

**DATE:** January 19, 2021

**TO:** Mayor and Members of Council

**FROM:** Jim Harnum, City Manager

**RE:** **Communication - Committee of the Whole (1), January 19, 2021**

**Item No. 9**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.025, Site Development File**  
**DA.18.065**  
**8811 Huntington Road**  
**Vicinity of Huntington Road and Langstaff Road (REFERRED)**

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## **Recommendations**

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 1 be amended as follows:
  - i) be deleted and replaced with the following:

“THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.”
2. That reference to the term “EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”” be deleted throughout the report.
3. That Attachment 3 “Proposed Zoning and Site Plan” be replaced the Attachment 3 (affixed hereto as Attachment 1) to remove the Holding Symbol “(H)” from the EM1 Prestige Employment Area Zone.
4. That Recommendation 3 be amended as follows:
  - ii) 3b) be deleted and replaced with the following:

- “3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.”;
  - iii) 3c) be deleted and replaced with the following:
    - “3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south”;
  - iv) Adding the following condition:
    - “3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58.”
- 5. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8.
- 6. That Attachment 7 – “Block 59 Land Use Distribution and Landowner Participation” be deleted.

## **Background**

Council on December 1, 2020 and subsequently on December 15, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the January 19, 2021 Committee of the Whole(1) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

### **i) Block 59 Plan - Street L**

The staff report identifies the final Block 59 Plan has been modified to show Street ‘L’ connecting Line Drive to Highway 27 which was previously shown as “proposed”. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street ‘L’ as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

“A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands.”

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) References to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

iii) Servicing for Blocks 57/58

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol “(H)” subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

iv) Revision to the Holding Symbol condition related to lot consolidation requirement

The Recommendation includes a condition for the removal of Holding Symbol from the lands zoned EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol “(H)” to require lot consolidation with the abutting property to the south. The Owner has requested the parcel zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” abutting the property to the south be excluded from this requirement as the parcel complies with the minimum lot size requirements of Zoning By-law 1-88 and can be developed independently. Accordingly, reference to the EM1 Prestige Employment Area Zone in this condition can be deleted. Staff has no objection to this request.

v) Removal of the Holding Symbol from the lands zoned EM1 (Block 2)

The Owner has requested revisions to Recommendation 1 in the staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 to remove the Holding Symbol “(H)” for the parcel identified as Block 2 in Attachment 9.

Staff can support this request as the parcel is located in the Phase 1 development of the Subject Lands and can be serviced and accessed from Huntington Road in the same manner as the parcel identified as Block 1 in Attachment 9. The Holding Symbol “(H)”

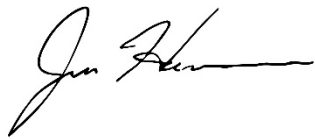
would still apply to all lands to be zoned "EM2 General Employment Zone (Phase 2). The Owner must also submit a Site Development Application before this Block can be developed.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

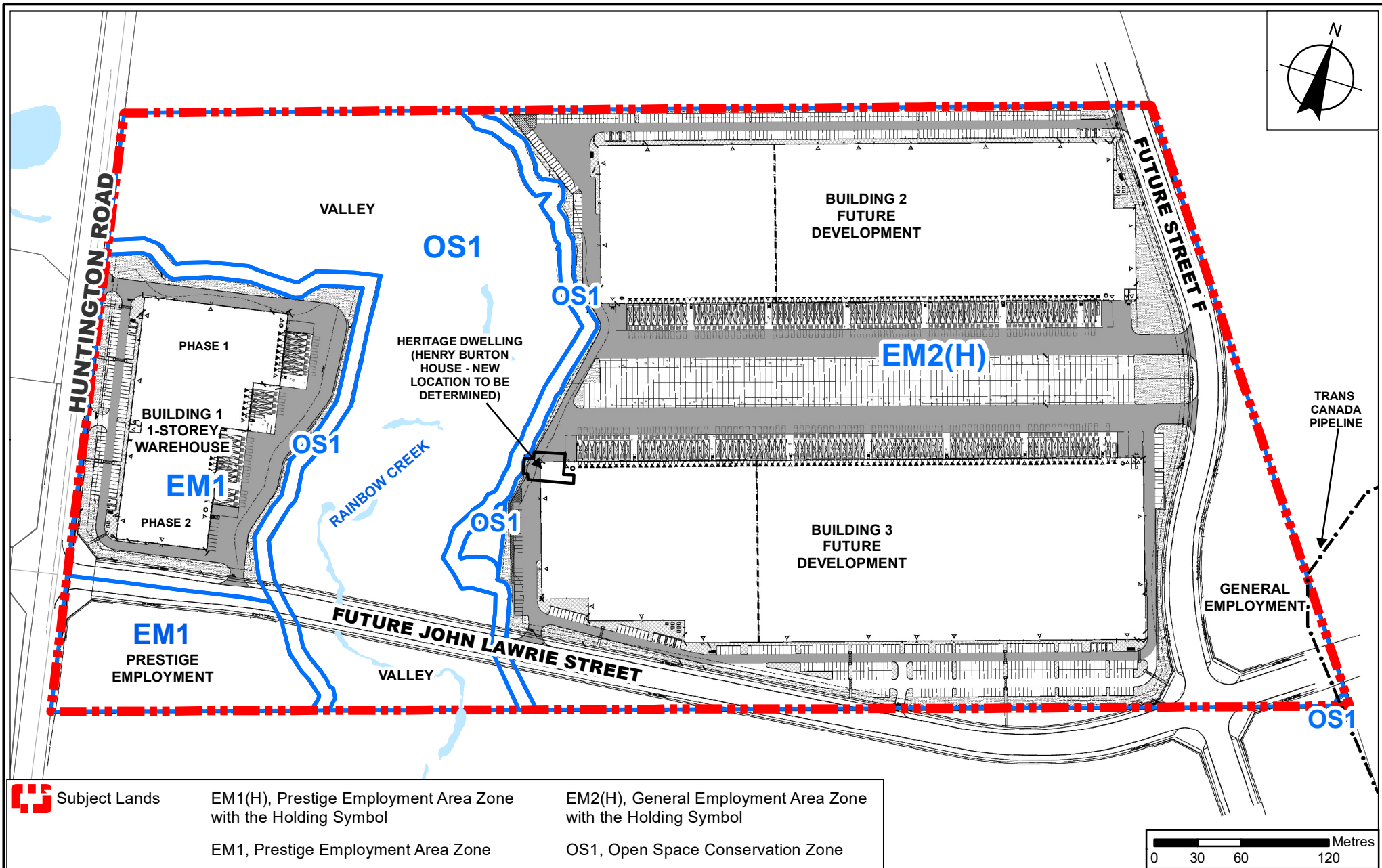
Attachment

Attachment 1: Attachment 3, Proposed Zoning and Site Plan

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Harnum, City Manager



# Proposed Zoning and Site Plan

**LOCATION:** Part of Lot 13, Concession 9; 8811 Huntington Road

**APPLICANT:** Anatolia Capital Corp.



Attachment

3

FILES: Z.18.025 and DA.18.065  
RELATED FILE: 19T-18V009

DATE: January 19, 2021