



Committee of the Whole (1) Report

DATE: Wednesday, February 2, 2022

WARD: 2

TITLE: ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED
DRAFT PLAN OF SUBDIVISION FILE 19T-18V010
SITE DEVELOPMENT FILE DA.18.066
6560 LANGSTAFF ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision 19T-18V010 and Site Development File DA.18.066 (Anatolia Block 59 Developments Limited) for the subject lands shown on Attachment 3 for a draft plan of subdivision to permit employment uses, and to facilitate the development of two new employment buildings, as shown on Attachments 4 to 8. This report also seeks to name "Anatolian Drive", located on the subject lands and Block 59 Plan, as shown on Attachment 10.

Report Highlights

- The Owner proposes a draft plan of subdivision for employment uses for the subject lands shown on Attachment 3, and to facilitate the development of two new employment buildings, as shown on Attachments 4 to 8.
- The Owner is seeking approval to name a street “Anatolian Drive” located within the subject lands and Block 59 Plan area, as shown on Attachment 10.
- Draft Plan of Subdivision and Site Development Applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they will permit a development consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-18V010 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;
2. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit two employment buildings on the subject lands, identified as “Building 3” and “Building 4” as shown on Attachments 5 to 8;
3. THAT the following proposed name for the new street shown on Attachment 10, BE APPROVED:

Proposed Name
Anatolian Drive

Background

Location

The subject lands (the ‘Subject Lands’) shown on Attachment 3 are located on the northeast corner of Huntington Road and Langstaff Road and are municipally known as 6560 Langstaff Road. The Subject Lands and surrounding land uses are shown on Attachment 3.

The related Zoning By-law Amendment Application and a Site Development Application for Phase 1 have been approved on the Subject Lands

Vaughan Council on January 26, 2021, approved Zoning By-law Amendment File Z.18.026 and Phase 1 of Site Development File DA.18.066, to permit the development of two one-storey employment buildings, identified as “Building 1” and “Building 2” on Attachment 5.

Draft Plan of Subdivision and Site Development Applications have been submitted to permit the Development

Anatolia Block 59 Developments Limited (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachment 3 to create blocks for employment uses, valleyland and buffer areas, a new street, stormwater management pond, road widening, and facilitate the development of two new employment buildings (the ‘Development’) as shown on Attachments 4 to 8.

1. Draft Plan of Subdivision File 19T-18V010, as shown on Attachment 4, for an employment Draft Plan of Subdivision (‘Draft Plan’) consisting of the following:

<u>Blocks/Roads</u>	<u>Land Use</u>	<u>Area (ha)</u>	<u>Number of Buildings</u>
1, 2 and 4	Prestige Employment	12.608	3
3	General Employment	3.512	1
5	Storm Water Management	0.003	N/A
6	Open Space	0.042	N/A
7 and 8	Valley	5.283	N/A
9 to 14	Minimum 10m Buffers	0.589	N/A
15 and 16	Road Widening (Huntington Road and Langstaff Road)	0.105	N/A
17 to 21	0.3m Reserve	0.022	N/A
Street “1”	26 m wide Street ‘1’	1.001	N/A
TOTAL		23.165	4

2. Site Development File DA.18.066, as shown on Attachments 5 to 8, to permit the development of two employment buildings (Phase 2) identified as “Building 3” and “Building 4” on Attachment 5.

The Owner owns other lands in Block 59, subject to concurrent Draft Plan of Subdivision and Site Development applications

The Owner has submitted Draft Plan of Subdivision and Site Development Applications on two additional properties within the Block 59 area, shown on Attachment 3. These

applications are being reviewed concurrently and form part of the February 2, 2022, Committee of the Whole agenda.

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

The City on January 11, 2019 circulated a Notice of Public Meeting to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and the Greater Woodbridge Ratepayers' Association. A copy of the Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the Huntington Road and Langstaff Road street frontage, in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on February 5, 2019 to receive comments from the public and Committee of the Whole. Vaughan Council on February 12, 2019 ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of February 5, 2019 and to forward a comprehensive report to a future Committee of the Whole meeting.

Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Vaughan, made a deputation on behalf of the Owner, at the Public Meeting regarding the Applications and no written submissions regarding the Applications were received by the Development Planning Department.

The following written communications were received by Council regarding the related Zoning By-law Amendment and Site Development Applications Z.18.026 and DA.18.066 at the Committee of the Whole and Council meetings:

CW (1) December 1, 2020

- Mr. R. Sacco, Block Engineer – Block 57/58 Landowners Group, dated November 30, 2020;
- Mr. J.A. Bacchus, The Municipal Infrastructure Group Ltd., dated November 30, 2020;
- Mr. J. Sgro, ZZEN Group of Companies Limited, dated November 30, 2020;
- Mr. J. Sgro, ZZEN Group of Companies Limited, December 2, 2020;
- Ms. S. Rosenthal, DAVIES HOWE LLP, dated November 30, 2020

Council December 15, 2020

- J. McGovern, Rice Group, dated December 11, 2020; and

REFERRED CW (1) January 19, 2021

- C1 Mr. M. E. Oldham, WSP, dated January 4, 2021;
- C5. Mr. M. E. Oldham, WSP, dated January 4, 2021;

The following is a summary of the comments provided in the written submission received by the Development Planning Department:

Block 59 Landowners Group

Concerns from the Landowners in the easterly portion of Block 59 with the provisions of the Holding Symbol “(H)” requiring the Block 59 Landowners Group to enter into a Spine Servicing Agreement and other requirements with respect to infrastructure on the westerly half of Block 59.

Response

A Communication was provided to Council to resolve the concerns related to the Block 59 Landowners Group. The Recommendations of the report (Related File Z.18.026 and DA.18.066) were amended to replace all reference to the “Block 59 Landowners Group” to the “Block 59 West Landowners Group”.

Block 57/58 Landowners Group

Concerns with the proposed interim sanitary sewer service plan to access services from the existing Block 57/58 Huntington Road Sanitary Sub-Trunk sewer until a final servicing strategy is developed by the Owner.

Response

A Communication was provided to Council to resolve the concerns related to the Block 57/58 Landowners Group. The Recommendations of the report (Related File Z.18.026 and DA.18.066) were amended to include a condition of lifting the Holding Symbol “(H)” to require a complete servicing strategy developed to the satisfaction of the City that will have no negative impact on Block 57/58. The Owner is now in a position to satisfy this condition.

The Development Planning Department on January 26, 2022 emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

Previous Reports/Authority

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

Related Zoning By-law Amendment, Site Development Application and Block 59 Block Plan Committee of the Whole Report:

[January 19, 2021 Committee of the Whole \(1\) \(Item 10, Report No.1 Recommendations 1 to 6\)](#)

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020, Committee of the Whole \(Item 10 Report No. 25, Recommendations 1 to 9, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Public Meeting Report:

[February 5, 2019, Committee of the Whole \(Public Meeting\) \(Item 6, Report No.8, Recommendation 1\)](#)

Block 59 Block Plan Application (File BL.59.2014) Public Meeting Report:

[June 17, 2014, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

Analysis and Options

The Development Planning Department supports the Development based on the following:

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

The Applications are consistent with the Provincial policies of the PPS, specifically Sections 1.1.3 regarding Settlement Areas, Section 2.1.1 protecting natural features and areas for the long-term and Section 1.3.1 regarding employment policies.

The employment policies in Section 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 site 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 Subject Lands shown on Attachment 3 are located within a Settlement Area as defined by the PPS. The Development will provide long-term protection for the natural heritage features located on the Subject Lands by bringing the valleylands, buffers and open space lands shown on Attachments 5 and 6 into public ownership.

The Development utilizes an undeveloped site within the Block 59 Employment Area which will support employment uses. The Development complements and is compatible with the planned uses within the West Vaughan Employment Area and provides 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 for the Development.

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, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') is intended to guide decision-making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty or traditional industries. The Growth Plan encourages the concentration of population and employment growth within Settlement Areas in accordance with Section 2.2.1 and promotes the development of complete communities, offering a mix of jobs, amenities, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

The Employment policies of Section 2.2.5.1 directs that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by:

- Making more efficient use of existing employment areas and vacant and underutilized employment lands, and increasing employment densities
- Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment

Schedule 1 – Urban Structure of Vaughan Official Plan 2010 identifies the Subject Lands as being located within "Employment Areas". The Development implements an

employment use within a Settlement Area where municipal water and wastewater services are available and will contribute towards the development of employment lands in Block 59. 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 decision making 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 identified as "Urban Area" on Map 1: Regional Structure of the YROP, and permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria, and are identified as being within the "Strategic Employment Lands – Conceptual" by Figure 2: York Region Strategic Employment Lands of the YROP. The following YROP policies apply to the Development:

- Section 4.3 "Planning for Employment Lands" contains policies to recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region. As such, require local municipalities are required to designate and protect employment lands in local municipal official plans and protect, maintain and enhance the long-term viability of all employment lands designated in local municipal official plans for employment land uses.
- Policy 4.3.6 states, "It is the policy of Council to protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans".
- Policy 4.3.14 also requires that local municipalities, in consultation with York Region, to prepare comprehensive secondary plans for new employment lands.
- Policy 4.3.17 and 4.3.18 requires a diverse mix of lot sizes on employment lands and flexible and adaptable employment lands that include street patterns and building design and siting that allow for development and intensification.

The Development would facilitate the creation of public streets and employment blocks in varying lot sizes to diversify employment uses where employment lands have been identified and designated in the Vaughan Official Plan, 2010 ('VOP 2010'). The Subject Lands form part of the VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan as required for new employment lands. The Development conforms to the policies of the YROP.

The Development conforms to VOP 2010

The Subject Lands are designated “Prestige Employment”, “General Employment” and “Natural Areas” (valley and Rainbow Creek) by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment Area Secondary Plan (‘WVEASP’). Schedule 1 of VOP 2010 also identifies the Subject Lands as an “Employment Area” and “Natural Area and Countryside”.

- The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted within the “Prestige Employment” designation. Office uses, limited retail uses, and gas stations are also permitted in the “Prestige Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “Prestige Employment” designation.
- The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the “General Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “General Employment” designation.
- The “Natural Areas” designation identifies those portions of the City being part of the Natural Heritage Network. The policies of VOP 2010 require the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features and the functions they perform. The “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands. The Development proposes to create the appropriate valley blocks together with the environmental buffer blocks.

VOP 2010 requires Core Features and their minimum Vegetation Protection Zones (VPZs) be dedicated to an appropriate public agency at no public expense, through the development approval process. The conveyance of these lands will be secured through the Draft Plan of Subdivision File 19T-18V010 to ensure the integrity of the ecological systems on or within direct proximity to the Subject Lands will be maintained. The development limits of the Subject Lands, including all the natural heritage features and

hazards, have been confirmed to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

The Development conforms to the "Prestige Employment", "General Employment" and "Natural Areas" land use designations.

The Development respects the following design criteria in accordance with Section 9.1.2.10 of VOP 2010 (in part):

"That in Employment Areas, new development will be designed to:

- allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- provide safe and direct access to buildings for pedestrians, cyclists and transit users;
- provide safe and direct pedestrian walkways from the public street and parking areas to main building entrances;
- buffering and screening any surface parking areas from all property lines through the use of setbacks and landscaping;
- buffering and screening any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing; and
- provide appropriate parks and open spaces as set out in Section 7.3."

The Development shown on Attachments 4 to 8 respects the design criteria above by creating a range of lot sizes, providing safe and direct access to buildings for a variety of transportation modes, and providing appropriate VPZs, valley, and open space blocks. The Development conforms to VOP 2010.

