

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD(S): 2

TITLE: 2118349 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.20.030
PART OF LOT 11, CONCESSION 10
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1. The Owner seeks approval to permit the development of two, 1-storey multi-unit employment buildings with accessory office uses having a total gross floor area of approximately 20,171 m², as shown on Attachments 2 to 7.

Report Highlights

- The Owner proposes to rezone the subject lands to permit two multi-unit employment buildings with accessory office uses
- Amendments to Zoning By-law 1-88 are required to permit the proposed development
- This report identifies preliminary issues to be considered in a comprehensive 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 File Z.20.030 (2118349 Ontario 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 located at the northwest corner of Langstaff Road and Huntington Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 20, 2019

Date application was deemed complete: November 27, 2020

A Block Plan application has been submitted to amend the approved Block 64 Plan

The Subject Lands are located within the Block 64 Block Plan ('Block 64 Plan'). Council, in June 2006 approved the Block 64 Plan, with subsequent amendments approved in 2012, as shown on Attachment 8. The Block Plan provides the basis for the land uses, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block in order to manage growth.

The Block 64 South Landowners' Group, in December 2020, submitted Block Plan File BL.64S.2020 to amend the approved Block 64 Plan to remove the cul-de-sac roads in the Block 64 Plan and to provide an alternative and phased servicing strategy for the southern portion of the Block 64 Plan area as shown on Attachment 9 (the 'Block 64 Plan Amendment'), and further discussed in the Matters to be Reviewed section of this report.

A Zoning By-law Amendment Application has been submitted to permit the proposed development

The Owner has submitted Zoning By-law Amendment File Z.20.030 (the 'Application') to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning By-law section of this report. The Application would permit the development of two, 1-storey multi-unit employment buildings (Building A with 8 units and Building B with 3 units) with accessory office uses having a total gross floor area ('GFA') of approximately 20,171 m² (the 'Development'), as shown on Attachments 2 to 7.

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

a) Date the Notice of Public Meeting was circulated: May 7, 2021.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along Langstaff Road and Huntington 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, the West Woodbridge Homeowners' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a written summary of comments received as of May 11, 2021, by the Development Planning Department.
 - Rob Russell, Robert Russell Planning Consultants Inc. on behalf of Maria Sulz, Langstaff Road, dated April 15, 2021. Mr. Russel commented the amendment to the Master Environmental Servicing Plan for the Block 64 Plan to remove the cul-de-sac roads, as shown on Attachment 9, and to provide an alternative and phased servicing strategy may negatively affect the future development potential of other landowners in the Block 64 Plan area

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 comprehensive report to the Committee of the Whole.

Previous Reports/Authority

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

[June 19, 2006, Committee of the Whole Meeting \(Item 71, Report 37\)](#)

[April 13, 2012 Committee of the Whole Meeting \(Item 11, Report 12\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- "Employment Areas" on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010')
- Shown as "Prestige Employment" and "General Employment" on Schedule 13 - Land Use of VOP 2010
- Policy 10.2.1.6 "Interpretation" of VOP 2010 states "for the purposes of delineating between "Prestige Employment" and "General Employment" land uses... the use abutting an arterial street shall be interpreted to extend one lot depth in from the arterial street."
- The portion of the Subject Lands fronting Huntington Road and Langstaff Road are designated "Prestige Employment". Therefore the "Prestige Employment" designation applies to the Subject Lands and permits employment buildings with accessory office uses
- The proposed rezoning and Development conform to VOP 2010

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

Zoning:

- "A Agricultural Zone" ('A Zone') by Zoning By-law 1-88
- The A Zone does not permit the Development

- The Owner proposes to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions:
 - a) A minimum landscape strip of 6 m (Langstaff Road) and 6.3 m (Huntington Road); whereas 9 m is required.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a comprehensive 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 and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency with the Provincial Policy Statement, 2020 (the ‘PPS’), and conformity to 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
b.	Appropriateness of the Proposed Rezoning and 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.	Block 64 Plan Amendment	<ul style="list-style-type: none"> ▪ The Block 64 South Landowners Group, in December 2020, submitted the Block 64 Plan Amendment to remove the cul-de-sac roads in the Block 64 Plan, as shown on Attachment 9, and to provide an alternative and phased servicing strategy for the southern portion of the Block 64 Plan area ▪ The approved Block 64 Plan identifies a cul-de-sac road extending east from the west property line through to the middle of the Subject Lands, as shown on Attachment 8 ▪ The Block 64 Plan Amendment is currently under review by the Policy Planning and Environmental Sustainability Department, and requires a future Public Meeting and comprehensive report ▪ Prior to the Application proceeding to a Committee of the Whole Meeting, the Block 64 Plan Amendment shall be approved by Council

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	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
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Watermains are required to service the Development as currently there are no existing watermains located along Huntington Road adjacent to the Subject Lands. The Owner shall confirm the water servicing strategy for the Development
f.	Huntington Road Widening/Access	<ul style="list-style-type: none"> ▪ The Traffic Impact Study ('TIS') prepared by The Municipal Infrastructure Group Ltd., dated March 2020, submitted in support of the Development, shows the interim design/lane configuration of Huntington Road with two lanes with a rural cross-section, whereas the ultimate Huntington Road configuration has four lanes ▪ The Huntington Road widening to four lanes is expected to be completed in 2023 according to the Municipal Class Environmental Assessment for Huntington Road from Langstaff Road to McGillivray Road (Part A) and Major Mackenzie Drive to Nashville Road (Part B) by Parsons Inc., dated November 7, 2017; however, according to the TIS, the Development is to be completed and occupied prior to the completion of the Huntington Road widening ▪ The TIS must be updated to provide a Functional Plan detailing access details for the ultimate condition of Huntington Road, and a phasing plan for the Huntington Road widening, as well as an updated Traffic Management Plan ('TMP') showing existing and proposed traffic controls ▪ The appropriateness of two full move accesses onto Huntington Road will be reviewed
g.	Urban Design Guidelines/Landscape Master Plan	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines, Huntington Glen (Block 64) Employment Area / Commercial Area Urban Design Guidelines and the Block 64 Huntington Glen Business Park Landscape Master Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Approved Source Protection Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within a Highly Vulnerable Aquifer and a Significant Groundwater Recharge Area and must be reviewed in consideration of the policies in the Approved Source Protection Plan: CTC (Credit Valley, Toronto and Region, and Central Lake Ontario) Source Protection Region which provides policies for protecting the drinking water sources/supply
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the parkland requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
k.	Site Development File DA.20.053	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.20.053 to be reviewed with the Application in a future comprehensive report
l.	Sustainable Development	<ul style="list-style-type: none"> ▪ The related Site Development File DA.20.053 will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides an overall application score of 29 and must achieve a minimum Bronze overall application score of 31

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. York Region has determined the Zoning Amendment application is a matter of local significance and does not adversely affect Regional planning policies or interest.

York Region has identified the following matters to be addressed as part of the amendment to the Block 64 Plan and Site Development File DA.20.053:

- York Region does not support the removal of the planned cul-de-sac roads. The locations of these cul-de-sac roads can be modified to accommodate the proposed Development; however, these cul-de-sac roads are essential and intended to facilitate access to parcels of land internally

- The removal of the approved cul-de-sac roads will result in direct access onto major boundary roadways resulting in significant operational and safety issues on these roads, which could be avoided by maintaining the cul-de-sac roads
- The supporting TIS only assesses the impact of the removal of the cul-de-sac roads from a capacity perspective and does not consider the significant operational and safety issues that will result by providing the right-in/right-out access onto Langstaff Road. It should be noted that this section of Langstaff Road has on-road bicycle lanes
- The Development will have two full move accesses onto Huntington Road and does not require an additional right-in/right-out access onto Langstaff Road from a capacity perspective

These issues and any other any issues identified by York Region will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. North and South Building Elevations - Building A
5. East and West Building Elevations - Building A
6. East and West Building Elevations - Building B
7. North and South Building Elevations - Building B
8. Approved Block 64 Plan 2012
9. Proposed Block 64 Plan

Prepared by

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