

CAPLINK LIMITED

Highway 50 & Langstaff Road

Communication : C 13
Committee of the Whole (PM)
June 14, 2021
Item # 3



**PUBLIC MEETING
JUNE 14, 2021**

HUMPHRIES PLANNING GROUP INC.

Z.21.015 & DA.21.018

SITE LOCATION AND SURROUNDING CONTEXT

Location:

South east corner of Highway 50 & Langstaff Road

Site Area:

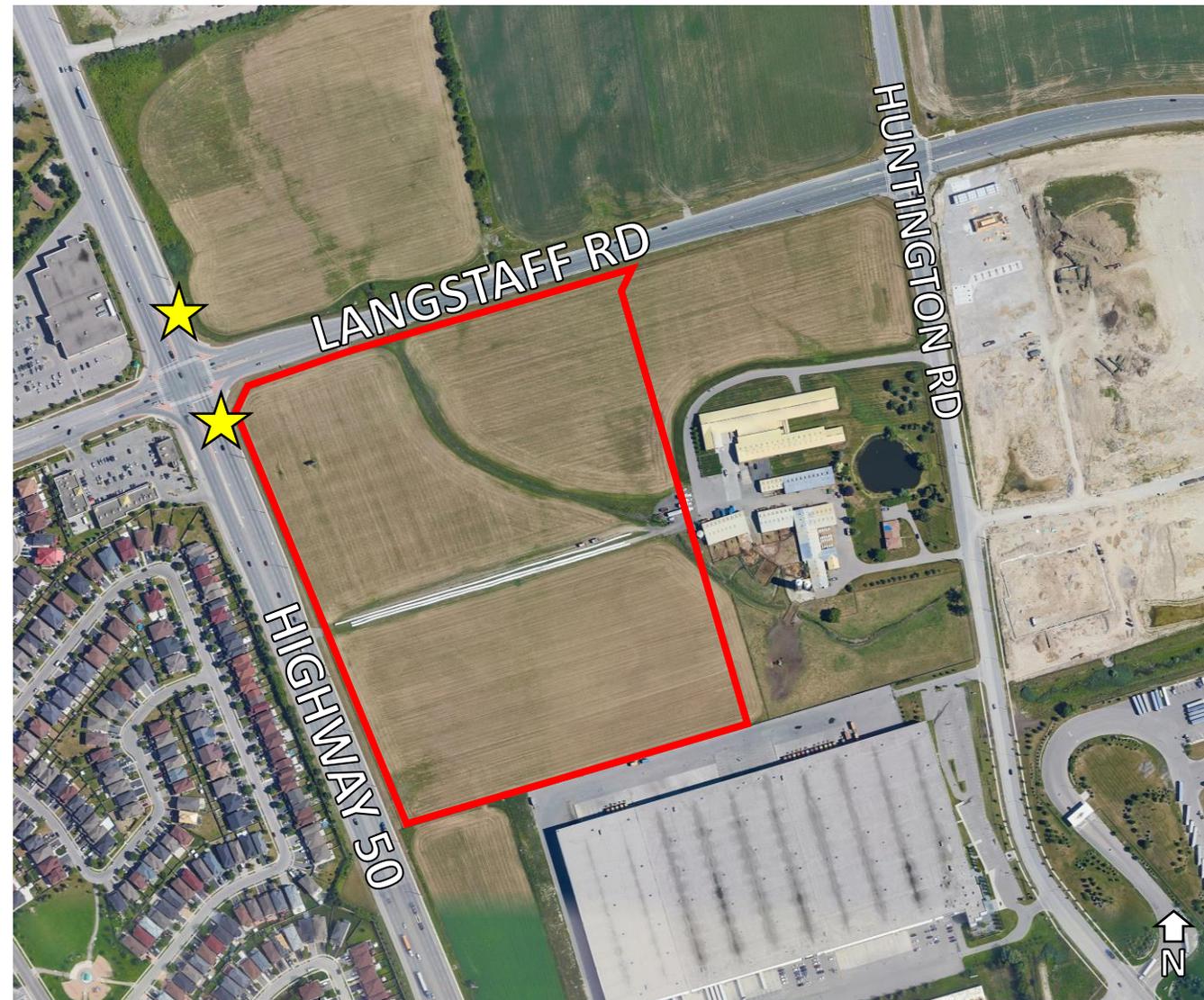
Approximately 29.81 acres

Lot Frontage:

Highway 50 – 378 metres
Langstaff Road – 316 metres

Existing Use:

Vacant agricultural land, formerly part of the Quality Seed property.



