

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 18, 2022

WARD: 2

**TITLE: SEVEN 427 DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.018
ZONING BY-LAW AMENDMENT FILE Z.21.037
VICINITY OF HIGHWAY 7 AND NEW HUNTINGTON 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 amend Vaughan Official Plan 2010 ('VOP 2010'), Zoning By-law 1-88 and Zoning By-law 001-2021 for the lands shown on Attachment 1, to permit the development of a one-storey industrial employment building with accessory outside storage and future office uses as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a one-storey industrial employment building with accessory outside storage and future office uses.
- Official Plan and Zoning By-law Amendments and a future site plan application are required to permit the proposed development.
- 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 Official Plan and Zoning By-law Amendment Files OP.21.018 and Z.21.037 (Seven 427 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 4.1 ha subject lands ('Subject Lands') are comprised of three vacant parcels and have no municipal address but are legally described as follows:

- Parcel 1: Part of Lot 6, Concession 9, Vaughan, designated as Part 3, Plan 65R-34359 save and except Part 1, 65R-34471
- Parcel 2: Part Lot 6, Concession 9, Vaughan, designated as Part 4 Plan 65R-34359 save and except Part 2, 65R-34471
- Parcel 3: Part Lot 6, Concession 9, Vaughan, designated as Part 12, 65R-34359 save and except Parts 3 & 4, 65R-34471

The Subject Lands are situated on the north side of Highway 7, west of New Huntington Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 1, 2021.

Date Applications were deemed complete: The applications were deemed complete on Friday, October 22, 2021.

Previous Development Applications

The Subject Lands are located within the Block 57/58 Block Plan. The Development Planning Department prepared a comprehensive report for the Block 57/58 Block Plan for the Committee of the Whole on June 16, 2003 and Vaughan Council ratified the approval recommendations of the comprehensive report on June 23, 2003.

Official Plan Amendment File OP.06.030 and Zoning By-law Amendment File Z.06.077 were submitted by the Owner, Seven 427 Developments Inc. on December 22, 2006, to permit retail and service commercial uses on the Subject Lands. These files were closed shortly thereafter due to inactivity. Zoning By-law Amendment File Z.06.077 was reopened in 2011 when a revised submission was received to rezone the Subject Lands from "A Agricultural Zone" to "C5 Community Commercial Zone" and to permit site specific exceptions to allow for commercial uses. This revised application was heard by Committee of the Whole (Public Hearing) on April 12, 2011 and the recommendations of the Public Hearing report were ratified by Vaughan Council on May 3, 2011. The Development Planning Department prepared a comprehensive report for Committee of the Whole review on June 14, 2011, and the approval recommendations were approved by Vaughan Council on June 28, 2011. The implementing Zoning By-law associated with this application was never enacted as the Owner did not fulfill the conditions that were required to be satisfied prior to the enactment of the Zoning By-law.

In 2013, a further Zoning By-law Amendment File Z.13.011 was submitted by the Owner (Seven 427 Developments Inc.) to rezone the Subject Lands from "A Agricultural Zone" to "C5 Community Commercial Zone" and permit site specific exceptions to allow for additional commercial uses on the Subject Lands. The application was heard by Committee of the Whole (Public Hearing) on April 30, 2013 and the recommendations of the Public Hearing report were ratified by Vaughan Council on May 14, 2013. The Development Planning Department prepared a comprehensive report for Committee of

the Whole on June 18, 2013 and the approval recommendations were ratified by Vaughan Council on June 25, 2013, along with the enactment of By-law 101-2013.

Lastly, Official Plan Amendment File OP.15.001 and Zoning By-law Amendment File Z.15.001 were submitted on February 3, 2015 by the Owner (Seven 427 Developments Inc.) to permit a site-specific amendment to VOP 2010 and site-specific exceptions to Zoning By-law 1-88 to allow for a gas station accessory to a permitted retail use, an automobile service station, and an automotive retail store as accessory uses. The applications were heard by the Committee of the Whole (Public Hearing) on March 3, 2015 and the recommendations of the Public Hearing report were ratified by Vaughan Council on March 24, 2015. The Development Planning Department prepared a comprehensive report for Committee of the Whole on June 16, 2015 and the approval recommendations were ratified by Vaughan Council on June 23, 2015 along with the enactment of By-law 108-2015 (OPA 10) and By-law 109-2015.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development of a one-storey industrial employment building with a total GFA of 17,951 m², including 951.55 m² of future office uses and accessory outside storage of 30 truck trailers ('the Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.21.018 to permit a site-specific amendment to the policies of VOP 2010, Volumes 1 and 2, Section 12.12 – Huntington Business Park and Section 13.30 - NW Corner of Highway 427 and Highway 7, to permit the Development.
2. Zoning By-law Amendment File Z.21.037 to maintain the "C5 Community Commercial Zone" subject to site-specific exception 9(1392) in Zoning By-law 1-88 as shown on Attachment 2 and permit site-specific zoning exceptions as identified in Table 1 of this report. The Owner shall also be required to amend Zoning By-law 001-2021 to maintain the "EMU Employment Mixed Use Zone" subject to site-specific exception 14.1021, as shown on Attachment 2, and permit site-specific zoning exceptions as identified in Table 2 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: December 23, 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 New Huntington Road, Highway 7, and Runway 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 December 23, 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