The Development conforms to the final Block Plan for the Block 59 Area

Section 10.1.1 of VOP 2010 states that a Block Plan is required for all Secondary Plans. Vaughan Council on June 29, 2020 considered and approved the application for the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Council on January 19, 2021 considered and approved the Block 59 Plan dated September 3, 2020, subject to the fulfillment of Block Plan conditions of approval. The Block 59 Plan dated July 19, 2021 was further updated, as shown on Attachment 9, through Zoning By-law Amendment File Z.21.001.

The Block 59 Plan shown on Attachment 9, identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature", "10 m Buffer", "Stormwater Management Pond", and a public road identified as "Street G". The

proposed Draft Plan consists of employment blocks, buffer blocks, a new road, a stormwater management block, open space, and valley blocks which conforms to the Block 59 Plan.

The Development complies with Zoning By-law 1-88, as amended

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, all subject to site-specific exception 9(1512). The Development complies with Zoning By-law 1-88.

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. 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 OLT in respect of By-law 001-021 was November 15, 2021. By-law 001-021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-021 applies.

The Development Planning Department recommends the Holding Symbol “(H)” be removed from the Subject Lands

The Owner has submitted Zoning By-law Amendment File Z.21.038 for the Subject Lands. The Subject Lands were zoned with the Holding Symbol “(H)” to be lifted once the following conditions have been satisfied:

- a) Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council;
- b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Special Programs Department;

Should Vaughan Council approve the Recommendations contained in this report, then Condition a) of the Holding Symbol “(H)” would be satisfied. The Development Engineering (‘DE’) Department has confirmed the remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners have been satisfied. Therefore, the Owner has demonstrated Condition b) of the Holding Symbol “(H)” has been satisfied.

Accordingly, it is recommended that the Holding Symbol “(H)” be removed from the Subject Lands, as shown on Attachment 5, to facilitate the Development and a By-law to remove the Holding Symbol “(H)” be brought forward to Council for enactment, should the Applications be approved.

The Development Planning Department has no objection to the Development, subject to the Conditions in Attachments 1 and 2

Draft Plan of Subdivision

The Draft Plan shown on Attachment 4 is to create blocks for employment uses, valleylands and buffer areas, a new street, and road widening. Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 and the final Draft Plan shall be registered on title.

Site Plan

The Development shown on Attachments 5 to 8 consists of two new employment buildings identified as “Building 3” with an approximate gross floor area (GFA) of 16,439 m² and “Building 4” with an approximate GFA of 8,612 m², as shown on Attachment 5. The buildings will be accessed by Future Street “1”. Pedestrian connections are proposed throughout the parking areas to provide safe pedestrian permeability into the Subject Lands. Parking is located facing Future Street “1” and truck loading occurs toward the rear of buildings away from any arterial roads in accordance with Zoning By-law 1-88, as amended. The final site plan shall be to the satisfaction of Development Planning and the Zoning By-law Amendment Application File Z.21.038 to lift the Holding Symbol ‘(H)’ shall be approved. A condition to this effect is included in Attachment 2.

Landscape Plan

The proposed landscape plan is shown on Attachment 6 and consists of a variety of deciduous and coniferous trees and shrubs and ornamental grasses. Development Planning staff recommend additional landscaping along the north boundary be reflected in the final landscape plan and additional details provided for the primary entry feature area. The Owner is required to provide the updated information as requested and the final Landscape Plan and cost estimates should be to the satisfaction of the Development Planning Department.

Building Elevations

The elevations shown on Attachments 7 and 8 include a combination of glazing, precast concrete and composite metal panels. Bird friendly treatment and standard notes shall be annotated on the elevations. The final building elevations shall be approved to the satisfaction of the Development Planning Department.

Lighting Plan

The photometric plan must achieve 0.0 lux at the property line for all frontages and the natural area where the VPZ begins to avoid any light spillage into the natural area. The final photometric plan must be to the satisfaction of the Development Planning Department.

Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metric scoring tool. A revised Sustainability Performance Metric scoring tool and cover letter must be submitted to demonstrate how the development achieves the minimum Sustainability Performance Metric ('SPM') application score of 31 points for Bronze level.

