

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, July 07, 2020

WARD(S): 2

**TITLE: 1406979 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.16.028
6701 HIGHWAY 7 AND 7551 HUNTINGTON ROAD
VICINITY OF HIGHWAY 427 AND HIGHWAY 7**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.028 (1406979 Ontario Limited). The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment application to rezone the subject lands shown on Attachment 1
- A Zoning By-law Amendment application has been submitted to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment Z.16.028 (1406979 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

The subject lands (the 'Subject Lands') shown on Attachment 1, include the lands municipally known as 6701 Highway 7 and 7551 Huntington Road and are located south of Highway 7, between Huntington Road and Highway 427 and are primarily vacant with some agricultural uses. The surrounding land uses are shown on Attachment 1.

The Committee of the Whole, at a Public Meeting held on October 5, 2016, originally considered the subject Zoning By-law Amendment File Z.16.028. The boundary of the Subject Lands has since been amended due to the expropriation of the Owner's land by the Ministry of Transportation and a 5.35 ha portion of land was added to the Subject Lands as shown on Attachment 2. In addition, Vaughan Official Plan 2010 ('VOP 2010'), policy 10.1.4.1 automatically requires a new public meeting for a planning application when it has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.

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

1406979 Ontario Limited (the 'Owner') submitted Zoning By-law Amendment File Z.16.028 (the 'Application') to amend Zoning By-law 1-88 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 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 Hearing was circulated: June 16, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca. Notice Signs were installed on the Subject Lands in accordance with the City's Notice Signs, Procedures and Protocols

- b) Circulation Area: 150 m radius from the Subject Lands and to the West Woodbridge Homeowners' Association

Comments Received to date: None

Any additional 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. All written comments received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The previous report related to this Application is available at the following link:

[Item 4, Report No. 36 Committee of the Whole \(Public Hearing\) Meeting October 5, 2016 – Zoning By-law Amendment File Z.16.028](#)

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010

The majority of the Subject Lands are designated “General Employment” with the west portion designated “Prestige Employment”, and a “Service Node” is identified at the intersection of Huntington Road and Highway 50 in VOP 2010, Volume 2, Section 12.12 – Huntington Business Park. A “Natural Area” designation also extends into a small portion of the Subject Lands, and is more specifically identified as a Core Feature in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network.

The “Natural Areas” designation, specifically in Core Features, prohibits development and/or site alteration. Development or site alteration on lands adjacent to Core Features is not permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.

The proposed rezoning of the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific Exceptions conforms to VOP 2010.

An Amendment to Zoning By-law 1-88 is required to rezone the Subject Lands

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, together with the following site-specific zoning exception:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Required Parking for Employment Uses other than Warehousing (Building with greater than 3,700m ² G.F.A.)	1.5 parking spaces per 100m ² Gross Floor Area (‘GFA’) devoted to the employment use plus 2 parking spaces per 100m ² of GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater	0.5 parking spaces per 100m ² of GFA
b.	Required Parking for Employment Uses other than Warehousing (Building with 3,700m ² or less G.F.A.)	2.0 parking spaces per 100m ² GFA or 3.5 parking spaces per unit, whichever is greater	0.5 parking spaces per 100m ² of GFA

The Owner is only proposing to amend Zoning By-law 1-88 to rezone the Subject Lands and no development is being proposed as part of the Application. As such, the Owner is not requesting exceptions to the regulatory standards of Zoning By-law 1-88 (i.e. setbacks, height, coverage, etc.) at this time.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered at 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	COMMENTS
a.	Consistency and Conformity with Provincial Plans and Official Plans	▪ The Application will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020</i> ('PPS'), <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), the York Region Official Plan ('YROP') and Vaughan Official Plan 2010 ('VOP 2010') policies
b.	Abutting Lands to Immediate South of Highway 7	▪ The Subject Lands are part of a larger land assembly not subject to the Application. These lands are between Highway 7 and the north limit of the Subject Lands as shown on Attachment 2. The Owner has requested York Region consider these lands for an employment land conversion to permit mixed-use, high density residential uses ▪ Vaughan Council, on May 27, 2020, considered a staff report concerning a number of employment land conversion requests throughout the City of Vaughan. Vaughan Council recommended the Subject Lands for an employment land use conversion. Vaughan Council's recommendation has been forwarded to York Region for consideration as York Region is the approval authority for employment land conversion requests being reviewed as part of the 2041 Municipal Comprehensive Review

	MATTERS TO BE REVIEWED	COMMENTS
c.	Conformity with Huntington Business Park Block 57/58 Plan	▪ The Application will be reviewed in consideration of the approved Huntington Business Park Block 57/58 Plan (Attachment 3), and the proposed alteration to the approved road pattern in this portion of the employment area ▪ The Block Plan shows the east/west road centrally located within the Subject Lands, whereas as the proposed zoning by-law shows the road further to the south along the south property limit and adjacent to the existing Glenview Memorial Gardens Cemetery. The appropriateness of the proposed road location will be reviewed ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 57/58 Developers' Group Agreement to the satisfaction of the Trustee for Block 57/58 and the City of Vaughan
d.	Appropriateness of the Proposed Rezoning and site-specific Zoning Exceptions	▪ The appropriateness of the proposed amendment to Zoning By-law 1-88 to rezone the Subject Land and the site-specific parking exception will be reviewed in consideration of the compatibility with the planned and existing surrounded land uses ▪ The proposed rezoning of the portion of the Subject Lands designated "Natural Areas" in VOP 2010 will be reviewed

	MATTERS TO BE REVIEWED	COMMENTS
e.	Studies and Reports	▪ The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: - Draft Zoning By-law - Functional Servicing Report and Master Environmental Servicing Plan (MESP) update ▪ These studies/reports are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) Additional studies/reports, including but not limited to the submission of a Parking Assessment, may be required as part of the application review process
g.	Related Site Development Application File DA.18.089	▪ The Owner previously submitted Site Development File DA.18.089 to permit 4 single and multi-unit warehouse buildings. The Owner has advised the Site Development File will be revised • The Owner is required to resubmit the Site Development Application. The review of the Site Development Application will consider, but not be limited to, the following matters: - appropriate built form, site design, building elevations and landscaping - appropriate building and outside storage setbacks to the surround land uses - proper vehicle turning movements - implementation of appropriate waste collection design standards - appropriate site servicing and grading, stormwater management - provisions of sufficient snow storage areas - the protection of Core Features as identified in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network

	MATTERS TO BE REVIEWED	COMMENTS
h.	External Agencies - Peel Region and Toronto and Region Conservation Authority	The Application has been circulated to Peel Region and the Toronto and Region Conservation Authority ('TRCA') for review and comment
i.	Ministry of Transportation	The Ministry of Transportation (MTO) has advised lands have been expropriated for a proposed Transitway station adjacent to the Subject Lands as shown on Attachment 2

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulation 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 will be considered in the technical review of the Application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Jennifer Kim, Planner – Development Planning Department, at Extension 8592.

Attachments

1. Context & Location Map
2. Proposed Zoning
3. Approved Block 57/58 Plan

Prepared by

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