

Committee of the Whole (2) Report

DATE: Tuesday, September 17, 2024

WARD(S): 2

TITLE: ONE-FOOT DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.025
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006
8741 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for a Zoning By-law Amendment and a revision to the Draft Plan of Subdivision application to rezone the subject lands in Zoning By-law 001-2021 to permit employment uses and protect natural features, and to incorporate additional lands into the draft approved 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 uses and protect natural features and carry forward the approved Zoning By-law 1-88 permissions.
- The Owner also proposes to incorporate additional lands into the draft approved plan of subdivision.
- Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to facilitate the proposal.
- The Development Planning Department supports the revisions subject to conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.21.025 (One-foot Developments Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, “EM2(H) General Employment Zone” with the Holding Symbol “(H)”, “OS1 Public Open Space Zone” and “EP Environmental Protection Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 5;
2. THAT the Holding Symbol “(H)” shall not be removed from the portion of the Subject Lands to which it applies, until the following conditions are addressed to the satisfaction of the City:
 - a. That the Block 3 lands be consolidated with the abutting lands to the north, municipally known as 400 Anatolian Drive.
3. THAT Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED, AS REVISED AND REDLINED, to permit an employment Draft Plan of Subdivision as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 6;
4. THAT Council’s approval of the revised Draft Plan of Subdivision File No. 19T-21V006, subject to the conditions set out in Attachment 6, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
5. THAT the revised Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, to redesignate a portion of the lands designated Natural Heritage Feature, 10m Buffer and Compensation Area to General Employment, and a portion of the lands designated “General Employment” to Compensation Areas”, and that the final Block 59 Block Plan be modified to reflect these changes.

Background

Location: 8741 Huntington Road (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1.

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 (hatched area), 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 (non-hatched area on Attachment 2) was removed from the Draft Plan by the Owner for them to re-evaluate the development potential of this area.

Revisions to Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the revised draft plan.

One-foot Developments Inc. ('the Owner') has submitted revised Zoning By-law Amendment and Draft Plan of Subdivision Applications (the 'Applications') for the Subject Lands to permit employment and open space uses within a revised draft plan of subdivision (the 'Revised Draft Plan') as shown on Attachment 3.

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'), "EM2(H) General Employment Zone" with the Holding Symbol "(H)", "OS1 Public Open Space Zone" ('OS1 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 5.
2. Revised Draft Plan of Subdivision File 19T-21V006 ('Revised Draft Plan'), as shown on Attachment 3, consisting of the following:

Block #	Land Use	Area (ha)
Block 1	Prestige Employment	11.94
Blocks 2, 9 and 10	General Employment	13.51
Block 3	General Employment (subject to the Holding Symbol "H")	0.11
Blocks 4-6, and 11-17	Open Space, Natural Heritage Network and Buffer Areas	11.49
Blocks 7 and 8	Right-of-Ways ('ROW') and Reserves	0.24
Total		37.29

The Owner is required to submit Site Development Applications to facilitate the future development of the Subject Lands, should the Applications be approved. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager of Planning and Growth Management for approval.

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): September 10, 2021, and August 16, 2024*
- *Location of Notice Sign: Huntington Road*
- *Date of Public Meeting: October 5, 2021, date ratified by Council October 20, 2021; and, September 10, 2024, to be ratified by Council on September 24, 2024.*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: September 13, 2024*

No comments from the public were received related to the Applications.

Previous Reports/Authority

Previous reports related to the Applications and Subject Lands can be found at the following links:

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 \(Item 2, Report No. 16\)](#)

One-foot Developments Inc. Committee of the Whole (Public Meeting) Report:

[September 10, 2024 Committee of the Whole \(Public Meeting\) Report \(Item 4, Report 28\)](#)

Analysis and Options

The Revised Draft Plan is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2022 and VOP 2010.

Provincial Policy Statement, 2020 ('PPS')

Section 1.3.1 of the PPS requires that Planning authorities shall promote economic development and competitiveness by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs [1.3.1 a)]; and opportunities for a diversified economic base including maintaining a range and choice

of suitable sites for employment uses which support a wide range of economic activities and ancillary uses [1.3.1. b)].

