

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, February 28, 2023      **WARD:** 1

**TITLE: BLOCK 34 WEST – EMPLOYMENT LANDS**

**PARCEL #1 – WESTON VALLEY INVESTMENTS (BLOCK 34)  
INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.22.019**

**ZONING BY-LAW AMENDMENT FILE Z.22.040**

**PART OF LOT 29, CONCESSION 5**

**PARCEL #2 – WESTERN POINT BUILDERS INC.**

**OFFICIAL PLAN AMENDM**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit draft plans of subdivision consisting of a Mixed-Use Employment/Commercial Development which will include an Open Space Block, a Stormwater Management Pond Block, and a Public Street (Street 'A') as shown on Attachments 2 to 3.

**Report Highlights**

- The Owners propose employment plans of subdivision to include a Mixed-Use Employment/Commercial Block, an Employment Block, an Open Space Block, a Stormwater Management Pond Block, and a Public Street (Street 'A').
- Official Plan and Zoning By-law Amendments are required to permit the development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

## **Recommendation**

1. THAT the Public Meeting report for the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:
  - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.019 and Z.22.040 (Weston Valley Investments (Block 34) Inc.)
  - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.020 and Z.22.041 (Western Point Builders Inc.)

## **Background**

Location: Parcel #1 - Part of Lot 29, Concession 5 and Parcel #2 – a part of 11421 and 11455 Weston Road (the ‘Subject Lands’) are located in the southeast quadrant of Kirby Road and Weston Road west of Highway 400. The Subject Lands and the surrounding land uses are shown on Attachment 1.

A total of 5 additional applications – (OP.22.017, Z.22.037, & 19T-22V011 – Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited, OP.22.018, Z.22.038, & 19T-22V012 – Weston Real Estate Holdings Inc. and Z.22.039 and 19T-22V013 – Edenbrook (Weston) Inc.) were submitted for the southern portion of Block 34 West for residential plans of subdivision. These applications will be heard under a separate Item at the February 28, 2023, Public Meeting and is provided here for background information purposes only.

Date of Pre-Application Consultation Meeting: November 11<sup>th</sup>, 2021

Date applications were deemed complete: December 16<sup>th</sup>, 2022

### ***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the development***

The Owners have submitted the following applications (‘Applications’) for the Subject Lands to permit the development as shown on Attachments 2 to 3:

1. Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.019 and Z.22.040:
  - a) Official Plan Amendment File OP.22.019 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate a portion of the Subject Lands fronting Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”
  - b) Zoning By-law Amendment File Z.22.040 to amend:

- i) Zoning By-law 1-88 to rezone the Subject Lands from “OS1 - Open Space Conservation Zone” and “A - Agricultural Zone” as shown on Attachment 2, to “C2 – General Commercial Zone” and “OS1 – Open Space Conservation Area Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
- ii) Zoning By-law 001-2021 to rezone the Subject Lands from “EP - Environmental Protection Zone” and “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “EMU – Employment Commercial Mixed Use Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4
- c) Related Draft Plan of Subdivision File 19T-22V014, as shown on Attachment 2, to facilitate a mixed-use commercial / employment development consisting of the following:

| Lots/<br>Blocks | Land Use              | Area (ha) |
|-----------------|-----------------------|-----------|
| Block 1         | Mixed-use             | 3.42      |
| Block 2         | Employment/Commercial | 16.10     |
| Block 3         | Open Space            | 0.02      |
|                 | Road Widening         |           |
| Total           |                       | 19.54 ha  |

2. Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.020 and Z.22.041:

- a) Official Plan Amendment File OP.22.020 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate 11455 Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area - Employment/Commercial” and to redesignate a portion of the Subject Lands from “Mixed Use Area – Employment/Commercial” to “Prestige Areas – Office/Business Campus”
- b) Zoning By-law Amendment File Z.22.041 to amend:
  - i) Zoning By-law 1-88 to rezone a portion of the Subject Lands from “OS1 - Open Space Conservation Zone” and “A -

Agricultural Zone” as shown on Attachment 2, to “C2 – General Commercial Zone”, “EM1 – Prestige Employment Area Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4

- ii) Zoning By-law 001-2021 to rezone a portion of the Subject Lands from “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “EMU – Employment Commercial Mixed-Use Zone”, “EM1 – Prestige Employment Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4

- c) Related Draft Plan of Subdivision File 19T-22V015 as shown on Attachment 2, to facilitate a mixed-use commercial/employment development consisting of the following:

| Lots/<br>Blocks  | Land Use                            | Area (ha) |
|------------------|-------------------------------------|-----------|
| Block 1          | Mixed Use                           | 2.4       |
| Block 2          | Employment/Commercial<br>Employment | 3.28      |
| Block 3          | Stormwater Management               | 3.03      |
| Block 4          | Open Space                          | 3.42      |
| Block 5-7        | Road Widenings                      | 0.19      |
| Roads (Street A) |                                     | 1.47      |
| Total            |                                     | 13.79 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: December 22, 2022.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along both Weston Road and Kirby Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 750 m of the Subject Lands, including the residential properties to the south, and to the MacKenzie Ridge

Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of February 14<sup>th</sup>, 2023. The comments are organized by theme as follows:

### **Environmental Impacts**

- the Development may change the physical contour and may block the ground water flow and/or disrupt the natural flow of water which may cause flooding around Kirby Road to the north and the adjacent lands.