The following are links to previous reports regarding the Subject Lands:

[Committee of the Whole Report for Block 57/58 Block Plan, ratified by Council on June 23, 2003 \(Item 52 of Report No. 51\)](#)

[Committee of the Whole \(Public Hearing\) for Zoning By-law Amendment File Z.06.077, ratified by Council on May 3, 2011 \(Item 4, Report No. 21\)](#)

[Committee of the Whole for Zoning By-law Amendment File Z.06.077, ratified by Council on June 28, 2011 \(Item 38, Report No. 32\)](#)

[Committee of the Whole \(Public Hearing\) for Zoning By-law Amendment File Z.13.011, ratified by Council on May 14, 2013 \(Item 2, Report No. 21\)](#)

[Committee of the Whole for Zoning By-law Amendment File Z.13.011, ratified by Council on June 25, 2013 \(Item 28, Report No.32\)](#)

[Committee of the Whole \(Public Hearing\) for Official Plan Amendment File OP.15.001 and Zoning By-law Amendment File Z.15.001, ratified by Council on March 24, 2015 \(Item 5, Report No. 13\)](#)

[Committee of the Whole for Official Plan Amendment File OP.15.001 and Zoning By-law Amendment File Z.15.001, ratified by Council on June 23, 2015 \(Item 14, Report No. 26\)](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the development

Official Plan Designation:

- Located within an “Employment Area” and “Regional Intensification Corridor” on Schedule 1 – Urban Structure by VOP 2010
- Designated “Employment Commercial Mixed Use” on Schedule 13 – Land Use by VOP 2010 with a with a maximum height of 10 storeys and a Floor Space Index (FSO) of 3.0 times the area of the lot

- Subject to the Area Specific Policies of Section 12.12 of VOP 2010, Volume 2 – Huntington Business Park and Section 13.30 of VOP 2010, Volume 2 – NW Corner of Highway 427 and Highway 7
- Identified as a “Prestige Area” in the Block 57/58 Block Plan
- The “Employment Commercial Mixed Use” designation does not permit industrial employment uses with accessory outside storage, therefore a site-specific amendment to VOP 2010 is proposed to permit the Development on the Subject Lands.

Amendments to City of Vaughan Zoning By-laws are required to permit the Development

Zoning:

- “C5 Community Commercial Zone” subject to site-specific exception 9(1392) by Zoning By-law 1-88, as shown on Attachment 1.
- This zone does not permit the proposed industrial employment building.
- The Owner proposes to maintain the “C5 Community Commercial Zone”, as shown on Attachment 2 and permit the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone Requirement	Proposed Exceptions to the C5 Community Commercial Zone Requirement
a.	Permitted Uses	An industrial employment building with accessory outside storage is not permitted	Permit the following additional uses: <ul style="list-style-type: none"> - an industrial employment use - accessory office - accessory outside storage of 30 truck trailers
b.	Definition of Parking Space	Means a rectangular area measuring 2.7 m by 6 m	Means a rectangular area measuring 2.7 m by 5.7 m
c.	Lot Coverage	33%	60%
d.	Minimum Parking Requirements	<p>Employment 1.5 spaces per 100 m² x = 255 spaces</p> <p>Accessory Office 2 spaces per 100 m² = 20 spaces</p> <p>Total Parking Required = 275 spaces</p>	<p>Employment 1 space per 100 m² = 170 spaces</p> <p>Accessory Office 2 spaces per 100 m² = 23 spaces</p> <p>Total Parking Provided = 193 spaces</p>

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone Requirement	Proposed Exceptions to the C5 Community Commercial Zone Requirement
e.	Maximum Building Height	11 m	15 m

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law (“By-law 1-21”). A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 1-21 was November 15, 2021. By-law 1-21 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 1-21 is in force, the Owner will be required to demonstrate conformity with both By-law 1-21 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 1-21 applies.