Section 2.1 of the PPS sets out the policies for Natural Heritage, indicating that natural features and areas shall be protected for the long term (2.1.1) and that development and site alternation shall not be permitted in natural areas, including significant valleylands, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (2.1.5).

The Applications will implement the employment land use designation in Vaughan Official Plan 2010 ('VOP 2010') by permitting a variety of employment uses on the Subject Lands. The Revised Draft Plan creates two large employment blocks, two small employment blocks and part of an employment block, that are suitable for a range of development formats, and economic activities. The Applications also protect the natural features on the Subject Lands by rezoning them to the EP Zone, and requiring these lands, and the associated buffers and compensation areas be dedicated to the City for their long-term protection. The Applications are consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

Section 2.2.5 of the Growth Plan sets out the policies for Employment. Section 2.2.5.1 states that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by: making more efficient use of vacant and underutilized employment lands and increasing employment densities; and integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment. Additionally, Section 2.2.5.5 states that municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

The Subject Lands are located within a settlement area, designated for employment uses, and are in proximity to two Highway 427 interchanges. The Applications will facilitate the creation of two large employment blocks, two small employment blocks, and part of an employment block, all permitting a variety of employment uses, including, but not limited to, manufacturing or processing, and warehousing and distribution facilities. The Applications conform to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010') and York Region Official Plan 2022 ('YROP 2022')

The York Regional Official Plan, 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP, and "Strategic Employment Lands – Conceptual" by Map 2: York Region Strategic Employment Lands. Section 4 of the YROP 2010 states that it is an objective of the Region to encourage and accommodate economic activities that diversify and strengthen the Region's

economic base, employment opportunities for residents and competitive advantage for its businesses.

Section 4.3 of YROP 2010 states that strategic employment lands are to be protected (Section 4.3.6), that the Region will work with local municipalities to provide a diverse mix of lot sizes on employment lands (Section 4.3.17), and it requires flexible and adaptable employment lands that include street patterns, building design(s) and siting that allow for redevelopment and intensification (Section 4.3.18).

The Development conforms with the Block 59 plan as amended, as discussed later in this Report, resulting in the comprehensive and well-designed development of this employment area. The Applications will facilitate the creation of employment blocks permitting a range of uses that are flexible and adaptable to the needs of various employment activities.

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.

Section 8.4.17 of YROP 2022 states that applications which are completed as of the date of the approval of YROP 2022 and that conform with in-force local official plans are required to conform only with the policies in-force at the time of complete application. Therefore, the Applications are only subject to the policies of YROP 2010.

The Applications conform to YROP 2010 and the transition policies under YROP 2022.

Vaughan Official Plan 2010 (‘VOP 2010’)

The Subject Lands are identified as an “Employment Area” and “Natural Areas and Countryside” on Schedule 1 - Urban Structure, of VOP 2010. The Subject Lands are designated “Prestige Employment” (Block 1), “General Employment” (Blocks 2, 3, 9 and 10), and “Natural Areas” (Blocks 4-6 and 11-15) by VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan (‘WVEASP’).

The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings, and no outside storage is permitted.

The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage.

The “Natural Areas” designation delineates the Natural Heritage Network in the City and Schedule 2 – Natural Heritage Network, identifies the “Natural Areas” designation for the Subject Lands as “Core Features”, and also identifies areas as “Unapproved” which are sites under consideration for Core Feature additions, deletions, or classification as an Enhancement Area.

Policy 2.2.2.4 of VOP 2010 states that public ownership of major open spaces and natural features within Natural Areas is preferred, and Council will endeavour to acquire appropriate lands to contribute to the system. The valley lands and associated buffer blocks have been delineated through the Block Plan process for the Block 59 area and will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

The Revised Draft Plan respects the following design criteria in accordance with Section 9.1.2.10 of VOP 2010 (in part):

“That in Employment Areas, new development will be designed to:

- allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- provide appropriate parks and open spaces as set out in Section 7.3.”

The Revised Draft Plan shown on Attachment 3 respects the design criteria above by creating a range of lot sizes, and providing appropriate VPZs, valley, and open space blocks. Other design criteria will be evaluated when Site Development Applications are submitted for the development of the blocks. In consideration of the above, the Applications conform to VOP 2010, and WVEASP.

The Revised Draft Plan conforms to the final Block Plan for the Block 59 Area.