Subject Site — ★ EXISTING BUS STOPS

Figure 1: Aerial Photo (Google Earth Pro)

POLICY FRAMEWORK

■ Vaughan Official Plan, 2010

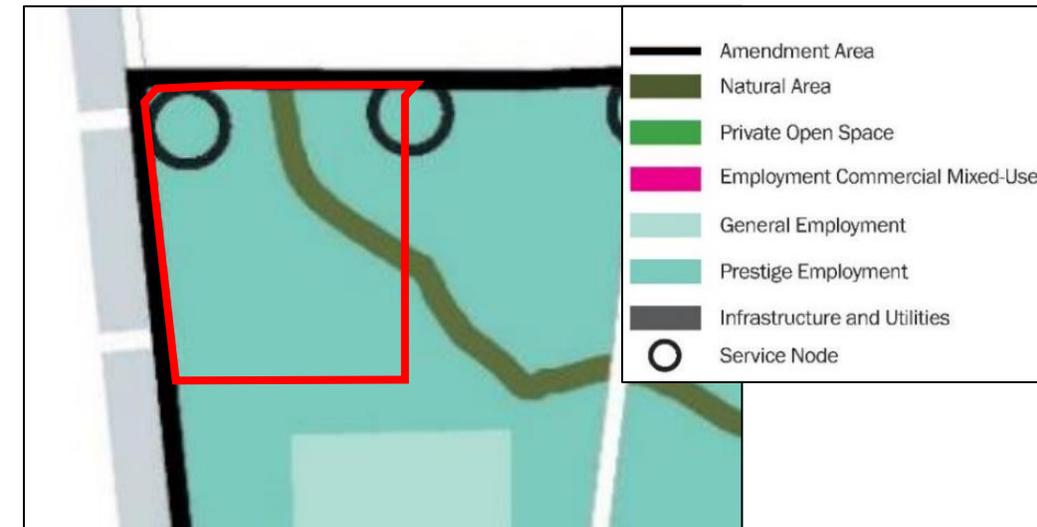
- Subject Site is located within a “**Employment Area**” and “**Natural Areas and Countryside**”, per Schedule 1 – Urban Structure.
- Subject Site is located within the **Huntington Business Park**, per Schedule 14-B – Areas Subject to Area Specific Plans.

■ Huntington Business Park

- Subject Site is designated “**Prestige Employment**” and “**Natural Areas and Countryside**”, per Map 12.12.A – Huntington Business Park – Land Use.
- Prestige Employment areas are generally characterized by a wide range of employment and employment supportive services.
- The proposed Application conforms to the policies of the Huntington Business Park Area and policies of the City of Vaughan Official Plan (2010).



Figure 2: Schedule 1 – Urban Structure (City of Vaughan)



Subject Site ■ Figure 3: Map 12.12.A – Huntington Business Park – Land Use, (City of Vaughan)

POLICY FRAMEWORK

Block Plan

- Subject Site is designated “**Prestige Employment**”, per Huntington Business Park – Block Plan dated December 7, 2015.
- The applicant is seeking removal of the north-south road as part of the zoning application process.

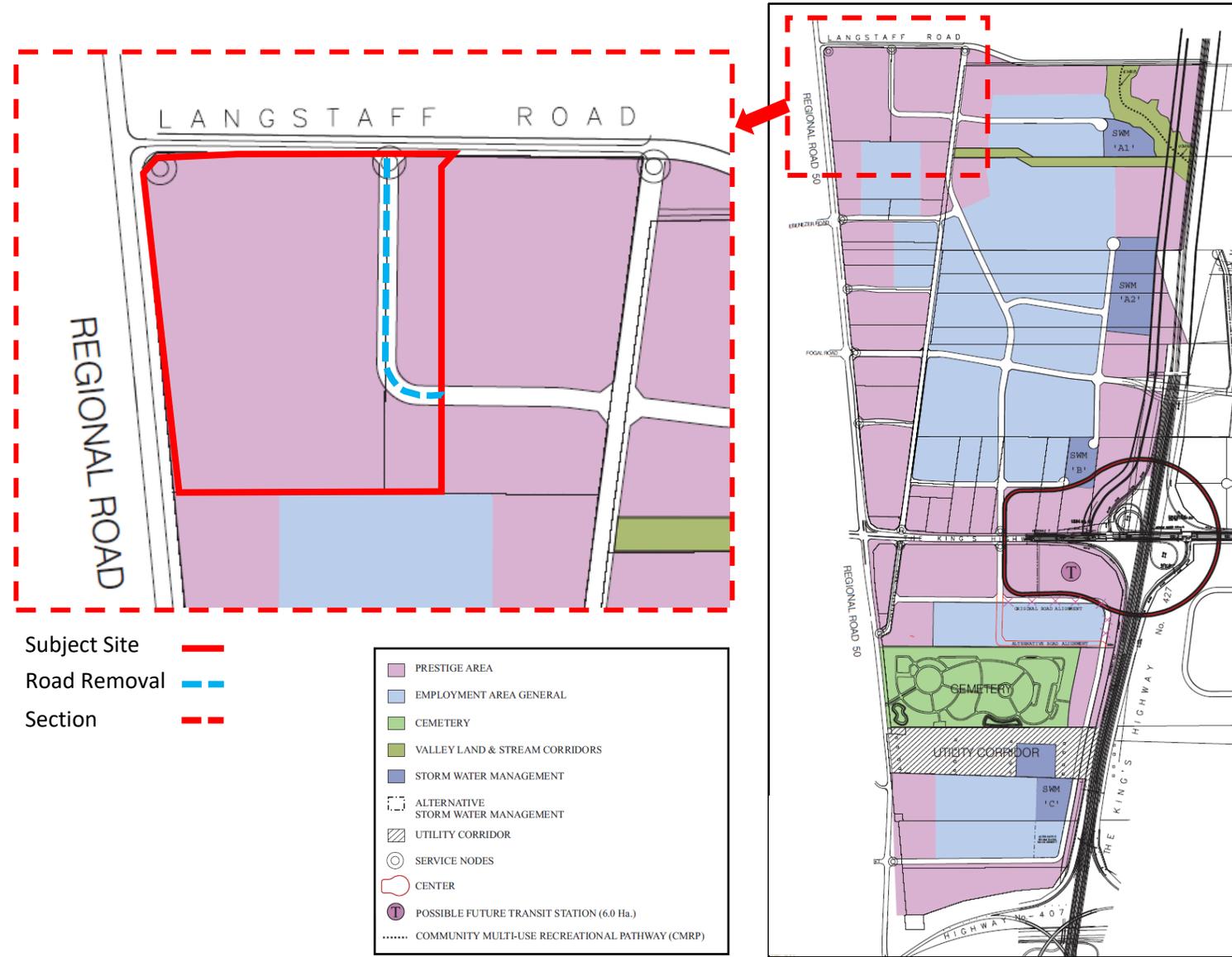


Figure 4: Huntington Business Park – Block Plan ‘Draft’, KLM Planning (Dec. 7, 2015)

