

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD(S): 1

TITLE: CPSP VAUGHAN NOMINEE INC.

APPLICATION FILE NO. OP.24.006 AND Z.24.017

10223 HWY. 50

**VICINITY OF HIGHWAY 50 AND MAJOR MACKENZIE DRIVE
WEST**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning by-law for the subject lands to permit a 30-metre-high industrial warehouse building with a gross floor area of 69,409.30 square metres, an accessory car wash facility with a gross floor area of 661.7 square metres, and a total of 509 vehicular parking spaces as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to demolish the existing structures on the subject lands to permit one industrial warehouse building with a GFA of 69,409.30 square metres and an accessory car wash facility with a GFA of 661.7 square metres.
- Official Plan Amendment and Zoning By-law Amendment Applications are required to permit the Development.
- This report identified preliminary issues to be considered in a comprehensive technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.006 and Z.24.017 (CPSP Vaughan Nominee Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10223 Hwy. 50 (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Jan. 10, 2024

Date applications were deemed complete: April 9, 2025

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

The Owner has submitted the following applications (the Applications) for the Subject Lands to permit a 30-metre-high industrial warehouse building with a gross floor area of 69,409.30 square metres, an accessory car wash facility with a gross floor area of 661.7 square metres, and a total of 509 vehicular parking spaces (the Development), as shown on Attachments 2 to 3:

- i. Official Plan Amendment File OP.24.006 to amend the policies of Vaughan Official Plan 2010, Volume 1 and 2 as follows:
 - a. Amending Volume 1 Schedule 13 – Land Use by redesignating a portion of the Subject Lands to “Natural Areas” to reflect the realignment of Rainbow Creek Headwater Drainage Feature;
 - b. Amending Volume 2 Schedule 3 – Land Use by redesignating the Subject Lands (partially within the GTA West Corridor Protection Area) from “Natural Area” to “Prestige Employment” and “General Employment”, and from “Prestige Employment” to “Natural Area” to reflect the alignment of the Rainbow Creek Headwater Drainage Feature as shown on Attachment 4; and,
 - c. To permit the site-specific amendments to Vaughan Official Plan 2010 identified in Tables 1 and 2, to permit the development.
- ii. Zoning By-law Amendment File Z.24.006 to rezone the Subject Lands from “FD Future Development Zone”, “EP Environmental Protection Zone” and “A – Agricultural Zone” subject to exception 14.94, as shown in Attachment 1 to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, and “EP Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 5 (Table 3).

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

- Date of Notice of Public Meeting was circulated: May 8, 2025.

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.

- Circulation Area: To all property owners within 150 metres of the Subject Lands, Kleinburg and Area Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- No comments have been received as of May 8, 2025, by the Development and Parks 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 and Parks Planning Department.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Subject Lands are within the Urban Area and Regional Greenlands System of York Region Official Plan 2022.

Regional Official Plan designation:

- "Urban Area", and "Regional Greenlands System" on Map 1 – Regional Structure by the York Region Official Plan 2022
- "Employment Area" on Map 1A – Land Use Designations by York Region Official Plan 2022
- The Urban Area and Employment Area designations permit growth and development.
- Refinements to the boundaries of the Regional Greenlands System within an Urban Area may occur through approved planning applications supported by appropriate technical studies.

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- "Natural Areas and Countryside", and "Employment Areas" on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- "Core Features" on Schedule 2 – Natural Heritage Network by VOP 2010
- "Minor Collector Road" and "Special Classification" on Schedule 9 – Future Transportation Network by VOP 2010
- "Natural Areas" on Schedule 13 – Land Use by VOP 2010.
- These designations do not permit the Development

- An amendment to VOP 2010 is required to the “Natural Areas” designation of the Subject Lands to reflect the realignment of Rainbow Creek Headwater Drainage Feature and to permit the site-specific amendments as follows:

Table 1:

	VOP 2010 Policy, Standard or Schedule	VOP 2010 Requirement	Proposed Amendment to the VOP 2010 Requirement
a.	Urban Structure (Schedule 1)	i. Natural Areas and Countryside ii. Employment Areas	i. Amend to Employment Areas to reflect the realignment of Rainbow Creek Headwater Drainage Feature. ii. Amend to Natural Areas and Countryside to reflect the realignment of Rainbow Creek Headwater Drainage Feature.
b.	Natural Heritage Network (Schedule 2)	i. Core Features	i. Amend Core Features designation to reflect the realignment of Rainbow Creek Headwater and accommodate the Development.
c.	Future Transportation (Schedule 9)	i. Minor Collector and Special Classification	i. Remove Minor Collector and Special Classification designations to reflect the realignment of Rainbow Creek Headwater and accommodate the Development.
d.	Wellhead Protection Areas (Schedule 11)	i. Watercourse	i. Amend Watercourse designation to reflect the realignment of Rainbow Creek Headwater and accommodate the Development.

An amendment to West Vaughan Employment Area Secondary Plan is required to permit the Development.

Secondary Plan Designation:

- “Minor Collector (primary)”, “Bike Lane”, and “Conceptual Proposed Major Collector” on Schedule 1- Transportation by West Vaughan Employment Area Secondary Plan.
- “Core Features” and “Proposed Primary Street” on Schedule 2 – Natural and Cultural Heritage by West Vaughan Employment Area Secondary Plan.
- “Natural Area”, “General Employment”, “Prestige Employment” and “Proposed Primary Street” on Schedule 3 – Land Use by West Vaughan Employment Area Secondary Plan.
- These designations do not permit the Development.