Cultural Heritage

The Owner has provided a letter from the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries to confirm of review and entry of the Stage 3 Archaeological Assessment into the Ontario Public Register of Archaeological Reports. As such, the Cultural Heritage Division is satisfied with the provided Archaeological Reports and the standard archaeological clauses shall apply. A condition to this effect is included in Attachments 1 and 2.

The GIS Division of the Development Planning Department has reviewed the proposed Street Name for the proposed Draft Plan of Subdivision

The Development Planning Department has received an application to name Streets "F" and "G" in the Block 59 Plan, and identified in Draft Plan of Subdivision Files 19T-18V009, 19T-18V010 and 19T-18V011. The Owner has submitted the street name "Anatolian Drive" for approval, as shown on Attachment 10. The proposed street name relates to Anatolia, its inhabitants and an extinct group of ancient languages which includes a branch of the Indo-European language family such as Hittites, Luwians and the Lydians; incoming races included the Armenians, Greeks, Phrygians and Thracians. According to the Owner, the number of people living in Vaughan that have originated from this region have grown tremendously over the past recent years. Being able to provide a street name that has some cultural connections to this heritage would mean a great deal to many newer citizens of Vaughan. Within the City of Vaughan, there are many similarly used references for other cultures in street names such as "Venetian Crescent", "Roman Road" and "Naples Avenue".

The York Region, Community Planning and Development Services Department has no objection to the proposed name. The Development Planning Department and the Fire and Rescue Department have reviewed the name for appropriateness and determined the proposed name to be satisfactory.

The proposed street name is consistent with the City's Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on September 24, 2021 circulated the proposed name to each Council member and received no comments. The proposed street name is not the result of a charity fundraising auction/event

The Development Engineering Department supports the Development, subject to Conditions of Approval

The Development Engineering ('DE') Department has provided the following comments regarding the Development:

Transportation Engineering

The Subject Lands will be serviced via proposed access driveways from Huntington Road, Langstaff Road and future Street '1, as shown on Attachments 4 to 6. The proposed municipal road network required to service Blocks 3 and 4 (future Street '1') is included within a Spine Servicing Agreement executed with the City. Easements may be required for shared access between adjacent landowners and shall be confirmed prior to registration of the Draft Plan.

The proposed parking supply meets the requirements of Zoning By-law 1-88, as amended. The DE Department has no objection with the proposed parking supply.

Huntington Road Urbanization

The City completed a Schedule 'C' Municipal Class Environmental Assessment (EA) Study for road improvements along Huntington Road to accommodate population and employment growth in western Vaughan. The Huntington Road Urbanization project through the City's Infrastructure Delivery ('ID') Department has scheduled the work to be completed in three (3) separate phases, with Phase 1 (Langstaff to Rutherford) tentatively scheduled for construction between 2023 & 2024.

The proposed improvements include widening to accommodate a 26 m urbanized right-of-way (R.O.W) complete with a total of four lanes, intersection improvements, illumination installation (street lighting), 3 m multi-use trail, boulevard, and landscaping on the east side of Huntington Road, 1.5 m sidewalk, boulevard, and landscaping on the west side of Huntington Road, and various utility upgrades.

To accommodate the Huntington Road Urbanization project, the Owner of the Subject Lands shall convey lands fronting Huntington Road to the City at no cost and free of charge and encumbrances as required to facilitate ID's engineering design. A condition to this effect is included in Attachment 1.

Noise Impact Study

The Noise Impact Study, prepared by Valcoustics Canada Ltd., and dated May 22, 2020 ('NIS'), was prepared in support of the Applications for the Subject Lands.

The NIS identified noise sources with potential for impact on the Development through road traffic on Langstaff Road, Huntington Road and the future Highway 427 extension. The main noise sources associated with the Development with the potential to create significant noise impact at the neighbouring receptors are truck movements on site, activities at the loading docks, and the rooftop mechanical units. The indoor noise criteria for the Development are predicted to be met using exterior wall construction with a minimum Sound Transmission Class ('STC') 42 and exterior windows of up to STC 33. The NIS shows sound emissions from the Development are predicted to meet the stationary noise guideline limits without any additional noise mitigation measures.

