

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD: 4

**TITLE: LANGVALLEY HOLDINGS INC.
ZONING BY-LAW AMENDMENT FILE Z.12.009
2180 LANGSTAFF ROAD
VICINITY OF LANGSTAFF ROAD AND KEELE STREET**

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 rezone the subject lands to permit a four-storey office building, as shown on Attachments 1 to 4.

Report Highlights

- The Owner proposes to rezone the subject lands to permit a four-storey office building
- This report identifies preliminary issues to be considered in a 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 Zoning By-law Amendment File Z.12.009 (Langvalley Holdings 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: 2180 Langstaff Rd. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date application was deemed complete: Aug. 30, 2012

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

Original Development Proposal

The Owner on Feb.21, 2012, submitted Official Plan and Zoning By-law Amendment application files OP.12.012 and Z.12.009 to permit the development of a four-storey office building with a total gross floor area of 2,366.1 square metres and 71 parking spaces. The office building was proposed in the northwest corner of the Subject Lands, as shown on Attachment 5. These original applications were considered at Committee of the Whole (Public Meeting) on Nov. 6, 2012. Council on Nov. 20, 2012, ratified the recommendation from the Committee of the Whole (Public Meeting) to receive the applications.

Revised Development Proposal

The Owner in Oct. 2013 revised the proposed development to include a one-storey industrial building on the easterly portion of the Subject Lands, while maintaining the four-storey office building in the northwest corner, as shown on Attachment 6. This modified proposal required amendments to the Official Plan Amendment and Zoning By-law Amendment files (Part 3 on Attachment 6). The revised development was considered at Committee of the Whole (Public Meeting) on Nov. 5, 2013, and Council on Nov. 19, 2013, ratified the recommendation of the Committee of the Whole (Public Meeting) to receive the applications.

Vaughan Official Plan 2010 Ontario Land Tribunal Appeal

The Owner on Nov. 8, 2012, appealed Vaughan Official Plan 2010 (VOP 2010) to the then Ontario Municipal Board (OMB), now the Ontario Land Tribunal (OLT), as it related to the land use designation applied to the Subject Lands. The Local Planning Appeal Tribunal (LPAT) as the then Ontario Municipal Board was known at the time, on Oct. 10, 2019, issued its Order (File No. PL111184, Appeal #77), which approved modifications to VOP 2010 to redesignate the northwest portion of the Subject Lands from “Natural Area” to “Prestige Employment,” as well as removing the “Core Feature” overlay.

The LPAT’s Order directed the final determination of the boundary of the Natural Area to be delineated in the zoning by-law based on the completion and acceptance of further study, including staking the boundary of the natural features with the Toronto and Region Conservation Authority (TRCA). The Owner submitted a revised Zoning

By-law Amendment application for the northwest portion of the Subject Lands based on this Order.

Parts of the Official Plan Amendment application remain active.

Official Plan Amendment File OP.12.012 remains open as the Owner still seeks to redesignate Part 3 on Attachment 6 as it relates to the industrial building. The industrial building proposal on Part 3 on Attachment 6 is not part of the public meeting report.

The existing Zoning By-law Amendment Application has been revised to permit the proposed Development.

The Owner revised Zoning By-law Amendment File Z.12.009 (the Application) to rezone the northwest corner of the Subject Lands from “A Agricultural Zone”, as shown on Attachment 1 to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2. The Application would permit a four-storey office building (2,542.61 square metres) (the Development) as shown on Attachments 2 to 4, together with the site-specific zoning exceptions identified in Table 1 of this Report.

A related Site Development Application has been submitted.

Site Development Application DA.20.064 was submitted in 2020 concurrently with the 2020 resubmission for Zoning By-law Amendment File Z.12.009 to provide additional detailed design work in support of the Zoning By-law Amendment.

The Committee of the Whole (Public Meeting) has previously considered the Application.

The Application has previously been before the Committee of the Whole for a Public Meeting on Nov. 6, 2012, Nov. 5, 2013, and April 7, 2021.

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

- a) Date the Notice of Public Meeting was circulated: May 9, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Keele St. and Langstaff Rd. in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 5, 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 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:

Langvalley Holdings Inc., OP.12.012, Z.12.009, Public Hearing Report
[November 6, 2012, Committee of the Whole Public Meeting, \(Item 1, Report 45\)](#)

Langvalley Holdings Inc., OP.12.012, Z.12.009, Public Hearing Report
[November 5, 2013, Committee of the Whole Public Meeting, \(Item 3, Report 49\)](#)

Langvalley Holdings Inc., OP.12.012, Z.12.009, Public Meeting Report
[April 7, 2021, Committee of the Whole Public Meeting, \(Item 1, Report 15\)](#)

Analysis and Options

***The proposed Development conforms to Vaughan Official Plan 2010 (VOP 2010).
Official Plan Designation:***

- “Employment Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by VOP 2010
- “Natural Area” and “Prestige Employment” on Schedule 13 – Land Use by VOP 2010
- The Natural Area designation, where development is not proposed, identifies the City’s Natural Heritage Network (NHN). The designation maintains and enhances the Natural Heritage Network’s ecological functions.
- The Prestige Employment designation, where development is proposed, permits office uses up to a maximum of 10,000 square metres.
- The Development conforms to VOP 2010.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Application was received by the City on March 2, 2012, and deemed complete on Aug. 30, 2012, the Application is transitioned under Zoning By-law 001-2021.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- “OS1 – Open Space Conservation Zone” and “A – Agricultural Zone” by Zoning By-law 1-88
- The area subject to the Application is zoned “A - Agricultural Zone” by Zoning By-law 1-88 as shown on Attachment 1
- The A – Agricultural Zone does not permit the use.
- The Owner proposes to rezone the portion of the Subject Lands subject to the Application to “EM1 – Prestige Employment Area Zone” together with the following site-specific zoning exceptions to permit the Development, as shown in Attachment 7.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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 and LPAT Decision	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the policies of VOP 2010 and any other deemed City official plan policies. ▪ The Application will be reviewed in accordance with the LPAT Order issued Oct. 10, 2019, for the Subject Lands (File No. PL111184, Appeal #77).
b.	Appropriateness of Amendments to Zoning By-law 1-88	<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.
c.	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.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.
d.	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.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, Canadian National Railway, and external public agencies and utilities.
f.	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 Development provides a score of 31. The Development shall achieve a minimum Bronze score of 41.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	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.
h.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ There are 16 trees on the portion of the Subject Lands where the Development is proposed, two of which are required to be removed and one which may be injured to accommodate the proposed Development. ▪ 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.
i.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ Matters including the driveway entrance, parking, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Keele St. and Langstaff Rd., arterial roads under the jurisdiction of York Region. ▪ The Subject Lands will have access from Keele St., a regional road with a planned right-of-way width of up to 43 metres. ▪ York Region will review the location and design of the proposed driveway from Keele St. and identify any required land conveyances.
j.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.20.064 to be reviewed with the Application in a future technical report. The related Site Development File has not been deemed complete, and the Owner must submit the following: <ul style="list-style-type: none"> ○ Phase 1 and 2 Environmental Site Assessments ○ Reliance Letters ○ Draft Reference Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The appropriateness of the external garbage area, amongst other matters, will be reviewed through the Site Development Application.
k.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Owner must satisfy the requirements of the TRCA, including staking the boundary/development limits of the northwest corner of the Subject Lands.

Financial Impact

There are no financial 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

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 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 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 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 David Harding, Senior Planner, Development and Parks Planning Department, ext. 8409.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Building Elevations – North and South
4. Building Elevations – West and East
5. Original Development Proposal (February 21, 2012)
6. Revised Development Proposal (October 2013)
7. Zoning By-law 1-88 – Table 1

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