

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 7, 2023 **WARD(S):** 2

TITLE: TOROMONT INDUSTRIES LTD.
ZONING BY-LAW AMENDMENT FILE Z.22.028
DRAFT PLAN OF SUBDIVISION FILE 19T-22V005
8939 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD AND RUTHERFORD ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend Zoning By-laws 1-88 and 001-2021 and to permit a Draft Plan of Subdivision consisting of prestige employment, general employment, open space blocks, and a public road, as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit a Draft Plan of Subdivision consisting of employment and open space blocks, and a public road.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed blocks.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.22.028 and 19T-22V005 (Toromont Industries 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.

Background

Location: 8939 Huntington Road (the ‘Subject Lands’), located on the east side of Huntington Road, south of Rutherford Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *May 4, 2021*

Date applications were deemed complete: *November 25, 2022*

The Subject Lands are located within the Block 59 Block Plan Area

Council on June 29, 2020, approved the Block 59 Block Plan for the area shown on Attachment 2, which identifies the Subject Lands as “Prestige Employment”, “General Employment”, “Natural Heritage Feature”, “10 m Buffer”, and “Compensation Area”. Portions of Street F (Street “1” on Attachment 3) are also identified on the Subject Lands.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed employment and open space blocks

Toromont Industries Ltd. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the creation of prestige and general employment blocks, and open space blocks to preserve natural features in accordance with the Block 59 Plan, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.22.028 to amend Zoning By-law 1-88 and Zoning By-law 001-2021 as follows:
 - a) rezone the Subject Lands from “A – Agricultural Zone” (‘A Zone’), as shown on Attachment 1, to “EM1 Prestige Employment Zone” (‘EM1 Zone’), “EM2 General Employment Area Zone” (‘EM2 Zone’) and “OS1 Open Space Conservation Zone” (‘OS1 Zone’) under Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report; and
 - b) rezone the Subject Lands from “FD Future Development Zone” (‘FD Zone’), as shown on Attachment 1, to EM1 Zone, EM2 Zone, and “Environmental Protection Zone” (‘EP Zone’) under Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 3 and 4 of this report.
2. Draft Plan of Subdivision File 19T-22V005 (‘the Draft Plan’), as shown on Attachment 3, to facilitate a plan of subdivision consisting of the following:

| Blocks | Land Use | Area (ha) |
|----------------|---------------------|-----------|
| Block 1 | Prestige Employment | 2.56 |
| Blocks 2 and 3 | General Employment | 14.22 |

| | | |
|-------------------|----------------------------------|----------|
| Block 4 | Valleylands | 5.04 |
| Blocks 5 and 6 | Buffer | 0.91 |
| Block 7 | Road Widening | 0.12 |
| Blocks 8 to 11 | Open Space (Compensation Blocks) | 0.90 |
| Street 1 | Roads | 1.11 |
| <hr/> | | |
| Total | | 24.86 ha |

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

a) Date the Notice of Public Meeting was circulated: January 13, 2023.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Huntington Road in accordance with the City’s Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners’ Association and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of January 24th, 2023, by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020, Committee of the Whole \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Analysis and Options

The Applications conform to Vaughan Official Plan 2010

Official Plan Designation:

- “Employment Areas” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Employment”, “General Employment” and “Natural Area” on Schedule 3 – Land Use by VOP 2010, Volume 2, Section 11.9 - West Vaughan Employment Area Secondary Plan (‘WVEA’)

- The Prestige Employment designation permits a limited range of industrial uses not requiring outside storage, accessory office and/or retail uses to a permitted industrial use, stand-alone office uses and ancillary retail
- The General Employment designation permits a full range of industrial uses which may include outside storage, office and/or retail uses accessory to a permitted industrial use and ancillary retail
- The Natural Area designation permits natural area management, conservation and flood or erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities
- Outside storage areas shall be buffered and screened using setbacks, landscaping and fencing, and outside storage shall not be permitted as the sole use on a property or on a corner lot.
- The Applications conform to the WVEA

Amendments to Zoning By-law 1-88 and 001-2021 are required to facilitate the Draft Plan

Zoning (By-law 1-88):

- A Zone by Zoning By-law 1-88
- This Zone does not permit the Draft Plan
- The Owner proposes to rezone the Subject Lands to the EM1 Zone, EM2 Zone, and OS1 Zone as shown on Attachment 3, together with the following site-specific zoning exceptions:

Table 1:

| | Zoning By-law 1-88 Standard | EM1 Zone Requirements | Proposed Exceptions to the EM1 Zone Requirements |
|----|--|--|---|
| a. | EM1 Minimum Setback of any building or structure to an OS Zone | There is no requirement for a minimum setback of any building or structure in the EM1 Zone to an OS Zone in Zoning By-law 1-88 | 3 m |
| b. | EM1 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone | 7.5 m | 3 m |

