

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 5, 2022

WARD: 2

TITLE: HIGHWAY 50 NOMINEE INC.
ZONING BY-LAW AMENDMENT FILE Z.21.054
VICINITY OF HIGHWAY 50 AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on a Zoning By-law Amendment application for the lands shown on Attachment 1, to rezone a portion of the subject lands and permit the development of a one-storey industrial warehouse building, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to rezone a portion of the subject lands to permit the development of a one-storey industrial warehouse building.
- A Zoning By-law Amendment Application and the related Site Development Application are 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.21.054 (Highway 50 Nominee Inc.) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report at a future Committee of the Whole Meeting.

Background

Location: The subject lands (the 'Subject Lands') are located on the east side of Highway 50, between Langstaff Road and Trade Valley Drive, and form part of a larger parcel that includes the future development of a single storey industrial warehouse building identified as the "Phase 1" lands on Attachment 1. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 4, 2021

Date application was deemed complete: January 20, 2022

Previous Development Applications were approved on the Subject Lands

Zoning By-law Amendment and Draft Plan of Subdivision Files Z.11.018 and 19T-11V004 were previously approved on the Subject Lands. Zoning By-law Amendment application File Z.11.018 rezoned the Subject Lands from the "A Agricultural Zone" to "EM1 Prestige Employment Zone", "EM2 General Employment Zone" and "C7 Service Commercial Zone". The conditions of approval for Draft Plan of Subdivision File 19T-11V004 were not satisfied and the Owner has since closed this application.

The Subject Lands are located within the Block 64 Block Plan Area

The Subject Lands are located within the Block 64 Block Plan area, which was originally approved by Council in June 2006 and subsequently amended in May 2012. The Block 64 Block Plan identifies the Subject Lands as "Prestige Area" and "Employment Area General". Portions of Street "1" and a cul-de-sac road are also identified on the Subject Lands. An amendment to the approved Block 64 Block Plan ('Block 64 Plan') was submitted in December 2020 (File BL.64S.2020) and is currently under review. The Block 64 Plan amendment proposes to remove several cul-de-sac roads, including the removal of one cul-de-sac road within the Subject Lands, as shown on Attachment 5. A decision on the Block 64 Plan amendment must be rendered before the approval of any development applications on the Subject Lands.

A Zoning By-law Amendment application has been submitted to permit the proposed development

The Owner has submitted Zoning By-law Amendment File Z.21.054 (the 'Application') to rezone a portion of the Subject Lands from "C7 Service Commercial Zone" and "EM2 General Employment Area Zone" subject to site-specific exception 9(1375), as shown on Attachment 1, to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report. The Application would permit the proposed development of a one-storey industrial warehouse building with a total gross floor area ('GFA') of 17,881.10 m² and 163 parking spaces (the 'Development') as shown on Attachments 2 to 4.

The Owner shall also be required to amend Zoning By-law 001-2021, specifically to amend Figure E-1503 in the site-specific exception 14.1005 and to rezone a portion of the Subject Lands from "EM2(H) General Employment Zone" with the Holding Symbol

‘(H)’ to “EM1 Prestige Employment Zone”, as shown on Attachment 2. The Holding Symbol ‘(H)’ was applied to this portion of the Subject Lands in error in Schedule A of By-law 001-2021 and will be rectified through the Application.

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

a) Date the Notice of Public Meeting was circulated: March 11, 2022.

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 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 March 15, 2022 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 are links to previous reports regarding the Subject Lands:
[April 17, 2012, Committee of the Whole Council Extract \(Item 10, Report 12\)](#)
[File Z.11.018 19T-11V004](#)

Analysis and Options

The Application conforms to Vaughan Official Plan 2010

Official Plan Designation:

- Located within an “Employment Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- Designated “Prestige Employment” and “General Employment” on Schedule 13 – Land Use Designations by VOP 2010
- Identified as “Prestige Area” and “Employment Area General” in the approved Block 64 Plan, as shown on Attachment 5
- The proposed development conforms to the land use designations in VOP 2010 and the Block 64 Plan

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the

Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on December 20, 2021, and as such, given Council's direction on October 20, 2021, the Application is subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

