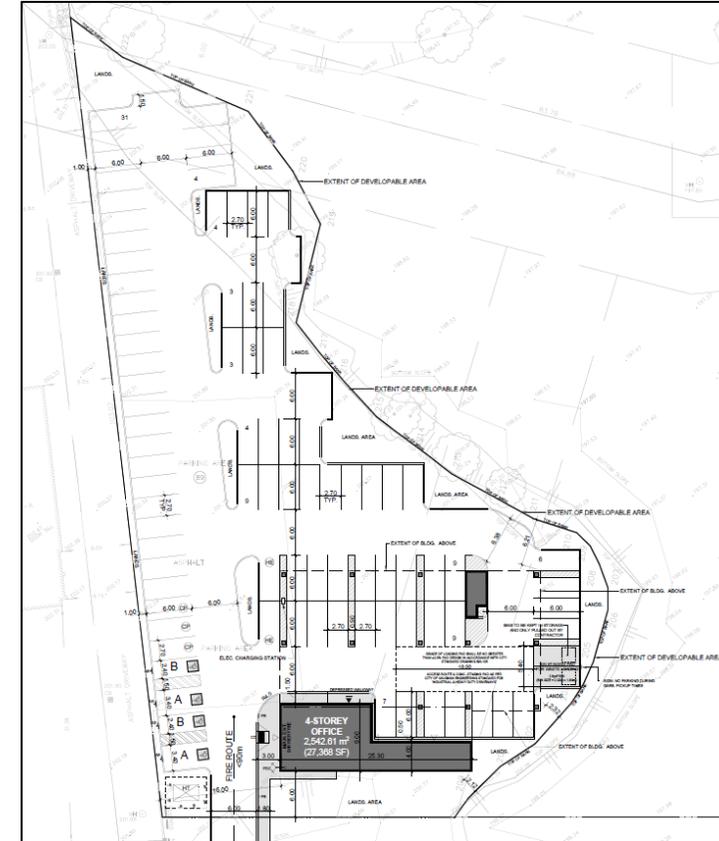


2180 LANGSTAFF ROAD, CITY OF VAUGHAN

Langvalley Holdings Inc.



PUBLIC HEARING

DATE: April 7, 2021

COMMUNICATION – C21

ITEM 1

Committee of the Whole (Public Meeting)

April 7, 2021

HUMPHRIES PLANNING GROUP INC.

ZONING BY-LAW AMENDMENT (Z.12.009)

DEVELOPMENT PROPOSAL

A Zoning By-law Amendment application has been submitted to the City of Vaughan to rezone the Subject Site from Agricultural 'A' to Prestige Employment Area 'EM1' with site-specific exceptions to facilitate the development of a 4-storey office building with a total GFA of 2,542.61 sq.m. The proposed development provides a total of 89 parking spaces, including four (4) accessible spaces.



 - Area Subject to Application

SITE LOCATION

■ Area Subject to Application:

■ Area:

0.98 acres

■ Lot Frontage:

Keele Street: ± 38.44m

■ Total Site Area:

■ Area:

13.39 acres

■ Lot Frontage:

Langstaff Road: 136m

Keele Street: 123m

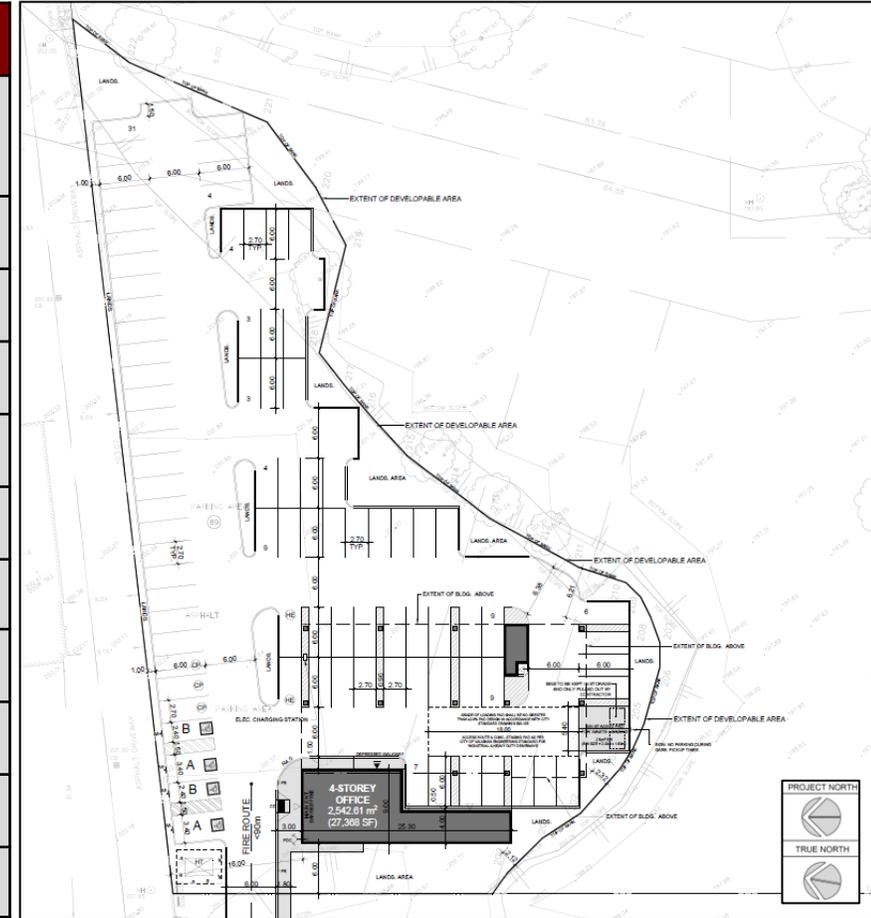
■ Existing Uses on the Subject Site:

- Vacant
- Parking area



DEVELOPMENT STATISTICS BREAKDOWN

Development Statistics	
Area of Development	3,957.70 sq.m (0.98 acres)
GFA (Total)	2,542.61 sq.m (27,368 sq.ft)
Ground Floor	178.71 sq.m
Second Floor	836.95 sq.m
Third Floor	836.95 sq.m
Fourth Floor	690 sq.m
Site Coverage	4.52%
Landscaped Area	23.90%
Paved Area	71.58%
Parking	89 spaces (4 accessible)
Building Height	4 storeys

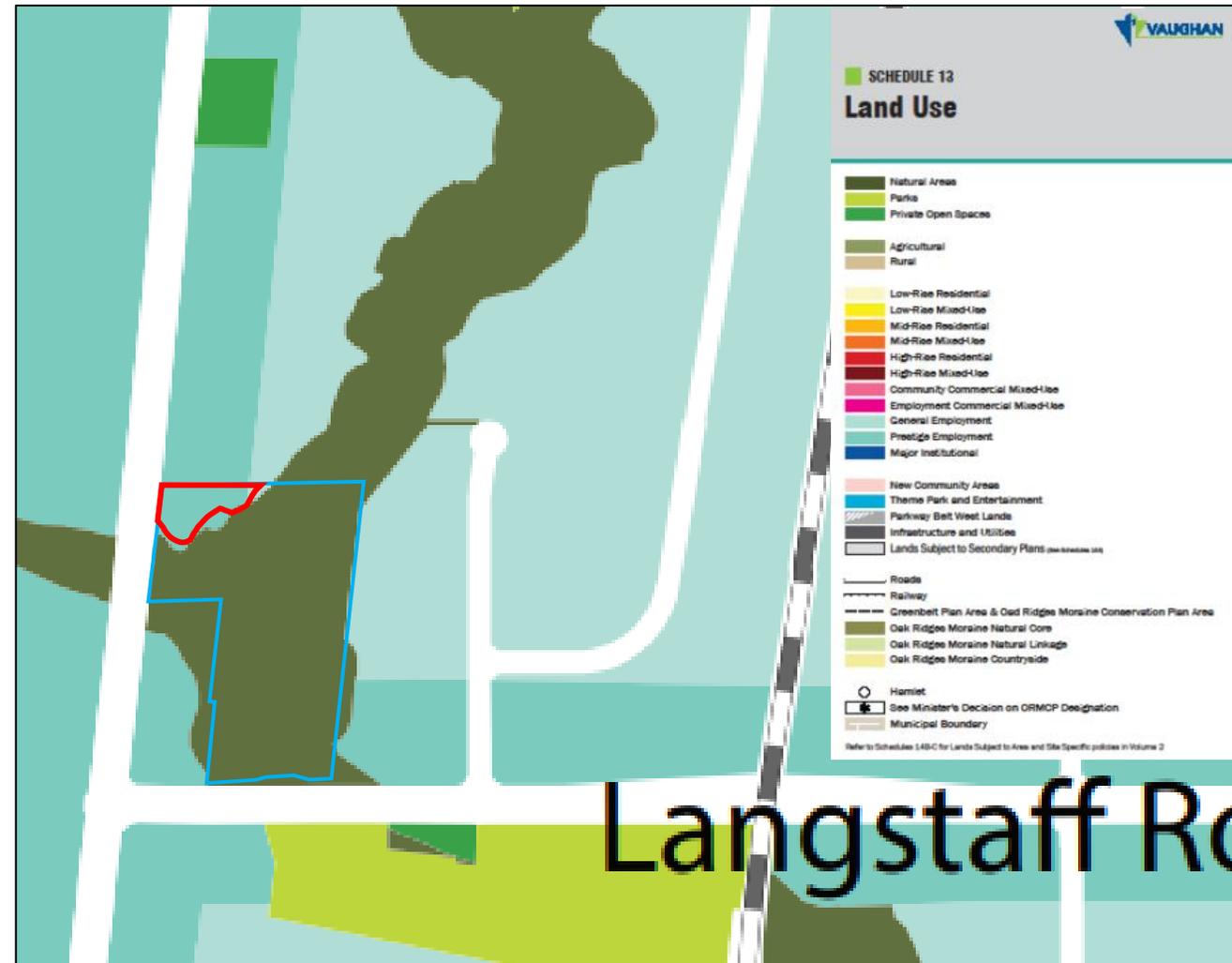


PROPOSED ELEVATIONS



PLANNING CONTEXT – CITY OF VAUGHAN OFFICIAL PLAN

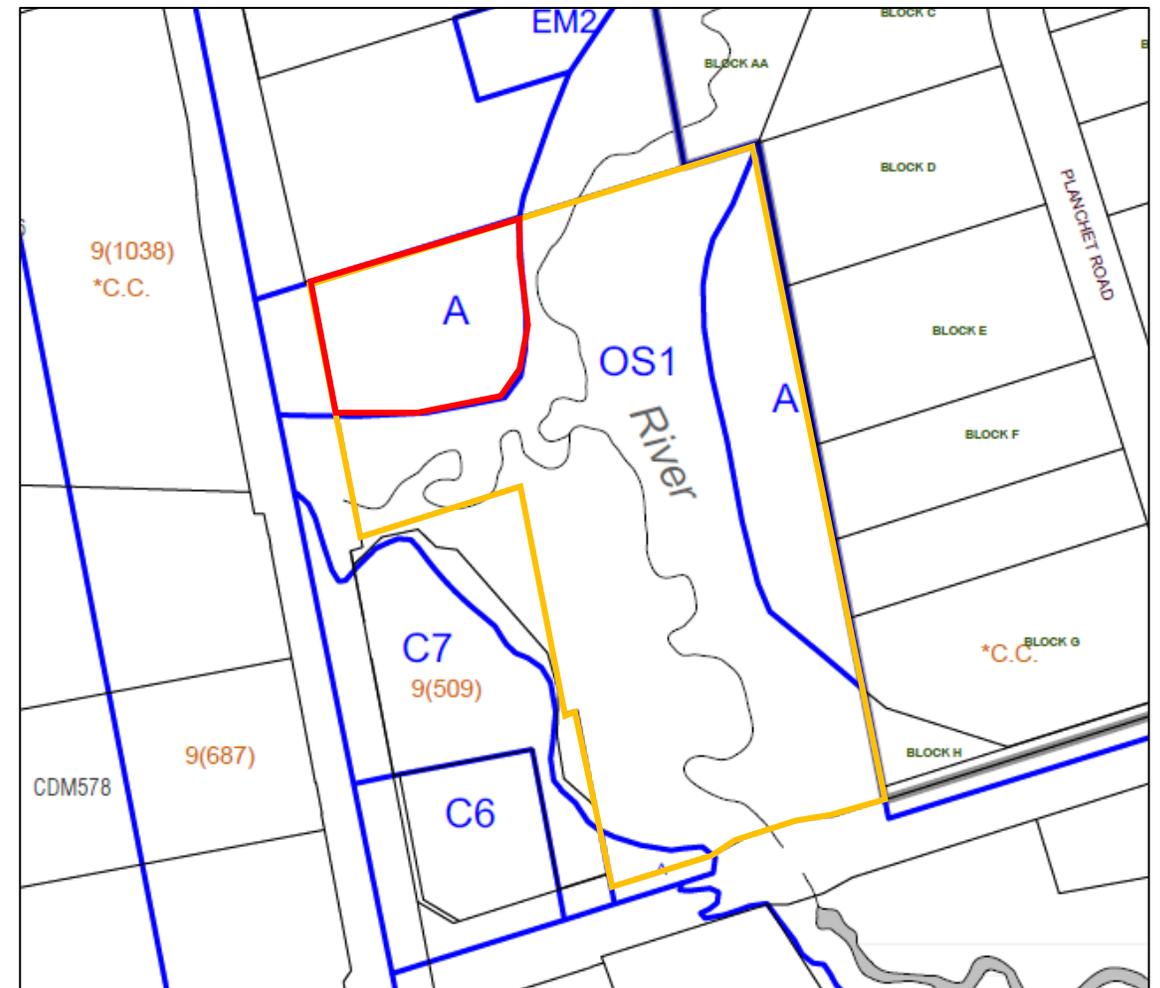
- Subject site is designated as “Prestige Employment” and “Natural Areas” per the City of Vaughan Official Plan per Schedule 13 – Land Use.
- The lands subject to this application are designated “Prestige Employment”.
- Prestige Employment Areas are generally characterized by a wide range of employment and employment supportive uses.
- The proposed Application conforms to the City of Vaughan Official Plan (2010).



 - Area Subject to Application  - Other Lands owned by the Applicant

PLANNING CONTEXT – ZONING BY-LAW 1-88

- Subject site is zoned 'A – Agricultural' and 'OS1 – Open Space Conservation', per Zoning By-law 1-88.
- An office building is not a permitted use.
- 'EM1 – Prestige Employment' Zone is proposed with site specific exceptions in order to implement the proposed development.
- Exceptions include:
 - Minimum 6.0m landscape width along Keele Street.
 - Minimum 0.0m landscape width adjacent to OS1 Zone.
 - Parking reduction of 2 spaces.
 - Maximum Building Height of 20.4m.



 - Area Subject to Application  - Other Lands owned by the Applicant

APPLICATION BACKGROUND AND HISTORY

- On February 21, 2012, a Zoning By-law Amendment Application (Z.12.009) was submitted to the City of Vaughan to rezone the portion of the Subject Site to “Prestige Employment Area” (EM1) Zone.
- On July 30, 2012, an Official Plan Amendment Application (OP.12.012) was submitted to the City of Vaughan to consolidate the “Prestige Area” designation across the portion of the site for the proposed development.
- On November 6, 2012, a public meeting was held on the OPA and ZBLA Applications.
- On November 8, 2012, the client filed an appeal to the VOP 2010.
- On September 19, 2013, OPA and ZBLA Applications were filed to re-designate the portion of the Subject Site to “General Employment Area” and to rezone the portion of the Subject Site to “General Employment Area” (EM2) Zone.
- On November 5, 2013, a further public meeting was held on the OPA and ZBLA Applications
- On October 1, 2019, the Local Planning Appeal Tribunal issued an order on part of the appeal which approved a settlement reached between the Owner and the City on modifications to the Vaughan Official Plan. These modifications included re-designating the northwest portion of the Subject Site from “Natural Area” to “Prestige Employment”, and removed the “Core Feature” overlay, which accommodated the 2012 Official Plan Amendment Application to facilitate the proposed development.
- On April 23, 2020, a Pre-Application Consultation Meeting occurred with City of Vaughan Staff to determine the required studies, plans and other supporting materials to facilitate the proposed development for Site Plan submission.
- On December 18, 2020, a Site Development Application was submitted to the City of Vaughan, including the updated submission requirements and revisions to the previously submitted 2012 Zoning By-law Amendment Application.

SUPPORTING STUDIES

- **Urban Design and Sustainability Brief**, prepared by Baldassarra Architects, dated November 27, 2020;
- **Slope Stability Assessment**, prepared by Soil Engineers, dated July 26, 2019;
- **Stormwater Management and Functional Servicing Report**, prepared by Urban Watershed Group Ltd., dated November 20, 2020;
- **Phase 1 ESA**, prepared by McClymont & Rak Engineers Inc., dated February 2011;
- **Geotechnical/Soils Report**, prepared by Soil Engineers, dated June 2014;
- **Flood Impact Assessment**, prepared by Greenland International Consulting, dated July 2019; and
- **Meander Mitigation Assessment**, prepared by Geo Morphix Ltd., dated June 31, 2019.
- **Planning Justification Report**, prepared by HPGI, dated December 2020;

THANK YOU