Vaughan Council, on June 29, 2020, approved the Block 59 Plan, subject to the fulfillment of Block Plan conditions of approval. Vaughan Council on January 19, 2021, considered and approved a revised Block 59 Plan dated September 3, 2020, to reduce the Prestige Employment designation on 6560 Langstaff in accordance with the WVEASP, and to confirm Street ‘L’ as approved in an updated Traffic and Transportation Study (October 2020) for the Block Plan area. These revisions were approved subject to the fulfillment of Block Plan conditions of approval.

Vaughan Council on April 20, 2021, further revised the Block 59 Plan through Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) by deleting the former Street ‘L’.

Vaughan Council on April 25, 2023, revised the Block 59 Plan through the initial approval of the Applications by relocating the Stormwater Management Pond W2 to the southeast side of Street 'G' and redesignating those lands as General Employment. Finally, Vaughan Council on April 22, 2024, revised the Block 59 Plan through Zoning By-law Amendment File Z.23.011 (Costco Wholesale Corporation) by deleting 'Street M' and Stormwater Management Pond E1 and redesignating those lands as Prestige Employment.

The Block 59 Plan shown on Attachment 4 identifies the Subject Lands as "Prestige Employment," "General Employment," "Natural Heritage Feature", "10 m Buffer", "Compensation Areas", "Stormwater Management Pond W1", "Stormwater Management Pond W2", and "Street G". The Owner, in submitting the Revised Draft Plan, has re-evaluated the two wetlands located on the east side of Anatolian Drive. The assessment concluded that these wetlands no longer meet the criteria for significance based on the updated Ontario Wetland Evaluation System.

The Toronto and Region Conservation Authority ('TRCA') and Policy Planning and Special Programs ('PPSP') Department have no objections to this assessment and the Revised Draft Plan and Block Plan. These lands are proposed to be redesignated as "General Employment" in the Block Plan. In addition, a small area designated "General Employment" abutting the "Street G" right-of way, will be re-designated as "Compensation Areas". A condition to this effect is included in the Recommendations of this report.

The Revised Draft Plan consists of employment blocks, buffer blocks, open space, and valley blocks. The portion of Street 'G' located on the Subject Lands will be conveyed to the City through the Spine Services Agreement applicable to the Block 59 Plan West area. In consideration of the above, the Applications conform to the approved Block 59 Plan, as amended.

The Owner is required, as a condition of draft plan approval, to submit a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Landowners Cost Sharing Agreement. A condition to this effect is included in Attachment 6.

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

- FD Zone by Zoning By-law 001-2021.
- This Zone does not permit the Revised Draft Plan.
- The Owner proposes to rezone part of the Subject Lands to the EM1 Zone, EM2 Zone, EM2(H) Zone, OS1 Zone and EP Zone together with the following site-specific zoning exceptions to the EM1 and EM2 Zones, identified in Attachment 5, to permit the Revised Draft Plan as shown in Attachment 3.

The Development Planning Department can support the zoning exceptions identified in Attachment 5 on a site-specific basis as the proposed uses and site-specific exceptions

are consistent with the developments in the surrounding area, conform to VOP 2010, and carry forward existing Zoning By-law 1-88 permissions into Zoning By-law 001-2021. Accordingly, the Development Planning Department can support the re-zoning and site-specific exceptions identified in Attachment 5.

Minor modifications may be made to the zoning exceptions identified in Attachment 5 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Development Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval.

Subdivision Design

The Revised Draft Plan shown on Attachment 3 is to create five blocks for employment uses, valley lands, buffer areas and open space, road widenings and road reserves. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 6 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks.

Urban Design

The Urban Design division of the Development Planning Department has no objections to the Applications or the Revised Draft Plan, and has provided the following conditions of approval which are included in Attachment 6:

- The provision of a detailed tree preservation study, edge management plan, soils report and Urban Design Brief all to the satisfaction of the City.
- The installation of fencing along the limits of the employment blocks abutting the stormwater management ponds, the natural heritage network, open space lands and associated buffer blocks.

Cultural Heritage

Cultural Heritage Staff have reviewed the Applications and determined there are no existing built heritage concerns and the previous single detached dwelling on the Subject Lands was evaluated, documented, and then demolished in 2015.

