

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 28, 2023

WARD(S): 2

**TITLE: VIC DEZEN (1406979 ONTARIO INC.)
ZONING BY-LAW AMENDMENT FILE NO. Z.23.023
6751 HIGHWAY 7, 7575 HUNTINGTON ROAD AND 850
GIBRALTAR ROAD
VICINITY OF HIGHWAY 50 AND HIGHWAY 7**

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 an application to rezone part of the subject lands shown on Attachment 1, and to amend the site-specific zoning exception applicable to part of the subject lands. The amendment would permit a 19,509.08 m² expansion to an existing warehouse, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes an expansion to an existing 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 technical 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.23.023 (Vic DeZen) 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: 6751 Highway 7, 7575 Huntington Road and 850 Gibraltar Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *April 14, 2023*

Date applications were 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.23.023 (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 the proposed expansion to an existing warehouse, being an additional 19,509.08 m² in gross floor area (the 'Development') as shown on Attachments 2 to 5:

1. Rezone part of the Subject Lands from "A-Agricultural Zone" as shown on Attachment 1, to "EM1 – Prestige Employment Area" ('EM1 Zone') in the manner shown on Attachments 2 and 3, and to amend site-specific exception 9(1501) with the proposed zoning exceptions identified on Table 1; and
2. Rezone part of the Subject Lands from "A-Agriculture Zone", as shown on Attachment 1, to "EM1 – Prestige Employment Zone" in the manner shown on Attachments 2 and 3, and to amend site-specific exception 14.1119 with the proposed zoning exceptions identified on Table 2.

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

- a) Date the Notice of Public Meeting was circulated: November 3, 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 Highway 50, Highway 7, and Gibraltar 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 (Attachment 1) and to the Brownridge Rate Payer Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 14, 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:

1406979 Ontario Limited Public Hearing Report:

[October 19, 2016, Committee of the Whole \(Public Hearing\) \(Item 4, Report 36\)](#)

1406979 Ontario Limited Committee of the Whole Report:

[September 29, 2020, Committee of the Whole \(Item 2, Report 38\)](#)

Delegation Authority for Site Plan Application File No. DA.18.089 Council Report:

[December 10, 2021, Council \(Addendum No. 1\)](#)

Road Closure – Part of Huntington Road South of Highway #7 to Highway #50

Committee of the Whole Report:

[February 15, 2022, Committee of the Whole \(Item 7, Report 4\)](#)

Consent Application B012/23 6701 Hwy 7 Committee of Adjustment Report:

[August 31, 2023, Committee of Adjustment \(Item 6.16\)](#)

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" on Schedule 13 – Land Use by VOP 2010
- "Prestige Employment" on Map 12.12A: Huntington Business Park – Land Use by VOP 2010, Volume 2
- This 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 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 by Zoning By-law 1-88.
- This Zone does not permit the Development.
- The Owner proposes to rezone a part of the Subject Lands to "EM1 – Prestige Employment Area Zone" subject to site-specific exception 9(1501), in the manner shown on Attachments 2 and 3.
- The Owner also proposes to amend the site-specific exception 9(1501), with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	EM1 Prestige Employment Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Zone Requirements
a.	Minimum Rear Yard (Highway 50)	12 m	10.6 m
b.	Maximum Lot Coverage	60%	65%
c.	Required Landscape Strip abutting a Residential Zone or Open Space Zone	7.5 m	0 m
d.	Minimum required parking rate for Warehouse Use	1.0 parking spaces per 100 sq.m. of G.F.A	0.5 parking spaces per 100 sq.m. of G.F.A
e.	Barrier-Free Parking Spaces	Type A = 9 Type B = 9 Total = 18	Type A = 7 Type B = 7 Total = 14
f.	Building height	15 m	15.5 m

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:

- A Agriculture Zone by Zoning By-law 001-2021
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “EM1 - Prestige Employment Zone” subject to site-specific exception 14.1119, in the manner shown on Attachments 2 and 3.
- The Owner also proposes to amend the site-specific exception 14.1119, with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standards	EM1 Prestige Employment Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Zone Requirements
a.	Maximum Lot Coverage	60%	65%

	Zoning By-law 001-2021 Standards	EM1 Prestige Employment Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Zone Requirements
b.	Maximum Building Height	15 m	15.5 m
c.	Required Landscape Strip Abutting a Residential Zone or Open Space Zone	4.5 m	0 m
d.	Minimum setback for Short-Term Bicycle parking spaces from a parking area	3.0 m	1.8 m

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:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> 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') and VOP 2010.
b.	Appropriateness of Amendments to Zoning By-law	<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.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the City of Brampton, Peel Region, the Toronto, and Region Conservation Authority ('TRCA') and external public agencies and utilities, and municipalities.
f.	York Region and Region of Peel Streetscaping	<ul style="list-style-type: none"> ▪ The applicant shall consult with York Region and Region of Peel staff for streetscaping requirements along the region owned right-of-way.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 41.
h.	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.
i.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ 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. ▪ Highway 50 is under the jurisdiction of Peel Region, and the proposed access will be subject to their review and approval. ▪ Peel Region will identify any required land conveyances. ▪ A portion of Huntington Road located east of Highway No. 50, (legally described as Part 3 on Reference Plan 65R-6990) was decommissioned as a public right-of-way through By-law No. 165-2022 enacted by Council on June 28, 2022.
j.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.23.049 to be reviewed with the Application. In accordance with amendments to the <i>Planning Act</i> under Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Deputy City Manager, Planning and Growth Management for approval.

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Legal Requirements from Applicant and Land Consolidation	<ul style="list-style-type: none"> ▪ The Lands were subject to a Severance application (File No. B/12-23) to create a 0.72 ha portion and was conditionally approved on September 07, 2023. ▪ The Owner is required to consolidate and merge the Severed Lands with 850 Gibraltar Road prior to Site Plan Approval.

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 Application has been circulated to the York Region Community Planning and Development Services Department and the Region of Peel 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 Kaveen Fernando, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Phasing Plan and Proposed Zoning
4. Landscape Plan
5. Building Addition Elevations

Prepared by

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