CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2021

Item 4, Report No. 2, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on January 26, 2021.

4. ROYBRIDGE HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.20.036 VICINITY OF HIGHWAY 27 AND MILANI BOULEVARD

The Committee of the Whole (Public Meeting) recommends:

1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 19, 2021, be approved; and

2) That the comments by the following, representing the applicant, be received:

1. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.036 (Roybridge Holdings Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021 **WARD(S):** 2

TITLE: ROYBRIDGE HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.20.036
VICINITY OF HIGHWAY 27 AND MILANI BOULEVARD

FROM:
Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone a portion of the subject lands shown on Attachment 1 from "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" to "EM1 Prestige Employment Area Zone", and to remove the Holding Symbol "(H)" from the remaining lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", in the manner shown on Attachment 2. The proposed rezoning would permit a one-storey 18,585 m^2 employment building and a future employment building, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes to rezone a portion of the subject lands and remove the Holding Symbol "(H)" from the remaining lands together with site-specific exceptions to permit a one-storey employment building and a future employment building
- This report identifies preliminary issues to be considered in a technical report prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.036 (Roybridge Holdings Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: The subject lands (the 'Subject Lands') are located west of Highway 27 on the south side of Milani Boulevard. The Subject Lands and surrounding land uses are shown on Attachment 1. The east portion of the Subject Lands are currently developed with private soccer fields and a basketball court as shown on Attachment 2.

A Zoning By-law Amendment Application has been submitted to rezone a portion of the Subject Lands

The Owner has submitted Zoning By-law Amendment File Z.20.036 (the 'Application') to rezone a portion of the Subject Lands from "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" to "EM1 Prestige Employment Area Zone", and to remove the Holding Symbol "(H)" from the remaining lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", in the manner shown on Attachment 2. The Application would permit a 18,585 m^2 one-storey employment building with a two-storey office component (the 'Development') subject to Site Development File DA.18.085, and future employment uses ('Phase 2'), as shown on Attachments 2 and 3.

The creation of the Subject Lands together with easements for access and servicing were approved by the Committee of Adjustment

The Committee of Adjustment on January 14, 2010, approved Consent File B007/10 to create easements for servicing with the lands located north of the Subject Lands (133 Milani Blvd).

The Committee of Adjustment on October 7, 2010, approved Consent File B060/10 and Minor Variance File No. A249/10 to permit the severance of the Subject Lands (Part of Block 41, and Blocks 2, 3, and 4 on Registered Plan 65M-3627) from the lands to the east (8100 Highway 27) developed with a four-storey office building (Adidas). Consent File B060/10 also created easements for access to the Subject Lands from 8100 Highway 27. Minor Variance File A249/10 permitted shared access, parking and aisles between the Subject Lands and 8100 Highway 27.

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

a) Date the Notice of Public Meeting was circulated: December 23, 2020

   The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Highway 27 in accordance with the City's Notice Signs, Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners Ratepayers' Association

c) Comments received by the Development Planning Department as of January 5, 2021: none

Any additional 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 Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following link relates to a previous report regarding the Subject Lands:
May 20, 2008, Committee of the Whole (Item 30, Report No.27)

Analysis and Options

The Application conforms to Vaughan Official Plan 2020 ('VOP 2010') subject to the "Natural Areas" designation limit being finalized through the submission and approval of environmental reports

Official Plan Designation:

- "Prestige Employment" and "Natural Areas" by Schedule 13 "Land Use" in VOP 2010
- The "Prestige Employment" designation permits employment buildings
- The area designated "Natural Areas" does not permit any development or site-alteration and is subject to the "Core Features" policies in Section 3.2 of VOP 2010. Section 3.2.3.11 of VOP 2010 permits modifications to the boundaries of the "Natural Areas" designation without an amendment to VOP 2010, subject to the submission of appropriate environmental studies
- The Owner has submitted an Environmental Impact Study ('EIS') prepared by Beacon Environmental and dated December 15, 2020, as part of the Application to confirm the modification of the "Natural Areas" designation boundary

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

Zoning:

- "EM1 Prestige Employment Area Zone" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", and subject to site-specific Exception 9(1134), as shown on Attachment 1
- The Holding Symbol "(H)" shall not be removed from the lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" until Council approves a Site Development Application and the Ministry of the Environment,

Conservation and Parks ('MECP') approves a Record of Site Condition ('RSC') as a portion of the Subject Lands were previously used as a landfill

