

Committee of the Whole (2) Report

DATE: Tuesday, April 13, 2021

WARD: 2

TITLE: HUNTINGTON IV LIMITED
ZONING BY-LAW AMENDMENT FILE Z.20.040
SITE DEVELOPMENT FILE DA.18.092 - PHASE 3
6685 LANGSTAFF ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To obtain approval from the Committee of the Whole for Zoning By-law Amendment File Z.20.040 and Site Development File DA.18.092 (Phase 3) for the subject lands, shown on Attachment 2. The Owner proposes to rezone the subject lands from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone,” to “EM1 Prestige Employment Area Zone,” subject to site-specific exception 9(1294) to permit the development of a one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

Report Highlights

- The Owner proposes to rezone the Subject Lands to permit a one-storey employment warehouse building with accessory office uses, to be built in two phases.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Site Development Application as the proposed rezoning of the subject lands and the proposed development are consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, as amended, York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.040 (Huntington IV Limited) BE APPROVED to amend Zoning By-law 1-88, 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” subject to site-specific Exception 9(1294) in the manner shown on Attachment 4;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.; and
3. THAT Site Development File DA.18.092 – Phase 3 (Huntington IV Limited), BE APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL as set out in Attachment 1, to permit the development of a one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

Background

The subject lands (the ‘Subject Lands’) are municipally known as 6685 Langstaff Road, located east of Huntington Road, are 5 ha in size and currently vacant. The Subject Lands and surrounding land uses are shown on Attachment 2.

Previous Development Application Approvals for the Subject Lands

Zoning By-law Amendment File Z.06.018 and Draft Plan of Subdivision File 19T-06V01 were submitted on February 21, 2006 by Squire Ridge Investments Ltd. The zoning application sought to rezone the Subject Lands and the surrounding area from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1 Prestige Employment Area Zone” with a Holding Symbol (H), “EM2 General Employment Area Zone”, “EM3 Retail Warehouse Employment Area Zone”, “C7 Service Commercial Zone”, “OS1 Open Space Conservation Zone” and “OS1 Open Space Conservation Zone” with a Holding Symbol “(H)”.

The Draft Plan of Subdivision, representing 40.54 ha, was submitted to facilitate the requisite development blocks, stormwater management block, open space, streets and roads as well as reserves. The applications were approved by Vaughan Council on June 25, 2007 and By-law 331-2007 was enacted by Vaughan Council on November 26, 2007.

On August 23, 2013, Zoning By-law Amendment File Z.13.029 was submitted by Squire Ridge Investments Ltd., for the Subject Lands and the surrounding area to facilitate amendments to By-law 331-2007 and approved Draft Plan of Subdivision File 19T-06V01 to relocate and rezone several blocks and to remove the Holding “(H)” Symbol. The applications and By-law 145-2014 were approved by Vaughan Council on

September 9, 2014. Plan of Subdivision File 19T-06V01 was then registered in September 2017.

Site Development File DA.18.092 History

Site Development File DA.18.092 was submitted on September 18, 2018 by Squire Down Investments Ltd., for 4, one-storey employment warehouse buildings (Buildings 2A, 2B, 2C and 2D) located south of Langstaff Road, through to Keyes Court and east of Huntington Road. 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.

On May 28, 2020, the Development Planning Department received a revised development proposal under new ownership (Huntington IV Limited), for the remaining 3 buildings, as shown on Attachment 3. The Owner advised the Development Planning Department to proceed with Building 2C as Phase 2, Building 2B as Phase 3 (the Applications subject to this report) 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 Building 2A will be considered in a future technical report at future Committee of the Whole meeting.

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 proposed under Site Development File DA.18.092, which includes the Subject Lands. Vaughan Council enacted Part Lot Control By-law 146-2020 on October 21, 2020.

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

The City on January 8, 2021, mailed a Notice of Public Meeting for Zoning By-law Amendment File Z.20.040, to all property owners within 150 m of the Subject Lands, to the West Woodbridge Homeowners Association and anyone on file with the City Clerk. A copy of the Notice 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

Vaughan Council, on February 17, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of February 2, 2021 for Zoning By-law Amendment File Z.20.040, which was to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputation was received at the Public Meeting:

Deputation

1. Ryan Chin, KLM Planning Partners Inc., representing the Owner

No additional deputations or written submissions regarding Zoning By-law Amendment File Z.20.040 were received by the Development Planning Department.

Previous Reports/Authority

The following are links to previous reports for the Subject Lands:

[Committee of the Whole Report \(Public Hearing\), February 2, 2021, Huntington IV Limited, Zoning By-law Amendment File Z.20.040](#)

[Committee of the Whole Report, December 3, 2019, Squire Down Investments Ltd, Site Development File DA.18.092 Phase 1](#)

[Committee of the Whole Report, December 8, 2020, Huntington IV Limited, Site Development File DA.18.092 Phase 2](#)

[Committee of the Whole Report, September 2, 2014, Squire Ridge Investments Ltd., Zoning By-law Amendment File Z.13.029 and Revised Draft Plan of Subdivision File 19T-06V01](#)

[Committee of the Whole Report, June 18, 2007, Squire Ridge Investments Ltd., Zoning By-law Amendment File Z.06.018 and Draft Plan of Subdivision File 19T-06V01](#)

Analysis and Options

A Zoning By-law Amendment and Site Development Applications have been submitted to permit an employment building

Huntington IV Limited (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of a 30,549.07 m² multi-unit one-storey employment warehouse building with accessory office uses, to be built in two phases (the 'Development'), as shown on Attachments 4 to 7:

1. Zoning By-law Amendment File Z.20.040 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" subject to site-specific Exception 9(1294), in the manner shown on Attachment 4. The Development complies with development standards (e.g. building setbacks, height, and coverage) of Zoning By-law 1-88, therefore no site-specific exceptions are required to permit the Development.
2. 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 to be built in two phases, as shown on Attachments 4 to 7, with the following Gross Floor Areas:

Ground Floor Unit 1	11,490.09 m ²
Mezzanine Unit 1	278.71 m ²
Ground Floor Unit 2	8,352.33 m ²
Mezzanine Unit 2	278.71 m ²
Total Phase 1	20,399.84 m ²
Future Ground Floor Unit 3	9,870.52 m ²
Future Mezzanine Unit 3	278.71 m ²
Total Phase 2	10,149.23 m ²
Overall Total	30,549.07 m ²

The proposed rezoning and Development are consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent with” the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development.

The proposed rezoning and Development are consistent with the PPS, specifically Section 1.3.1 which encourages planning authorities to promote economic development and competitiveness by: providing the appropriate mix and range of employment and institutional uses to meet long term needs; providing opportunities for a diversified economic base; and ensuring necessary infrastructure is provided to support current and projected needs.

The proposed rezoning and Development will utilize the Subject Lands for an employment use within an existing business park (the Huntington Business Park). The Development complements and is compatible with the existing and planned uses within the business park and provides employment opportunities to help meet the City’s long-term employment needs. The Subject Lands are also located in an area where servicing and infrastructure are available to serve the Development. In consideration of the above, the Development is consistent with the PPS.

The proposed rezoning and Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Subject Lands are located within a Settlement Area identified as a built-up area that contributes to providing employment lands. The proposed rezoning and Development are located within an employment area (the Huntington Business Park) on the east side of Huntington Road, south of Langstaff Road. The proposed rezoning and Development conforms to the Growth Plan as an employment use is proposed within a Settlement Area where municipal water and wastewater services are available.

The proposed rezoning and Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 (‘YROP 2010’) guides economic, environmental and community building decisions across York Region.

The Subject Lands are designated “Urban Area” on Map 1 - Regional Structure and located within an area identified as “Strategic Employment Lands - Conceptual” on Figure 2 - York Region Strategic Employment Lands in YROP 2010. Map 12 - Street Network of the York Region Official Plan also identifies Langstaff Road as a regional road with an ultimate width of 36 m.

The “Urban Area” designation permits a range of residential, industrial, commercial and institutional uses. YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Subject Lands are located within an employment area and will efficiently utilize the Subject Lands to maintain the planned employment use for the property. Therefore, the proposed rezoning and Development conforms to the policies of the YROP.

The proposed rezoning and Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by Vaughan Official Plan (‘VOP 2010’), Volume 2 - Section 12.12 Huntington Business Park, and are located within the “Employment Areas” designation shown on Schedule 1 - Urban Structure of VOP 2010.

The Subject Lands are also located within the Huntington Business Park Block 57/58 Plan approved by Vaughan Council on June 25, 2013. The Block Plan identifies the Subject Lands as “Prestige Area” which is consistent with the “Prestige Employment” designation and the “EM1 Prestige Employment” Zone.

The “Prestige Employment” designation permits a full range of employment industrial uses including warehousing (but not retail warehousing), manufacturing, processing and distribution uses within wholly enclosed buildings and do not require outside storage. Office and retail uses accessory to and directly associated with the employment industrial uses are permitted within this designation as well as office uses not accessory to or directly associated with the employment industrial uses, up to a maximum of 10,000 m². The proposed employment warehouse with accessory office uses is permitted in the “Prestige Employment” designation of VOP 2010. The proposed rezoning would establish one consistent zone (EM1 Prestige Employment Area Zone) over the entirety of the Subject Lands to effectively implement and maintain the intent of the “Prestige Employment” designation. The proposed rezoning conforms to VOP 2010.

