

## Committee of the Whole (1) Report

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**DATE:** Tuesday, October 5, 2021

**WARD:** 2

**TITLE:** CAPLINK LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.21.015  
SITE DEVELOPMENT FILE DA.21.018  
VICINITY OF HIGHWAY 50 AND LANGSTAFF ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development applications for the subject lands shown on Attachment 2. The Owner proposes to rezone the subject lands to permit three employment buildings with accessory office space in each building, as shown on Attachments 3 to 7.

**Report Highlights**

- The Owner proposes to rezone the subject lands and seeks site plan approval to permit three employment buildings with accessory office space in each building
- Zoning By-law Amendment and Site Development Applications are required to permit the development
- The Development Planning Department supports the approval of the development as it is consistent with the Provincial Policy Statement 2020, A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended, York Region Official Plan, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.21.015 (Caplink Limited) BE APPROVED, 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;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and
3. THAT Site Development File DA.21.018 (Caplink Limited) to permit three employment buildings with accessory office space in each building, as shown on Attachments 3 to 7 BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1.

## **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2, are located at the southeast corner of Langstaff Road and Highway 50. The Subject Lands are currently undeveloped and the surrounding land uses are shown on Attachment 2.

### ***Zoning By-law Amendment and Site Development Applications have been submitted to the permit the proposed development***

Caplink Limited (the ‘Owner’) has submitted the following applications (the ‘Applications’) to permit the proposed development consisting of three employment buildings with accessory office space in each building (the ‘Development’), as shown on Attachments 3-7.

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 3, together with the site-specific zoning exceptions identified in Table 1 of this Report.
2. Site Development File DA.21.018 to facilitate the Development of three employment buildings with accessory office space in each building for a total GFA (Gross Floor Area) of approximately 61,390 m<sup>2</sup> and 615 parking spaces

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

The City on May 21, 2021, circulated a Notice of Public Meeting to all property owners within a 150m radius of the Subject Lands. A copy of the Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were posted along Langstaff Road and Highway 50 in accordance with the City's Notice Sign Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on June 14, 2021, to receive comments from the public and Committee of the Whole. There were no deputations made at the Committee of the Whole meeting and no written submissions regarding the Applications received by the Development Planning Department.

Vaughan Council on June 22, 2021 received the Public Meeting report of June 14, 2021 and ratified the recommendation to forward a comprehensive report to a future Committee of the Whole meeting.

**Previous Reports/Authority**

The following is a link to the Public Meeting Report regarding the Applications:  
[June 22, 2021, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 36\)](#)

**Analysis and Options**

***The Development is consistent with the Provincial Policy Statement (PPS), 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities, the wise use and management of resources, and protecting public health and safety.

The PPS recognizes that local context and character is important. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The employment policies in Policy 1.3.1 of the PPS states (in part), "Planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide

range of economic activities and ancillary uses, and take into account the needs of existing and future businesses

- ensuring the necessary infrastructure is provided to support current and projected needs

The Development utilizes an undeveloped site within the Employment Area identified in Schedule 1 Urban Structure of Vaughan Official Plan 2010 and will support employment uses. The Development complements and is compatible with the planned uses within the Huntington Business Park Area and would provide diversified employment opportunities to meet the City's long-term employment needs. The Subject Lands are located in an area where servicing and infrastructure is available to support the Development and is consistent with the approved Block 57/58 Block Plan. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan')***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended, is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan, specifically Policies 2.2.1.2, 2.2.5.1 and 2.2.5.5 regarding development in settlement areas, promoting economic development and competitiveness, and the preservation of lands adjacent to major goods movement facilities and corridors for employment uses.

The Subject Lands are located within a settlement area and a delineated built-up area where existing municipal water and wastewater systems can be efficiently utilized. The Development is located on an existing and underutilized site within an employment area and helps meet economic goals and attract investment opportunities in the area. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated “Urban Area” by YROP 2010. This designation permits a range of residential, industrial, commercial, and institutional uses. YROP 2010 encourages maintaining the economic viability of employment lands, contingent upon their long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Development will efficiently utilize the Subject Lands to diversify and strengthen the economic base to provide employment opportunities. Policy 4.1.5 of YROP 2010 supports the creation of a business-friendly environment through a diverse range, size and mix of employment uses. The Development is compatible with and supports the planned employment uses for the area. The Development conforms to the YROP.

***The Subject Lands are designated “Prestige Employment” and “Natural Areas” by Vaughan Official Plan 2010***

The Subject Lands are designated “Prestige Employment” and “Natural Areas” by Vaughan Official Plan VOP 2010 (VOP 2010), Volume 2, Section 12.12. Huntington Business Park. The northeast and northwest corners of the Subject Lands are also identified as acceptable sites for Service Nodes.

“Prestige Employment” areas are characterized by high quality buildings in attractive pedestrian-friendly, connected and transit-oriented working environment. A variety of employment uses including manufacturing, warehousing, processing, and distribution uses and accessory office spaces are permitted within the “Prestige Employment” designation. The proposed employment and accessory office uses conform to VOP 2010.

***The Subject Lands are located in the Block 57/58 Block Plan***

The Subject Lands are located within the Block 57/58 Block Plan, as shown on Attachment 8. They are identified as “Prestige Employment” and includes a public road right-of-way located within the east limit of the Subject Lands. A “Service Node” is identified at the intersection of Langstaff Road and Huntington Road and at the northeast corner of the Subject Lands.

The Owner proposes to construct the road, located on the east limit of the Subject Lands, to municipal standards but be used as an access driveway until the remaining public road right-of-way connecting to Huntington Road is constructed by the abutting landowner to the east, as shown in Attachment 2. At that time, the road (Keyes Court) will be conveyed to the City as a public road. As such, the proposed Zoning By-law Amendment and Site Development Applications conform to the approved Block 57/58 Block Plan. The Owner will be required to enter into a Development Agreement to

convey the lands and construct the road. A condition addressing the use of the road as an access driveway and the future conveyance of this road is included in Attachment 1.

***An Amendment to Zoning By-law 1-88 is required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment 2, which does not permit the Development. A Zoning By-law Amendment is required to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 3, and to permit the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Minimum Landscape Strip Abutting an Arterial Road	9 m	6 m (abutting Highway 50) 4 m (abutting Langstaff Road)
b.	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
c.	Minimum Parking Requirements	<u>Employment</u> 1.5 spaces / 100 m <sup>2</sup> x 55,343.71 m <sup>2</sup> = 830.2 spaces  <u>Accessory Office</u> 2 spaces / 100 m <sup>2</sup> x 6,045.85 m <sup>2</sup> = 120.9 spaces  Total Parking Required = 952 spaces	<u>Employment</u> 1 space/100 m <sup>2</sup> x 55,343.71 m <sup>2</sup> = 554 spaces  <u>Accessory Office</u> 1 space / 100 m <sup>2</sup> 6,045.85 m <sup>2</sup> = 60.5 spaces  Total Proposed Parking = 615 spaces

The Development Planning Department can support the requested exceptions identified in Table 1 as they are considered to be minor and consistent with previous exceptions granted for other employment development in the area. The reduced landscape strip on Langstaff Road will taper from 6m to 4m for a length of approximately 40m to

accommodate the right turn lane into the “Access Driveway (Future Public Road)” as required by York Region. Majority of the landscape strip along Langstaff Road will be 6m to match Highway 50. Furthermore, the Development Engineering Department has reviewed the parking assessment provided by the Owner in support of the proposed parking supply and have no further concerns.

***The Development Planning (‘DP’) Department supports the Development, subject to the conditions in Attachment 1***

**Site Plan**

The Development consists of three 1-storey employment buildings with 2-storey office components in each building for a total GFA of approximately 61,390 m<sup>2</sup> and a total of 615 parking spaces as shown on Attachments 3 to 7. Pedestrian walkways are provided throughout the Subject Lands, linking the main entrances of the buildings to the public sidewalks on Highway 50 and Langstaff Road.

All loading and trailer loading areas are generally located between the proposed buildings and an outdoor patio amenity area is proposed facing the main arterial roads for each building. The final Site Plan shall be approved to the satisfaction of the DP Department.

**Landscape Plan**

The Landscape Plan shown on Attachment 4 includes a mix of soft and hard landscaping and a variety of deciduous and coniferous trees and shrubbery. A more robust landscape treatment, with larger coniferous trees should be provided near the driveway access from Highway 50 and the access driveway on the east to assist with additional screening. The final landscape plan and details shall be approved to the satisfaction of the DP Department.

**Building Elevations**

The building elevations shown on Attachments 5, 6 and 7 include aluminum siding, precast concrete panels, metal doors and coping, and various glazing materials. The Owner is required to include a bird friendly treatment for the large areas of glazing, based on the City’s Bird Friendly design guidelines. The final building elevations shall be approved to the satisfaction of the DP Department.

**Lighting**

The photometric plan must show illumination that achieves 5.0lux at the barrier-free areas and 2.0lux at all other pedestrian areas and entrances while maintaining 0.0lux at all property lines. The final photometric plan shall be approved to the satisfaction of the DP Department.

#### Sustainability Performance Metric

The proposed Development achieves a Bronze level sustainability performance metric score of 32. The DP Department is satisfied with the sustainability performance metric score provided.

#### Archaeological Assessment

The Development Planning Department, Urban Design and Cultural Heritage Division has confirmed the Archaeological Report identifies no further potential beyond the Stage 2 findings and a letter of acceptance from the Ministry of Heritage, Sport, Tourism, Culture Industries has been submitted. The requirements have been satisfied and Cultural Heritage has no further concerns with the Development. Standard archaeological clauses are included in Attachment 1.

The DP Department is satisfied with the Development shown on Attachments 3 to 7 and will continue to work with the Owner to finalize the details of the Development. The DP Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate, urban design brief and photometric plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

#### ***Policy Planning and Environmental Sustainability (PPES) Department has no concerns with the Development***

PPES staff has no comments or concerns. The Development must meet the minimum requirements of the Sustainability Performance Metric.

#### ***The Development Engineering ('DE') Department has no objection to the Development subject to Conditions of Approval***

The DE Department has no objection to the Development subject to the conditions included in Attachment 1.

#### Municipal Servicing

The servicing strategy for the proposed municipal infrastructure is generally acceptable, however, to support the Development, the DE Department requires the Owner to revise the submitted plans and reports to address the final comments and concerns and obtain necessary approvals from the other agencies, where required.

#### Water Supply

Water supply is proposed from the existing municipal watermain at the property limit of Huntington Road to service the Caplink Limited and Quality Seeds lands (lands to the



immediate east). A proposed watermain installation, located within a private easement between both properties traversing through Quality Seeds lands, will connect CapLink Developments to the existing watermain stub at property limit of Huntington Road.

Fire service and domestic water service connection stubs are proposed to be provided internally for each building. A backflow preventor is located near the Huntington Road property limit to ensure municipal water is protected. The DE Department is generally satisfied that the proposed Development can be adequately supplied with water service. The DE Department has no objections to the proposed water supply servicing, subject to addressing comments to the satisfaction of the City.

#### Sanitary Sewer Network

Sanitary servicing for Subject Lands is proposed through an existing sanitary service connection currently at the property limit of Huntington Road to service CapLink Developments and Quality Seeds lands. The Service Control Manholes internal to the site are proposed to outlet to the proposed sanitary sewer located within a private easement traversing through Quality Seeds lands and discharging to the existing sanitary service connection at the property limit of Huntington Road. Internal sanitary sewers and service connection to the building will be provided through an internal network. The DE Department has no objections to the proposed sanitary servicing, subject to addressing comments to the satisfaction of the City.

#### Stormwater Management and Storm Sewer Network

Storm servicing for the Subject Lands is proposed through a storm service connection currently located at the property limit of Huntington Road to service Caplink Developments and Quality Seeds lands. The service control manholes proposed internally within the Subject Lands are proposed to outlet to the proposed storm sewer located within a private easement traversing Quality Seeds lands and outletting to the existing storm sewer connection at the property limit of Huntington Road.

Rooftop ponding, underground storage and additional ponding in paved areas will be used to address quantity control. Stormwater quality control will be met by discharging to the existing stormwater management pond (as the end-of-pipe control facility) located at the east limit of Keyes Court within the Squire Ridge Industrial Subdivision. The DE Department is generally satisfied that the proposed lands stormwater outflow can be adequately serviced and accommodated by the storm sewers and SWM pond identified. The DE Department has no objections to the proposed storm servicing, subject to addressing comments to the satisfaction of the City.

### Lot Grading

The Subject Lands are currently vacant and undeveloped. Based on existing topography the overland flow from the Subject Lands will continue to drain south-east via the private servicing easement to Huntington Road. The grading design of the Subject Lands will be completed to direct minor and major storm drainage from the impervious areas into the storm sewer system via catch basins for the 5-year and 100-year event. The proposed overland flow will continue existing patterns and drain towards the private easement at the south-east corner of the lot. The DE Department has no objections to the proposed grading of the Subject Lands.

