

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – FEBRUARY 2, 2021****COMMUNICATIONS****Distributed February 1, 2021****Item**

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| C1 | Rosemarie Humphries, Humphries Planning Group, presentation material, dated February, 2021 | 3 |
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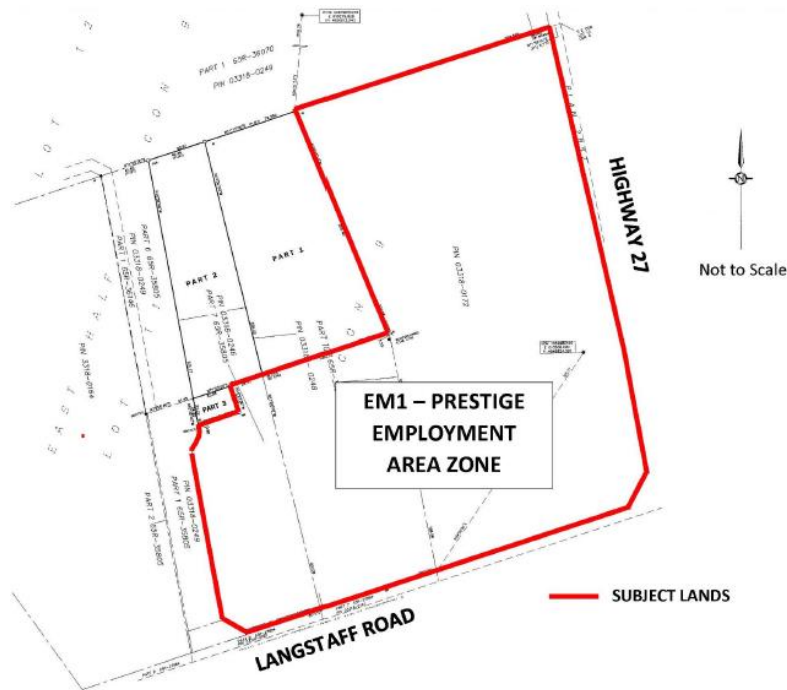
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Please note there may be further Communications.

# 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.

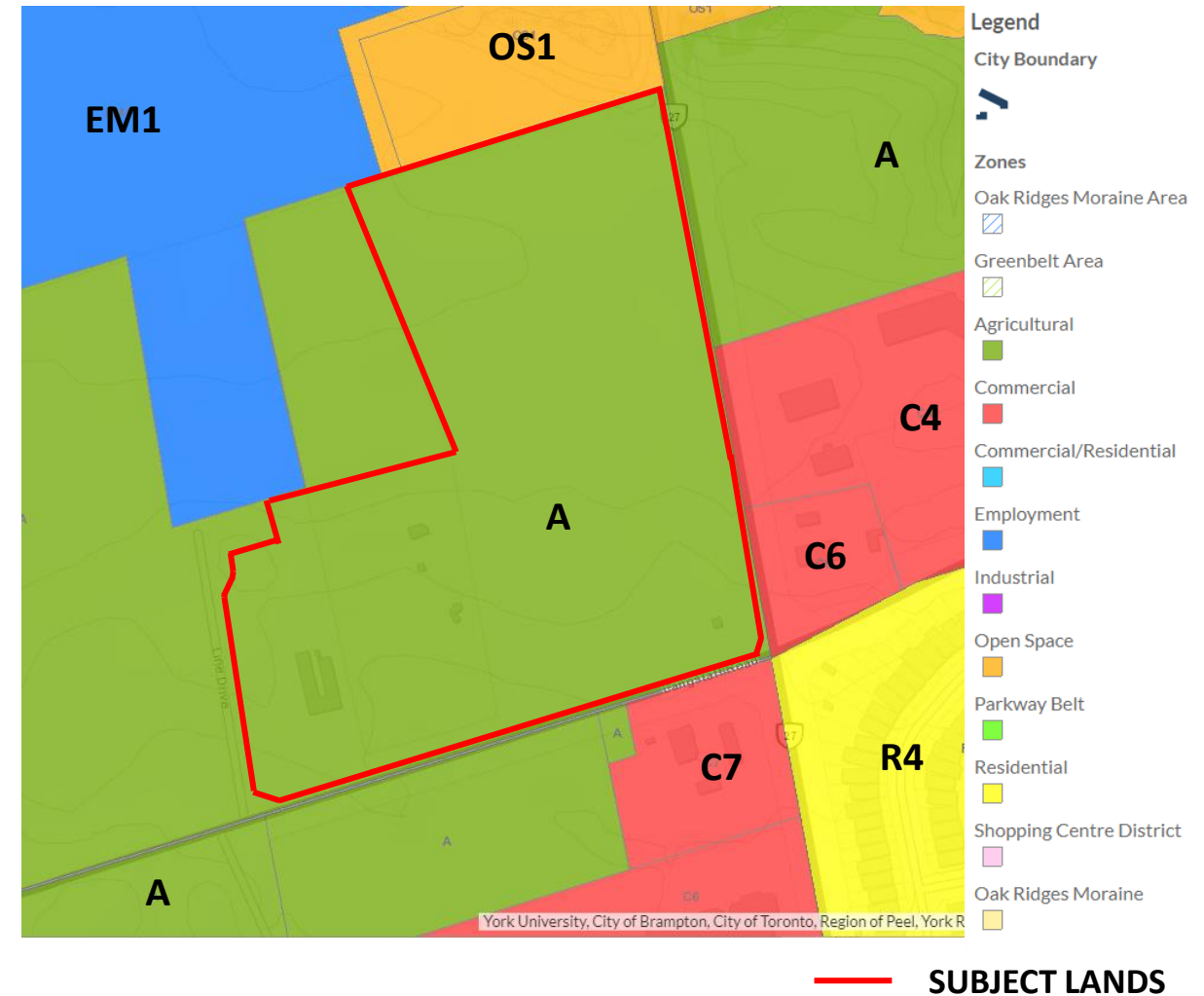


Figure 1: City of Vaughan Zoning By-law 1-88 Map (City of Vaughan)

**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

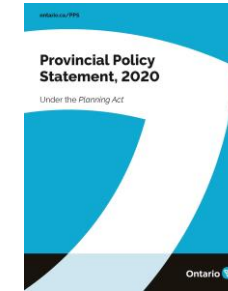
— SUBJECT LANDS

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.



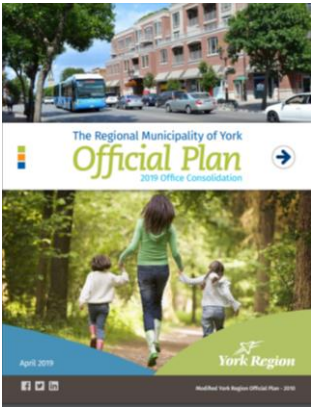
# POLICY FRAMEWORK

- **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.

