

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 20, 2022

Name of Owner: 1406979 Ontario Limited c/o Zzen Group

Location: 6701 Highway 7 & 7551 Huntington Road

File No.(s): B017/21, B018/21, A191/21, A192/21 & A193/21

Proposal:

B017/21 (Parcel A)

The Owner has submitted Consent Application File B017/21 to sever and convey a 10.125 ha portion of the subject lands identified as "Severed Parcel A" on the submitted severance sketch, for the purpose of creating a new employment lot to facilitate the development of a proposed industrial building. A 9.89 ha portion of the subject lands identified as "Retained Parcel A" will be retained for agricultural use.

A191/21 (Severed Parcel A)

Proposed Variance(s) (By-law 1-88):

1. To permit a 0 m width Landscape Strip abutting an Open Space Zone.

By-Law Requirement(s) (By-law 1-88):

1. A minimum landscape strip of 7.5 m in width is required where an Employment Zone abuts an Open Space Zone. [6.1.6 d)]

A192/21 (Retained Parcel A)

Proposed Variance(s) (By-law 1-88):

1. To permit a minimum lot area of 9.89 ha.

By-Law Requirement(s) (By-law 1-88):

1. A minimum lot area of 10 ha is required. [Schedule A]

B018/21 (Parcel B)

The Owner has submitted Consent Application File B018/21 to sever and convey a 7.97 ha portion of the subject lands identified as "Severed Parcel B" on the submitted severance sketch, for the purpose of creating a new employment lot. A 4.08 ha portion of the subject lands identified as "Retained Parcel B" will be retained for agricultural use.

A193/21 (Retained Parcel B)

Proposed Variance(s) (By-law 1-88):

1. To permit a minimum lot area of 4.08 ha.

By-Law Requirement(s) (By-law 1-88):

1. A minimum lot area of 10 ha is required. [Schedule A]

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", "Prestige Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.

Comments:

The Owner is proposing to sever the subject lands to create two (2) new employment lots to facilitate the future development of the subject lands with requested variances to lot area for each retained lot. A variance is also required to permit a reduction in the minimum landscape strip abutting an Open Space Zone for a proposed industrial building under review through Site Development Application File DA.18.089. The subject

lands are mostly vacant, except for an existing dwelling located within retained Parcel A, which is to remain.

The subject lands are located within an “Employment Area” and “Regional Intensification Corridors within Employment Areas” as identified under Schedule 1 – Urban Structure of VOP 2010, with the proposed retained lands designated “Employment Commercial Mixed-Use” and the proposed severed lands designated “Prestige Employment”, “General Employment”, and “Natural Areas” under Schedule 13 – Land Use. The subject lands are also subject to the Huntington Business Park Block 57/58 Plan Area. The Block Plan identifies a required future east-west road along the boundary between retained and severed Parcel A. While the future east-west road is not contemplated under these applications, the Owner shall build and convey the future east-west road through the Phase 2 development of the subject lands abutting Highway 7.

The proposed severances will facilitate the creation of two (2) new lots on the southern half of the subject lands which are required for the development of employment uses on the severed lands as intended under VOP 2010. The severed lands will meet the requirements of Zoning By-law 1-88 with respect to lot frontage and area, while the retained lands abutting Highway 7 are deficient in lot area under the Agricultural Zone. The Development Planning Department has no concerns with the requested variances to lot area, as the retained lands are anticipated for the Owner’s Phase 2 development and future Zoning By-law Amendment Applications will be submitted to rezone the subject lands for potential mixed-use, high density residential uses.

Site Development Application File DA.18.089 has been submitted by the Owner to facilitate the development of a one-storey industrial building on severed Parcel A and is currently under review by the Development Planning Department. A variance is required for a 0 m landscape buffer abutting the Open Space Zone (cemetery) along the southern boundary of severed Parcel A, to accommodate the surface parking lot that will service the industrial building. The Development Planning Department has reviewed the requested variance through Site Development Application File DA.18.089 and does not object to the variance.

6701 Highway 7 is identified as a listed property of Architectural and Historical Significance (‘LSHS’) which is protected under the *Ontario Heritage Act*. The Owner will be required to obtain Council Approval to delist the subject lands that are subject to the *Ontario Heritage Act*. A condition to this effect is included in the Conditions of Approval.

Accordingly, the Development Planning Department has no objection to the requested severances and is of the opinion that the proposal maintains the intent of the severance policies in VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c P.13*. The Development Planning Department is also of the opinion that the proposed variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the lands.

Recommendation:

The Development Planning Department recommends approval of the applications, subject to the following conditions:

Conditions of Approval:

If the Committee finds merit in the applications, the following conditions of approval are recommended:

Conditions for B017/21:

1. That Minor Variance Applications A191/21 and A192/21 be approved, and the decisions be Final and Binding.
2. The Owner shall obtain Council Approval to delist the subject lands that are subject to the *Ontario Heritage Act*.

Conditions for B018/21:

1. That Minor Variance Application A193/21 be approved, and the decisions be Final and Binding.

Comments Prepared by:

Michael Torres, Planner I

Chris Cosentino, Senior Planner