The Subject Lands are zoned “EMU Employment Mixed Use Zone” subject to site-specific exception 14.1021 in Zoning By-law 001-2021, as shown on Attachment 1. This zone does not permit the Development. Maintaining the “EMU Employment Mixed Used Zone” on the Subject Lands, the following site-specific exceptions to By-law 1-21 would be required to permit the Development:

Table 2

	Zoning By-law 1-21 Standard	EMU Commercial Mixed Use Zone Requirement	Proposed Exceptions to EMU Commercial Mixed Use Zone Requirement
a.	Permitted Uses	An industrial employment building with accessory outside storage is not permitted	Permit the following additional uses: <ul style="list-style-type: none"> - an industrial employment use - accessory office - accessory outside storage of 30 truck trailers
b.	Minimum Build-To Zone (Section 8.2.2)	The minimum build to zone shall be between 5 to 10 m and shall apply to 55% of the frontage of a corner lot	The maximum build to zone for the Development shall be as follows: <ul style="list-style-type: none"> - 24 m to Highway 7 - 29.5 m to New Huntington Road - 66 m to Runway Road

	Zoning By-law 1-21 Standard	EMU Commercial Mixed Use Zone Requirement	Proposed Exceptions to EMU Commercial Mixed Use Zone Requirement
c.	Location of Parking (Section 8.2.2, Table 8-3)	Surface parking is prohibited in the front and exterior yard	Surface parking shall be permitted in the front and exterior yard
d.	Minimum Parking Requirements	<p><u>Employment</u> 1.0 spaces per 100 m² = 170 spaces</p> <p>Accessory Office 3 spaces per 100 m² = 29 spaces</p> <p>Total Parking Required = 199 spaces</p>	<p>Employment 1 space per 100 m² = 170 spaces</p> <p>Accessory Office 2 spaces per 100 m² = 23 spaces</p> <p>Total Parking Proposed = 193 spaces</p>

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report at 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'). ▪ The Applications will be reviewed in consideration of VOP 2010, specifically Sections 12.12 and 13.30 of VOP 2010, Volume 2 as well as the design criteria policies of the VOP 2010, Volume 1 as it relates to employment/industrial buildings. The Applications will also be reviewed in consideration of the Block 57/58 Block Plan.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and the zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of compatibility with surrounding land uses (existing and planned), built form, lot coverage,

	MATTERS TO BE REVIEWED	COMMENT(S)
		build-to-zone, setbacks, parking, access, maneuverability, landscaping, and the City-wide urban design guidelines.
c.	Required Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved by Council, the Owner will be required to submit a Site Development Application to be reviewed in a future comprehensive report to the Committee of the Whole.
d.	Block 57/58 Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 57/58 Block Plan. ▪ The Owner may be required to enter into and satisfy all obligations financial or otherwise of the Block 57/58 Developers' Group Agreement to the satisfaction of the Block 57/58 Trustee and the City of Vaughan.
e.	Agreements	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Vaughan West II & Seven 427 Development Agreement areas. ▪ Should the Applications be approved, the Owner may be required to enter into an amending development agreement with the City of Vaughan Development Engineering Department for the installation of any proposed service connections and agree to pay for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development. ▪ Additional agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachments, and payment of associated fees may also be required.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by external public agencies such as York Region, Peel Region, the Ministry of Transportation, and municipalities such as the City of Brampton, utilities, and the Public, Separate.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> The City of Vaughan’s Policies and Sustainability Metrics Program will be considered when the required site plan application is submitted for review. The Development is required to achieve a Bronze score of 31.
i.	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.
j.	Tree Protection	<ul style="list-style-type: none"> The Owner may be required to provide a detailed tree preservation study to the satisfaction of the City and may be required to enter into any Tree Protection Agreement in accordance with the Tree By-law 052-2018 and the City’s Tree Protection Protocol.
k.	Transportation	<ul style="list-style-type: none"> The Subject Lands are located in proximity to Highway 427 and an associated on-ramp via Highway 7. As such, the Ministry of Transportation will provide comment. The Owner is proposing four accesses for the Subject Lands, with one proposed via Highway 7, which is identified as a “Regional Corridor” by YROP 2010 with a planned right-of-way of up to 45 m. York Region shall review the location and design of the proposed access from Highway 7 and shall identify any required road widenings, conveyances, access requirements and site triangles.
l.	Lands to be merged on title	<ul style="list-style-type: none"> The Subject Lands are identified as three separate land parcels. In order for the lands to become one lot, they must be merged on title, prior to the enactment of the implementing Official Plan Amendment and Zoning By-law Amendment, should the Applications be approved by Council.

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. The York Region Community Planning and Development Services department in a letter dated December 9, 2021, has exempted Official Plan Amendment File OP.21.018 from Regional

approval as the matter is of local significance and does not adversely affect Regional planning policies or interests. Any additional issues or comments received from the Region will be addressed through the comprehensive report to Council.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the comprehensive 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 Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. South and East Building Elevations
5. North and West Building Elevations

Prepared by

Rebecca Roach, Planner, ext. 8626

Letizia D'Addario, Senior Planner, ext. 8213

Nancy Tuckett, Director, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager