

C14  
Communication  
CW (PM) – June 1, 2021  
Item# - 3

# COMMITTEE OF THE WHOLE PUBLIC MEETING

LANGSTAFF ROAD AND HUNTINGTON ROAD  
CITY OF VAUGHAN

ZONING BY-LAW AMENDMENT (Z.20.030)

JUNE 1, 2021  
VIRTUAL MEETING

**WESTON**  
CONSULTING



# OVERVIEW

## 2019

- Pre-Application Consultation meeting with City Staff and the Region held on September 20, 2019

## 2020

- Submitted Zoning By-law Amendment (Z.20.030) and Site Plan Control applications (DA.20.053)
- Applications deemed complete on November 27, 2020

## 2021

- Applications have been circulated to all City departments, Region of York and external agencies
- Meetings have been held with City and Regional Transportation Staff to confirm the accesses for Huntington and Langstaff Road and the removal of the cul-de-sac
- Attend Public Meeting to receive feedback on the proposal
- Prepare a resubmission to address the comments received on the proposal

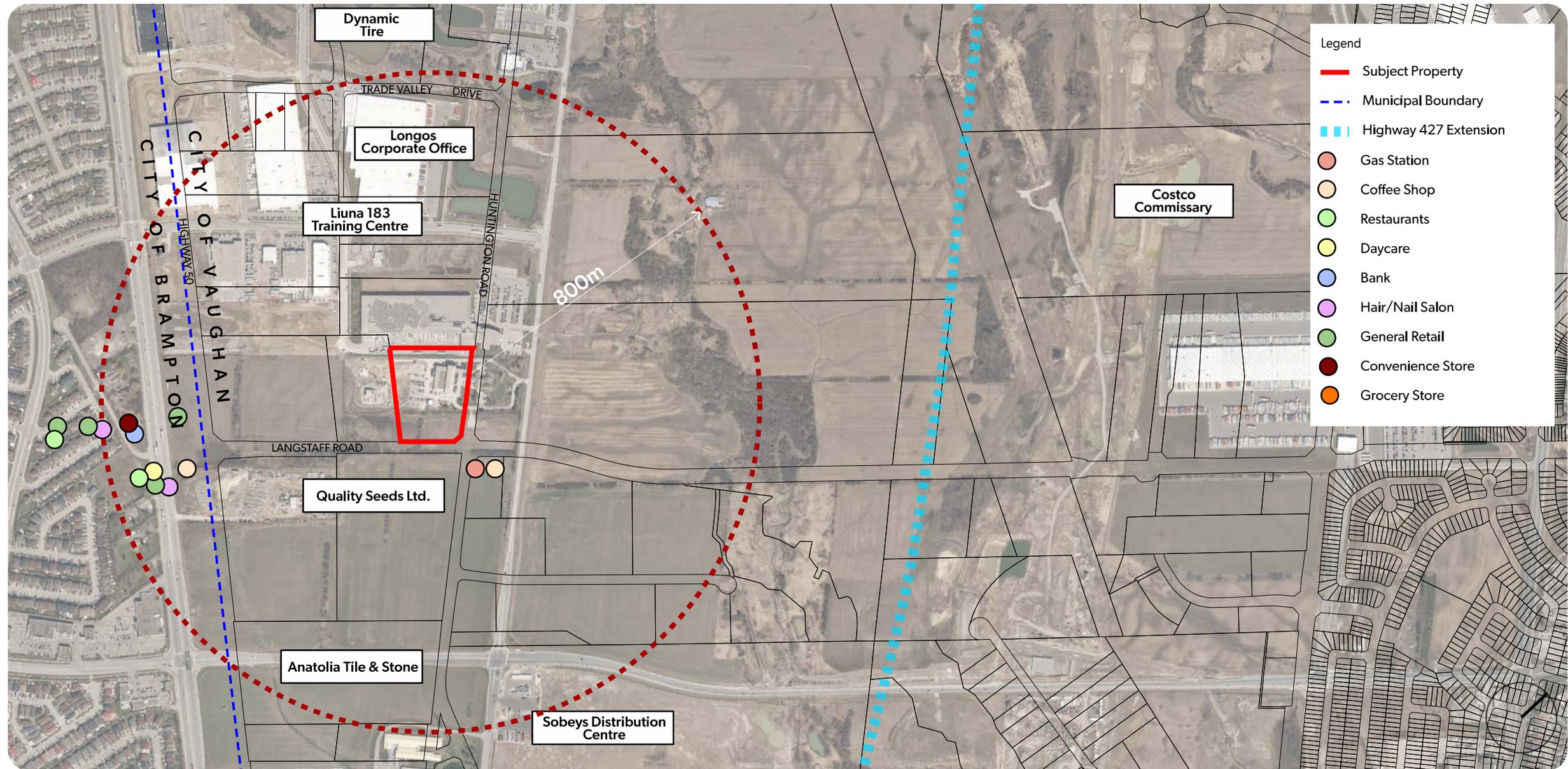
# SUBJECT LANDS



Air Photo

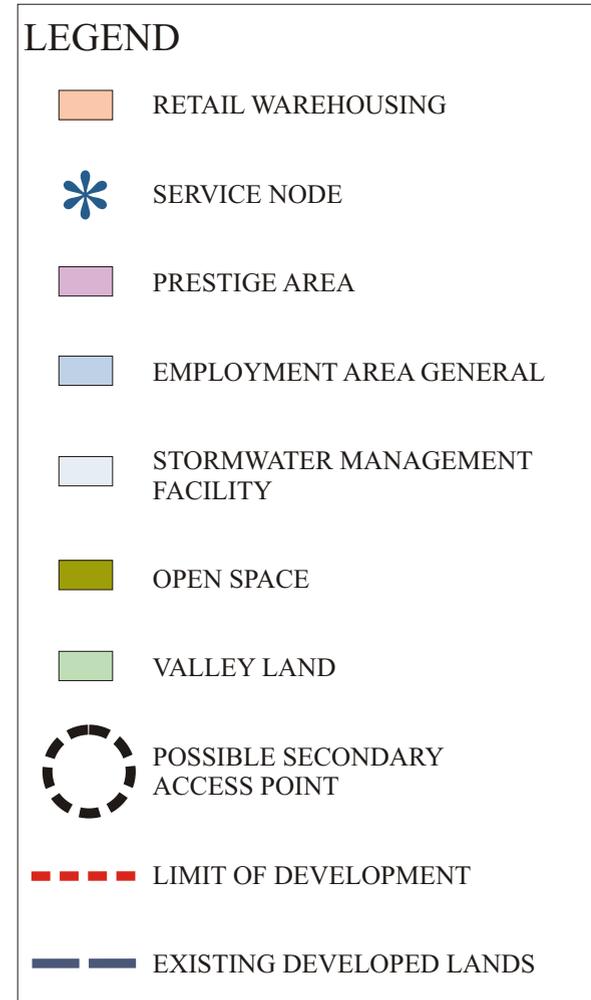
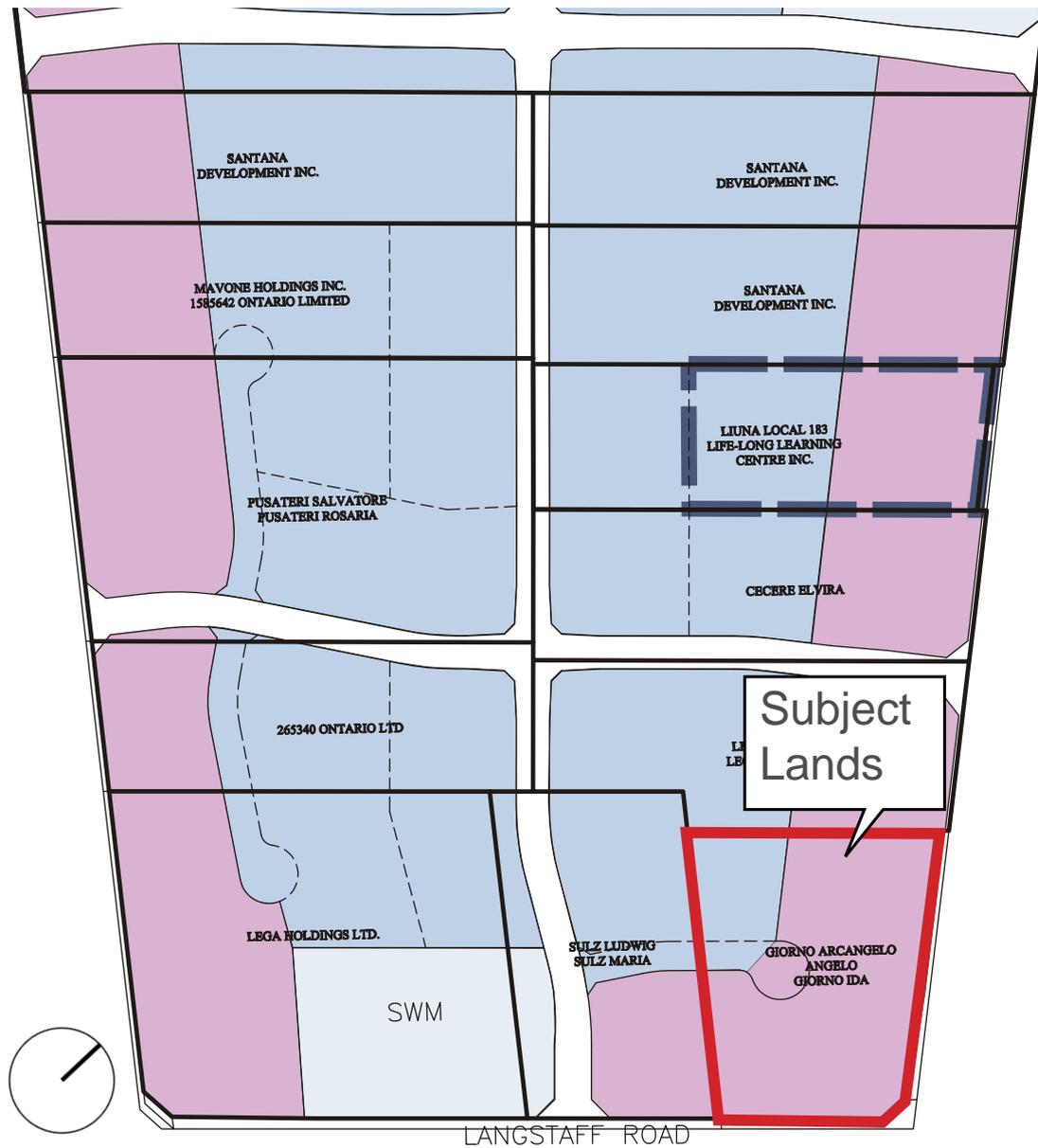
- Vacant parcel of land located at the northwest corner of Langstaff Road and Huntington Road
- **Site Area:** 3.9 hectares (9.71 acres)
- **Frontage:** 147.48 metres on Langstaff Road; 228.5 metres on Huntington Road

