

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, April 7, 2021

WARD(S): 4

TITLE: LANGVALLEY HOLDINGS INC.
ZONING BY-LAW AMENDMENT FILE Z.12.009
2180 LANGSTAFF ROAD
VICINITY OF LANGSTAFF ROAD AND KEELE STREET

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 in order to permit a 4-storey office building, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to rezone the subject lands and construct a 4-storey office building
- This report identified preliminary issues to be considered in a comprehensive technical report to be 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 Z.12.009 (Langvalley Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

Background

Location: 2180 Langstaff Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Original Development Proposal

The Owner on February 21, 2012, submitted Official Plan and Zoning By-law Amendment Application Files OP.12.012 and Z.12.009 to permit the development of a 4-storey office building with a total gross floor area of 2,366.1 m² and 71 parking spaces. The proposed office building was located in the northwest corner of the Subject Lands, as shown on Attachment 5. These original applications were considered at Committee of the Whole (Public Meeting) on November 6, 2012. Council on November 20, 2012 ratified the recommendation from the Committee of the Whole (Public Meeting) to receive the applications. Since November 2012 the Owner has taken no further action in moving the applications forward towards approval.

Revised Development Proposal

The Owner in October 2013 revised the proposed development to include a 1-storey industrial building on the easterly portion of the Subject Lands, while maintaining the 4-storey office building in the northwest corner, as shown on Attachment 6. This modified proposal required amendments to the Official Plan and Zoning By-law (Part 3 on Attachment 6). The revised development was considered at Committee of the Whole (Public Meeting) on November 5, 2013 and Council on November 19, 2013 ratified the recommendation of the Committee of the Whole (Public Meeting) to receive the applications. Similar to 2012, the Owner did not take further action in moving the applications forward towards approval.

Vaughan Official Plan 2010 Ontario Municipal Board Appeal

The Owner on November 8, 2012, appealed Vaughan Official Plan 2010 ('VOP 2010') to the then Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT), as it related to the land use designation applied to the Subject Lands. The LPAT on October 10, 2019, issued its Order (File No. PL111184, Appeal #77), which approved modifications to VOP 2010 to redesignate the northwest portion of the Subject Lands from "Natural Area" to "Prestige Employment," as well as removing the "Core Feature" overlay.

The LPAT's Order directed the final determination of the boundary of the Natural Area was to be delineated in the zoning by-law based on the completion and acceptance of further study, including staking the boundary of the natural features with the Toronto and Region Conservation Authority (TRCA). The Owner submitted a revised Zoning By-law Amendment application for the northwest portion of the Subject Lands based on this Order.

Official Plan Amendment File OP.12.012

Official Plan Amendment File OP.12.012 open as the Owner still seeks to redesignate Part 3 on Attachment 6 as it relates to the industrial building.

The existing Zoning By-law Amendment Application has been revised to permit the Development

The Owner has revised Zoning By-law Amendment File Z.12.009 (the 'Application') to rezone the northwest corner of the Subject Lands from "A Agricultural Zone", as shown on Attachment 1 to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2. The Application would permit a 4-storey office building (2,542.61 m²) (the 'Development') as shown on Attachments 2 to 4, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

a) Date the Notice of Public Meeting was circulated: March 12, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Keele Street and Langstaff Road 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 anyone on file with the Office of the City Clerk having requested notice.

c) Comments received (as of March 16, 2021): Written comments from S.Zorzit, dated March 16, 2021

- the proposed driveway off Keele Street will be unsafe, particularly for vehicles making left turns out of the proposed Development

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 and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

Previous reports related to the application can be found at the following links:
[November 6, 2012, Committee of the Whole Public Meeting, \(Item 1, Report 45\)](#)
[November 5, 2013, Committee of the Whole Public Meeting, \(Item 3, Report 49\)](#)

Analysis and Options

The proposed Development conforms with Vaughan Official Plan 2010 ('VOP 2010')

Official Plan Designation:

- "Employment Area" by Schedule 1 – Urban Structure by VOP 2010
- "Prestige Employment" by LPAT Order issued October 10, 2019 (File No. PL111184, Appeal #77)
- This designation permits office uses up to a maximum of 10,000 m²
- The Development conforms to VOP 2010

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

Zoning:

- The area subject to the Application is zoned “A Agricultural Zone” by Zoning By-law 1-88 as shown on Attachment 1
- This Zone does not permit office uses
- The Owner proposes to rezone the area subject to the Application “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions to permit the Development:

Table 1:

| | Zoning By-law 1-88 Standard | EM1 Prestige Employment Area Zone Requirements | Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements |
|----|--|---|---|
| a. | Minimum Front Yard (Keele Street) | 9 m | 6 m |
| b. | Minimum Interior Side Yard | 6 m | 2.1 m (south side) |
| c. | Maximum Building Height | 15 m | 20.4 m |
| d. | Minimum Landscape Width (Keele Street) | 9 m | 6 m |
| e. | Minimum Landscape Width (abutting OS1 Zone) | 7.5 m | 0 m |
| f. | Minimum Parking Requirement - Office Building | 2,542.61 m ² @ 3.5 spaces/100 m ² Total required parking = 89 spaces | 2,542.61 m ² @ 3.42 spaces/100m ² Total Proposed parking = 87 spaces |

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 | COMMENT(S) |
|----|---|--|
| a. | Conformity and Consistency with Provincial Policies, York Region, City Official Plan Policies and LPAT Decision | <p>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, 2010 ('YROP') and VOP 2010</p> <ul style="list-style-type: none"> ▪ The Application will be reviewed in accordance with the LPAT Order issued October 10, 2019, for the Subject Lands (File No. PL111184, Appeal #77) |
| b. | Appropriateness of Amendments to Zoning By-law 1-88 | <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application which are 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 <p>Related Site Development File DA.20.064 has not been deemed complete and the Owner must submit the following studies/reports:</p> <ul style="list-style-type: none"> • Environmental Impact Study • Transportation Demand Management Study/Plan • Archaeological Assessment • Tree Inventory Preservation Study/Arborist Report |
| d. | Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines |
| e. | Public Agency/Municipal Review | <ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, Canadian National Railway, and external public agencies and utilities |
| f. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze Threshold score of 31 points |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| g. | Parkland Dedication | <ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy |
| h. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"> The Owner must satisfy the requirements of the TRCA, including staking the boundary/development limits of the northwest corner of the Subject Lands |
| i. | Road Widening, Access, and Traffic | <ul style="list-style-type: none"> The Subject Lands will have access from Keele Street, a York Region road with a planned right-of-way of up to 43 m York Region will review the location and design of the proposed driveway from Keele Street and identify any required land conveyances or road dedications |
| j. | Related Site Development Application | <ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.20.064 to be reviewed with the Application in a future technical report The appropriateness of the external garbage area, among other matters, will be reviewed through the Site Development Application |

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 through the processing of the Application and the related Site Development 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 Daniela DeGasperi, Planner, Development Planning Department, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Building Elevations – West and North
4. Building Elevations – South and East
5. Original Development Proposal (February 21, 2012)
6. Revised Development Proposal (October 2013)

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