

HUNTER-FIFTY INVESTMENTS LIMITED & LINE DRIVE EAST INVESTMENTS LIMITED

6100 LANGSTAFF RD & HIGHWAY 27



PUBLIC MEETING
FEBRUARY 2, 2021

HUMPHRIES PLANNING GROUP INC.

PURPOSE OF APPLICATION

To rezone the Subject Lands from Agricultural (A) Zone to Prestige Employment (EM1) Zone.

No development is proposed at this time.

■ City of Vaughan Zoning By-law 1-88

- The Subject Lands are currently zoned as “Agricultural (A)” Zone.
- The proposed zone for the Subject Lands is “Prestige Employment (EM1)” Zone with no exceptions.
- The applicant has refined the proposed uses of the EM1 Zone to conform to the VOP 2010.

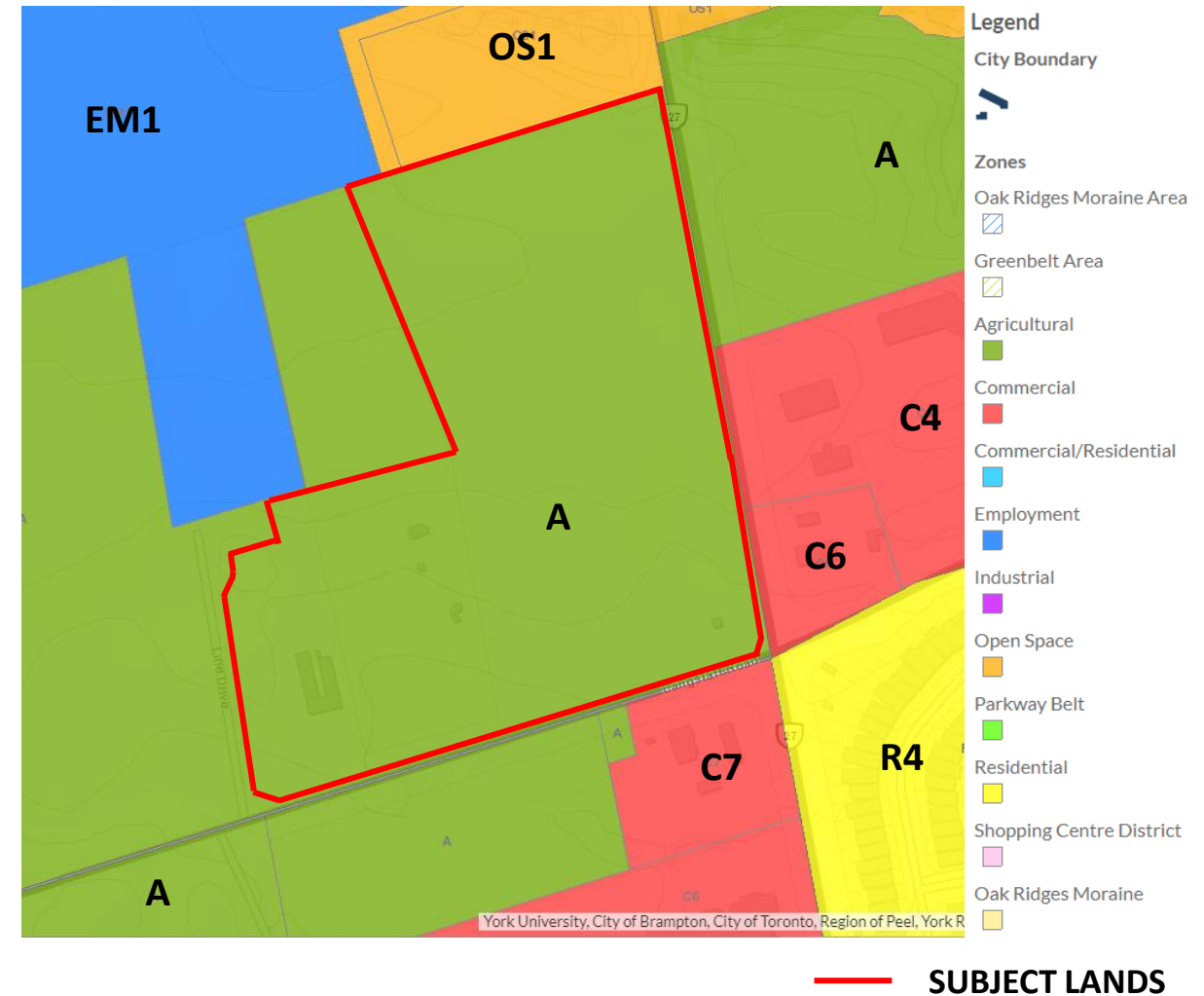


Figure 1: City of Vaughan Zoning By-law 1-88 Map (City of Vaughan)

EXISTING CONTEXT

Municipal Address:
6100 Langstaff Road & Highway 27

Site Area:
Approximately 11.3 hectares

Lot Frontage:
383 m (1,256 ft) – Highway 27
339 m (1,112 ft) – Langstaff Road

Existing Use:
Agricultural land uses with former accessory farm-related uses.



Figure 2: Property Map (York Maps, 2020)

SITE LOCATION & AREA CONTEXT



★ EXISTING BUS STOP

— SUBJECT LANDS

Figure 3: Location Map (York Maps, 2020)

POLICY FRAMEWORK

■ **Provincial Policy Statement, 2020**

- The Subject Lands are located within “Settlement Areas”, as described in Section 1.1.3
- Will promote intensification of transit-supportive development.



■ **A Place to Grow – Growth Plan, 2020**

- Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
- The proposed Rezoning will contribute to the economic development and competitiveness in the GGH by making more efficient use of the currently existing vacant employment lands and providing a greater range of employment uses in the City of Vaughan.
- The proposed Application is consistent with the PPS and is in conformity with the Growth Plan.



POLICY FRAMEWORK

■ York Region Official Plan, 2010

- The Subject Lands are designated “Urban Area”, per Map 1 – Regional Structure.

■ Vaughan Official Plan, 2010

- Subject Lands are located within a “**Employment Area**”, per Schedule 1 – Urban Structure.
- Subject Lands are located within the **West Vaughan Employment Area Secondary Plan**, per Schedule 14-A – Areas Subject to Secondary Plans.
- Section 2.2.4.1 states “The planned function of the Employment Areas is to support economic activity in Vaughan by supplying land for a range of industrial, manufacturing, warehousing and, where appropriate, some office uses.
- The proposed Application conforms to the Region of York and Vaughan Official Plan.



POLICY FRAMEWORK

- **West Vaughan Employment Area Secondary Plan**
 - Subject Lands are designated “Prestige Employment”, per Schedule 3 – Land Use.
 - As part of the applicants submission support for the removal of the east/west road is being undertaken per Section 2.2.8 of the Secondary Plan.
 - The proposed application conforms to the WVEA Secondary Plan in all respects.

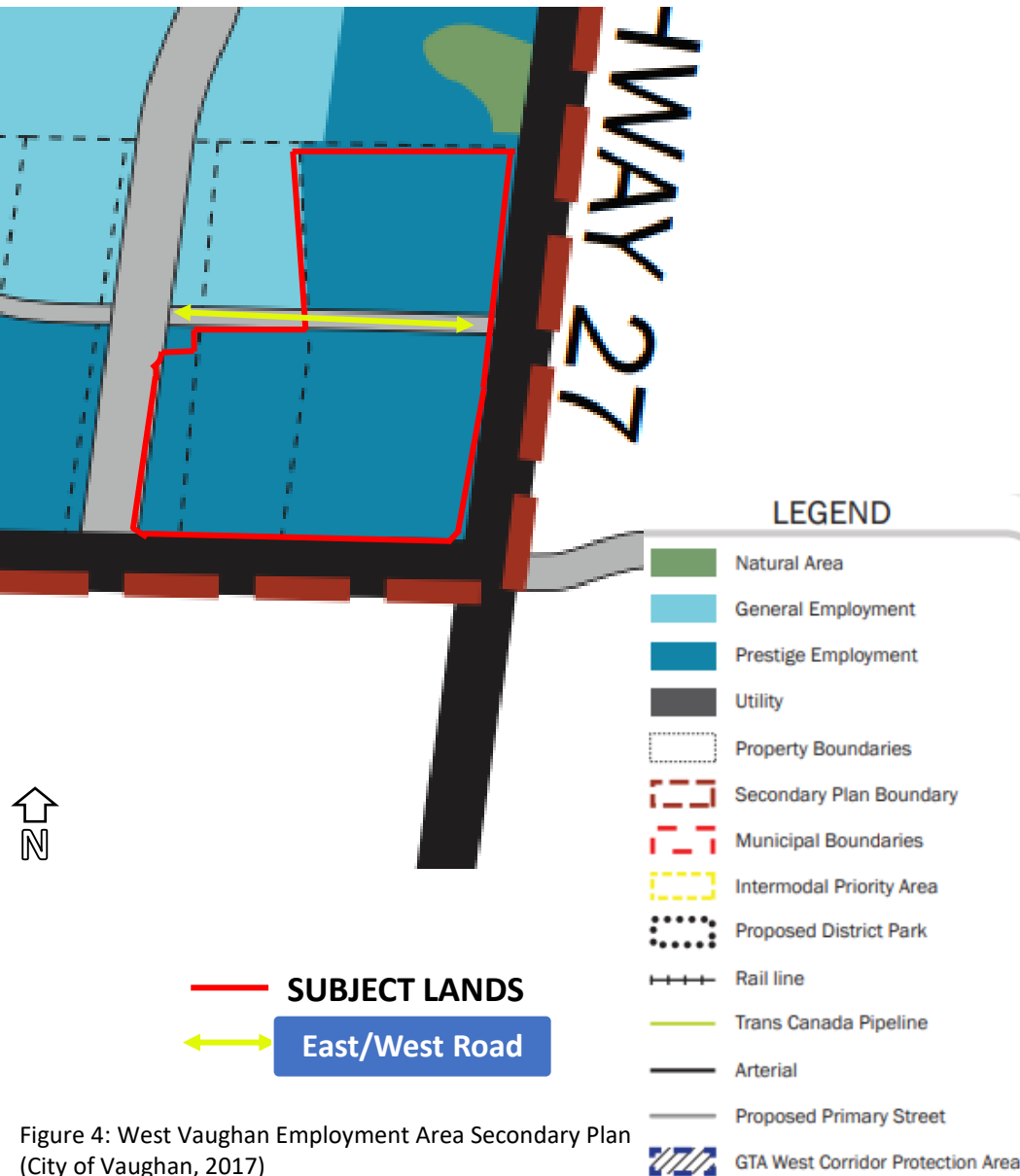


Figure 4: West Vaughan Employment Area Secondary Plan (City of Vaughan, 2017)

POLICY FRAMEWORK

■ Block 59

- Request is being made for elimination of Street “L”, east of Line Drive connecting to Highway 27.
- Section 2.2.8 of the WVEA Secondary plan provides policy with respect to this request.
- A Traffic Report has been submitted on behalf of the applicant to remove the street between Line Drive and Hwy 27.