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

Zoning By-law 1-88:

- "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone", with the Holding Symbol "(H)", "EM2 General Employment Area Zone", "EM2(H) General Employment Zone", with the Holding Symbol "(H)", and "C7 Service Commercial Zone" by Zoning By-law 1-88, all subject to site-specific Exception 9(1375)
- The Owner proposes to rezone a portion of the Subject Lands to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2, together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement
a.	Minimum Landscape strip abutting an Arterial Road	9 m	6 m
b.	Minimum Parking Requirements	<u>Employment</u> 1.5 spaces/100 m ² x 17,881 m ² = 269 spaces	<u>Employment</u> 0.91 spaces/100 m ² x 17,881 m ² = 163 spaces

Zoning By-law 001-2021:

- "EM1 Prestige Employment Zone", "EM1(H) Prestige Employment Zone", with the Holding Symbol "(H)" and "EM2(H) General Employment Zone", with the Holding Symbol "(H)" by Zoning By-law 001-2021, subject to site-specific Exception 14.1005
- No site-specific exceptions are required at this time. However, amendments to Zoning By-law 001-2021 are required specifically to rezone a portion of the Subject Lands from "EM2(H) General Employment Zone" to "EM1 Prestige Employment Zone", as shown on Attachment 2, and to amend Figure E-1503 in the site-specific

exception 14.1005. The Holding Symbol ‘(H)’ was applied to this portion of the Subject Lands in error in Schedule A of By-law 001-2021 and will be rectified through the Application.

Additional zoning exceptions to Zoning By-law 1-88 and Zoning By-law 001-2021 may be identified through the detailed review of the Application 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, 2010 (‘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.	Block 64 Plan and Proposed Block Plan Amendment	<ul style="list-style-type: none"> ▪ The Block 64 South Landowners Group, in December 2020, submitted the Block 64 Plan Amendment to remove the cul-de-sac roads in the Block 64 Plan, including one proposed to be removed within the Subject Lands, as shown on Attachment 5. ▪ The Block 64 Plan Amendment is currently under review by the Policy Planning and Special Programs Department, and requires a future Public Meeting and comprehensive report ▪ Prior to the Application proceeding to a Committee of the Whole Meeting, a decision on the proposed Block 64 Plan amendment (File BL.64S.2020) must be rendered ▪ The Application will be reviewed in consideration of the final approved Block 64 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been adopted for the Block Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Should the Application be approved, the Owner will be required to fulfill all cost sharing and other obligations of the Block 64 Landowners Group to the satisfaction of the Trustee for the Block 64 Landowners Group and the City of Vaughan, prior to approval of the related Site Development Application DA.21.063 The future cul-de-sac also provides access to the property located north of the Subject Lands. The impact of the changed access is subject to review and approval by Peel Region
d.	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
e.	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, the Block 64 Urban Design Guidelines, and the Block 64 Landscape Masterplan
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, Peel Region, and the Toronto and Region Conservation Authority and external public agencies and utilities
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 31
h.	Parkland Dedication	<ul style="list-style-type: none"> 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

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Labourers Way (Street “1”)	<ul style="list-style-type: none"> ▪ The future Labourers Way shown on Attachment 2 and 3, is planned to be secured through the amendment of the existing Spine Servicing Agreement ▪ the Owner along with the Block 64 South Landowner’s Group shall enter into an Amending Spine Servicing Agreement for Block 64 South to secure for the necessary municipal services and roads including but not limited to Street ‘1’, as shown on Attachment 5, (connecting Hunter’s Valley Drive to Highway 50) within Block 64 South to support the proposed development of the Subject Lands
j.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.063 to be reviewed with the Application in a future comprehensive report ▪ The Owner has also submitted Site Development File DA.21.028 on lands identified as “Phase 1” on Attachment 1, to be reviewed separately from this Application
k.	Future Shared Access Easements	<ul style="list-style-type: none"> ▪ Should the Subject Lands and the “Phase 1” lands be severed to function as independent developments, future shared reciprocal access easements shall be registered between the lots

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department and Peel Region Development Services 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 Jennifer Kim, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations
5. Approved Block 64 Plan – April 19, 2012

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