

## Committee of the Whole (2) Report

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**DATE:** Tuesday, March 8, 2022

**WARD(S):** 2

**TITLE:** 2118349 ONTARIO LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.20.030  
SITE DEVELOPMENT FILE DA.20.053  
PART OF LOT 11, CONCESSION 10  
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON 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 Files Z.20.030 and DA.20.053 to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 3, to develop two multi-unit employment buildings with accessory office uses totaling a gross floor area of approximately 19,728 m<sup>2</sup> and served by 278 at-grade parking spaces, as shown on Attachments 3 to 8. The proposed development also includes the deletion of a cul-de-sac road in the approved Block 64 Plan for the subject lands, in the manner shown on Attachment 11.

**Report Highlights**

- The Owner proposes to develop two multi-unit employment buildings with accessory office uses with a gross floor area of approximately 19,728 m<sup>2</sup>.
- Applications to amend Zoning By-law 1-88 and Zoning By-law 001-2021 are required to facilitate the Site Development application to permit the proposed development.
- The Development Planning Department supports the approval of the applications subject to the Recommendations of this report, as the development is consistent with provincial policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.030 (2118349 Ontario Limited) BE APPROVED, to amend the following:
  - a) 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 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
  - b) Zoning By-law 001-2021 to rezone the Subject Lands from “A Agriculture Zone” to “EM1 Prestige Employment Zone” in the manner shown on Attachment 3.
2. THAT the Holding Symbol “(H)” be placed on the Subject Lands and that the Subject Lands zoned with the Holding Symbol “(H)” shall be used only for:
  - a) The production of field crops or a use legally existing as of the date of the enactment of this By-law; and/or
  - b) Site grading, site servicing, shoring and excavation and foundations works.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
  - a) The Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc., shall enter into an amending Block 64 South Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies and commitment to undertake works based on the preliminary design for the provision of municipal services, all to the satisfaction of the City of Vaughan, York Region, Peel Region and the Toronto and Region Conservation Authority. The said agreement shall be registered against the lands to which it applies, unless alternative arrangements are made to the satisfaction of the City.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment 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, if required.
5. THAT Site Development File DA.20.053 (2118349 Ontario Limited) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit two multi-

unit employment buildings with accessory office uses with a gross floor area of approximately 19,728 m<sup>2</sup>, as shown on Attachments 3 to 8.

6. THAT the deletion of the cul-de-sac road between the Subject Lands and the adjacent Lands to the west, as shown on Attachment 11, BE APPROVED, and that the final Block 64 Plan be modified to the cul-de-sac road between the Subject Lands and the adjacent Lands to the west.

## **Background**

The subject lands (the ‘Subject Lands’) are located at the northwest corner of Langstaff Road and Huntington Road. The Subject Lands and the surrounding land uses are shown on Attachment 2. The Subject Lands are located within the Block 64 Block Plan (‘Block 64 Plan’), as shown on Attachment 9.

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

2118349 Ontario Limited (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to facilitate two multi-unit employment buildings with accessory office uses in the manner shown on Attachments 3 to 8:

1. Zoning By-law Amendment File Z.20.030 to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in both Zoning By-law 1-88 and Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.20.053 for the Subject Lands to permit the development of two multi-unit employment buildings (Building “A” with 7 units and Building “B” with 3 units) with accessory office uses having a total gross floor area (‘GFA’) of approximately 19,728 m<sup>2</sup> (the ‘Development’), as shown on Attachments 3 to 8. The Development consists of the following statistics:

<b><u>Building</u></b>	<b><u>Land Use</u></b>	<b><u>Area</u></b>	<b><u>Coverage</u></b>	<b><u>Building Height</u></b>
	Site Area	39,291.53 m <sup>2</sup> (3.92 ha)		
	Total Building Coverage	17,913.83 m <sup>2</sup>	45.59%	
	Landscaped Area	4,709.34 m <sup>2</sup>	11.99%	
	Paved Area	16,668.35 m <sup>2</sup>	41.59%	