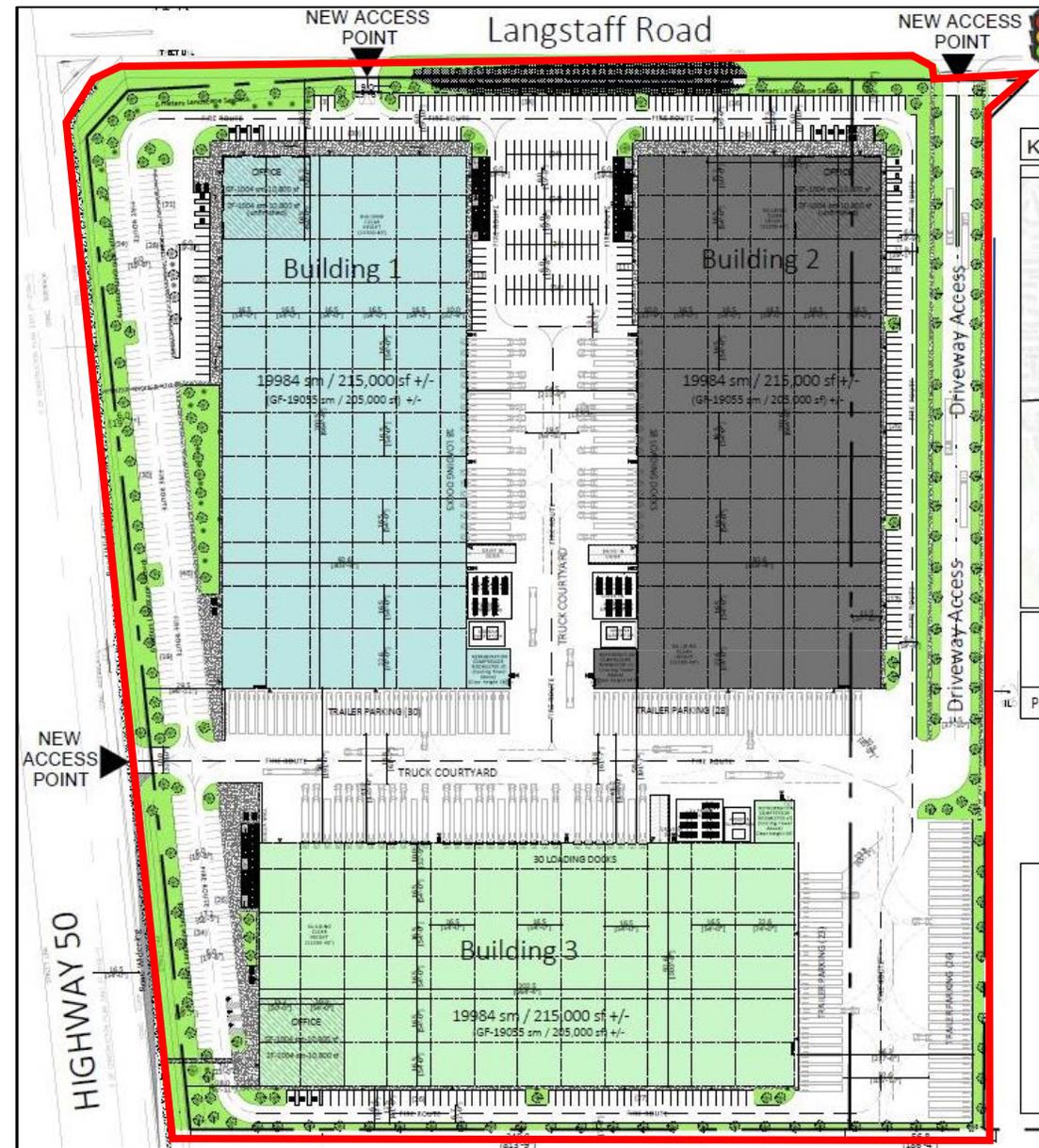
DEVELOPMENT PROPOSAL

Proposal to facilitate the development of three (3) food processing buildings in a campus style setting to be developed in phases with each building functioning and operating independently.

The total proposed GFA for the development is 61,389.56 sq.m, with a total site coverage of approximately 48.51 percent.

The project will create approximately 1000 new jobs.