# SITE CONTEXT



Context Map

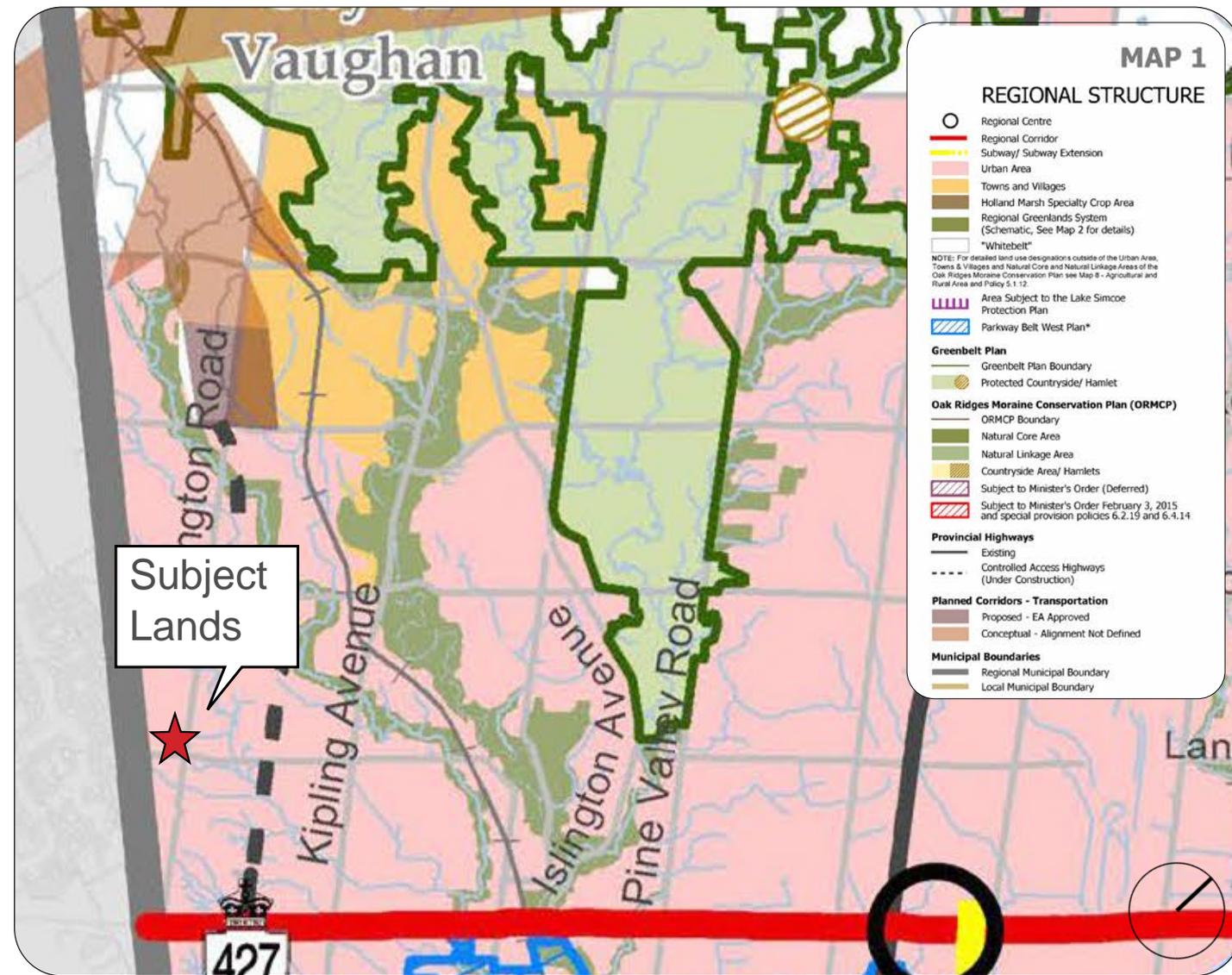
# SITE CONTEXT



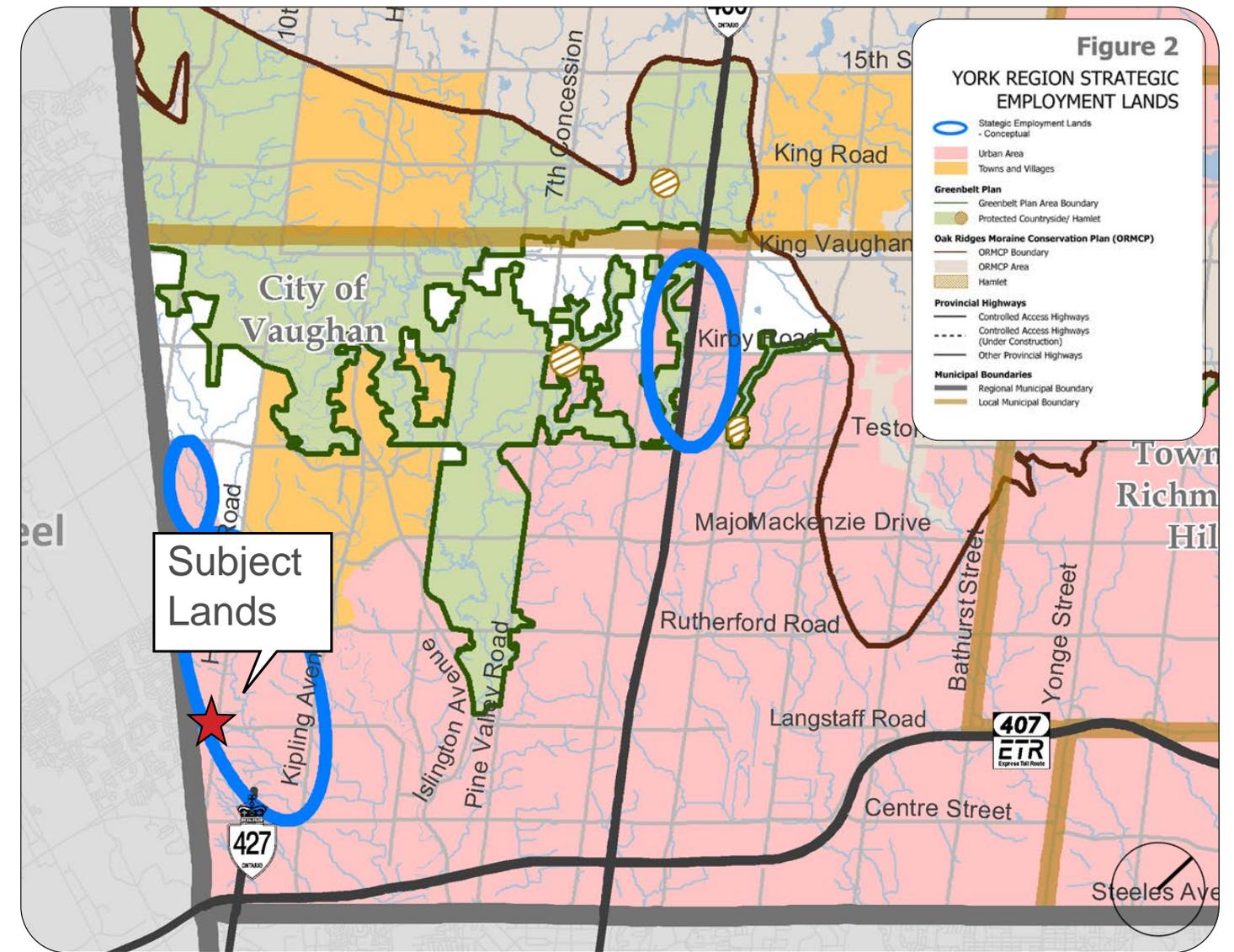
Block 64 Plan

- Located within the Block 64 Block Plan
- Block Plan provides basis for land use
- Landowner Group responsible for implementing the development of the spine roads and services
- Owner of subject lands is a participating member of the Block 64 South Landowners Group
- Block Plan Amendment application submitted by the Landowners Group in December 2020