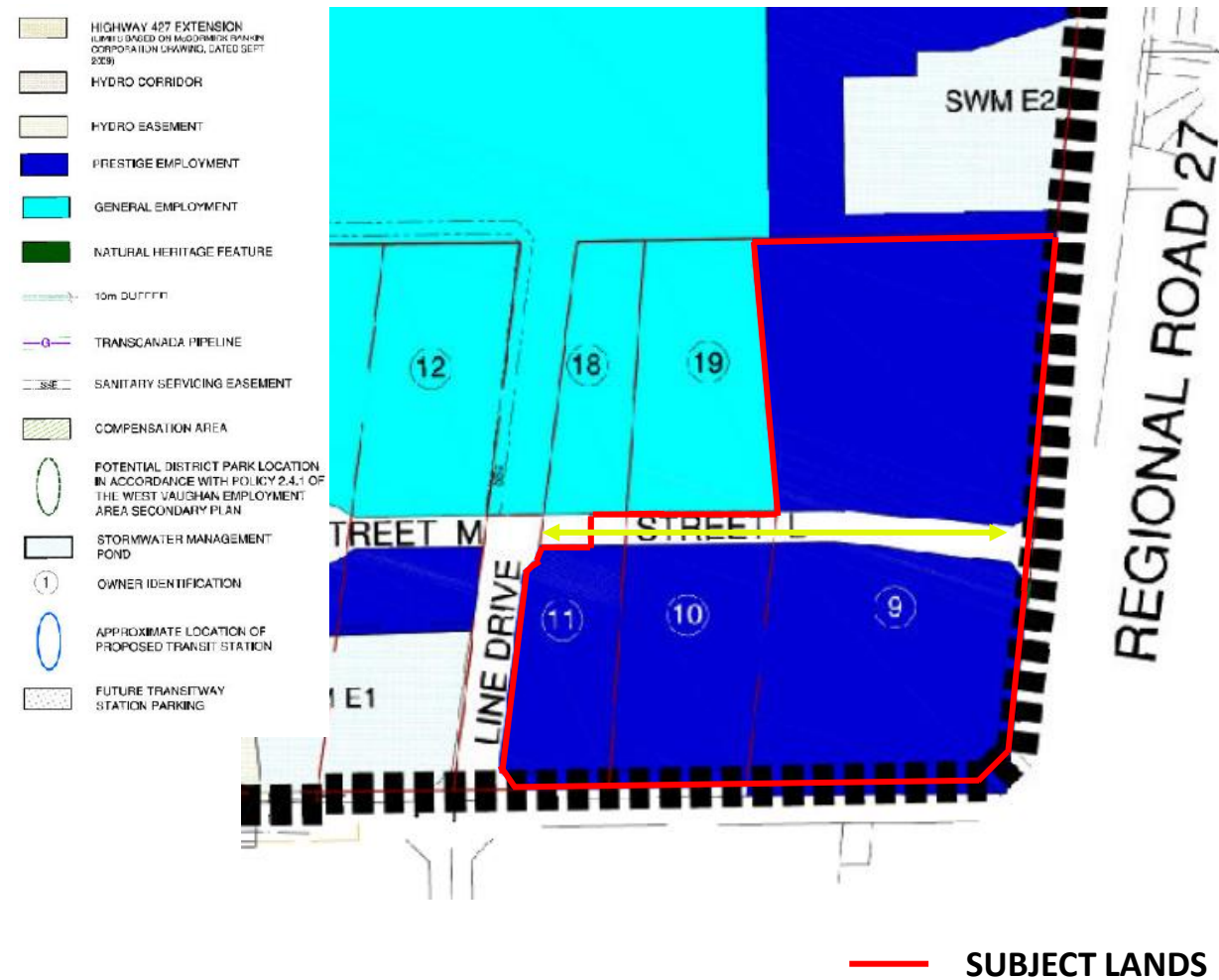


Figure 5: Block 59 Land Use Plan (September 3, 2020)

STUDIES COMPLETED

- Planning Brief prepared by HPGL dated January 2021;
- Servicing Brief prepared by Urban Ecosystems dated January 2021;
- Stage 1-2 Archeological Assessment dated November 2020 prepared by This Land Archeology Inc.;
- Phase 1 ESA prepared by Arcadis dated April 2017;
- Phase 2 ESA prepared by Arcadis dated May 2017;
- Environmental Screening Report prepared by Briggs Canada Limited dated June 2017;
- Updated Due Diligence Phase 1 ESA prepared by Briggs Canada Limited dated September 2019;
- TIS prepared by TMIG dated January 2021

THANK YOU