

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD: 2

TITLE: HUNTINGTON IV LIMITED

ZONING BY-LAW AMENDMENT FILE Z.20.040

6685 LANGSTAFF ROAD

VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachment 1 from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone” to permit the development of a one-storey employment warehouse building with accessory office uses, as shown on Attachments 3 and 4.

Report Highlights

- The Owner proposes to rezone the Subject Lands to permit the development of an employment building with accessory office uses
- 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.20.040 (Huntington IV 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 municipally known as 6685 Langstaff Road, located east of Huntington Road, and are currently vacant. The 5 ha Subject Lands and surrounding land uses are shown on Attachment 1.

History

Squire Ridge Investments Limited submitted Site Development File DA.18.092 on September 18, 2018 for 4, one-storey employment warehouse buildings (Buildings 2A, 2B, 2C and 2D) proposed south of Langstaff Road, through to Keyes Court, and east of Huntington Road. Shortly after submitting the Site Development Application, the Owner advised Development Planning staff to proceed with the review of 50 Keyes Court (Building 2D - Phase 1) and hold the review of the remaining 3 buildings. On December 17, 2019, Vaughan Council approved the Site Plan for 50 Keyes Court.

The Development Planning Department received a revised development proposal for the remaining 3 buildings on May 28, 2020, as shown on Attachment 2. The Owner advised the Development Planning Department to proceed with Building 2C as Phase 2, Building 2B as Phase 3 and Building 2A as Phase 4 of the Development. Building 2C, 6675 Langstaff Road, received approval from Vaughan Council on December 15, 2020. Development associated with Buildings 2A and 2B will be considered in technical report(s) at future Committee of the Whole meeting(s).

The Owner submitted Part Lot Control File PLC.20.011 to facilitate lot boundary adjustments to Blocks 2, 3 and Part of Block 4 of Registered Plan 65M-4578, to implement the proposed employment uses on the Subject Lands. Vaughan Council enacted Part Lot Control By-law 146-2020 on October 21, 2020.

The Subject Lands form part of Plan of Subdivision File 19T-06V01 registered in September of 2017.

The Owner has submitted a related Site Development File for the Subject Lands

The Owner has submitted related Site Development File DA.18.092 (Phase 3) to permit the development of a 30,549.07 m² multi-unit one-storey employment warehouse building with accessory office uses ('the Development') to be built in two phases, as shown on Attachments 3 and 4.

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

The Subject Lands are zoned "C7 Service Commercial Zone", "EM3 Retail Warehouse Employment Area Zone" and "EM1 Prestige Employment Area Zone", subject to site-specific Exception 9(1294) as shown on Attachment 1. The "C7 Service Commercial Zone" does not permit employment warehouse uses.

Huntington IV Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.20.040 (the 'Application') to rezone the Subject Lands from "C7 Service Commercial Zone", "EM3 Retail Warehouse Employment Area Zone" and "EM1 Prestige

Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone”. No site-specific zoning exceptions to building standards (e.g. building setbacks, height, and coverage) are proposed by the Owner. Any amendments to Zoning By-law 1-88 identified through a detailed review of the Application will be considered as part of a technical report to a future Committee of the Whole Meeting.

The proposed rezoning would establish one consistent zone (EM1 Prestige Employment Area Zone) over the entirety of the Subject Lands to permit the proposed employment warehouse.

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

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

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Langstaff Road and Keyes Court on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the West Woodbridge Homeowners Association and anyone on file with the Office of the City Clerk.

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. All written comments received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole Report for Draft Plan of Subdivision 19T-06V01 and Zoning By-law Amendment File Z.13.029, ratified by Vaughan Council on September 9, 2014.](#)

[Committee of the Whole Report for Block 57/58, Huntington Business Park, ratified by Vaughan Council on June 23, 2003.](#)

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010 ('VOP 2010')

Official Plan Designation:

- “Employment Area” on Schedule 1 - Urban Structure of VOP 2010
- “Prestige Employment” by VOP 2010, Volume 2, Section 12.12 - Huntington Business Park, which permits the following industrial uses including manufacturing,

warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and accessory office and or retail uses

- The Subject Lands are also located within the Huntington Business Park Block Plan (Block 57/58) approved by Vaughan Council on June 23, 2003. The Huntington Business Park Block Plan (Block 57/58) identifies the Subject Lands as “Prestige Area”
- The proposed rezoning of the Subject Lands conforms to VOP 2010

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

- “C7 Service Commercial Zone”, “EM1 Prestige Employment Area Zone” and “EM3 Retail Warehouse Employment Area Zone”, subject to site-specific Exception 9(1294) in Zoning By-law 1-88 as shown on Attachment 1
- the “C7 Service Commercial” zone does not permit employment warehouses uses, therefore amendments to Zoning By-law 1-88 are required to permit the Development
- No site-specific exceptions are proposed to facilitate the Development
- The proposed EM1 Zone would permit the Development and establish one consistent zone category over the entirety of the Subject Lands

Following a preliminary review of the Applications, 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	<ul style="list-style-type: none"> • The appropriateness of the proposed rezoning of the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses
c.	Huntington Business Park Block Plan (Block 57/58)	<ul style="list-style-type: none"> • The Subject Lands are located within the approved Huntington Business Park Block Plan (Block 57/58)

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> The proposed rezoning of the Subject Lands will be reviewed in consideration of the Huntington Business Park Block Plan (Block 57/58)
d.	Related Site Development Application	<ul style="list-style-type: none"> Site Development File DA.18.092 was submitted to facilitate the development of 4 employment buildings on lands municipally described as 50 Keyes Court, 8405 Huntington Road, 6675 and 6685 Langstaff Road Building 2B of Site Development File DA.18.092 relates to the Subject Lands and will be reviewed in consideration of, but not be limited to, appropriate built form, site design, building elevations, landscaping, road widening, access location and design, on-site vehicular circulation including maneuvering, servicing and grading, and proximity to the Highway 427 extension
e.	Drawings & Reports	<ul style="list-style-type: none"> The Owner has submitted drawings and reports in support of the Application, available on the City's website at https://maps.v 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.	Revisions to the Subdivision Agreement (approved Draft Plan of Subdivision File 19T-06V01)	<ul style="list-style-type: none"> The Development Engineering ('DE') Department has identified required revisions to the site servicing drawings and the Subdivision Agreement for approved Plan of Subdivision File 19T-06V01 to address servicing and utility connection changes resulting from the block boundary adjustments created through the enactment of Part Lot Control File PLC.20.011

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> The DE Department recommends revisions to the Subdivision Agreement shall be a condition of site plan approval for Site Development File DA.18.092 Phase 3.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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

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 Application. 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: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Phasing Plan
3. Proposed Zoning and Site Plan
4. Elevations

Prepared by

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

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

Approved by

A handwritten signature in black ink, appearing to read "Mauro Peverini". The signature is fluid and cursive, with the first name "Mauro" being more prominent than the last name "Peverini".

Mauro Peverini, Acting Chief
Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is fluid and cursive, with the first name "Jim" being more prominent than the last name "Harnum".

Jim Harnum, City Manager