

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 10, 2024

WARD(S): 2

**TITLE: ONE-FOOT DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.025
8741 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

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 the subject lands, shown on Attachment 1, in Zoning By-law 001-2021 to permit employment and open spaces uses, and to bring forward approved Zoning By-law 1-88 permissions into Zoning By-law 001-2021, all within a revised Draft Plan of Subdivision as shown on Attachment 3.

Report Highlights

- Council approved Zoning By-law Amendment and draft approved Plan of Subdivision applications for a portion of the subject lands on April 25, 2023.
- The Owner proposes to rezone the subject lands in Zoning By-law 001-2021 to permit employment and open space uses and carry forward the approved Zoning By-law 1-88 permissions.
- A Zoning By-law Amendment Application is required to permit the proposed uses.
- 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.21.025 (One-foot Developments Inc.) 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: 8741 Huntington Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 3, 2020

Date application was deemed complete: July 22, 2021

Second Public Meeting Requirement:

One-foot Developments Inc. (the 'Owner') submitted Zoning By-law Amendment File Z.21.025 (the 'Application') on June 15, 2021. The Committee of the Whole (Public Meeting) on October 5, 2021, considered the Application, which proposed amendments to Zoning By-law 1-88. No comments were provided by the Committee or members of the public at the Public Meeting on the Application.

In accordance with Policy 10.1.4.1 of the Vaughan Official Plan (VOP) 2010 a new Public Meeting is automatically required if Council has not considered an application within two years of a previous statutory Public Meeting. The previous Public Meeting for this Application was held on October 5, 2021, and as such policy 10.1.4.1 of VOP 2010 is applicable. The Application was approved, in part, by Council on April 25, 2023 for a portion of the Subject Lands. The remainder of the Application is now being considered, and the Application now proposes amendments to Zoning By-law 001-2021 for the entirety of the Subject Lands, which is the in-effect zoning by-law for the Subject Lands, and to carry forward approved Zoning By-law 1-88 permissions.

Applications for Draft Plan of Subdivision File 19-21V006 and Zoning By-law Amendment File Z.21.025 were approved by Council.

On April 25, 2023, Council approved Zoning By-law Amendment File Z.21.025 to rezone a portion of the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM2 General Employment Area Zone" and "OS1 Open Space Conservation Zone", together with site-specific zoning exceptions in Zoning By-law 1-88 as shown on Attachments 1 and 2. Draft Plan of Subdivision File 19T-21V006 was draft approved, as shown on Attachment 2, to create two blocks for employment uses, valley lands and buffer areas, roads, road widenings, and reserves.

At the time of Council approval, the part of the Subject Lands located east of Anatolian Drive were not considered to allow the Owner to re-evaluate the development potential of this area.

A Zoning By-law Amendment Application has been submitted to permit the revised draft plan.

The Owner has submitted the following Application for the Subject Lands shown on Attachment 1 to permit employment and open space uses within a revised draft plan of subdivision (the 'Revised Draft Plan') in Zoning By-law 001-2021, as shown on Attachment 3, and to carry forward approved Zoning By-law 1-88 permissions:

1. Zoning By-law Amendment File Z.21.025 to rezone the Subject Lands from "FD – Future Development" ('FD Zone') in Zoning By-law 001-2021 as shown on Attachment 1, to "EM1 Prestige Employment Zone" ('EM1 Zone'), "EM2 General Employment Zone" ('EM2 Zone'), and "EP – Environmental Protection Zone" ('EP Zone') in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4.

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 16, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Huntington 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 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 August 27, 2024, 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:

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020 Committee of the Whole Report \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

One-foot Developments Inc. Public Meeting Report:

[October 5, 2021 Committee of the Whole \(Public Meeting\) Report \(Item 2, Report 44\)](#)

Hunter-Fifty Investments Limited / Line Drive East Investments Limited Committee of the Whole Report:

[April 13, 2021 Committee of the Whole Report \(Item 29, Report No. 16\)](#)

One-foot Developments Inc. Committee of the Whole Report:

[April 4, 2023 Committee of the Whole Report \(Item 2, Report No. 16\)](#)

Analysis and Options

The Application conforms with York Region Official Plan 2022.

Official Plan Designation:

- “Urban Area” and “Regional Greenlands System” on Map 1 - Regional Structure
- “Employment Area” on Map 1A - Land Use Designations
- “Regional Greenlands System on Map 2 – Regional Greenlands System
- The “Employment Area” designation permits business and economic activities including, manufacturing, warehousing, industrial, offices and associated retail and ancillary facilities.
- The Application conforms with YROP 2022.

The Application conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Employment Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Employment”, “General Employment” and “Natural Areas” on Schedule 3: Land Use by VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan (‘WVEASP’).
- The “Prestige Employment” and “General Employment” designations permit employment uses, and the “Natural Areas” designation permits open space uses.
- The Application conforms to VOP 2010.

Amendments to Zoning By-law 001-2021 are required to permit the Revised Draft Plan.

Zoning:

- FD Zone by Zoning By-law 001-2021.
- This Zone does not permit the Revised Draft Plan.
- The Owner proposes to rezone the Subject Lands to the EM1 Zone, EM2 Zone and EP Zone together with the following site-specific zoning exceptions identified in Attachment 4, to the EM1 and EM2 Zones to permit the Revised Draft Plan, as shown in Attachment 3.

Additional zoning exceptions 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, and the Block 59 Block Plan	<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 2010'), York Region Official Plan, 2022 ('YROP 2022') and VOP 2010, the WVEA Secondary Plan and Block 59 Block Plan.
b.	Block 59 Block Plan / Cost Sharing	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 59 Plan Area, which is approved with conditions. ▪ The Application is being reviewed in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been adopted for the Block Plan. ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 59 West Landowners Group to the satisfaction of the Trustee for the Block 59 West Landowners Group and the City of Vaughan, should the Application be approved.
c.	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.
d.	Related Draft Plan of Subdivision Application	<ul style="list-style-type: none"> ▪ Should the Application be approved, the required conditions will be included in the related Draft Plan of Subdivision Application to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has 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)
f.	Urban Design Guidelines	<ul style="list-style-type: none"> The Revised Draft Plan will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA') and the Ministry of Transportation and external public agencies and utilities.
h.	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 Revised Draft Plan shall achieve a minimum Bronze score of 21.
i.	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.
j.	TRCA	<ul style="list-style-type: none"> The TRCA must review and provide comments on the Application as the Subject Lands are located within the TRCA's Regulated Area.
k.	Ministry of Transportation ('MTO')	<ul style="list-style-type: none"> The Subject Lands abut the Highway 427 extension to the east of the Subject Lands. The Application must be reviewed and approved by the MTO.
l.	Hydro One Networks Inc. ('HONI')	<ul style="list-style-type: none"> As the Subject Lands are abutting and/or encroaching onto a HONI high voltage transmission corridor, the Application must be reviewed and approved by HONI.
m.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit Site Development Applications to facilitate future development on each employment block, should the Application be approved.

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

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (Planning Statute Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the Planning Act implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the Planning Act, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 and Location Map
2. Draft Approved Plan of Subdivision File 19T-21V006 and Approved Zoning (By-law 1-88)
3. Revised Draft Plan of Subdivision File 19T-21V006 and Proposed Zoning (By-law 001-2021)
4. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.025

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