

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: July 4, 2024

Name of Owner: Chris Johnston - 3288212 Nova Scotia Ltd.

Location: 6100 Langstaff Road

File No.(s): B007/24

Proposal

The Owner has submitted Consent Application File B007/24 to sever 0.6 ha of the Subject Lands, which are currently vacant, and convey it to Alectra to facilitate the construction of a utility substation. Approximately 10.737 ha of the Subject Lands are to be retained, about half of which is to be developed into a data processing centre. The retained lands are also vacant.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" by Volume 2, Section 11.9 - West Vaughan Employment Area Secondary Plan

Background:

On April 13, 2021, Vaughan Council approved Zoning By-law Amendment, File Z.21.001, to facilitate the development of a data processing centre with on-site data generators proposed at grade abutting buildings and a future utility substation to be constructed on the Subject Lands. Site Development Application File DA.22.008 is currently in process to facilitate the proposed development.

Comments:

The Owners are proposing to sever a 0.6 ha western portion of the Subject Lands along Line Drive to facilitate the construction of a Alectra utility substation. The proposed retained lands would contain the data processing centre and are approximately 10.737 hectares as shown in the submitted severance sketch. The retained lands have a frontage of approximately 349.5 metres on Langstaff Road, 399.8 m on Highway 27, and modest frontage on Line Drive. The severed lands have a frontage of approximately 99.8 metres on Line Drive. Driveway accesses for both the retained and severed lands are proposed from Line Drive.

Analysis

The Development Planning Department is of the opinion that the proposed severance is consistent with the Provincial Policy Statement 2020 ('PPS'). Specifically, policies within 1.3.2 of the PPS speak to the importance of planning for, protecting and preserving employment areas for future uses. Policy 1.1.1 also encourages intensification to minimize land consumption and servicing costs. This application seeks to create an additional lot within a plan of subdivision block in an employment area to better service the abutting data processing centre that is proposed.

The proposed severance conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan'). Policy 2.2.5.1 speaks to the importance of promoting economic development and competitiveness in the Greater Golden Horseshoe by ensuring that employment areas are efficiently utilized, and to align land use planning and economic development goals and strategies to retain and attract investment and employment. The proposed consent facilitates the establishment of the proposed abutting data processing centre use.

The Subject Lands are designated "Employment Area" in the York Region Official Plan 2022 ('YROP'). Within the YROP, Employment Areas recognized for their strategic and vital role to the regional economy and are to be protected for the long term, especially where they are located adjacent to, or in proximity of, goods movements facilities and

corridors, including existing and future major highways and interchanges, for manufacturing, warehousing, logistics, and appropriate associated uses. Policy 4.3.8 speaks to the importance of municipalities making the efficient use of existing employment lands. The creation of a lot to allow for the development of the proposed Alectra utility substation to service the proposed abutting data processing centre is in keeping with the objectives and policies outlined in YROP 2022.

The Subject Lands are designated “Prestige Employment” by Volume 2, Section 11.9 - West Vaughan Employment Area Secondary Plan (‘WVEASP’). Within the WVEASP Prestige Employment areas are intended to accommodate light industrial, manufacturing and warehousing uses that do not produce noxious emissions and that do not require outside storage. The creation of an additional employment lot to allow for the development of the proposed Alectra utility substation to service the proposed abutting data processing centre is in keeping with the objectives and policies outlined in the “WVEASP”. The proposal conforms to VOP 2010.

The proposed severed and retained lands are zoned EM1 Prestige Employment Zone and subject to the provisions of Exception 14.1131 under Zoning By-law 001-2021, as amended. The severed lands propose a lot area of 6,000 m² and frontage of 99.8 m. The retained lands propose a lot area of 107,000 m² and a frontage of 349.5 m. Both the proposed severed and retained lands exceed with the minimum lot area and frontage requirements within Zoning By-law 001-2021. The retained lands continue to have ample opportunity to accommodate a variety of employment uses in addition to the proposed data processing centre. Through the Development Application review process, Alectra has advised that the severed lot size is sufficient to accommodate the substation and that the most feasible location for the lot has been identified given the proposed routing of overhead transmission lines and public road access. Driveway access to the severed lands will be determined through a future site plan application by Alectra to construct the substation.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal is consistent with the PPS, conforms to the Growth Plan, conforms to the Official Plan, complies with the Zoning By-laws, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

Recommendation:

The Development Planning Department recommends approval of the application subject to the following condition of approval.

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application File DA.22.008 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

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