Table 2:

| | Zoning By-law 1-88 Standard | EM2 Zone Requirements | Proposed Exceptions to the EM2 Zone Requirements |
|----|--|---|---|
| a. | Definition of "Outdoor Display Area" | There is no definition for Outdoor Display Area in Zoning By-law 1-88 | Means an area located outside of a building and on the same lot as a commercial retail use for the purpose of displaying finished merchandise for sale. |
| b. | EM2 Minimum Setback of any building, structure or outside storage to an OS Zone | There is no requirement for a minimum setback of any building, structure or outside storage in the EM2 Zone to an OS Zone in Zoning By-law 1-88 | 3 m |
| c. | EM2 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone | 7.5 m | 3 m |
| d. | EM2 Permitted Uses | Outdoor Display is not permitted | To permit an Outdoor Display Area as an additional permitted use |
| e. | Maximum Outside Storage Area | 30% of the total lot area | 50% of the total lot area |

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Zoning (By-law 001-2021):

- FD Future Development Zone by Zoning By-law 001-2021
- This Zone does not permit the Draft Plan
- The Owner proposes to rezone the Subject Lands to the EM1 Zone, EM2 Zone and EP Zone as shown on Attachment 3, together with the following site-specific zoning exceptions to facilitate the Draft Plan:

Table 3:

| | Zoning By-law 001-2021 Standard | EM1 Zone Requirements | Proposed Exceptions to the EM1 Zone Requirements |
|----|---|------------------------------|---|
| a. | EM1 Minimum Setback of any building or structure to an OS Zone | 20 m | 3 m |
| b. | EM1 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone | 4.5 m | 3 m |

Table 4:

| | Zoning By-law 001-2021 Standard | EM2 Zone Requirements | Proposed Exceptions to the EM2 Zone Requirements |
|----|---|---|--|
| a. | EM2 Minimum Setback of any building, structure or outside storage to an OS Zone | 30 m | 3 m |
| b. | EM2 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone | 4.5 m | 3 m |
| c. | EM2 Permitted Uses | An Outdoor Display Area is not permitted | To permit an Outdoor Display Area as an additional permitted use |
| d. | Maximum Outside Storage Area | 30% of the total lot area | 50% of the total lot area |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report to a future Committee of the Whole meeting.

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 | COMMENT(S) |
|----|---|---|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies, and the Block 59 Plan | <ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010, the WVEA Secondary Plan and Block 59 Plan |
| b. | Block 59 Block Plan / Cost Sharing | <ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 59 Plan Area, which is approved with conditions. ▪ The Applications are being reviewed in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been adopted for the Block Plan. ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 59 West Landowners Group to the satisfaction of the Trustee for the Block 59 West Landowners Group and the City of Vaughan. |
| c. | Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021 | <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of increasing the maximum Accessory Outside Storage Area from 30% of the lot to 50% of the lot. ▪ The location, extent and purpose of the Outdoor Display Area in the EM2 Zone, and the materials to be displayed thereon must be identified by the Owner and reviewed by the City. |
| d. | Draft Plan of Subdivision | <ul style="list-style-type: none"> ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional, and public agency and utility requirements. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--------------------------------|--|
| e. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process. |
| f. | Allocation and Servicing | <ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council. |
| g. | Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The Draft Plan will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines. |
| h. | Public Agency/Municipal Review | <ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), the Ministry of Transportation Ontario ('MTO'), and other external public agencies and utilities. |
| i. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Draft Plan and future development shall achieve a minimum Bronze score of 21. |
| j. | Parkland Dedication | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy. |
| k. | Required Applications | <ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development Applications to facilitate future development on each employment block. |
| l. | TRCA and Land Dedications | <ul style="list-style-type: none"> ▪ The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area. ▪ Matters regarding the delineation of updated Regional Storm flood plains, geotechnical requirements, water quantity, erosion control and water balance, and stormwater management will need to be reviewed prior to endorsing draft plan approval. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|----------------------------------|---|
| | | <ul style="list-style-type: none"> ▪ The valleylands and associated 10 m buffer areas, shown as Blocks 4, 5 and 6 on Attachment 3, must be dedicated into public ownership to the satisfaction of the TRCA and the City ▪ The compensation areas, shown as Blocks 8 to 11 on Attachment 3, must be dedicated into public ownership to the satisfaction of the City. |
| m. | MTO | <ul style="list-style-type: none"> ▪ The Subject Lands abut the future Highway 427 extension to the east of the Subject Lands and must be reviewed and approved by the MTO |
| n. | Hydro One Networks Inc. ("HONI") | <ul style="list-style-type: none"> ▪ As the Subject Lands are abutting and/or encroaching onto a HONI high voltage transmission corridor, HONI does not approve of the proposed subdivision at this time, pending review and approval of the required information and subject to the clearance of HONI's recommended conditions of draft approval. |
| o. | Coordination of Site Accesses | <ul style="list-style-type: none"> ▪ Draft conditions or Holding Provisions will be required to ensure that the future Site accesses for Blocks 2 and 3 to Street F (Street "1" on Attachment 3) are coordinated with approved access points for abutting lands, to the satisfaction of the City. |

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the comprehensive 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. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra (Bagin) Krysko, Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Block 59 Land Use Plan
3. Draft Plan of Subdivision File 19T-22V005 and Proposed Zoning

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