The tenants for the warehouses are currently not known. The analysis was done using operating information provided by the Owner. for similar facilities that they have developed. The analysis should be updated if the proposed operations are significantly different than those described and assessed herein. A condition to this effect is included in Attachment 2.

Municipal Servicing

Employment Blocks 3 and 4 within the Subject Lands cannot be developed until adequate access and municipal services are available to service the Subject Lands or the Owner demonstrates that alternative arrangement has been made for their completion to the satisfaction of the City.

a) Water Supply

The Subject Lands currently situated within Pressure District 5 (PD5) of the York Water Supply System according to the Master Environmental Servicing Plan ('MESP') for Block 59 and current City mapping.

The Subject Lands will be served by Pressure District 6 (PD6). However, currently there is no watermain infrastructure available to provide PD6 pressures to support the Development in advance of the ultimate servicing strategy which includes the following: future municipal watermain infrastructure to be constructed within future Street '1'; external watermain connections at the intersections of Rutherford Road/Huntington Road, future John Lawrie Street (Street '1')/Huntington Road, and Langstaff Road/Huntington Road complete with a Pressure Reducing Valve (PRV); internal looping through Block 59; and,

Huntington watermain extensions from Trade Valley Drive to Langstaff Road, all external to the Draft Plan.

As part of the Applications, the Owner is proposing to design and construct a watermain within a future City easement within the Subject Lands complete with an interim connection to the existing PD5 watermain at the intersection of Huntington and Langstaff until such time the future PD6 watermain is constructed as part of a Spine Servicing Agreement for Block 59 West.

The Owner shall coordinate external Spine Servicing works to support the Development as required. External municipal watermain works are included within a Spine Servicing Agreement executed with the City.

b) Sanitary Servicing

The Subject Lands will be serviced utilizing a proposed municipal sanitary sewer network traversing the south side of Employment Blocks 1 and 2, as shown on Attachment 4, via a proposed municipal servicing easement complete with service connections and control maintenance holes for each development block. The Functional Servicing & Stormwater Management Report ('FSR') prepared by Schaeffers Consulting Engineers, dated August 2021 identifies the subject development to facilitate a direct connection to the Huntington Road sanitary sewer consistent with the interim and ultimate wastewater strategies presented in the MESP; however, the MESP identifies that easement requirements are to be confirmed within the detailed design.

The Owner has made an Environmental Compliance Approval (ECA) submission with the City for the Transfer of Review (ToR) Program with York Region for the proposed municipal sanitary sewer works to construct the necessary municipal wastewater servicing to service Blocks 1, 2, 3 and 4 as noted on the Draft Plan of Subdivision. Proposed municipal servicing includes internal maintenance holes and sewers including individual service connections and control maintenance holes for Blocks 1, 2, 3 and 4 within a municipal servicing easement.

The Owner shall coordinate the external Spine Servicing works to support the Development as required. External municipal sanitary sewer works are included within a Spine Servicing Agreement executed with the City.

c) Stormwater Management

Currently, the Subject Lands are not serviced by any existing stormwater infrastructure and no municipal storm ponds are proposed on the Subject Lands. The FSR proposes to provide additional on-site private storage and direct site

stormwater flows to future Street '1' complete with quality and quantity controls prior to ultimately discharging to Rainbow Creek.

The current SWM proposal contradicts what was originally envisioned as part of the MESP (Subject Lands were proposed to be tributary to a future SWM Pond W1 on external lands to the north); however; DE confirms the current design generally follows the intent of the Block 59 MESP.

The Owner shall coordinate the external Spine Servicing works to support Development as required. External municipal storm sewer and stormwater management pond works are included within a Spine Servicing Agreement executed with the City.

Environmental Site Assessment

The DE Department has reviewed the Phase One Environmental Site Assessment (ESA) Updated Report provided by the Owner and concludes the report is to the satisfaction of DE. Prior to final approval for the Draft Plan, the Owner shall provide a Letter of Reliance for the Phase One ESA Report to the satisfaction of DE Department. A condition to this effect is included in Attachment 1.