The Application would rezone a portion of the Subject Lands from "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" to "EM1 Prestige Employment Area Zone", and remove the Holding Symbol "(H)" from the remaining lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", in the manner shown on Attachment 2, together with the following site-specific exceptions:

Table 1:

	Zoning By-law 1-88 Standard	**EM1 Prestige Employment Area Zone Requirements**	**Proposed Exceptions to the EM1 Prestige Employment Area Zone**
a.	Maximum Driveway/Aisle Width to and from a Loading Space	13.5 m	50 m
b.	Minimum Landscape Strip from the "OS1 Open Space Conservation Zone"	5 m	0 m
c.	Definition of Front Lot Line	Shall be the Street Line (Highway 27)	Shall be the North Lot Line
d.	Minimum Interior Side Yard Setback	6 m	0 m (East Lot Line)

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

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010
b.	Appropriateness of the Proposed Rezoning and Site-specific Exceptions to Zoning By-law 1-88	▪ The appropriateness of the proposed rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ The Owner must satisfy the conditions to remove the existing Holding Symbol "(H)" on the Subject Lands
c.	Lot Consolidation and Phasing Plan	▪ The Owner shall confirm consolidation of the Subject Lands (identified as Part of Block 41 and Blocks 2, 3, and 4 on Registered Plan 65M-3627) in accordance with Consent File B060/10, should the Application be approved ▪ A Phasing Plan must be submitted to confirm the extent of the Development and Phase 2
d.	Sustainable Development	▪ The Application will be reviewed in consideration of the City of Vaughan's Sustainability Metrics Program
e.	Studies and Reports	▪ The Owner has submitted studies and reports in support of the Application, 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
f.	Public Agency/Municipal Review	▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities

	MATTERS TO BE REVIEWED	COMMENTS
g.	Development Limits	▪ The Owner, in consultation with the TRCA and the City, staked the top-of-bank and dripline limit of the Subject Lands on August 13, 2020. The City and the TRCA must approve the EIS and development limits of natural heritage features, including any required Vegetation Protection Zones ('VPZs')
h.	Source Water Protection	▪ The Subject Lands are located within a "Highly Vulnerable Aquifer" in the Source Protection Plan ('SPP'). The Owner is required to satisfy all requirements of the SPP to the satisfaction of York Region
i.	Urban Design and Architectural Guidelines	▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and Architectural Guidelines
j.	Site Development File DA.18.085 and Required Site Development Applications	▪ The Owner previously submitted Site Development File DA.18.085 to permit an industrial building on a portion of the Subject Lands (part of Block 41). Should the Application be approved, the Owner is required to revise Site Development File DA.18.085 to: include the lands to be rezoned to "EM1 Prestige Employment Area Zone" (Blocks 2, 3 and 4); submit revised drawings/studies for the Development; and confirm the extent of the limits for the Development ▪ A Site Development Application for Phase 2 of the Subject Lands is required by the City's Site Plan Control By-law 123-2013, should the Application be approved
k.	Building Encroachment and Parking Revisions to 8100 Highway 27	▪ The east portion of the proposed employment building encroaches onto the adjacent lands to the east (8100 Highway 27). A Consent Application to add lands from 8100 Highway 27 to the Subject Lands is required to ensure the proposed building is located on a "Lot", as defined by Zoning By-law 1-88, should the Application be approved. A Minor Variance Application for 8100 Highway 27 may also be required should the Consent Application for a lot

	MATTERS TO BE REVIEWED	COMMENTS
		addition from 8100 Highway 27 to the Subject Lands be approved ▪ A Minor Site Development Application may be required for 8100 Highway 27 (File DA.08.009) to permit proposed changes to the existing parking lot located east of the proposed employment building
l.	Parks Planning and Trail Connections	▪ The Vaughan Transportation Master Plan (2012) identifies a comprehensive open space multi-use recreational trail system generally located in the southern area of the Subject Lands (Block 4 on Attachment 2). This trail system will extend into adjacent planning blocks (Blocks 57 and 59) and is intended to integrate into the larger Vaughan Super Trail, as endorsed by Council in 2017 ▪ A Trail Feasibility Study shall be submitted to design a trail within the buffer block or as a permanent easement on the southern area of the Subject Lands. The trail should include a 3 m wide multi-use recreational pathway with a total 6 m total width for the trail and associated grading

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified will be considered in the technical review of the Application, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mark Antoine, Senior Planner, Development Planning Department, ext. 8212.

Attachments

1. Context and Location Map
2. Proposed Zoning and Conceptual Overall Site Plan
3. Conceptual Site Plan - File DA.18.085

Prepared by

Mark Antoine, Senior Planner, ext. 8212
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
Mauro Peverini, Acting Chief Planning Official, ext. 8407

Approved by

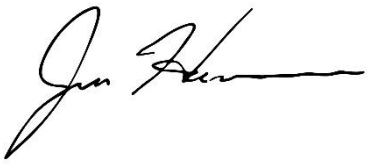


Mauro Peverini, Acting Chief Planning Official

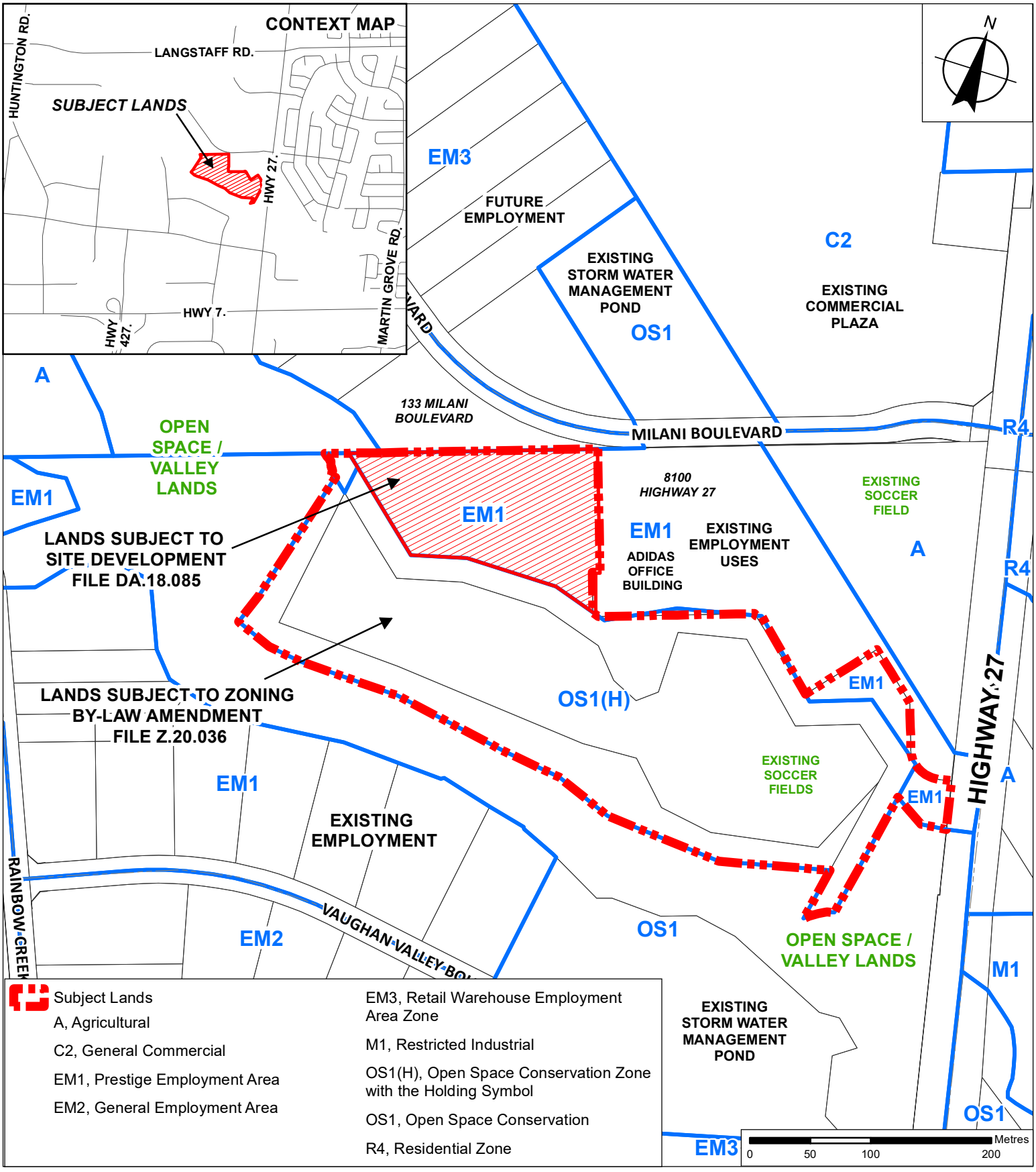


Nick Spensieri, Deputy City Manager, Infrastructure Development

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

VAUGHAN
Development Planning

Attachment

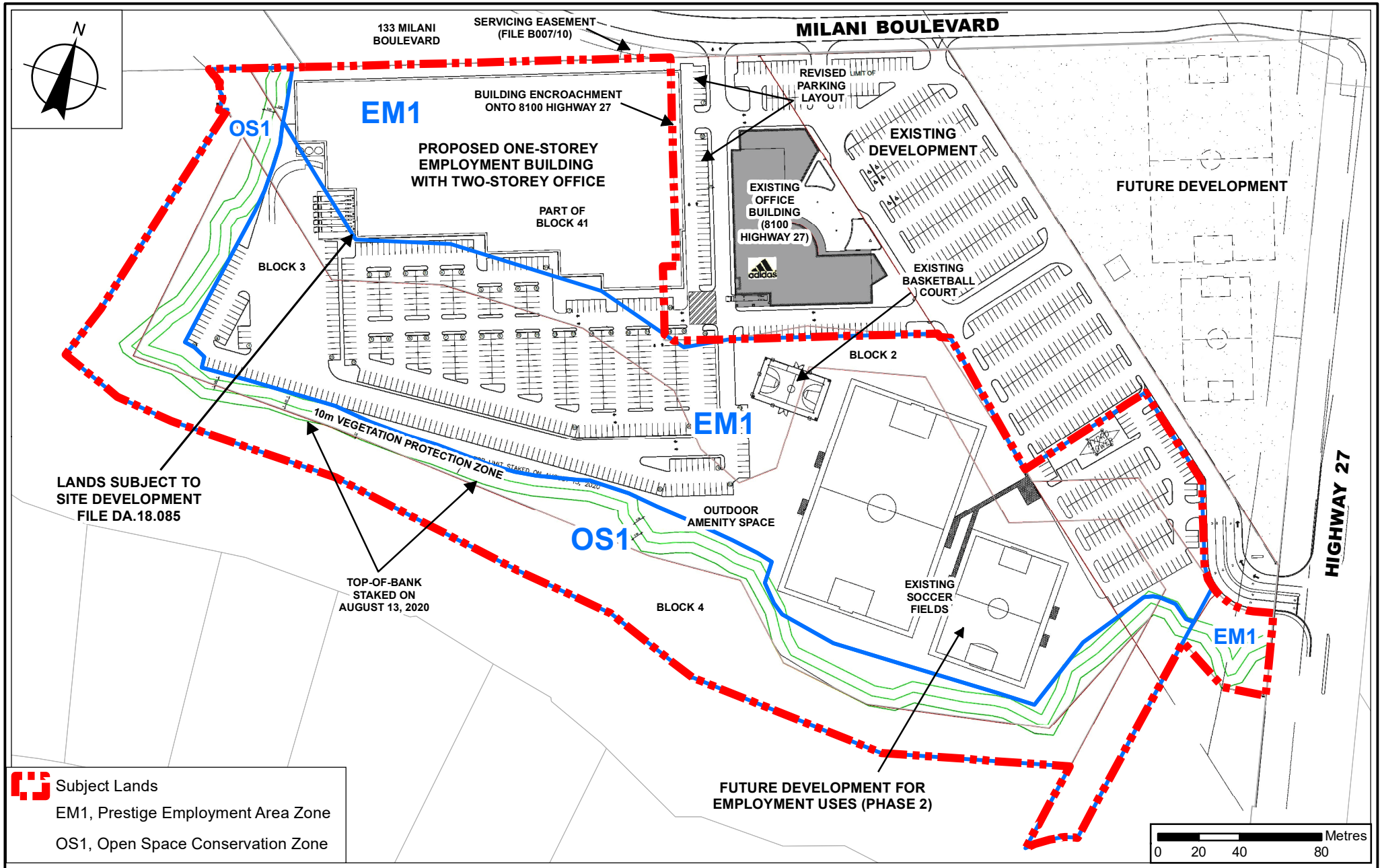
FILE: Z.20.036
RELATED FILE: DA.18.085

DATE:
January 19, 2021

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Proposed Zoning and Conceptual Overall Site Plan

