

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 5, 2021

WARD(S): 2

**TITLE: ONE-FOOT DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.025
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006
8741 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD 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 applications to rezone the subject lands to permit employment and open space uses and to facilitate a Draft Plan of Subdivision creating prestige employment, general employment, and open space blocks, as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit employment and open space uses and to facilitate a Draft Plan of Subdivision creating employment and open space blocks
- This report identifies preliminary issues to be considered in a technical 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 and Draft Plan of Subdivision Files Z.21.025 and 19T-21V006 (One-Foot Developments Inc.) 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: The subject lands are known municipally as 8741 Huntington Road (the 'Subject Lands') and are located on the east side of Huntington Road, north of Langstaff Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 3, 2020

Date applications were deemed complete: July 22, 2021

The Subject Lands are located within the Block 59 Block Plan Area

Council on June 29, 2020 approved the Block 59 Block Plan for the area shown on Attachment 2, which identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature", "Stormwater Management Pond" and "10 m Buffer". Portions of the John Lawrie Street extension and Street G (Street "1" and Street "2" on Attachment 3 respectively) are also identified on the Subject Lands.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed employment and open space blocks

One-Foot Developments Inc. (the 'Owner') has submitted the following applications ('Applications') for the Subject Lands to permit the creation of prestige employment, general employment and open space blocks in accordance with the Block 59 Block Plan, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.21.025 to rezone the Subject Lands from "A – Agricultural Zone", as shown on Attachment 1, to "EM1 Prestige Employment Zone" ('EM1 Zone'), "EM2 General Employment Zone" ('EM2 Zone') and "OS1 Open Space Conservation Zone" ('OS1 Zone') in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-21V006 (the 'Draft Plan'), as shown on Attachment 3, to facilitate a plan of subdivision consisting of the following:

Blocks	Land Use	Area (ha)
Block 1	Prestige Employment	10.33
Blocks 2 to 4	General Employment	12.25
Block 5	Stormwater Management Pond	1.72
Blocks 6 to 16	Open Space, Natural Heritage Network and Buffer Areas	12.36
Blocks 17 to 19	Right-of-Ways ('ROW') and Reserves	1.97
Total		38.63 ha

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Meeting was circulated: September 10, 2021

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Huntington 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, 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 September 21, 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 technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020 Committee of the Whole \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Analysis and Options

The Applications conform with Vaughan Official Plan 2010

Official Plan Designation:

- "Employment Areas" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Prestige Employment", "General Employment" and "Natural Area" on Schedule 3 – Land Use by VOP 2010, Volume 2, Section 11.9 - West Vaughan Employment Area Secondary Plan ('WVEA')
- The Prestige Employment designation permits a limited range of industrial uses not requiring outside storage, accessory office and/or retail uses to a permitted industrial use, stand-alone office uses and ancillary retail
- The General Employment designation permits a full range of industrial uses which may include outdoor storage, accessory office and/or retail uses to a permitted industrial use and ancillary retail
- The Natural Area designation permits natural area management, conservation and flood or erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities
- The Applications conform to the WVEA

Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan

Zoning:

- “A - Agricultural Zone” by Zoning By-law 1-88
- This Zone does not permit the proposed employment blocks
- The Owner proposes to rezone the Subject Lands to the EM1 Zone, EM2 Zone and OS1 Zone as shown on Attachment 3, together with the following site-specific zoning exceptions to facilitate the Draft Plan:

Table 1:

	Zoning By-law 1-88 Standard	EM1 and EM2 Zone Requirements	Proposed Exceptions to the EM1 and EM2 Zone Requirements
a.	Definition of a “Front Lot Line”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Huntington Road (Block 1) Shall be the lot line abutting Street ‘1’ (Blocks 2 and 3) Shall be the lot line abutting Street ‘2’ (Block 4)
b.	Permitted Uses in an EM2 Zone	Considers the leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use as Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered as Outside Storage
c.	Minimum Landscaping Requirement in Employment Area Zones	7.5 m abutting an Open Space or Residential Zone	Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required
d.	Minimum Setback Requirements	<ul style="list-style-type: none"> ▪ 6 m (Front Yard) ▪ 12 m (Rear Yard) ▪ 6 m (Interior Side Yard) ▪ 6 m (Exterior Side Yard) 	In addition: <ul style="list-style-type: none"> ▪ 14 m from the Ministry of Transportation Ontario Lands (Highway 427 Extension)

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Applications, 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 Applications 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'), VOP 2010, the WVEA Secondary Plan and Block 59 Plan
b.	Block 59 Block Plan / Cost Sharing	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 59 Plan Area, which is approved with conditions ▪ The Applications are being reviewed in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been adopted for the Block Plan ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 59 West Landowners Group to the satisfaction of the Trustee for the Block 59 West Landowners Group and the City of Vaughan
c.	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
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing, and grading, environmental, noise, and other municipal, regional, and public agency and utility requirements
e.	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.v 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)
f.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Draft Plan must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
g.	Urban Design Guidelines	<ul style="list-style-type: none"> The Draft Plan will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority (‘TRCA’), the Ministry of Transportation Ontario (‘MTO’), TransCanada Pipeline Ltd. (‘TCPL’), Hydro One and other external public agencies and utilities
i.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Draft Plan and future development shall achieve a minimum Bronze score of 21
j.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
k.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit Site Development Applications to facilitate future development on each employment block
l.	Environmental Site Assessment (‘ESA’)	<ul style="list-style-type: none"> As recommended by the submitted Phase 1 ESA, the Owner is required to undertake a Phase 2 ESA investigation and submit to the City for review and approval prior to a technical report for the Applications proceeding to the Committee of the Whole The Owner must submit a letter of reliance for the Phase 1 and 2 ESA reports in accordance with the City’s template
m.	TRCA	<ul style="list-style-type: none"> The Subject lands are within the Regulated Area of the TRCA, and the Applications must be reviewed and approved by the TRCA

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The valleylands, as shown on Attachment 1, must be dedicated into public ownership to the satisfaction of the TRCA and the City
n.	MTO	<ul style="list-style-type: none"> ▪ The Subject Lands about the future Highway 427 extension to the east of the Subject Lands and must be reviewed and approved by the MTO
o.	TCPL	<ul style="list-style-type: none"> ▪ TCPL has one high pressure natural gas pipeline crossing the Subject Lands, as shown on Attachment 1 ▪ TCPL have requested that their right-of-way ('ROW') be dedicated to the City as passive open space, which is to be reviewed and considered by the City ▪ Comments and conditions have been provided by TCPL to the Owner

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated 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 Applications 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 Chris Cosentino, Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Block 59 Land Use Plan
3. Draft Plan of Subdivision File 19T-21V006 and Proposed Zoning

Prepared by

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Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
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Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager