utilizing low emitting adhesives and sealants.
13. Utilizing low emitting paints and coatings.
14. Energy efficiency and general water conservation and lead to more energy efficient and environmentally sensitive developments.
15. Bird Friendly Design.