The Owner has submitted Stages 1 through 4 Archaeological Assessments for the Subject Lands. Stage 3 and 4 Archaeological Assessments were required to mitigate and document a Euro-Canadian farm site located on part of Block 1. In the assessed areas, no other archaeological sites requiring Stage 3 or 4 Archaeological Assessments were required and these portions of the Subject Lands are considered to be free of archaeological concern.

A Stage 2 Archaeological Assessment for the valley land and buffer blocks (Blocks 4, 5 and 6 on Attachment 3) is required to be completed. Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses and the required Stage 2 Assessment for the valley lands, which are included in Attachment 6.

Cultural Heritage Staff have no objections to the Revised Draft Plan.

The Development achieves a Bronze Sustainability Threshold Score.

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 30 (bronze level). This score meets minimum SPM threshold requirements.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department supports the Revised Draft Plan, subject to conditions in Attachment 6.

The PPSP Department advised that as a result of the TRCA not assuming ownership of the natural features on the Subject Lands, including the valley lands, woodlands, buffers, and compensation areas (Blocks 4-6, 11-15, and 17), these lands will be dedicated to the City. Therefore, the Owner is required to pay a one-time financial contribution for the long-term maintenance of the Natural Heritage Network at a rate of \$5,000/hectare. This contribution is only required for valley lands and their buffers being Blocks 4-6.

The PPSP Department reviewed the Applications and advised that the natural heritage system has been established for the Subject Lands. All natural features/hazard limits and associated Vegetation Protection Zones ('VPZ') have been delineated and the developable areas have been appropriately established to the satisfaction of the TRCA. In addition, the PPSP Department has reviewed the assessment of the two wetlands on the Subject Lands, east of Anatolian Drive and has no concerns with the findings that the wetlands no longer meet the criteria for significance.

The PPSP Department has no objection to the Revised Draft Plan and has provided conditions of approval in Attachment 6.

The Development Engineering ('DE') Department supports the Revised Draft Plan, subject to conditions in Attachment 6.

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are located within Pressure District 5 ('PD5') of the York Water Supply System; however, the development is proposed to be located within a future PD6 water supply network according to the Master Environmental Servicing Plan ('MESp') for Block 59. As part of the Spine Servicing works for Block 59 West, internal looping within Block 59 West, new watermains on Huntington, Rutherford and Langstaff, as well as a pressure reducing valve ('PRV') at the intersection of Huntington and Langstaff are required to support the Pressure District shift from PD5 to PD6.

The employment blocks are proposed to be serviced via service connections to a municipal watermain within John Lawrie Street, Anatolian Drive and Huntington Road. As part of the Block 64 South Spine Servicing works – Phase 1, a municipal watermain has been extended from Trade Valley Drive on the east side of Huntington Road to Langstaff Road and across Huntington Road to the north-west corner of Huntington Road & Langstaff Road.

The DE Department requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary Servicing

In accordance with the Block 59 MESP, employment blocks on the east side of Rainbow Creek (Blocks 2, 9 and 10) are tributary to the sanitary sewer network that is being constructed as part of Block 59 West Spine Servicing works and will ultimately outlet to the existing Line Drive sanitary sewers by means of sanitary sewers and easements within Block 59 East. As per the Block 59 MESP, Employment Block 1 on the west side of Rainbow Creek is tributary to the existing Huntington Road sanitary sewer via a direct service connection to the existing 300mm sanitary stub at the south-west corner of Employment Block 1.

The DE Department requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater

In accordance with the Block 59 MESP, employment blocks on the east side of Rainbow Creek are tributary to the municipal storm sewer network within Anatolian Drive and a stormwater management pond ('SWM Pond W2') that is being constructed as part of the Block 59 West Spine Servicing works. As per the Block 59 MESP, Employment Block 1 on the west side of Rainbow Creek was planned to be tributary to a future stormwater management block indicated as SWM Pond; however, as a part of the Revised Draft Plan and the neighbouring employment lands to the south it was determined each employment block can implement stormwater management quality and quantity controls via private underground storage and filtration systems prior to discharging to Rainbow Creek.

The DE Department requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval of the proposed stormwater management strategy.