Grading Design/Erosion and Sediment Control

The existing topography indicates a significant grade differential between the west and east halves of the Subject Lands and therefore requiring the Development to implement grading measures such as retaining walls and sloping toward the buffer and valley blocks and is subject to review and approval from the TRCA.

Although a variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the subject site in accordance with the aforementioned document.

Block 59 West Developer's Group Agreement

Prior to final approval of the Draft Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 59 West 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, bridge structures and municipal services to support development within Block 59 West. This agreement shall

also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall provide the City with a letter from the Trustee for the Block 59 West Landowners Group confirming the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Cost Sharing Agreement. Conditions to this effect are included in Attachment 1.

The Infrastructure Planning and Corporate Asset Management Department supports the Development, subject to Conditions of Approval

Servicing for the Draft Plan shall conform to the approved Block 59 MESP. Conditions to this effect are included in Attachment 1.

The Financial Planning and Development Finance Department advises Development Charges are applicable for the Development

The Financial Planning and Development Finance Department requires the Owner enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. Clauses for the payment of Development Charges is included as standard conditions in the Subdivision Agreement.

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Site Plan Agreement.

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

The Office of Infrastructure Development Department, Real Estate Services advises cash-in-lieu of the dedication of parkland 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 Parks Infrastructure Planning and Development Department has no objection to the Development, subject to the Conditions of Approval

The Parks Infrastructure Planning and Development Department ('PIPD') has reviewed the Trail Feasibility Package submitted and are satisfied with the proposed trail alignment. The PIPD requires the valleylands and associated buffer blocks to be dedicated into public ownership and ultimately facilitate the public multi-use recreational trail. A condition to this effect is included in the Attachment 1.

The TRCA has no objection to the Applications

Portions of the Subject Lands are located within the TRCA's regulated area. The "Natural Areas" designation includes Rainbow Creek located on the Subject Lands. TRCA has reviewed the Applications and supporting documents, including an Erosion Assessment, and advised all comments have been satisfactorily addressed. Sufficient stone sizing calculations for the sewer outfall is required to ensure the outfall protection will not impact the watercourse. The TRCA has also advised the preliminary plans for the road crossing on "Street 1", as shown on Attachment 4, must be submitted to their satisfaction and is included as a condition of draft approval. The required information includes final designs of abutments for the proposed "Street 1" bridge crossing and a scour analysis for the bridge piers including erosion protection around the abutments.

There are valleylands, VPZs, and open space blocks associated with Rainbow Creek on the Subject Lands. While the TRCA is typically the public authority to take ownership of valleylands in Vaughan, the TRCA has declined the conveyance of the valleylands and open spaces associated with Rainbow Creek into TRCA Ownership for the following reasons:

1. The erosion analysis conducted as part of the MESP work demonstrates that the Rainbow Creek Valley within Block 59 is subject to long-term erosion. The Development increases impervious surfaces which would exacerbate the erosion problem within the Rainbow Creek Valley. TRCA does not wish to assume liability or maintenance responsibilities associated with remediation over the long-term.
2. There are several storm outlets proposed within the valley (most of these outlets will be private outlets) that the City of Vaughan (City) will not be responsible for maintaining. TRCA has no ability to ensure that the Developments will maintain their outlets. Rainbow Creek is already subject to erosion which has the potential to worsen with additional outlets.
3. There are several municipal infrastructure proposals within the Rainbow Creek Valleylands: trails within the buffers, stormwater management pond outlets, and bridge crossings associated with the new roads that will ultimately come under the City's management. As such, TRCA believes it would be more appropriate for the City to take ownership of the valleylands, if they are ultimately dedicated to a public authority.