# PLANNING FRAMEWORK - YORK REGION OFFICIAL PLAN

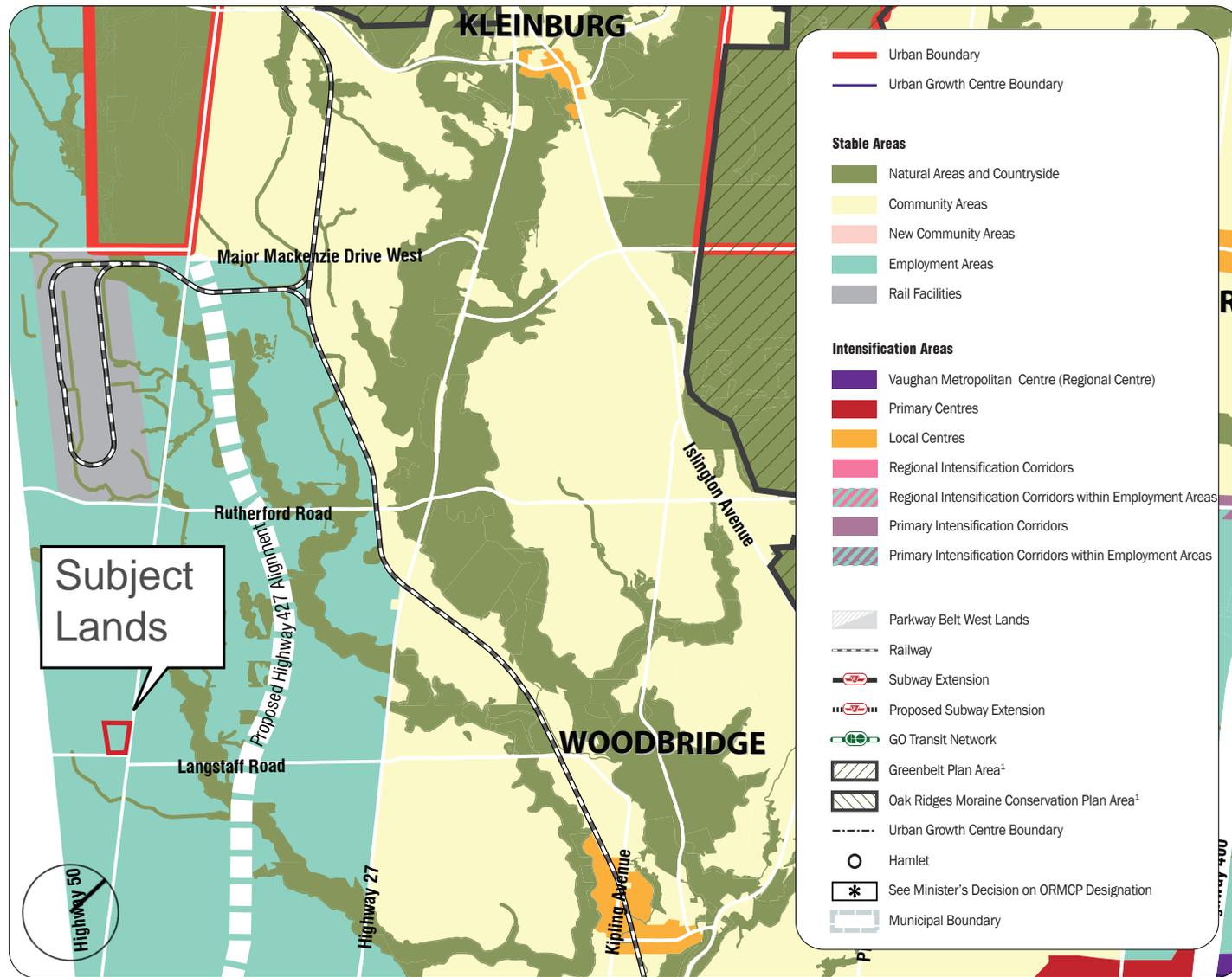


Designation: Urban Area  
Map 1: Regional Structure

