

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD(S): 2

**TITLE: HUNTER FIFTY INVESTMENTS LIMITED / LINE DRIVE EAST
INVESTMENTS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.21.001
6100 LANGSTAFF ROAD
VICINITY OF LANGSTAFF ROAD AND HIGHWAY 27**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1 from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2. The proposed rezoning would permit future employment uses on the subject lands.

Report Highlights

- The Owner proposes to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”
- The Owner proposes the removal of an east/west primary street (“Street L”) located on the subject lands, as shown on the Council approved Block 59 Block Plan (Attachment 3)
- 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.21.001 (Hunter Fifty Investments Limited / Line Drive East Investments 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 known as 6100 Langstaff Road and also include an unaddressed parcel and are located at the northwest corner of Langstaff Road and Highway 27. The Subject Lands and surrounding land uses are shown on Attachment 1.

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

Hunter Fifty Investments Limited / Line Drive East Investments Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.21.001 (the 'Application') to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", in the manner shown on Attachment 2. The Application would permit future employment uses in accordance with Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.9 - the West Vaughan Employment Area (WVEA) Secondary Plan and the approved Block 59 Block Plan (Block 59 Plan) shown on Attachment 3.

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

- a) Date the Notice of Public Meeting was circulated: January 8, 2021

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the Highway 27, Langstaff Road and Line Drive frontages 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 19, 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 technical report to the Committee of the Whole.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Application conforms to VOP 2010, subject to confirmation of proposed land uses

Official Plan Designation:

- “Employment Area” on Schedule 1 - Urban Structure of VOP 2010, and designated “Prestige Employment” with an east-west “Primary Street” by Schedule 3 - Land Use of the WVEA Secondary Plan
- The permitted uses for the “Prestige Employment” designation identified in Section 9.2.2.11 of VOP 2010 applies to the WVEA Secondary Plan
- The Application would rezone the Subject Lands to “EM1 Prestige Employment Area Zone” (EM1 Zone) and permit the full range of permitted uses in the EM1 Zone. The proposed uses shall be confirmed by the Owner to ensure conformity to the “Prestige Employment” designation, as the “Prestige Employment” designation does not permit all uses identified in the EM1 Zone

An Amendment to Zoning By-law 1-88 is required to permit future employment buildings

Zoning:

- “A Agricultural Zone” as shown on Attachment 1
- The Application would rezone the Subject Lands from “A Agricultural Zone” to EM1 Zone in the manner shown on Attachment 2. No site-specific zoning exceptions to the EM1 Zone are proposed by the Owner

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 to Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none">▪ The Application will be reviewed for consistency and conformity to 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	<ul style="list-style-type: none">▪ The appropriateness of rezoning the Subject Lands and permitting the full range of uses in the EM1 Zone will be reviewed in consideration of the existing and planned surrounding land uses, and the permitted uses in the “Prestige Employment” designation

	MATTERS TO BE REVIEWED	COMMENTS
c.	Block 59 Plan	<ul style="list-style-type: none"> ▪ Vaughan Council on June 29, 2020 approved the Block 59 Plan shown on Attachment 3, as modified on September 3, 2020. The Block 59 Plan identifies the Subject Lands as “Prestige Employment” with an east/west Primary Street identified as “Street L” ▪ Most of the conditions of approval identified in the June 29, 2020 technical report for the Block 59 Plan have been satisfied. The remaining Block 59 Plan conditions will be reviewed in consideration of the Application. Alternatively, outstanding Block 59 Plan conditions may be included as part of a Holding Symbol “(H)” on the Subject Lands, should the Application be approved ▪ Should the Application be approved the Owner should confirm they are in good standing with the Block 59 Landowners Group at the Site Development Application stage
d.	Removal of “Street L”	<ul style="list-style-type: none"> ▪ The Owner proposes to remove “Street L” shown on Attachment 3 as part of the Application. VOP 2010 requires a comprehensive transportation study be submitted for review by the City and York Region, in accordance with Section 2.2.8 of the WVEA Secondary Plan, to remove a road ▪ The Owner has submitted a Transportation Impact Review Brief (Transportation Brief) prepared by TMIG Group Ltd. and dated January 2021 in support of the Application. The Transportation Brief provides an assessment of the removal of “Street L” on the surrounding local and regional road network as well as the potential impacts on the function of the Subject Lands and surrounding lands. The Transportation Brief shall be reviewed to the satisfaction of the Development Engineering Department and York Region ▪ Should “Street L” be removed from the Subject Lands, the Owner is required to amend the Block 59 Block Plan to reflect the new street pattern through the Application

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> Should it be determined “Street L” is required, the Owner may be required to submit a Consent or Draft Plan of Subdivision Application, or enter into a Development Agreement with the City to convey lands for, and construct, the road
e.	Studies and Reports	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA), and external public agencies and utilities
g.	Source Water Protection	<ul style="list-style-type: none"> Portions of the Subject Lands are located within a “Significant Groundwater Recharge Area” in the Source Protection Plan (SPP). The Owner is required to satisfy all requirements of the SPP to the satisfaction of the TRCA
h.	Required Site Development Application(s)	<ul style="list-style-type: none"> A Site Development Application(s) for the future development of the Subject Lands is required by the City’s Site Plan Control By-law 123-2013, should the Application be approved

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. These matters 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
3. Council Approved Block 59 Block Plan, as modified September 3, 2020

Prepared by

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by



Mauro Peverini, Acting Chief
Planning Official

Reviewed by



Jim Harnum, City Manager