

Committee of the Whole (2) Report

DATE: Tuesday, December 08, 2020

WARD(S): 2

**TITLE: HUNTINGTON IV LIMITED
SITE DEVELOPMENT FILE DA.18.092 PHASE 2
6675 LANGSTAFF ROAD
VICINITY OF LANGSTAFF AND HUNTINGTON ROAD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Phase 2 of Site Development File DA.18.092 for the Subject Lands shown on Attachment 2, to permit the development of a one-storey multi-unit employment building with accessory office uses (Building 2C) as shown on Attachments 4 to 6.

Report Highlights

- The Owner proposes a one-storey multi-unit employment building with accessory office uses
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, York Region Official Plan, Vaughan Official Plan 2010, is a permitted use in Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area

Recommendations

1. THAT Site Development File DA.18.092 Phase 2 (Huntington IV Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed on Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of a one-storey multi-unit employment building with accessory office uses (Building 2C), as shown on Attachments 4 to 6.

Background

Location

The 4.3 ha subject lands (the 'Subject Lands') are a through lot with frontage on Langstaff Road and Keyes Court, and municipally known as 6675 Langstaff Road, as shown on Attachment 2.

A Site Development Application has been submitted to permit the Development

Huntington IV Limited (the 'Owner') has submitted Site Development File DA.18.092 (the 'Application') to permit a one-storey multi-unit employment building (Building 2C - Phase 2) with accessory office uses having a total Gross Floor Area ('GFA') of 26371.29 m² (the 'Development') as shown on Attachments 4 to 6.

History

Squire Ridge Investments Limited submitted the Application on September 18, 2018 for 4 one-storey employment warehouse buildings (Buildings 2A, 2B, 2C and 2D) on the north side of Keyes Court, east of Huntington Road and south of Langstaff Road. Shortly after submitting the Application, 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 (Buildings 2A, 2B and 2C). Ownership of 50 Keyes Court (Building 2D) was subsequently transferred ownership from Squire Ridge Investments Limited to Squire Down Investments Ltd. Vaughan Council on December 17, 2019 approved a Site Plan for 50 Keyes Court.

The Development Planning Department received a revised development proposal for the remaining 3 buildings on May 28, 2020, as shown on Attachment 3. The Owner advised the Development Planning Department to proceed with Building 2C as Phase 2 of the Development. Buildings 2A and 2B will be future phases of the overall development and will be considered in a technical report(s) at a future Committee of the Whole meeting(s).

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 on the Subject Lands. By-law 146-2020 was approved by Council on October 21, 2020.

Previous Reports/Authority

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

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

[Part Lot Control By-law 146-2020](#)

Analysis and Options

The Development is 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 Development is consistent with the PPS policies, 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 Development utilizes the Subject Lands for an employment use within an existing 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 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 Development is located within a Settlement Area identified as a built-up area that contributes to providing employment lands. The Subject Lands are located within an employment area (the Huntington Business Park) on the east side of Huntington Road, south of Langstaff Road. The Development conforms to the Growth Plan as it is an employment use within a Settlement Area where municipal water and wastewater services are available, and it adds to the completion of the surrounding business park.

The 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 metres.

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 Development conforms to the policies of the YROP.

The 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 "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. Ancillary retail is also permitted within the "Prestige Employment"

designation subject to certain criteria, as well as gas stations. The Development of an employment building with accessory office uses conforms to 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”. The approved Block Plan is consistent with the “Prestige Employment” designation and the “EM1 Prestige Employment” Zone.

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 includes a pedestrian connection from Langstaff Road to the main entrances of the building located along the north and west 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 east, west and north sides of the building with a loading bay is located on the east side of the building. Landscaping is proposed along the Langstaff Road and Keyes Court frontages to improve the streetscape and mitigate view impacts from the loading bay and surface parking areas.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned “EM1 Prestige Employment” by Zoning By-law 1-88, as shown on Attachment 2, and are subject to site-specific Exception 9(1294). The EM1 Zone permits the proposed employment use and the Development complies with the development standards of Zoning By-law 1-88.

Should changes to the site plan be required to address comments from the City or York Region resulting in zoning deficiencies, the Owner shall submit a minor variance application to the satisfaction of the Committee of Adjustment and receive approval from the Committee, prior to the execution of the Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development, subject to the Recommendations in this Report

Site Plan

The Development is for a one-storey multi-unit employment building with accessory offices (Building 2C) that is to be developed in two phases, as shown on Attachments 4 to 6, with the following GFAs:

Ground Floor Unit 1	10,624.35 m ²
Mezzanine Unit 1	464.52 m ²
Ground Floor Unit 2	6,339.92 m ²
Mezzanine Unit 2	278.71 m ²
Future Ground Floor Unit 3	8,385.08 m ²
<u>Future Mezzanine Unit 3</u>	<u>278.71 m²</u>
Total	26,371.29 m ²

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 west side of the building. Each unit will have an office area with an exterior entrance. Each unit will also include an internal garbage room located on the east side of the building with external doors to facilitate garbage, waste and recycling pickup.

Three full moves accesses (one via Langstaff Road and two via Keyes Court) are proposed and one right-out access driveway is proposed onto Langstaff Road for the Subject Lands. A total of 272 surface parking spaces (including visitor, barrier free and carpool spaces) are proposed to serve the Development. Bicycle parking is also provided near the building entrances for convenience.