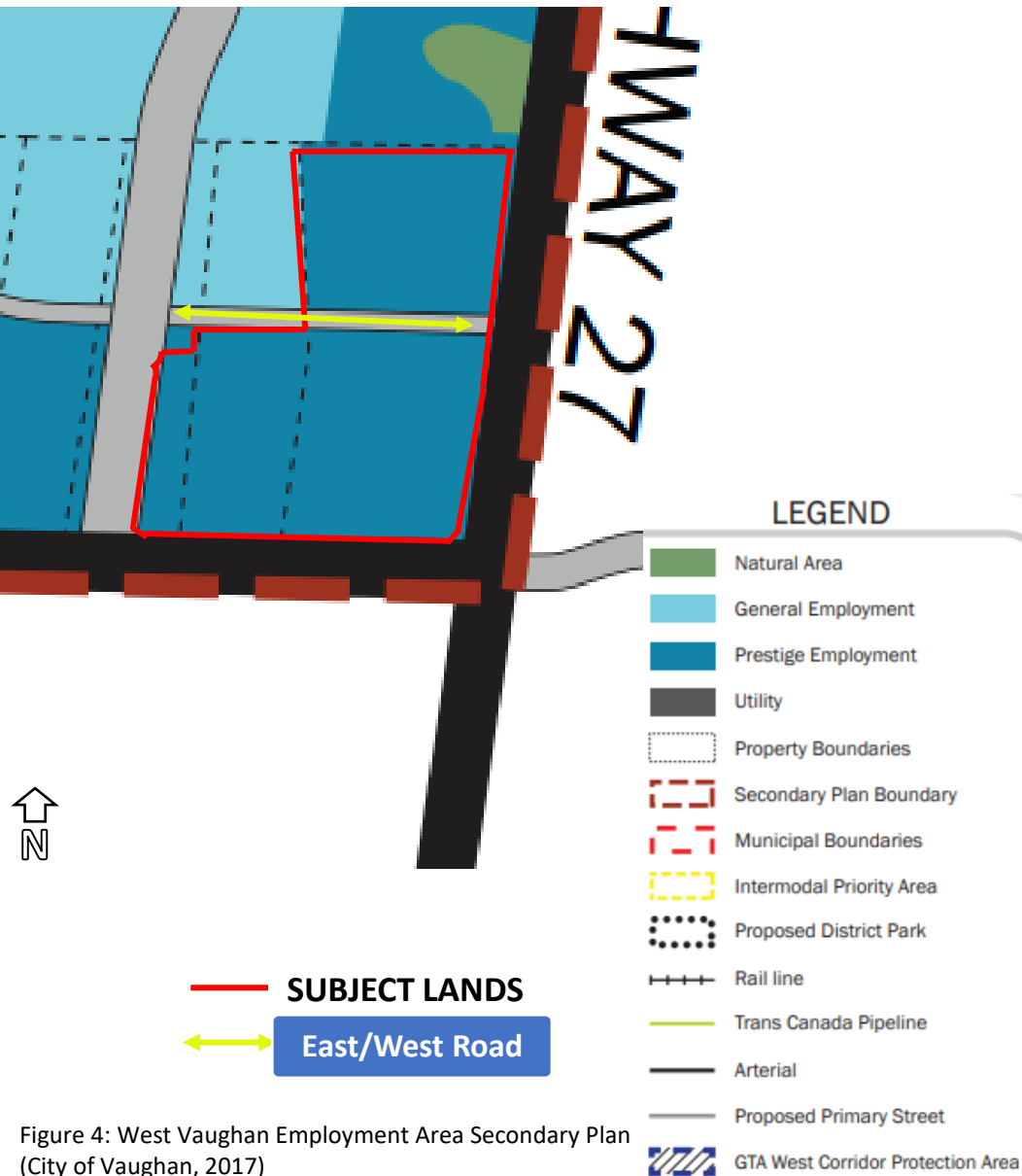


Figure 4: West Vaughan Employment Area Secondary Plan (City of Vaughan, 2017)



# 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.

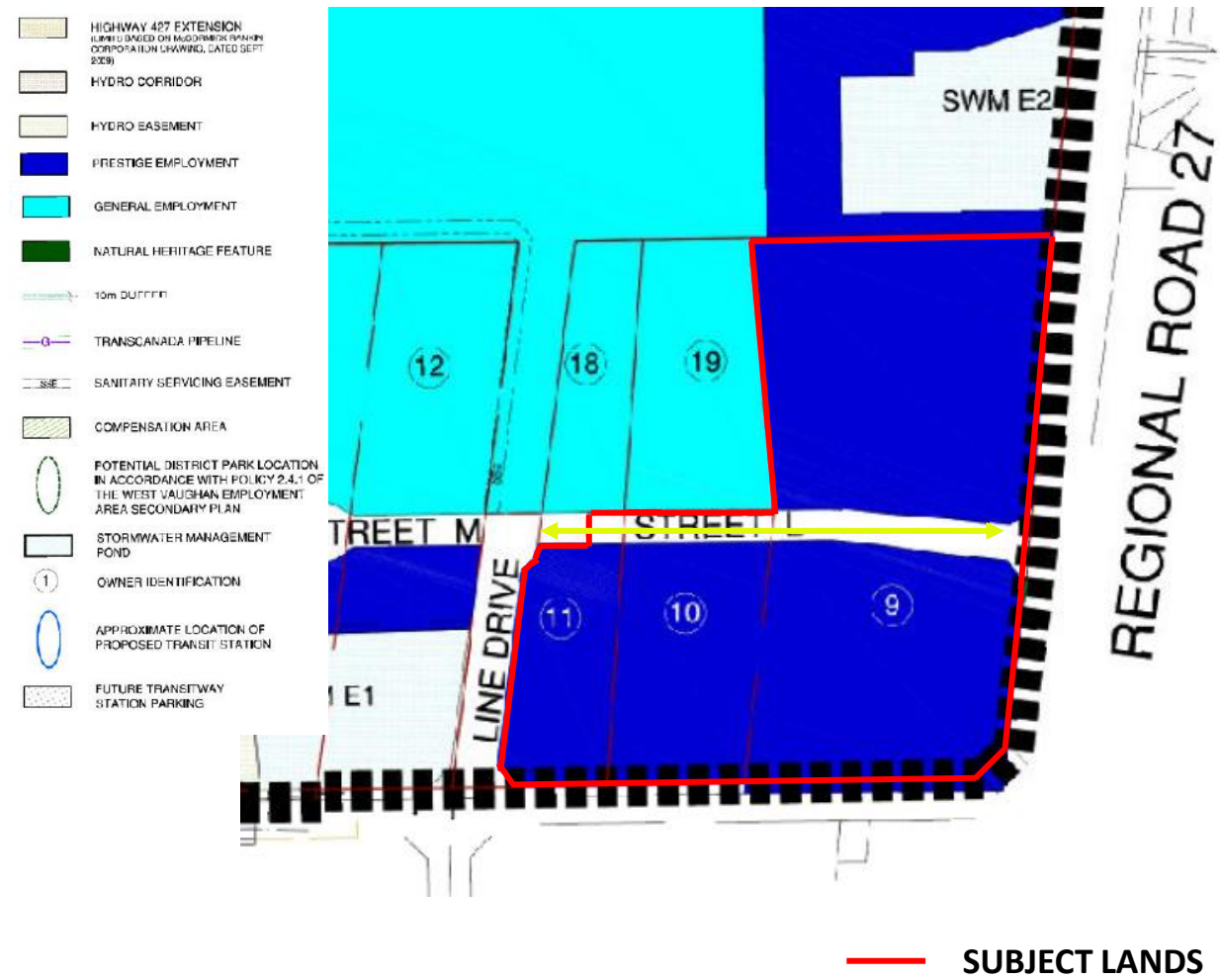


Figure 5: Block 59 Land Use Plan (September 3, 2020)

## **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**