LOCATION:
Part of Lot 8, Concession 9

APPLICANT: Roybridge Holdings Limited

VAUGHAN
Development Planning

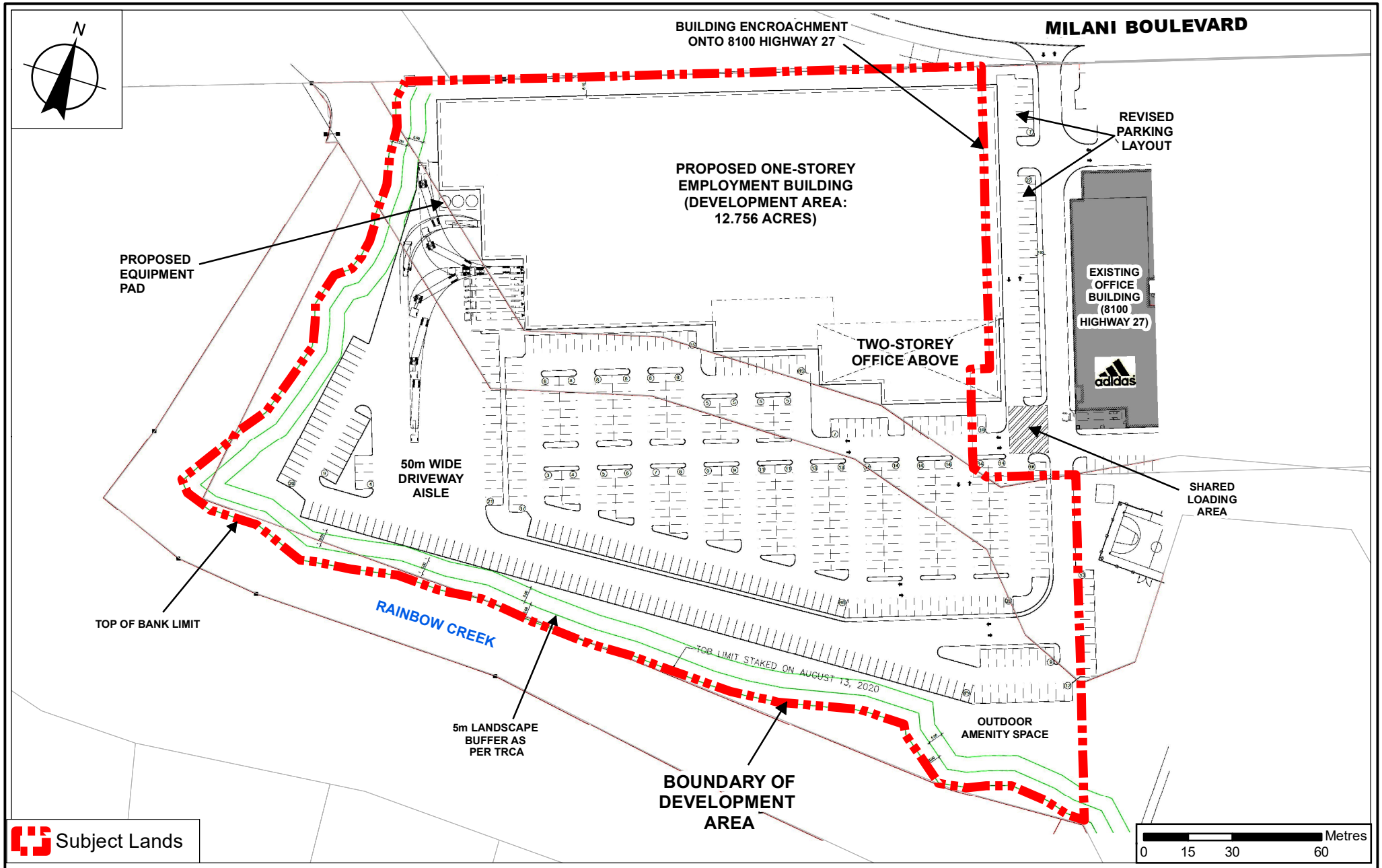
Attachment 2

FILE: Z.20.036
RELATED FILE: DA.18.085

DATE: January 19, 2021

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Conceptual Site Plan - File DA.18.085

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

VAUGHAN
Development Planning

Attachment 3

FILE: Z.20.036
RELATED FILE: DA.18.085

DATE: January 19, 2021

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