The loading bays are located on the east side of the building. Vegetation is proposed for the Langstaff Road and Keyes Court frontage to help screen the visual impact of the loading bay and surface parking areas from the street. Screen walls should be considered to provide additional screening for the loading areas.

The Owner proposes to temporarily store snow in the soft landscaped areas along the Langstaff Road frontage until snow is removed from the Subject Lands.

Landscape Plan

The landscape plan is shown on Attachment 5. A 1.5 m wide walkway along the north, and west sides of the building provides pedestrian access to the Development. An appropriate amount of landscaping is provided to ensure an attractive streetscape. A 9m wide landscaped area is provided along the Langstaff Road frontage and a 3 m wide landscape area is provided along the Keyes Court frontage. A variety of coniferous and deciduous trees and shrubs are proposed to be planted in the soft landscape areas along the Langstaff Road and Keyes Court frontages to create an attractive streetscape and to screen the loading bay and surface parking areas.

Building Elevations

The proposed building elevations are shown on Attachment 6. Architectural materials proposed for the building includes white architectural precast paneling for the facades with windows comprised of vision and spandrel glass. The Owner has agreed to provide bird friendly treatments to the building glazing to the satisfaction of the Development Planning Department. The Development Planning Department are generally satisfied with the building elevations, however, recommends the elevation facing Keyes Court be enhanced to provide some additional architectural detail.

The final site plan, building elevations, roof plan, landscape plan, cost estimate and lighting plan must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Letter of Undertaking. Conditions to this effect are included on Attachment 1 to this report.

Sustainability Performance Metrics

The Development is located within a 400m walking distance of amenities and meets sustainable landscaping criteria such as soil depth, pH, soil volume, organic matter content and shade coverage. Sustainable transportation features of the Development include bicycle spaces, carpool and electric vehicle parking spaces. Pedestrian connections are provided to Langstaff road leading to the nearest transit stop and to on-site amenities such as bicycle parking and stationary outdoor furniture. The Development achieves 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. The Owner has advised bird friendly design features will also be incorporated on the building elevations.

The Development achieves an overall application score of 26, which does not meet the City's minimum threshold requirement of 31 for Site Development applications.

Therefore, prior to final site plan approval, the Owner shall provide a revised Sustainability Performance Metric ('SPM') scoring tool and cover letter demonstrating how the Development meets minimum threshold requirements, to the satisfaction of the City. A condition to this effect is included in Attachment 1.

Cultural Heritage has no objections to the Development

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

The Development Engineering (“DE”) Department has no objection to the Development, subject to conditions

A Functional Servicing & Stormwater Management Report, prepared by Urban Ecosystems Ltd. dated April 22, 2020 was submitted in support of the Application. The services for Building 2C have been designed to be consistent with the approved Draft Plan of Subdivision File 19T-06V01. The grading plan submitted by Urban Ecosystems Ltd; dated April 22, 2020 for Building 2C conforms with the approved subdivision grading plan.

Transportation

The Transportation Section of the DE Department has reviewed the site plan and the Traffic Impact Brief (‘TIB’) prepared by TMIG, dated May 2020. The Development generates an acceptable impact on the surrounding road networks. However, the Owner shall submit a revised TIB to address comments of the DE Department, specifically as it relates to the location and design of the primary full-moves site access on Langstaff Road, aligned with Street G of the approved Block 59 Plan. The Owner shall also finalize the truck turning movements for the loading bays on the east side of the Subject Lands and implement any traffic mitigation measures recommended by the TIB, to the satisfaction of the DE Department.

The final site grading plan, site servicing plan, erosion and sediment control plan and the TIB shall be approved to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

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

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

The Parks Planning Department has no objection to the Development

The Parks Planning Department has no objection to the Development.

The Forestry Operations Division has no objection to the Development

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department have no concerns with the Development.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to conditions

The Environmental Services Department, Solid Waste Management Division has no objection to the Development. Prior to final approval, the Owner must provide a waste

management site plan and floor plan to the satisfaction of the Environmental Services Department, Solid Waste Division. A condition to this effect is included in Attachment 1.

Development Charges for the Development are applicable

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

The Fire and Rescue Services Department has no objection to the Development, subject to conditions

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

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

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications Inc. and Canada Post have no objection to the Development, 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.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region has advised they have no objection to the Development subject to their conditions included in Attachment 1.

Toronto Region Conservation Authority ('TRCA')

The TRCA has advised 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.

Ministry of Transportation ('MTO')

The Application was circulated to the Ministry of Transportation ('MTO') however, to date, no comments have been received. The Owner shall satisfy all comments from the MTO, as required, prior to the execution of the Letter of Undertaking. A condition in this respect is included in Attachment 1.

Conclusion

The Development Planning Department has reviewed Site Development File DA.18.092 Phase 2 in consideration of the applicable Provincial Policies, the policies of the York Region Official Plan 2010, VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies and the surrounding area context.

The Development shown on Attachments 4 to 6 is consistent with Provincial Policies, conforms to the YROP 2010 and VOP 2010, complies with the “EM1 Prestige Employment Zone” of Zoning By-law 1-88 and is appropriate for the Subject Lands. Should Council approve Site Development File DA.18.092 Phase 2, conditions of approval are included on Attachment 1 of this report.

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

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Overall Plan/Phasing Plan
4. Site Plan - Building 2C
5. Landscape Plan - Building 2C
6. Building Elevations - Building 2C

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