The Development respects the design criteria in Section 9.1.2.10 a) through h) of VOP 2010. The lot and building size for the Development is consistent with approved development in the surrounding area. The Development provides direct pedestrian access from Langstaff Road by way of walkway on adjacent lands to the east. A pedestrian crossing is also proposed to provide safe pedestrian access to the main entrances of the building located along the north and east sides of the building. The building is located close to the street frontages and an appropriate amount of landscaping is provided to enhance the pedestrian experience. Surface parking is located on north and east side of the building, while the loading bays are located on the west side of the building. Precast screen walls and landscaping is proposed along the Langstaff Road and Keyes Court frontages to improve the streetscape and mitigate view impacts from the loading bays and surface parking areas.

In summary, the proposed rezoning would establish one consistent zone over the Subject Lands to facilitate the proposed employment uses that are permitted by the “Prestige Employment” designation and the Development conforms to the design criteria of VOP 2010 therefore, the Applications conform to VOP 2010.

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

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 2. The “C7 Service Commercial Zone” does not permit employment warehouse uses.

The Owner submitted Zoning By-law Amendment File Z.20.040 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,” subject to site-specific Exception 9(1294), to permit the Development, as shown on Attachments 4 to 7. The Development complies with all development standards (e.g. building setbacks, height, and coverage) of Zoning By-law 1-88, therefore no site-specific exceptions are required to permit the Development.

The Development Planning Department supports the rezoning for the Subject Lands because the Development is permitted in the “EM1 Prestige Employment Area Zone” and the rezoning would establish one consistent zone category over the entirety of the Subject Lands to facilitate the planned employment uses that are permitted by VOP 2010. Therefore, the proposed rezoning conforms to VOP 2010, is appropriate given the surrounding context and is consistent with previous approvals granted by Council on the adjacent lands.

The Development Planning Department supports the proposed rezoning the Development, subject to conditions

Site Plan

The Development is for a 30,549.07 m² multi-unit one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

The main building entrance for Unit 1 is located on the north side of the building facing Langstaff Road, while the entrance for Unit 2 and the future Unit 3 are located along the east side of the building. Each unit will have an office area with an exterior entrance and internal waste storage room.

Two full moves accesses are proposed from Keyes Court, while access to Langstaff Road would utilize right-in, right out movement. The Development is served by 328 surface parking spaces (including visitor, barrier free and carpool spaces), whereas 306 parking spaces are required, and 48 bicycle parking spaces are provided near the building entrances for convenience. The Owner proposes to temporarily store snow on excess parking spaces adjacent to the loading bays until snow is removed from the Subject Lands. The loading bays are located on the west side of the building.

Landscape Plan

The landscape plan is shown on Attachment 5. A 1.5 m wide walkway is proposed along the north and east sides of the building, with connections to a walkway on adjacent lands municipally known as 6675 Langstaff Road that provides pedestrian access to Langstaff Road.

Landscaping strips with plantings are proposed to ensure an attractive streetscape. A landscaped area of 9 m wide is proposed along the Langstaff Road frontage and a 3 m wide landscape strip is proposed along the Keyes Court frontage. A total of 88 trees consisting of a variety of coniferous and deciduous trees are proposed to be planted in the landscape areas along with shrubs to create an attractive streetscape and to help screen the loading bays and surface parking areas from the Langstaff Road and Keyes Court frontages.

Building Elevations

The proposed building elevations are shown on Attachments 6 and 7. Architectural materials proposed for the building includes white architectural precast and metal paneling for the facades with windows comprised of vision and spandrel glass. An ultimate building height of 14.59 m is proposed with 4.18 m precast screen walls for the north and south elevations, as well as stairs and railings for the south elevation due to existing grade changes.

The Owner is required to apply a bird friendly treatment to the building glazing to the satisfaction of the Development Planning Department. The final site plan, building elevations, architectural materials, landscape plan, landscape cost estimate and photometric plan must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1.

Sustainability Performance Metrics

The Policy Planning and Environmental Sustainability ('PPES') Department has advised that since Site Development File DA.18.092 was deemed complete on September 18, 2018, the Application is not required to meet the minimum threshold requirements, as threshold scores only relate to applications that have been deemed complete on or following October 1, 2018. The Owner has demonstrated that best efforts have been made to achieve a sustainable development by achieving landscaping criteria, sustainable stormwater management practices with 80 percent of total suspended solids from all runoff leaving the Subject Lands being removed on an annual basis. The Development also achieves sustainable standards for lighting and potable water. Bird friendly design features will also be incorporated on the building elevations.

The Development Engineering Department has no objection to the Applications, subject to conditions

The Development Engineering ('DE') Department has no objections to the Applications and has provided the following comments as it relates to the Development:

Water Servicing

Water service connection stubs do not exist along Keyes Court to service the Subject Lands. Service connections to the Development are proposed by installing a new water line connection to the existing watermain on Keyes Court. The DE Department is satisfied that the proposed arrangement can accommodate water servicing for the Development.

Sanitary Servicing

Sanitary service connection to the Development is proposed by installing a new sanitary manhole. The DE Department is satisfied that the Subject Lands can be accommodated with the proposed sanitary service connection.

Storm Servicing

The Owner proposes to remove the existing ditch inlet and storm lead from the storm main and replace the service connection with a new storm lead. Storm connections to the Development will be provided through an existing storm manhole and the storm sewers within Keyes Court will drain to the existing stormwater management pond located at the southeast quadrant of the subdivision. The DE Department is satisfied that the storm service connection can accommodate the Development.

The DE Department is satisfied that the Development can be adequately serviced for water, sanitary and storm, subject to the Owner obtaining certification and approval from the Subdivision engineer. A condition to this effect is included in Attachment 1.

Prior to final site plan approval, the subdivision agreement between Squire Ridge Investment Ltd. for Subdivision File 19T-06V01 and the City, shall be amended and executed to recognize municipal service changes to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

Transportation

The Transportation Section of the DE Department has reviewed the site plan and the Traffic Impact Brief ('TIB') prepared by TMIG, dated November 10, 2020 and has no objections to the Development as the findings of the report demonstrate that the existing road network is able to accommodate the increased vehicular traffic as a result of this Development. A walkway is proposed on the northeast portion of the Subject Lands that connects to a walkway on adjacent lands municipally known as 6675 Langstaff Road to provide pedestrian access to Langstaff Road.

Waste

Waste for the Development will be stored within each unit of the building and will be placed in waste collection bins in the loading bays on the day garbage is collected from the Subject Lands. The DE Department is satisfied with the waste management system proposed for the Development, however a Waste Collection Design Standards Form is required to be approved, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

Prior to the execution of the Site Plan Letter of Undertaking, the final site grading plan, site servicing plan, erosion and sediment control plan and Waste Collection Design Standards Form shall be approved to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

Development Charges are applicable for the Development

The Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board. A standard clause to this effect will be included in the Site Plan Letter of Undertaking.

Cultural Heritage has no objections to the Applications

The Subject Lands have been previously cleared of archaeological concern through Plan of Subdivision File 19T-06V01. The appropriate warning clauses regarding archaeological resources will be included in the Site Plan Letter of Undertaking.

Cash-in-Lieu of the dedication of parkland has been satisfied

The Office of Infrastructure Development Department, Real Estate Division has confirmed payment-in-lieu of the dedication of parkland was satisfied through Plan of Subdivision File 19T-06V01.

The Parks Infrastructure Planning and Development Department has no objection to the Applications

The Parks Infrastructure Planning and Development Department has no objection to the Applications as cash-in-lieu of parkland was satisfied as part of Plan of Subdivision File 19T-06V01.

The Forestry Operations Division has no objection to the Applications, subject to the final landscape plan being approved by the Development Planning Department

There are no significant trees on the Subject Lands that would warrant the need for a Private Property Tree Removal & Protection Permit, however, the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department advises that tree planting measurement setbacks between newly planted trees and utilities be implemented to maintain adequate clearance between newly planted trees and utilities. The final landscape plan shall be approved by the Development Planning Department, in consultation with the Forestry Operations Division.

The Fire and Rescue Services Department has no objection to the Applications

The Fire and Rescue Services Department has no objection to the Applications, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

The Toronto Region Conservation Authority ('TRCA') has no objection to the Applications

The TRCA has advised that the Subject Lands are located outside of TRCA's Regulated Area and are not within the WHPA-Q area of the CTC Source Protection Plan, therefore the TRCA has no objection to the approval of the Applications.

The Ministry of Transportation ('MTO') has no objection to the Applications

MTO has advised that the Applications are outside of the MTO Permit Control Area and as such, no further consultation with MTO is required, therefore MTO has no objection to the approval of the Applications.

The various utilities companies and Canada Post have no objection to the Applications

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications Inc. and Canada Post have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements, locates and mail delivery facilities with the above noted utility companies and Canada Post prior to the commencement of any site works. A condition to this effect will be included in the Site Plan Letter of Undertaking.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Department has no objection to the Applications, subject to their conditions included in Attachment 1, being satisfied.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment Application Z.20.040 and Site Development File DA.18.092 (Phase 3) in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public and the surrounding area context. The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, the YROP, VOP 2010, and the proposed rezoning is appropriate and compatible given the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report and the Conditions of Approval included in Attachment 1.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Phasing Plan
4. Proposed Zoning and Site Plan
5. Landscape Plan
6. North and South Building Elevations
7. East and West Building Elevations

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