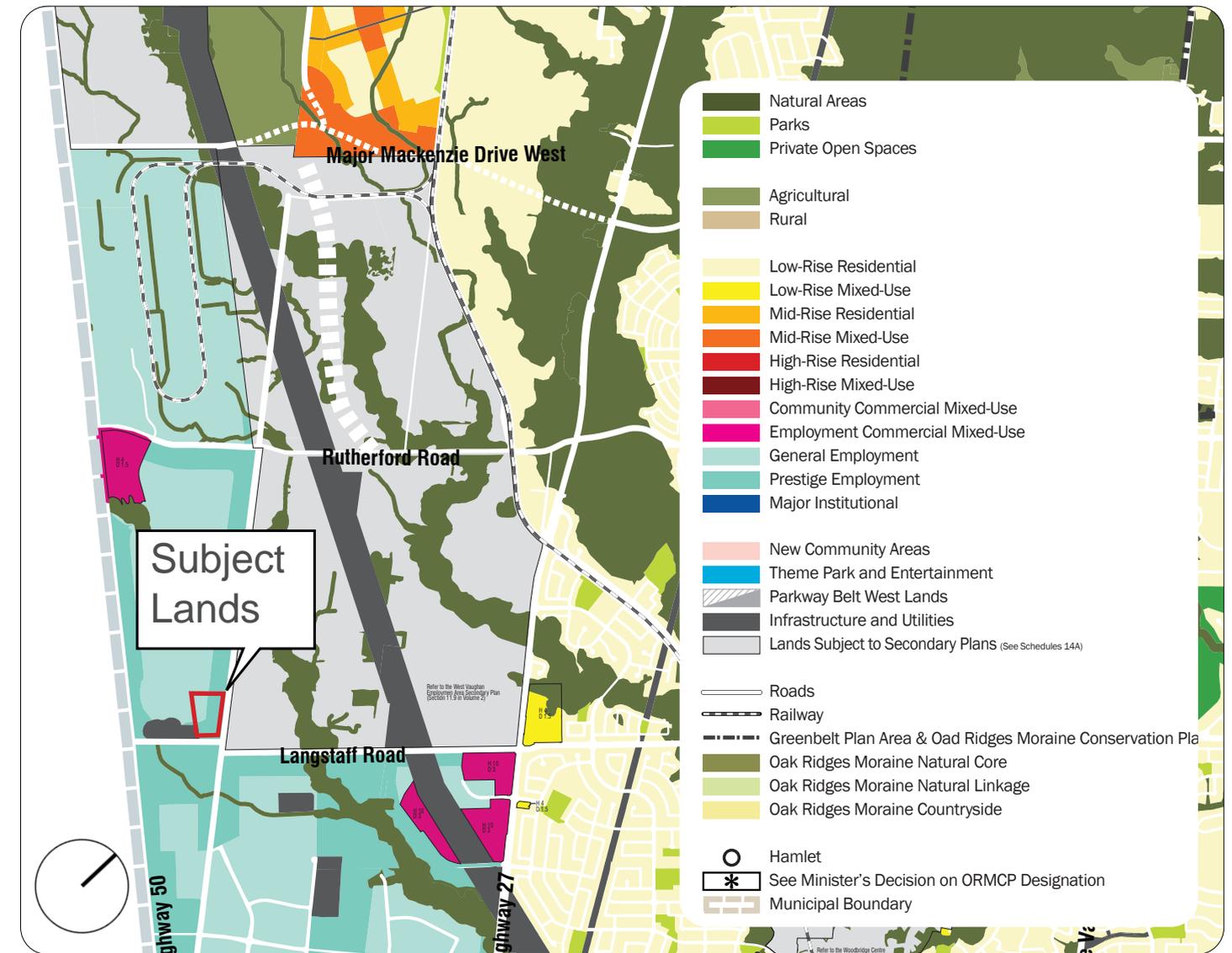


Designation: Strategic Employment Lands  
Figure 2: York Region Strategic Employment Lands