### Environmental Site Assessment (ESA)

The Environmental Engineer within the DE Department has reviewed the submitted Phase 1 ESA and the site screening questionnaire. The findings of the ESA report did not identify any areas of potential environmental concern. The DE Department has no objections to the Development subject to the Owner providing an addendum letter to address potential odours generated from the facility that may pose an adverse effect to adjacent residential uses on the west side of Highway 50. A condition to this effect is included in Attachment 1.

### Noise and Vibration Feasibility Study

Based on the results of the Noise Study, the noise impacts from the proposed Development at its maximum operational scenarios will meet the sound levels limits specified in NPC-300 for stationary noise sources and the proposed operations at the site will be compatible with the surrounding land uses. The DE Department is generally satisfied with the findings and conclusions within the report.

### Transportation and Road Network

Three vehicular accesses are proposed to the Subject Lands including one on each of Highway 50, Langstaff Road and on the east side of the Subject Lands connecting with the Keyes Court extension. In support of the proposed Development, a Traffic Impact Study prepared by nexTrans dated June 30, 2021 and Site Plan by Baldassarra Architects dated July 12, 2021 were submitted. Transportation Engineering is satisfied with the overall findings of the report; however, the study requires approval by Region of York. Furthermore, the Traffic Impact Study and Site Plan must be updated to reflect Keyes Court's extension as a public road instead of an access driveway. Detailed engineering drawings would also be required for the proposed Keyes Court extension. A condition to this effect is included in Attachment 1.

## Block 57/58 Developers' Group Agreement and Cost Sharing

The Subject Lands are located within the approved Block 57/58 Plan and is subject to a Developers' Group Cost Sharing Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 57/58 and shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. Prior to final approval of the Plan, the Trustee for the Block 57/58 Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Cost Sharing Agreement. A Condition to this effect is included in Attachment 1.

### ***Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development***

PIPD Department has no objection to the Development.

### ***The Financial Planning and Development Finance Department have no objection to the Development***

The Owner will be required to pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards. A condition requiring the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

### ***Cash-in-lieu of the dedication of parkland is not required***

The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

### ***The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations ('Vaughan Forestry') Department has no objection to the approval of the Development***

Vaughan Forestry has reviewed the Arborist Report and Tree Inventory, Preservation & Removal Plan and has advised they have no further concerns. There is no significant vegetation and Vaughan Forestry staff has accepted the conclusions of the Arborist's Letter indicating there are no trees located on or within 10 m of the Subject Lands.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the proposed Development, subject to Conditions of Approval***

The Subject Lands are partially located within the TRCA's Regulated Area of the Humber River watershed. There is a stream corridor associated with a tributary of the Humber River that traverses the northeastern portion of the Subject Lands.

The TRCA re-issued a permit on January 29, 2021 (Permit No. C-190565) to facilitate the realignment and enclosure of the stream that bisects the Subject Lands. The decision to alter and enclose the feature was determined through the Master Environmental Servicing Plan (MESP) for Block 57/58 West. Once the feature is realigned/enclosed and the works are completed per the approved plans, the TRCA will no longer regulate the property. The TRCA has no objection to the approval of the Development subject to the conditions included in Attachment 1.

***Canada Post has no objection to the Development, subject to conditions***

Canada Post has reviewed the Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post community mailboxes. The Owner must consult with Canada Post to determine suitable permanent locations for the placement of community mailboxes and to indicate these locations on appropriate servicing plans. Conditions to this effect are included in Attachment 1.

***The various utilities have no objection to the Development***

Enbridge Gas, Bell Canada, and Alectra Utilities have advised they have no objections to the Applications, subject to their Conditions of Approval contained in Attachment 1. Rogers Communications and Hydro One Networks Inc. have no objections to the Applications.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Applications were circulated to the York Region Community Planning and Development Services Department and Peel Region Development Services Planning Section for review and comment. The Owner is required to satisfy all requirements of York Region and Peel Region. Conditions to this effect are included in Attachment 1 of this report.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Site Development Files Z.21.015 and DA.21.018 and is of the opinion that the Development is appropriate and compatible with the existing and permitted uses of the surrounding area. The Applications would facilitate development consistent with the PPS, conform to the Growth Plan, the York Region Official Plan, and Vaughan Official Plan 2010. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report, and the Conditions contained in Attachment 1.

**For more information**, please contact: Jennifer Kim, Planner, Development Planning Department, at ext. 8592.

## **Attachments**

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

## **Prepared by**

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## **Approved by**



Haiqing Xu, Deputy City Manager,  
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## **Reviewed by**



Nick Spensieri, City Manager