

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

March 7, 2025
File: 11970

Attn: Harry Zhao, Planner, MScPI

**RE: Site Development Application
 8265 Huntington Road
 City of Vaughan
 Relevant File No.: PAC.24.040**

Weston Consulting is the planning consultant for Crombie Property Holdings Limited, the property owner of lands municipally known as 8265 Huntington Road in the City of Vaughan (herein referred to as the “subject property”). On behalf of the owner, we are pleased to submit the enclosed application in support of a Site Development Application to facilitate the development of a Food Processing Facility, on the vacant lands to the eastern portion of the subject property.

Description of the Subject Property

The subject property is located on the east side of Huntington Road, south of Langstaff Road, and is currently occupied by a Retail Support Centre. The interior lands to the east and adjacent to Highway 427 are currently vacant and subject to the proposed developed for a Food Processing Facility. The subject property is surrounded primarily by industrial uses, with Highway 427 located directly to the east. The subject property has an approximate area of 31.43 hectares (77.67 acres) with frontage along Huntington Road. The eastern vacant portion of the subject property proposed to be redeveloped has an approximate area of 4.95 hectares (12.24 acres). Access to the subject property exists from Huntington Road and New Enterprise Way.

The City of Vaughan Official Plan (December 2020 Consolidation) split-designates the portion of the subject property along Huntington Road, containing the existing building, as *General Employment*, with a portion on the northwest corner designated as *Prestige Employment*. The eastern vacant lands subject to the proposed development are designated as *Prestige Employment*. Employment Areas are considered stable areas for carrying our economic activity, which permits a full range of industrial uses, including but not limited to manufacturing, warehousing, processing, and accessory office. Low-rise, mid-rise and employment/industrial buildings are permitted.

The City of Vaughan New Comprehensive Zoning By-law (CZBL) 001-2021 zones the portion of the subject property with the existing building as General Employment Zone (EM2-896), while the eastern vacant portion is zoned as Prestige Employment Zone (EM1-896) with the associated Site-Specific exception 896. The City of Vaughan Zoning By-law 1-88 also split zones the subject property as General Employment Zone and Prestige Employment Zone with Site-Specific exception 1254, which the new CZBL carried over as exception 896. Lands located within the Prestige Employment Zone (EM1) are permitted for a wide range of uses, such as manufacturing or processing facilities, office, warehousing and distribution facilities, accessory offices, and more.

Proposed Development

A Pre-Application Consultation (“PAC”) meeting was held with City Staff on June 26, 2024, to discuss the proposed development. The enclosed Site Development Application considers preliminary comments received at the PAC meeting and incorporate revisions made to the site plan and supporting materials where appropriate.

The proposed development contemplates a Food Processing Facility with an ancillary office component within the eastern vacant area of the subject property. The proposal does not contemplate any changes to the existing building, parking, landscaping or fencing on the western portion of the subject property along Huntington Road. The proposed development on the eastern vacant area contemplates a total gross floor area of approximately 8,908 square metres, with approximately 7,252 square metres dedicated to the food processing area, and approximately 1,371 square metres of mezzanine space for office and maintenance.

The proposed development will utilize an existing driveway access for the existing Retail Support Centre on the subject property with access from Huntington Road and proposes a new driveway access from New Enterprise Way. The proposed development contemplates a total of 243 parking spaces, with 7 dedicated to barrier-free parking and 4 electrical car office parking spaces. Furthermore, the proposed development contemplates 10 bicycle parking spaces for the office component of the building, 19 trailer parking spaces, and 8 loading spaces. The site plan also identifies 55 future employee parking spaces and 20 future trailer parking spaces. The proposed development, including parking and loading, maintains a 7 metre setback from the Trans Canada Pipeline (“TCPL”).

A new gate is proposed to be provided on the southeastern portion of the parking lot to provide access to the TCPL and landscaping is provided along the limits of the TCPL to provide a buffer. Restoration seed is proposed to be provided within the TCPL easement area in accordance with TCPL’s landscaping requirements. The existing MTO fence along the eastern portion of the property abutting Highway 427 will be maintained and the building is setback 14 metres from the MTO right-of-way. New chain-link fencing is proposed along the northern property line connecting to the existing building and along the northeastern portion of the new food processing facility. No trees within the subject property boundaries are proposed to be removed, 1 tree is proposed for injury to install the proposed sidewalk at the south of the subject property, 46 trees are identified for retention without injury, and additional trees and plantings are proposed to enhance the new food processing facility and provide a sufficient buffer along the TCPL and MTO setback.

The vehicular and pedestrian circulation are appropriately separated by designated sidewalks, landscaping, lighting and other streetscape elements to improve the pedestrian safety and comfort within the public realm of the subject property. It is further noted that the development proposal integrates many sustainable features and considerations per the City of Vaughan’s Sustainability Metrics Program and is contemplating a LEED certification. Please refer to the enclosed Urban Design and Sustainability Brief and LEED Feasibility Scorecard for further details.

Through discussions with Cultural Heritage Staff, we understand that the subject property remains listed on the City of Vaughan’s Municipal Heritage Register but is not Designated under Part IV of the *Ontario Heritage Act*. In accordance with City Council decision on October 27, 2008, Council approved the demolition/approval of George Pearson House at 8265 Huntington Road under Section 27 (3) of the Ontario Heritage Act and the removal of the property from City’s Register of Property of Cultural Heritage Value. As such, as directed by City staff in email correspondence dated June 27, 2024, we request through this application submission that the subject property be formally de-listed and removed from the City’s Municipal Heritage Register.

Submission Materials

In accordance with the submission checklist (PAC.24.040) dated July 16, 2024, the below materials have been submitted in support of the Site Development Application.

#	Documents	Prepared By	Date YYYY/MM/DD
0.	Cover Letter	Weston Consulting	March 7, 2025
1.	Comments Response Matrix	Weston Consulting	March, 2025
2.	Application Form	Weston Consulting	February 28, 2025
3.	Executed PAC Understanding	Weston Consulting	February 28, 2025
4.	Legal Survey Plan (with top-of-bank staking added on September 5, 2024)	Schaeffer Dzaldov Purcell Surveyor	December 18, 2023
5.	Parcel Register	Weston Consulting	February 7, 2025
6.	Urban Design and Sustainability Brief	Weston Consulting	March 5, 2025
7.	Architectural Package (Site Plan, Phasing Plan, Floor Plans, Renderings, Cross-Sections, Elevations)	GKC Architecture & Design	February 21, 2025
8.	Geo Referenced Site Plan – Excel Document	GKC Architecture & Design	March, 2025
9.	Geo Referenced Site Plan – CAD File	GKC Architecture & Design	March, 2025
10.	GIS Conformity Letter	Weston Consulting	March 5, 2025
11.	Site Plan Accessibility Impacts Checklist	GKC Architecture & Design	February 2025
12.	Sustainability Performance Metrics Scoring Tool (excel document)	Ecovert	March 3, 2025
13.	LEED Feasibility Scorecard	Ecovert	February 12, 2025
14.	Energy Compliance Model Report	Ecovert	March 3, 2025
15.	Letter of Commitment – Portable Water Use	Ron Koudy Landscape Architects Inc.	February 12, 2025
16.	Landscape Plans and Details	Ron Koudys Landscape Architect Inc.	February 25, 2025
17.	Landscape Cost Estimate	Ron Koudys Landscape Architect Inc.	February 24, 2025
18.	Photometric Lighting Plan including Site Plan (Power), Overall Site Plan (Power), Elevations, and Site Details	Hammerschlag and Joffe Inc.	February 21, 2025
19.	Functional Servicing Report and Stormwater Management Report including Servicing Plan (S1), Grading Plan (G1), Erosion and Sediment Control Plan (ESC1), and Details Plan (D1)	RJ Burnside and Associates Limited	February, 2025
20.	Geotechnical Report	Pinchin	February 27, 2025
21.	Hydrogeological Investigation	Pinchin	February 28, 2025
22.	Erosion and Flood Hazard Assessment	GeoProcess	February 21, 2025
23.	Transportations Consideration Report including Transportation Demand Management Plan,	BA Group	February 2025

	Pedestrian and Bicycle Circulation Plan, Transportation Maneuverability Plans, and Pavement Marking and Signage Plan		
24.	Arborist Report and Tree Protection Plan	LGL Limited	February 10, 2025
25.	Noise Feasibility – Letter of Opinion	RWDI	February 13, 2025

We note that the Environmental Impact Study (EIS) being prepared by LGL Limited is forthcoming and will be submitted for review once complete. All natural heritage features, hazard lands and their setbacks will be identified in the EIS and development will be sited outside of these features and hazard lands. The EIS will also include an assessment of impacts and mitigation measures related to groundwater based on the results of the geotechnical and hydrogeological investigations. Please refer to the enclosed Comments Response Matrix (CRM) for further details.

We trust that the above information is in order and request that the application materials be circulated to the appropriate agencies and departments for review and comment. If you have any questions regarding this application submission, please contact the undersigned at extension 245 or Sarah Burjaw at extension 374.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
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