# PLANNING FRAMEWORK - CITY OF VAUGHAN OFFICIAL PLAN

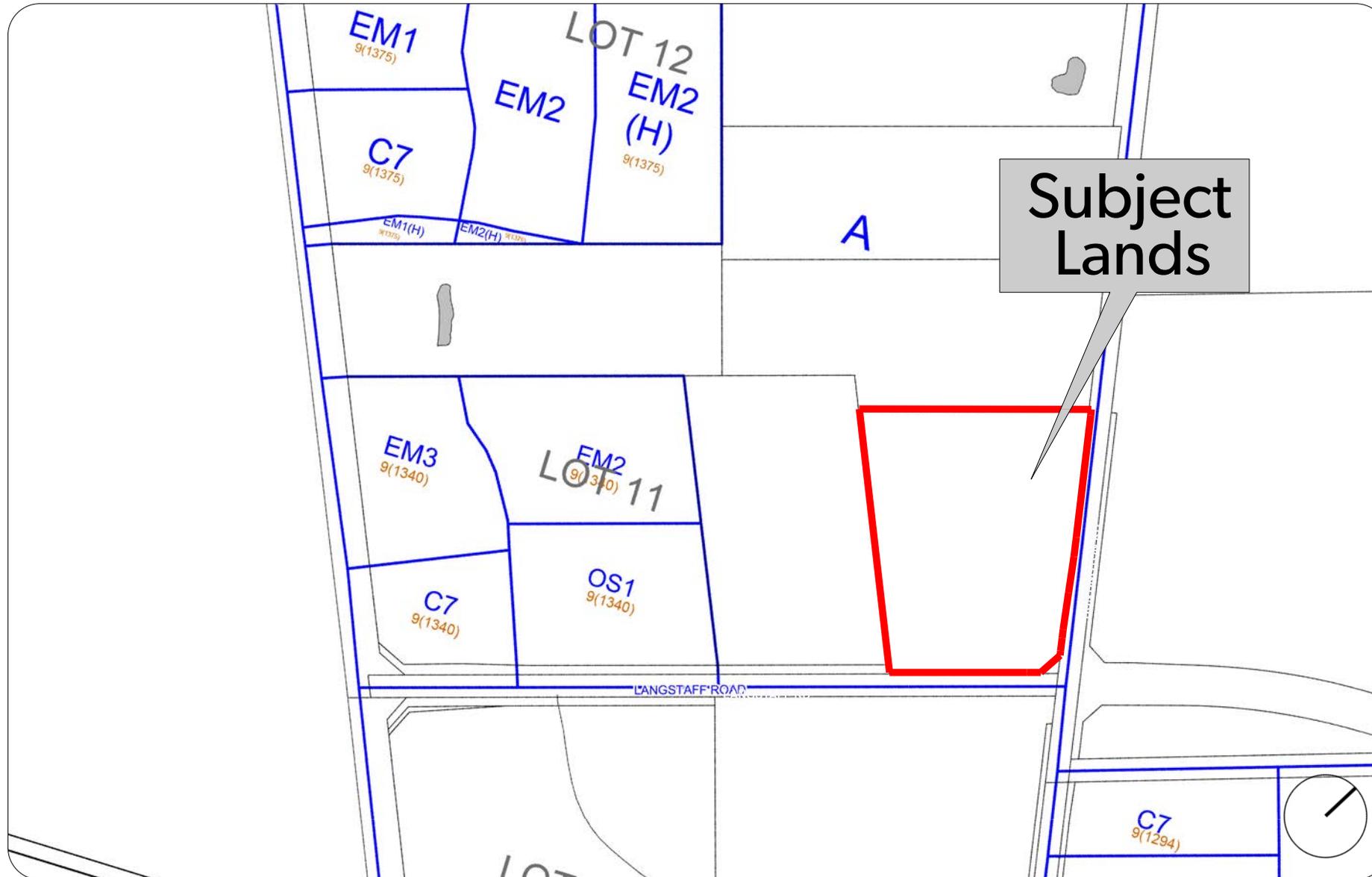


Designation: Employment Area  
 Schedule 1: Urban Structure



Designation: Prestige Employment and General Employment  
 Schedule 13: Land Use Designations

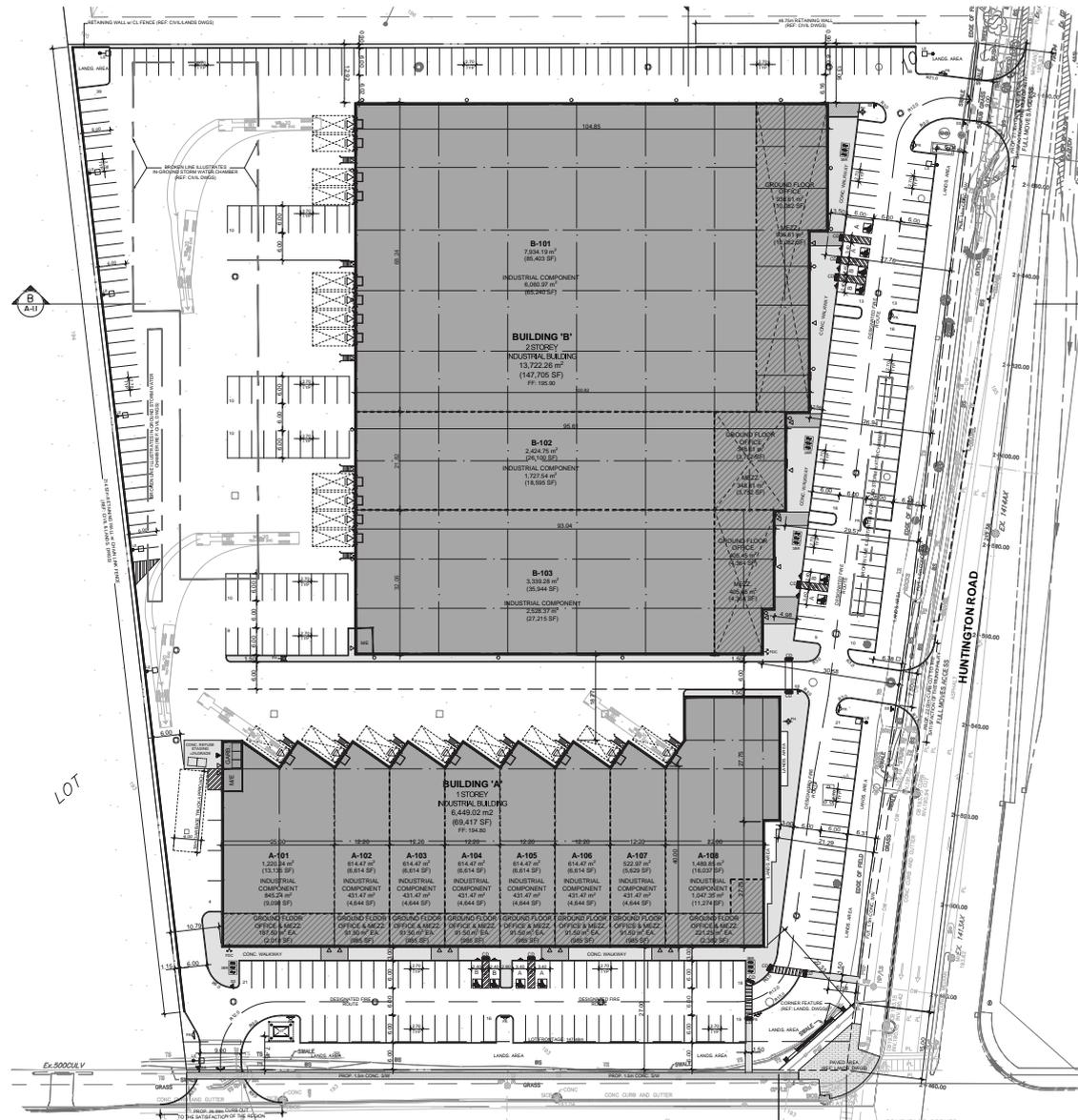
# PLANNING FRAMEWORK - CITY OF VAUGHAN ZONING BY-LAW 1-88



- **Zone:** Agricultural
- Does not permit industrial or accessory office uses
- Zoning By-law Amendment required to permit proposed development

Zoning Map 10C of Zoning By-Law 1-88

# PROPOSED DEVELOPMENT



Site Plan, prepared by Baldassarra Architects Inc.

- Two, 1-storey multi-unit industrial buildings proposed with accessory office uses
- 329 parking spaces proposed
- **Total GFA:** 20,171.28 square metres (217,122 square feet)
  - Building A - 6,449.02 square metres (69,471 square feet)
  - Building B - 13,722.26 square metres (147,705 square feet)

# PROPOSED DEVELOPMENT



Rendering, prepared by Baldassarra Architects Inc.

# PROPOSED ZONING BY-LAW AMENDMENT

Zone Standard:	Proposed	Permitted
Minimum Lot Frontage (m):	147.48 (Langstaff Road)	65
Minimum Lot Area (m <sup>2</sup> ):	39,291.53	8,000
Minimum Front Yard Setback (m):	27.00	9
Minimum Rear Yard Setback (m):	12.92	12
Minimum Interior Yard Setback (m):	10.79	6
Minimum Exterior Yard Setback (m):	21.29	6
Maximum Lot Coverage (%)	44.60	60
Maximum Building Height (m)	Building A: 10.8 Building B: 13.4	15
Minimum Number of Parking Spaces	329 Parking Spaces 10 Accessible Parking Spaces (5 Type A, 5 Type B)	320 Parking Spaces 10 Accessible Parking Spaces (5 Type A, 5 Type B)
Minimum Landscaping Strip along Langstaff Road and Huntington Road (m)	6	9
Maximum Gross Floor Area of Office Use Accessory to Industrial Employment Use (% of Industrial Employment Use)	42.7	49

- Rezone from *Agricultural (A)* to *Prestige Employment Area Zone (EM1-XX)* with site-specific exceptions

## Site-Specific Exceptions

- Increased maximum driveway width
- Reduced minimum landscape strip
- Additional Permitted Uses
  - A multi-unit building

# SUPPORTING TECHNICAL MATERIALS

- Urban Design Brief
- Planning Justification Report
- Stage 1-2 Archaeological Assessment
- Phase 1 and Phase 2 Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Engineering Drawings
- Sustainability Metrics and Summary Letter
- Pedestrian and Bicycle Circulation Plan
- Site Plan Accessibility Impacts Checklist
- Arborist Report
- Noise and Vibration Brief
- Traffic Impact Study
- Landscape Plan, Tree Inventory and Preservation Plan
- Architectural Drawings
- Electrical Plans
- Legal Survey
- Draft Zoning By-law Amendment

# Thank You

## Comments & Questions?

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