- An amendment to West Vaughan Employment Area Secondary Plan is required to redesignate the Subject Lands from “Natural Area” to “Prestige Employment” and “General Employment”, and from “Prestige Employment” to “Natural Area” and to permit the site-specific amendments as follows:

Table 2:

	WVEA, Volume 2, Policy 11.9, Standard or Schedule	WVEA Requirement	Proposed Amendment to the WVEA Requirement
a.	Transportation (Schedule 1)	i. Minor Collector (primary), Conceptual Proposed Major Collector, and Bike Lane	i. Remove “Minor Collector (primary)”, Conceptual Proposed Major Collector” and “Bike Lane” designations to reflect the realignment of Rainbow Creek Headwater Drainage Feature and accommodate the Development.
b.	Natural and Cultural Heritage (Schedule 2)	i. Core Features ii. Proposed Primary Street	i. Amend Core Features designation to reflect the realignment of Rainbow Creek Headwater Drainage Feature and accommodate the Development. ii. Remove Proposed Primary Street designation to reflect the realignment of Rainbow Creek Headwater Drainage Feature and accommodate the Development.

	WVEA, Volume 2, Policy 11.9, Standard or Schedule	WVEA Requirement	Proposed Amendment to the WVEA Requirement
c.	Permitted Uses (Policy 2.7)	<p>i. General Employment Permitted Uses include:</p> <ul style="list-style-type: none"> ○ a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage; and ○ Office and/or retail uses accessory to and directly associated with any of uses listed in policy 9.2.2.10.b.i. of VOP 2010. <p>ii. Prestige Employment Permitted Uses include:</p> <ul style="list-style-type: none"> ○ Industrial uses including manufacturing, warehousing, processing, and distribution uses located within wholly enclosed buildings, and which do not require outside storage. Outside storage is not permitted. ○ Office and/or retail uses accessory to and directly associated with any of the uses listed in policy 9.2.2.11.c.i of VOP 2010. 	<p>i. To permit uses incidental to the main industrial warehouse use such as the placing or parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of goods and materials to and from the distribution facility use and shall not be considered outside storage within the Prestige Employment designation.</p> <p>ii. To allow for stormwater management facilities within the Prestige Employment and General Employment designations to accommodate a potential interim alignment of the Rainbow Creek Headwater Drainage Feature on the site, until such time the remainder of the Block Plan lands are to be developed.</p>

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- “FD – Future Development Zone”, “EP – Environmental Protection Zone” and “A – Agricultural Zone”, subject to exception 14.94 by Zoning By-law 001-2021.
- These Zones do not permit the Development.

- The Owner proposed to rezone portions of the Subject Lands to “EM1 – Prestige Employment Area Zone”, “EM2 – General Employment Area Zone”, and “EP – Environmental Protection Zone” together with the following site-specific zoning exceptions identified in Attachment 5 (Table 3), to permit the Development, as shown on Attachments 2 and 3.

Following a preliminary review of the applications, the Development and Parks 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 and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency with the Provincial Planning Statement 2024, conformity to the policies of the York Region Official Plan 2022, VOP 2010, the West Vaughan Employment Area Secondary Plan, and other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and the West Vaughan Employment Area Secondary Plan will be reviewed in consideration of the proposed land use designations. ▪ Adjustments to the designation boundary may be required to reflect the realignment of the watercourse and appropriate extent of the proposed development. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of existing and planned surrounding land uses.
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are within the Toronto and Region Conservation Authority’s Regulated Area due to a Regional Storm floor plain and unevaluated wetland features associated with a stream corridor being located on the western side of the property and a valley corridor on the eastern side of the property. ▪ In accordance with Ontario Regulation 41/24, a permit from the Toronto and Region Conservation Authority is required should the Application be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Block 66 West Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 66W Block Plan Area. ▪ The Block Plan application for Block 66W has been reviewed by the Policy Planning and Special Programs Department. A public meeting report has been prepared for the Committee of Whole (Public Meeting) on June 4, 2025. ▪ The Owner will be required to fulfill cost sharing and other obligations of the Block 66W Landowners Group to the satisfaction of the Trustee for Block 66W Landowners Group and the City of Vaughan, should the Application be approved.
e.	GTA West Corridor Protection Area	<ul style="list-style-type: none"> ▪ A portion of the Subject Lands are in the “GTA West Corridor Protection Area” overlay in Schedules 1, 2 and 3 of West Vaughan Employment Area Secondary Plan, and within the Ministry of Transportation Highway 413 Focused Analysis Area. <p>Release of lands from the Focused Analysis Area will be determined at the completion of the preliminary design phase of Highway 413. Further consideration and final clearance from the Ministry of Transportation will be required and indicated in a future Committee of the Whole Report.</p>
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.v 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.
g.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications have been circulated to York Region, Peel Region, City of Brampton, the Toronto and Region Conservation Authority, external public agencies, and utility companies.
i.	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.
j.	City's Tree Protection Protocol	<ul style="list-style-type: none"> There are 162 trees on or within six metres of the Subject Lands, 44 of which are required to be removed to accommodate the proposed development. A total of 86 replacement trees are required to satisfy By-law 052-2018 or a tree replacement fee of \$682.50 (per replacement tree) will be applicable. The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Traffic Study and conceptual site plan will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.
l.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application to permit the Development.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

The Applications were circulated to York Region to received comments on matters of Regional interest.

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 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 Statue 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*, York Region Official Plan 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 Applications are 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 Applications will be considered in the technical review of the Applications. 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 Roberto Simbana, Planner, Development and Parks Planning Department at extension 8810.

Attachments

1. Context and Location Map
2. Conceptual Site Plan
3. Conceptual East and West Building Elevations
4. Conceptual North and South Building Elevations
5. Existing and Proposed VOP 2010, Volume 2, WVEA Secondary Plan Designations
6. Zoning By-law 001-2021 Table 3

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