Noise Assessment

The Owner has submitted an Environmental Noise and Vibration Analysis prepared by Jade Acoustics Inc. The report concludes that there are several residential dwellings within Block 59; however, they are now vacant and will not remain as residential uses. Permitted uses may include noise sensitive uses such as hotels and motels which should incorporate permanent, inoperable windows in conjunction with central air conditioning as noise mitigation measures. There are no other noise sensitive land uses within 500 m of the Revised Draft Plan with the exception of the LiUNA Local 183

Training Facility (deemed a noise sensitive commercial use as defined by NPC-300) which is located at 8700 Huntington Road.

Future Site Plan conditions and warning clauses in relation to noise mitigation may be included within any future Site Plan Agreement or Letter of Undertaking, as required by the City.

The DE Department requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval of the proposed noise mitigation strategy.

Environmental Engineering

The City's Environmental Engineer within DE has reviewed the Site Screening Questionnaire and Environmental Certification, Phase One and Phase Two Environmental Site Assessment ('ESA') Reports, Letter of Reliance and Remedial Action Plan ('RAP') submitted by the Owner. The RAP is to remediate soil impacts identified on the Subject Lands. The ESAs, RAP and the reliance letter submitted are to the City's satisfaction.

Given that soil impacts were identified on the Subject Lands that would require remediation, prior to the final approval of the Revised Draft Plan, the Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant.

The DE Department requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval from Environmental Engineering Staff.

Transportation

The proposed employment blocks are located east of Huntington Road, south of the future John Lawrie extension (Street "1" on Attachment 3) and both east and west of Anatolian Drive (Street "2" on Attachment 3). Access for Block 1 will be provided via Huntington Road and access for Blocks 2, 9 and 10 will be provided by either the John Lawrie extension or Anatolian Drive, or both.

Transportation Engineering requires the Owner to satisfy the conditions in Attachment 6 to support a complete approval of the Revised Draft Plan.

Cash-in-Lieu of the dedication of parkland is required.

Prior to the issuance of the Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of calculation of the

cash in-lieu payment. For valuation purposes, the appraisal may consider the Subject Lands to be unserviced.

Other City internal departments, external agencies and various utilities have no objection to the Applications.

The Development Finance Department, Alectra, Bell Canada, Canada Post, Hydro One Networks Inc., and TransCanada PipeLines Limited have no objections to the Revised Draft Plan subject to the conditions included in Attachment 6.

The Building Standards, Economic Development, Emergency Planning, Forestry and Transportation and Fleet Management Departments, Greater Toronto Airports Authority, and Rogers, have no objections to the Revised Draft Plan.

Broader Regional Impacts/Considerations

The Regional Municipality of York ('York Region') has no objections to the Applications, subject to conditions in Attachment 6.

York Region has no comments on the Revised Draft Plan and no objections to the approval of the Applications. The Owner is required to satisfy all York Region conditions of approval as set out in Attachment 6.

The Ministry of Transportation ('MTO') has no objections to the Applications, subject to conditions in Attachment 6.

MTO permits are required for all buildings located within 46 m of the Highway 427 Future Transit property line and a radius of 365 m from the centrepont of the Highway 427 Future Transitway, prior to any construction being undertaken. MTO has provided conditions of approval to this effect that have been included in Attachment 6. No comments from MTO were provided on the Revised Draft Plan.

TRCA has no objections to the Applications, subject to conditions in Attachment 6.

Portions of the Subject Lands are located within the TRCA's regulated area, and permits from the TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), are required.

The "Natural Areas" designation recognizes a portion of Rainbow Creek that traverses the Subject Lands. The Revised Draft Plan delineates the valley land and creek, and the related vegetation protection zones as natural heritage system and buffer blocks (Blocks 4, 5 and 6) that will be conveyed to the City, and the lands are proposed to be rezoned into the EP Zone under By-law 001-2021, which prohibits development.

The TRCA has no objections to the Applications or the Revised Draft Plan, subject to their conditions of approval included in Attachment 6 to address outstanding technical requirements.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2010 and 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Revised Draft Plan is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 6.

For more information, please contact Casandra Krysko, Senior Planner, at extension 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. Block 59 Land Use Plan
5. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.025
6. Revised Conditions of Draft Plan of Subdivision File 19T-21V006 (Attachments 6a to 6j)

Prepared by

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529