

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD(S): 2

TITLE: CAPLINK LIMITED
ZONING BY-LAW AMENDMENT FILE Z.21.015
VICINITY OF HIGHWAY 50 AND LANGSTAFF 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 to permit three employment buildings with accessory office space in each building, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes to rezone the subject lands and construct three employment buildings with accessory office space in each building
- 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. 21.015 (Caplink 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: Southeast corner of Langstaff Road and Highway 50 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 11, 2021

Date application was deemed complete: April 26, 2021

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

Caplink Limited (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit three employment buildings with accessory office space in each building (the 'Development'), as shown on Attachments 2 to 6:

1. Zoning By-law Amendment File Z.21.015 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 Meeting was circulated: May 21, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Highway 50 and Langstaff 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 and to the West Woodbridge Homeowners' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 18, 2021 by the Development Planning Department.

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

N/A

Analysis and Options

The Development conforms with Vaughan Official Plan 2010

Official Plan Designation

- "Employment Area" by Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP2010')

- “Prestige Employment Area” and “Natural Areas” by VOP 2010, Volume 2, Section 12.12 Huntington Business Park, Land Use Map. A Service Node is identified at intersection of Langstaff Road and Huntington Road and another on Langstaff Road, in the vicinity of the northeast corner of the Subject Lands
- This designation permits employment uses with accessory office uses
- The Development conforms to VOP 2010

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

Zoning:

- “A Agricultural Zone” by Zoning By-law 1-88
- This Zone does not permit the proposed employment use
- The Owner proposes to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions identified in Table 1 of this report to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement
a.	Minimum Landscape Strip Abutting an Arterial Road	9 m	6 m (abutting Highway 50 and Langstaff Road)
b.	Maximum Building Height	15 m	15.8 m (Buildings A, B and C)
c.	Outside Storage of Trailers Accessory to an Employment Use	Outside storage is not permitted in the EM1 Prestige Employment Area Zone	Trailer parking accessory to an Employment Use shall not be considered Outside Storage
d.	Minimum Parking Requirements	<u>Employment</u> 1.5 spaces / 100 m ² x 55,343.71 m ² = 831 spaces <u>Accessory Office</u> 2 spaces / 100 m ² x 6,045.85 m ² = 121 spaces Total Parking Required = 952 spaces	<u>Employment</u> 0.94 spaces/100 m ² x 55,343.71 m ² = 521 spaces <u>Accessory Office</u> 1 space / 100 m ² 6,045.85 m ² = 61 spaces Total Proposed Parking = 582 spaces

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 and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), 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 policies
b.	Appropriateness of Amendments to Zoning By-law	<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.	Conformity with Huntington Business Park Block 57/58 Plan	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the approved Huntington Business Park Block 57/58 Plan (Attachment 7). ▪ The Huntington Business Park Block 57/58 Plan includes a public road right-of-way located within the east limit of the Subject Lands, whereas the Application includes an "access driveway". The Owner has submitted a Transportation Impact Study and the appropriateness of the proposed access 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.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines, the West Vaughan Area Secondary Plan, and the Block 57 & 58 Vaughan West Employment Area and Vaughan West Corporate Business Park Urban Design Guidelines
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, Peel Region the City of Brampton, the utility companies and the Public, Separate, and French School Boards
g.	Sustainable Development	<ul style="list-style-type: none"> • The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development achieves a Bronze Threshold score of 34 points
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
i.	Alectra Utilities	<ul style="list-style-type: none"> ▪ The Application proposes high-voltage generators and substations and must be reviewed by Alectra Utilities. The Owner must satisfy all requirements of Alectra Utilities
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The TRCA had issued a permit to facilitate the realignment and enclosure of the Headwater Drainage Feature that bisects the Subject Lands. A re-issuance of this permit is currently under review ▪ The decision to alter and enclose the feature was determined through the Master Environmental Servicing Plan (MESP) for Block 57/58 West ▪ The Application has been circulated to the TRCA for review
k.	Locations of Proposed Loading and Trailer Parking Areas	<ul style="list-style-type: none"> ▪ The proposed locations and screening of the loading and trailer parking areas will be reviewed in consideration of VOP 2010 policies and Zoning By-law 1-88
l.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.018 to be reviewed with the Applications in a future comprehensive report to the Committee of the Whole

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. Any issues will be addressed when the comprehensive 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 Applications. 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 Jennifer Kim, Planner, Development Planning Department, at ext. 8592.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building A Elevations
5. Building B Elevations
6. Building C Elevations
7. Approved Block 57/58 Plan

Prepared by

Jennifer Kim, Planner, ext. 8592

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager