

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, September 12, 2023

**WARD(S):** 2

**TITLE: COSTCO WHOLESALE CORPORATION  
ZONING BY-LAW AMENDMENT FILE NO. Z.23.011  
55, 99, 100, AND 111 LINE DRIVE  
VICINITY OF LINE DRIVE AND LANGSTAFF ROAD**

**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 an application to rezone part of the subject lands shown on Attachment 1, and amend the site-specific zoning exception applicable to part of the subject lands to permit a phased expansion to the existing Costco warehouse facility, being an additional 48,621.9 m<sup>2</sup> in gross floor area, as shown on Attachments 2 to 7.

**Report Highlights**

- The Owner proposes a phased expansion to the existing Costco warehouse facility.
- A Zoning By-law Amendment Application is required to permit the proposed development.
- 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 File Z.23.011 (Costco Wholesale Corporation) 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: 55, 99, 100 and 111 Line Drive (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *November 7, 2022*

Date application was deemed complete: *N/A - the Application is incomplete.*

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development.***

The Owner has submitted Zoning By-law Amendment File Z.23.011 (the 'Application') for the Subject Lands shown on Attachment 1, to amend Zoning By-law 1-88 and Zoning By-law 001-2021 to permit a phased expansion to the existing Costco warehouse facility, being an additional 48,621.9 m<sup>2</sup> in gross floor area (the 'Development') as shown on Attachments 2 to 7:

- a) Rezone part of the Subject Lands from "A Agricultural Zone", as shown on Attachment 1, to "EM1 Prestige Employment Area Zone" ('EM1 Zone') subject to site-specific exception 9(1425) under Zoning By-law 1-88 in the manner shown on Attachment 2, and to amend site-specific exception 9(1425); and
- b) Rezone part of the Subject Lands from "FD - Future Development", as shown on Attachment 1, to "EM1 Prestige Employment Zone" subject to site-specific exception 14.1050 under Zoning By-law 001-2021 in the manner shown on Attachment 2, and to amend site-specific exception 14.1050.

### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.***

- a) Date the Notice of Public Meeting was circulated: August 18, 2023

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Langstaff Road, Line Drive, and Highway 27 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 Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 29, 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 technical report to the Committee of the Whole.

## **Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

Highway 27 Langstaff GP Limited and Central Carpentry Limited Public Hearing Report:  
[December 2, 2014, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 43\)](#)

Highway 27 Langstaff GP Limited and Central Carpentry Limited Special Council Meeting Report:  
[July 16, 2015, Special Committee of the Whole \(Item 10, Report No. 29\)](#)

Highway 27 Langstaff GP Limited and Central Carpentry Limited Council Report:  
[October 20, 2015, Special Committee of the Whole \(Item 1, Report No. 38\)](#)

## **Analysis and Options**

***The Development conforms with Vaughan Official Plan 2010.***

**Official Plan Designation:**

- “Employment Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’).
- “Prestige Employment” and “General Employment” on Schedule 3: Land Use Plan by the West Vaughan Employment Area Secondary Plan (‘WVEASP’).
  - 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 any of which may or may not include outdoor storage, and office and/or retail uses accessory to a permitted industrial use.
- The Development conforms to VOP 2010.

***Amendments to Zoning By-laws 1-88 and 001-2021 are required to permit the Development.***

**Zoning - By-law 1-88:**

- A Agricultural Zone and EM1 Prestige Employment Area Zone, subject to site-specific exception 9(1425) by Zoning By-law 1-88
- These Zones do not permit the Development.
- The Owner proposes to rezone part of the Subject Lands to “EM1 Prestige Employment Area Zone” subject to site-specific exception 9(1425), in the manner shown on Attachment 2.
- The Owner also proposes to amend site-specific exception 9(1425) to require a minimum of 500 parking spaces be provided.

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

An application 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 and EM1 - Prestige Employment Zone subject to site-specific exception 1050 by Zoning By-law 001-2021
- These Zones do not permit the Development.
- The Owner proposes to rezone part of the Subject Lands to “EM1 - Prestige Employment Zone” subject to site-specific exception 14.1050, in the manner shown on Attachment 2.
- The Owner also proposes to amend site-specific exception 14.1050 to require a minimum of 500 parking spaces be provided.

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

***Following a preliminary review of the Application, 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 Application 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’), VOP 2010, and the WVEASP.</li> </ul>
b.	Appropriateness of Amendments to the Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and amendments to the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Application 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 respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
d.	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> <li>▪ Appropriate landscape buffers are required to screen the proposed truck parking areas.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), Ministry of Transportation ('MTO') and other external public agencies and utilities.</li> </ul>
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver score of 60.</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Application 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>
h.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ There are 13 trees on the Subject Lands which are required to be removed to accommodate the Development. The proposed tree plantings for the Development exceeds the required re-planting of 14 replacements trees, as required by the TPP.</li> <li>▪ There are 11 City owned trees proposed for removal, requiring a monetary compensation to the Tree Reserve Fund of \$6875.00, should the Application be approved.</li> <li>▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.</li> </ul>
i.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ The Applicant's request to remove Street 'M' from the approved Block 59 Block Plan will be reviewed and considered by the Development Engineering Department and York Region.</li> <li>▪ York Region will identify any required land conveyances.</li> </ul>
j.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.23.031 to be reviewed with the Application. In accordance with Bill 109, the approval of Site Development Applications</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		has been delegated to the City of Vaughan Deputy City Manager, Planning and Growth Management for approval.
k.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> <li>○ DE Complex Review &amp; Grading Inspections fee</li> <li>○ MTO property line and 14 m MTO setback to be shown on all plans</li> <li>○ Building Sections</li> <li>○ Legal Survey</li> <li>○ Updated Pedestrian and Bike Plan</li> </ul> </li> </ul>
l.	Land Consolidation	<ul style="list-style-type: none"> <li>▪ The Owner is required to consolidate and merge on title the Subject Lands, should the Application be approved. The lands will be required to be consolidated prior to Site Plan approval.</li> </ul>
m.	Block 59 Plan	<ul style="list-style-type: none"> <li>▪ The Owner is required to amend the Block 59 Block Plan, to remove the requirement for Street 'M' and a stormwater management pond, to facilitate the Development.</li> </ul>
n.	Stormwater Management	<ul style="list-style-type: none"> <li>▪ The Stormwater Management Report will be reviewed in accordance with the City's Stormwater Management guidelines to the satisfaction of the City's Development Engineering Department.</li> <li>▪ The Application includes the removal of a stormwater management pond (identified as "SWM E1" on Attachment 10) from the approved Block 59 Block Plan, which will be reviewed and considered by the Development Engineering Department.</li> </ul>
o.	MTO	<ul style="list-style-type: none"> <li>▪ The Subject Lands abut the Highway 427 extension to the west of the Subject Lands. The Application must be reviewed and approved by the MTO.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development Planning staff have circulated the Application to internal City Departments for review.

## **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.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 Krysko, Senior Planner, Development Planning Department, ext. 8003.

## **Attachments**

1. Context Map and Polling Area
2. Location Map and Zoning
3. Site Plan and Proposed Zoning – Southwest Parcel
4. Site Plan and Proposed Zoning – Southeast Parcel
5. Landscape Plan
6. North and South Building Elevations
7. East Building Elevations
8. West Building Elevations
9. Rendered Perspectives
10. Block 59 Block Plan

## **Prepared by**

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## **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**



Nick Spensieri, City Manager