Any additional 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 technical report to the Committee of the Whole.

### **Previous Reports/Authority**

None.

### **Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the development***

Parcel # 1 – Official Plan Amendment Application File OP.22.019

#### **Official Plan Designation:**

- “Employment Areas”, “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Areas – Office/Business Campus” and “Greenbelt Natural System Area” by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan
- The “Prestige Areas – Office/Business Campus” designation permits employment and commercial uses
- An amendment to VOP 2010 is required to redesignate the “Prestige Areas – Office/Business Campus” portion of Subject Lands fronting Weston Road, to “Mixed Use Area – Employment/Commercial” to permit the proposed mixed-use commercial/employment development

Parcel # 2 – Official Plan Amendment Application File OP.22.020

#### **Official Plan Designation:**

- “Employment Areas”, “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Areas – Office/Business Campus”, “Mixed Use Area – Employment/Commercial” and “Greenbelt Natural System Area” by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan

- An amendment to VOP 2010 is required to redesignate the “Prestige Areas – Office/Business Campus” (11455 Weston Road) to “Mixed Use Area – Employment/Commercial” and redesignate a portion of the Subject Lands fronting Weston Road from “Mixed-Use Area – Employment/Commercial” to Prestige Areas – General Office/Business Campus” to permit the proposed mixed-use commercial/employment development

***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.

Parcel # 1 - Zoning By-law Amendment File Z.22.040

Zoning By-law 1-88

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “C2 – General Commercial Zone” and “OS1 – Open Space Conservation Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “EMU - Employment Commercial Mixed-Use Zone” and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

Parcel # 2 - Zoning By-law Amendment File Z.22.041

Zoning By-law 1-88

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses as contemplated
- The Owner proposes to rezone the Subject Lands to “C2 – General Commercial Zone”, “EM1 – Prestige Employment Area Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses

- The Owner proposes to rezone the Subject Lands to “EMU – Employment Commercial Mixed-Use Zone”, “EM1 – Prestige Employment Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

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

|    | <b>MATTERS TO BE REVIEWED</b>                                                                    | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> <li>▪ 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’), the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010 Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan.</li> <li>▪ The appropriateness of the amendments to VOP 2010 Vol. 2 will be reviewed in consideration of the proposed land uses, building heights, site development and surrounding land uses.</li> </ul> |
| b. | Appropriateness of Amendments Zoning By-laws 1- 88 and 001-2021                                  | <ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> <li>▪ The proposed Place of Worship in the C2 General Commercial Zone (Parcel #2) and the Shopping Centre, Hospital and Long-Term Care Facility in the EMU (Parcel #1) Zone will be reviewed in terms of compatibility with the zone and permissions and the proposed surrounding land uses.</li> </ul>                                                                                                                         |
| c. | Related Draft Plans of Subdivision Files (19T-22V014 and 19T-22V015)                             | <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| d. | Studies and Reports                                                                              | <ul style="list-style-type: none"> <li>▪ The Owners submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or</li> </ul>                                                                                                                                                                                                                                                                                                                |

|    | MATTERS TO BE REVIEWED         | COMMENT(S)                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                | respective approval authority. Additional studies and/or reports may be required as part of the application review process.                                                                                                                                                                                                                                                                                                    |
| e. | Allocation and Servicing       | <ul style="list-style-type: none"> <li>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.</li> </ul> |
| f. | Urban Design Guidelines        | <ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>                                                                                                                                                                                                                                                                  |
| g. | Public Agency/Municipal Review | <ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA), TransCanada Pipelines Limited, external public agencies and utilities and the Public, Separate, and French School Boards.</li> </ul>                                                                                                                                            |
| h. | Sustainable Development        | <ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Gold score of 41.</li> </ul>                                                                                                                                                                                                        |
| i. | Parkland Dedication            | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                      |
| j. | TRCA                           | <ul style="list-style-type: none"> <li>The Subject Lands are within the Regulated Area of the TRCA. The Applicant will have to ensure the appropriate buffers are provided to any natural features, and that the Applications are to the satisfaction of the TRCA and the City prior to Approval.</li> </ul>                                                                                                                   |

|    | <b>MATTERS TO BE REVIEWED</b>              | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                   |
|----|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| k. | TransCanada<br>PipeLines Limited<br>(TCPL) | <ul style="list-style-type: none"> <li>▪ The TransCanada Pipeline traverses Parcel #1 through the open space lands. No development is proposed in this area.</li> <li>▪ TCPL has provided development and regulatory requirements for the development to be included as conditions of the Draft Plan approval and Subdivision Agreement.</li> </ul> |
| l. | Tree Protection                            | <ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the Owners will be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition.</li> </ul>                                           |
| m. | MTO                                        | <ul style="list-style-type: none"> <li>▪ The Applications are subject to review by the MTO as the Subject Lands are in close proximity to Highway 400. A 14 m setback may be required.</li> </ul>                                                                                                                                                   |

### **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 technical report is considered. The Owner has requested exemption of Regional Approval for OP.22.019 and OP.22.020. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **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 Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773

### **Attachments**

1. Context and Location Map
2. Proposed Official Plan, Zoning and Draft Plans of Subdivision

3. Master Landscape Plan
4. Site Specific Exceptions - Zoning Tables, By-laws 1-88 and 001-2021

**Prepared by**

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**Reviewed by**



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