TRCA is not in a position to acquire more parcels of land to mitigate erosion risk with its current funding, and increasing potential liabilities is not desirable without an influx of funding to support this additional management requirement. There is an erosion risk in this area, and the erosion potential would be increased with development. While TRCA does often accept conveyance of the natural system, when municipal infrastructure and

private infrastructure to support the Development is proposed in the natural system, this infrastructure and the future potential obligations it represents impacts TRCA's ability to accept the conveyance. TRCA does not accept conveyances that have private infrastructure and high potential for future management and maintenance obligations.

Due to the response from TRCA, the valleylands, VPZs, and open spaces blocks will be conveyed to the City as the public authority. The TRCA has no objection to the Development subject to the conditions of approval set out in Attachments 1 and 2.

The Parks, Forestry and Horticulture Operations Department has no objection to the Applications, subject to the Conditions of Approval

The Parks, Forestry and Horticulture Operations Department has reviewed the Applications and advise the Owner must enter into a Tree Protection Agreement with the Development Planning Department as indicated in the Tree Protection Protocol.

Due to the conveyance of the valleylands to the City, there is a requirement for costs associated with the long-term maintenance of the valleylands including turf cutting, litter and illegal dumping clean up and general trail maintenance. The required rate for this cost shall be confirmed and determined by the Parks, Forestry and Horticulture Operations Department and shall be included in the Subdivision Agreement. The Parks, Forestry and Horticulture Operations Department has no objection to the Applications subject to Conditions included in Attachments 1 and 2.

The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development

The PPSP Department has reviewed the Applications and advise the natural heritage system has been established for the Subject Lands. All natural features/hazard limits and associated VPZs have been depicted to confirm the Development has been appropriately sited to the satisfaction of the TRCA. The Block 59 Plan Environmental Impact Study (EIS) prepared by Dillion Consulting Limited dated February 2021 has identified appropriate compensation areas identified on the Draft Plan and the abutting lands owned by the Owner as a result of impacts to the features. The PPSP Department has no objection to the proposed Development.

The Ministry of Transportation of Ontario ('MTO') has no objection to the Development

MTO permits are required for all buildings located within 46 m from the Highway 427 Future Transit property line and a radius of 365 m from the centrepont of the Highway 427 Future Transitway and Rutherford Road, prior to any construction being undertaken. The MTO has no objection to the Development subject to the conditions included in Attachment 1.

Bell Canada has no objection to the Development, subject to the following Condition of Approval

Bell Canada has no objection to the Development, subject to the Owner contacting Bell Canada during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. A condition to this effect is included in the conditions in Attachment 1.

Canada Post has no objection to the Development, subject to Conditions of Approval

Canada Post has determined that the Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Development subject to the conditions in Attachment 1.

The various utility companies have no objection to the Development, subject to Conditions of Approval

Enbridge Gas and Alectra Utilities has no objection to the Development, subject to the Owner coordinating servicing, connections, easements with the above noted utilities prior to the commencement of any site works. Conditions to this effect are included in Attachment 1. Hydro One Networks Inc. and Rogers Communications and have no objections to the Development.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications and submission materials have been circulated to York Region Community Planning and Development Services Department for review and comment. The Owner is required to satisfy all requirements of York Region. Conditions to this effect is included in Attachments 1 and 2.

Conclusion

The Development Planning Department has reviewed Draft Plan of Subdivision File 19T-18V010 and Site Development Application File DA.18.066 in consideration of the policies of the PPS, the Growth Plan, the YROP 2010 and VOP 2010 policies, the requirements of the Zoning By-law 1-88, comments from City Departments, external public agencies, and the surround area context. The Development is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan, and implements the West Vaughan Employment Area Secondary Plan policies.

The Development Planning Department is satisfied that the Development shown on Attachments 4 to 8 is compatible with the existing and planned uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval included in Attachments 1 and 2.

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

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Site Plan Approval
3. Context and Location Map
4. Proposed Draft Plan of Subdivision File 19T-18V010
5. Proposed Site Plan (Phase 2) and Approved Zoning
6. Landscape Plan
7. Building 3 Elevations
8. Building 4 Elevations
9. Final Block 59 Block Plan – dated September 3, 2020, amended July 19, 2021
10. Proposed Municipal Street Name

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