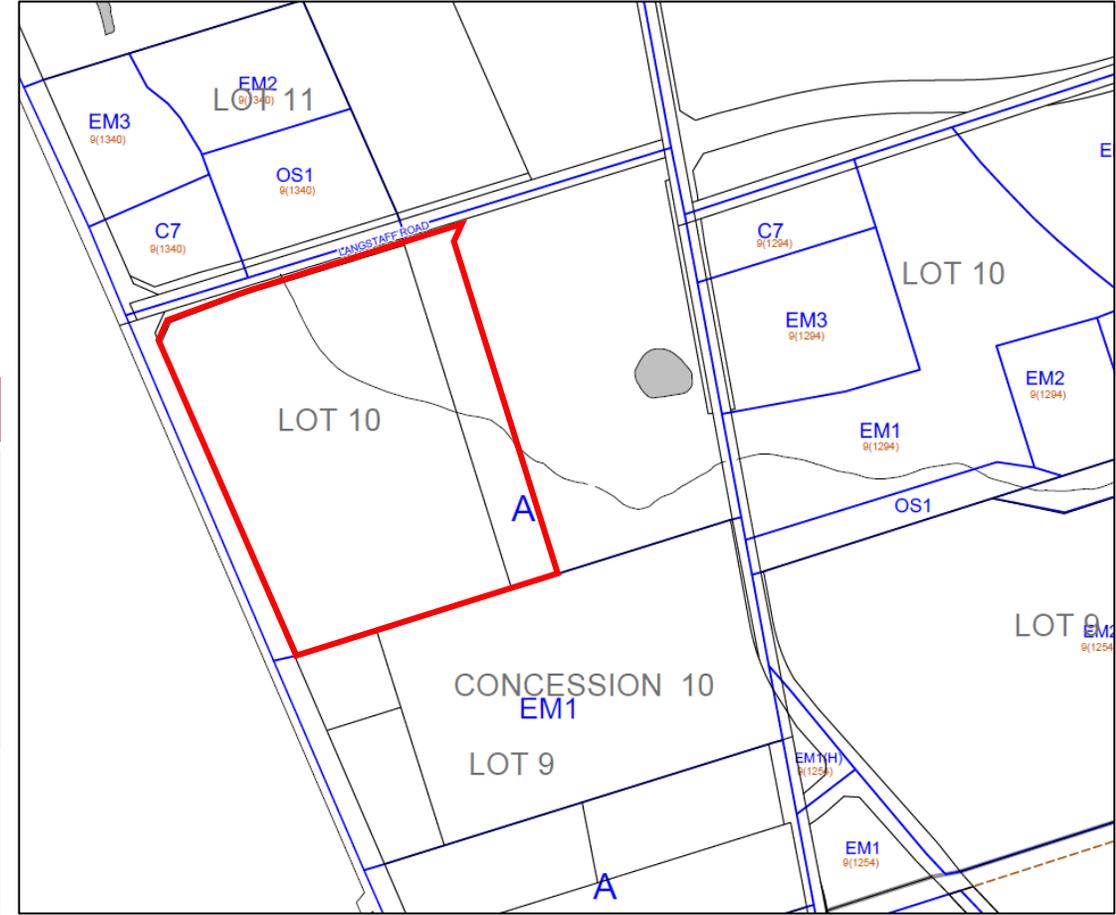
Subject Site —



ZONING/ EXCEPTIONS BEING REQUESTED

City of Vaughan Zoning By-law 1-88

- The Subject Site is currently zoned as “Agricultural (A)” Zone.
- The proposed Zoning By-law Amendment Application was submitted to rezone the Subject Site from “Agricultural (A)” Zone to “Prestige Employment (EM1)” Zone with site specific exceptions.



— SUBJECT SITE

Figure 5: Key Map 10B, City of Vaughan Zoning By-law 1-88 (City of Vaughan)

Exceptions	VS.	Required, per Zoning By-law 1-88
Parking Reduction of 0.97 spaces per 100 sq.m GFA	VS.	Employment Use: 1.5 spaces per 100 sq.m GFA Ancillary Office Use: 2.0 spaces per 100 sq.m GFA <u>New Comprehensive ZBL:</u> 1.0 spaces per 100 sq.m GFA
Minimum Landscape strip of 6.0 m along all lot lines	VS.	Minimum Landscape strip of 9.0 m along a lot line of a provincial highway or an arterial road
Maximum building height of 15.7 m to the top of the feature parapet	VS.	Maximum building height of 15 m
Trailers accessory to employment uses	VS.	Outside storage not permitted

DEVELOPMENT STATISTICS BREAKDOWN

Development Statistics	
Site Area	29.81 Acres (120,638.44 sq.m)
Building Height	15.76m
Total FSI	0.485
Site Coverage	48.51 %
Landscaped Area	11.71 %
Parking Statistics	
Total Parking Spaces	600 spaces
Barrier Free Spaces	18 spaces
Loading Spaces	60 spaces
Trailer Parking Spaces	96 spaces

Development Statistics	
Total GFA	61,389.56 sq.m
Building A – Total GFA	20,449.67 sq.m
Employment Use:	18,422.44 sq.m
Office Use:	2,027.23 sq.m
Building B – Total GFA	20,473.52 sq.m
Employment Use:	18,467.22 sq.m
Office Use:	2,006.30 sq.m
Building C – Total GFA	20,466.36 sq.m
Employment Use:	18,454.04 sq.m
Office Use:	2,012.32 sq.m

PERSPECTIVES



Building 'A'

PERSPECTIVES



Building 'B'

PERSPECTIVES



Building 'C'

PERSPECTIVES



Aerial view looking south east of Highway 50 and Langstaff Road

STUDIES COMPLETED

- **Urban Design and Sustainability Brief**, prepared by Baldassarra Architects Inc., dated April 16, 2021;
- **Archaeological Assessment**, prepared by ASI, dated November 6, 2019;
- **Stormwater Management Report & Functional Servicing Report**, prepared by UEL, dated April 9, 2021;
- **Phase 1 ESA**, prepared by Pinchin, dated February 24, 2021;
- **Transportation Impact Study**, prepared by Nextrans, dated April 2021;
- **Geotechnical Investigation Report**, prepared by MTE Consultants, dated November 19, 2020;
- **Air Quality Assessment Report**, prepared by Trinity Consultants, dated April 30, 2021;
- **Noise and Vibration Report**, prepared by Trinity Consultants, dated May 13, 2021;

THANK YOU