<u>Building</u>	<u>Land Use</u>	<u>Area</u>	<u>Coverage</u>	<u>Building Height</u>
		<u>GFA</u>		
A	Industrial	4,351.22 m <sup>2</sup>		
	1 <sup>st</sup> . Floor Office	979.45 m <sup>2</sup>		
	Mezzanine	911.22 m <sup>2</sup>		
	Garbage / Mechanical	91.04 m <sup>2</sup>		
	Total Building "A"	6,332.93 m <sup>2</sup>		12.6 m
B	Industrial	11,340.04 m <sup>2</sup>		
	1 <sup>st</sup> . Floor Office	953.63 m <sup>2</sup>		
	2 <sup>nd</sup> . Floor Mezzanine	903.91 m <sup>2</sup>		
	Mechanical	63.76 m <sup>2</sup>		
	Total Building "B"	13,396.03 m <sup>2</sup>		15.3 m

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

The City on May 7, 2021, circulated a Notice of Public Meeting (the 'Notice') to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners' Association. A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and notice signs were installed on along Langstaff Road and Huntington Road for the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on June 22, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of June 1, 2021, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following written submission was received by the Development Planning Department and at the Public Meeting:

Written Submission

- Rob Russell, Robert Russell Planning Consultants Inc. on behalf of Maria Sulz, Langstaff Road, dated April 15, 2021.

The following is a summary of, and response to, the comments provided in the written submission submitted at the Public Meeting of June 1, 2021, and written submission received by the Development Planning Department:

- a) The removal of the cul-de-sac road may impact the future development of the adjacent lands to the west

The amendment to the Master Environmental Servicing Plan for the Block 64 Plan to remove the cul-de-sac roads, as shown on Attachment 9, and to provide an alternative and phased servicing strategy may negatively affect the future development potential of other landowners in the Block 64 Planning area.

#### Response

The Development Engineering Department ('DE Department') and York Region require that the amendment to the Block 64 Plan and the site plan for the Subject Lands shall include a driveway interconnection between the Subject Lands and the adjacent lands to the west to mitigate any negative impact on traffic operations for the surrounding road network. The Owner is required to work with the adjacent land owner to the west respecting the location of the future interconnection from the Subject Lands to the future Hunter's Valley Road extension, including but not limited to alignment and final access location from the Subject Lands prior to the final approval of the Development. A condition to this effect is included in Attachment 1.

#### **Previous Reports/Authority**

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

[June 1, 2021 Committee of the Whole \(Public Meeting\) and June 21, 2021 Extract from Council Meeting Minutes \(Item 3, Report 30\)](#)

[June 19, 2006 Committee of the Whole \(Item 71, Report 37\)](#)

[April 3, 2012 Committee of the Whole \(Item 11, Report 12\)](#)

#### **Analysis and Options**

##### ***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. 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 the importance of the local context and character. Policies are outcome oriented, and some policies provide flexibility in their implementation provided Provincial interests are upheld. The *Planning Act* requires Council's planning decisions to be consistent with the PPS.

Section 1.3.1 - Employment of the PPS encourages planning authorities to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) 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;
- e) ensuring the necessary infrastructure is provided to support current and projected needs.”

The Development utilizes a vacant site within the Block 64 employment area that will support a range of employment uses. The Development complements and is compatible with the existing uses within the employment area and provides diversified employment opportunities to meet the City’s long-term employment needs. Additionally, 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***

The Provincial 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. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

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 as the proposed built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide employment uses that are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2.a) - directing growth to settlement areas that have existing or planned municipal water and wastewater systems;
- Section 2.2.1.4.a) - featuring a diverse mix of land uses; including residential and employment, and convenient access to local stores and services;
- Section 2.2.5.1.b) - ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan; and
- Section 2.2.5.1.d) - integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

The Subject Lands are located within the “Employment Areas” by Schedule 1 - Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’), Volume 1. The Development provides for a range of employment uses to attract businesses to the employment area to accommodate future growth. In consideration of the above, the Development conforms to the Growth Plan.

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

The York Region Official Plan, 2010 (‘YROP 2010’) 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 located within the “Urban Area” by Map 1 - Regional Structure of YROP 2010, which 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 YROP 2010. The Subject Lands are in proximity of a “Regional Transit Priority Network” (Rutherford Road) by Map 11 - Transit Network and “Cycling Facilities on Regional Roads and Right-of-Ways” (Langstaff Road) by Map 10 - Regional Cycling Network of YROP 2010.

Chapter 4.3 - Planning for Employment Lands requires development within lower-tier municipalities to conform to the following:

- “4.3.5 To protect, maintain and enhance the long-term viability of all employment lands designated in local municipal official plans for employment land uses.
- 4.3.6 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.”

The Development conforms with the objectives of Chapter 4.3 of YROP 2010 as it provides for a range of employment uses and is in proximity to Highway 427 for the efficient movement of goods and people. In consideration of the above, the Development conforms to YROP 2010.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are identified as being located within the “Employment Areas” on Schedule 1 - Urban Structure of VOP 2010, and are designated “Prestige Employment” and “General Employment” on Schedule 13 - Land Use of VOP 2010. Policy 10.2.1.6 “Interpretation” of VOP 2010 states “for the purposes of delineating between “Prestige Employment” and “General Employment” land uses... the use abutting an arterial street shall be interpreted to extend one lot depth in from the arterial street.” The portion of the Subject Lands fronting Huntington Road and Langstaff Road are designated “Prestige

Employment”. Therefore the Subject Lands are considered to be designated “Prestige Employment” in their entirety.

The “Prestige Employment” designation permits a wide range of employment uses including industrial uses such as manufacturing, warehousing, processing and distribution uses, located within wholly enclosed buildings which do not require outside storage.

Policy 9.2.2.11.c.ii “Prestige Employment” of VOP 2010 permits office and/or retail uses accessory to and directly associated with the permitted uses in the Prestige Employment designation provided that:

- the accessory use is located on the same lot as the primary use; and,
- the combination of accessory office and accessory retail uses shall not exceed 49% of the total gross floor area devoted to the primary use provided that the accessory retail use is limited to no more than 10% of the total gross floor area of the primary use.

The Development consists of two multi-unit employment buildings with proposed accessory office uses that conforms with the “Prestige Employment” designation and Policy 9.2.2.11.cii of VOP 2010. The Development conforms to VOP 2010.

***Council approval is required to eliminate the planned internal cul-de-sac road from Langstaff Road in the Block 64 Plan***

The Block 64 South Landowners Group, in December 2020, submitted the Block 64 Plan Amendment (File BL.64S.2020) to remove the internal cul-de-sac roads in the Block 64 Plan, as shown on Attachment 10, and to provide an alternative servicing strategy for the southern portion of the Block 64 Plan area. The approved Block 64 Plan (Attachment 9) identifies a cul-de-sac road extending east from the future Hunter’s Valley Road extension between the Subject Lands and the lands to the abutting west identified as the Maria and Ludwig Sulz property (‘Sulz Property’), as shown on Attachment 11.

Policy 10.1.1.25 “Block Plan” in VOP 2010 requires that any parcel of land within a Block Plan intended for development that is subject to a draft plan of subdivision or other development approval application must be in conformity with VOP 2010 and consistent with an approved Block Plan. The Block 64 Plan Amendment is currently under review by the Policy Planning and Special Projects (‘PPSP’) Department. However, the PPSP Department, in consultation with the DE and Development Planning Departments and York Region, agreed that the portion of the Block 64 Plan encompassing the Subject Lands and the adjacent lands to the west can proceed ahead of the rest of the Block 64 Plan which is under review. The final Block 64 Plan shall include the amendment to the Block 64 Plan reflecting the deletion of the cul-de-sac road extending east from the future Hunter’s Road Valley Road extension between the Subject Lands and the Sulz Property.



In support of the Development and the cul-de-sac road elimination, a revised Traffic Impact Study ('TIS') by The Municipal Infrastructure Group Ltd. ('TMIG') dated November 2021 was submitted which concludes that the future operations of the study area will not be significantly impacted by the removal of the cul-de-sac road. The DE Department staff concurs with the overall findings of the TIS. York Region has no objection to the removal of the cul-de-sac road subject to the provision of an interconnection with the adjacent lands to the west, as discussed in the York Region section of this report.

The Development Planning Department can support an amendment to the Block 64 Plan shown on Attachment 11, which includes the Subject Lands and Sulz Property, the adjacent lands to the west, to eliminate the cul-de-sac road subject to the Owner providing a future interconnection through the adjacent lands to the west to Hunter's Valley Road extension. The final Block 64 Plan be modified to reflect the deletion of the cul-de-sac road between the Subject Lands and the adjacent Lands to the west. A condition to this effect is included in the Recommendations of this report.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88, as shown on Attachment 2. The Development is not permitted in the "A Agricultural Zone" and therefore, an amendment to Zoning By-law 1-88 is required to rezone the Subject Lands to "EM1 Prestige Employment Area Zone" as shown on Attachment 3, together with the following site-specific zoning exceptions identified in Table 1:

Table 1:

	<b>By-law 1-88 Standards</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 Width	9 m abutting Langstaff Road and Huntington Road	6 m abutting Langstaff Road and Huntington Road
b.	Minimum Parking Space Requirements	<u>Building A</u> Employment (Multi-Unit Building)  1.5 spaces / 100 m <sup>2</sup> x 4,442.26 m <sup>2</sup> of GFA = 67 spaces Accessory Office	<u>Building A</u> Employment (Multi-Unit Building)  1.27 spaces / 100 m <sup>2</sup> x 4,442.26 m <sup>2</sup> of GFA = 57 spaces Accessory Office

	<b>By-law 1-88 Standards</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
		<p>2 spaces / 100 m<sup>2</sup> x 1,890.67 m<sup>2</sup> of GFA = 38 spaces</p> <p><u>Building B</u> Employment (Multi-Unit Building)</p> <p>1.5 spaces / 100 m<sup>2</sup> x 11,403.8 m<sup>2</sup> of GFA = 172 spaces</p> <p>Accessory Office</p> <p>2 spaces / 100 m<sup>2</sup> x 1,857.54 m<sup>2</sup> of GFA = 38 spaces</p> <p>Total Parking Required = 315 spaces</p>	<p>2 spaces / 100 m<sup>2</sup> x 1,890.67 m<sup>2</sup> of GFA = 38 spaces</p> <p><u>Building B</u> Employment (Multi-Unit Building)</p> <p>1.27 spaces / 100 m<sup>2</sup> x 11,403.8 m<sup>2</sup> of GFA = 145 spaces</p> <p>Accessory Office</p> <p>2 spaces / 100 m<sup>2</sup> x 1,857.54 m<sup>2</sup> of GFA = 38 spaces</p> <p>Total Parking Provided = 278 spaces</p>

**Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. An Amendment to Zoning By-law 001-2021 is required to permit the Development**

On October 20, 2021, Vaughan 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 Ontario Land Tribunal (‘OLT’) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Subject Lands are zoned “A Agriculture” by Zoning By-law 001-2021, as shown on Attachment 2. The Development is not permitted in the “A Agriculture” zone and therefore, an amendment to Zoning By-law 001-2021 is required to rezone the Subject Lands to “EM1 Prestige Employment Zone” as shown on Attachment 3. No site-specific exceptions have been identified for the Subject Lands. The Development meets the parking requirements of Zoning By-law 001-2021 as follows:

Table 2:

	By-law 001-2021 Standards	EM1 Prestige Employment Zone Requirements	Provided Parking for the EM1 Prestige Employment Zone
a.	Minimum Parking Spaces	<p><u>Building A</u> Manufacturing or Processing Facility</p> <p>1 spaces / 100 m<sup>2</sup> x 4,442.26 m<sup>2</sup> of GFA = 45 spaces</p> <p>Accessory Office</p> <p>3 spaces / 100 m<sup>2</sup> x 1,890.67 m<sup>2</sup> of GFA = 57 spaces</p> <p><u>Building B</u> Manufacturing or Processing Facility</p> <p>1 spaces / 100 m<sup>2</sup> x 11,340.04 m<sup>2</sup> of GFA = 114 spaces</p> <p>Accessory Office</p> <p>3 spaces / 100 m<sup>2</sup> x 1,857.54 m<sup>2</sup> of GFA = 56 spaces</p> <p>Total Parking Required = 272 spaces</p>	<p><u>Building A</u> Manufacturing or Processing Facility</p> <p>1 spaces / 100 m<sup>2</sup> x 4,442.26 m<sup>2</sup> of GFA = 45 spaces</p> <p>Accessory Office</p> <p>3 spaces / 100 m<sup>2</sup> x 1,890.67 m<sup>2</sup> of GFA = 57 spaces</p> <p><u>Building B</u> Manufacturing or Processing Facility</p> <p>1 spaces / 100 m<sup>2</sup> x 11,340.04 m<sup>2</sup> of GFA = 114 spaces</p> <p>Accessory Office</p> <p>3 spaces / 100 m<sup>2</sup> x 1,857.54 m<sup>2</sup> of GFA = 56 spaces</p> <p>Total = 272 spaces</p> <p>Total Parking Provided = 278 spaces</p>

The Development Planning Department supports the rezoning of the Subject Lands to “EM1 Prestige Employment Area Zone” and the identified exceptions to Zoning By-law 1-88, and the rezoning to “EM1 Prestige Employment Zone” in Zoning By-law 001-2021, as the rezoning implements the “Prestige Employment” designation of VOP 2010, resulting in a Development that is compatible with the surrounding area.

The DE Department concurs with the overall findings of the TIS prepared by TMIG submitted in support of the Development to support the reduction of the parking from 315 parking spaces to 278 parking spaces in Zoning By-law 1-88. The Development provides 278 parking spaces which complies with the parking requirements in Zoning By-law 001-2021, as shown in Table 2.

The requested zoning exceptions identified in Table 1 facilitate a development that consistent with the policies of the PPS and conforms to the Growth Plan and YROP 2010 and maintains the intent of the VOP 2010. The Development requires exceptions to the zoning requirements in By-law 1-88 and complies to the zoning requirements in By-law 001-2021. The zoning exceptions facilitate a compatible development with the surrounding area. Accordingly, the Development Planning Department can support the rezoning and site-specific exceptions identified in Table 1.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment. Should Council approve Zoning By-law Amendment File Z.20.030, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

***A Holding Symbol “(H)” shall be placed on the Subject Lands***

The DE Department supports the Development subject to a Holding Symbol “(H)” being placed on the Subject Lands and that Lands zoned with the Holding Symbol “(H)” shall be used only for:

1. the production of field crops or a use legally existing as of the date of the enactment of this By-law; and/or
2. site grading, site servicing, shoring and excavation and foundations work.

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

1. The Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc., shall enter into an amending Block 64 South Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies and commitment to undertake works based on

the preliminary design for the provision of municipal services, all to the satisfaction of the City, York Region, Peel Region and the Toronto and Region Conservation Authority. The said agreement shall be registered against the lands to which it applies, unless alternative arrangements are made to the satisfaction of the City.

Conditions to this effect are included in the Recommendations of this report.

***The Development Planning Department supports the Development***

**Site Plan**

The Development shown on Attachments 3 to 8 includes two multi-unit employment buildings with accessory office uses with a GFA of approximately 19,728 m<sup>2</sup>. Building “A” is a two-storey multi-unit industrial building for seven units all with an accessory office component. The entrances for each unit faces Langstaff Road and provide for loading at the rear of the building. Building “B” is a two-storey multi-unit building with three units and all with accessory office. The entrances for each unit faces Huntington Road and provide for loading at the rear of the building. Each building screens the loading areas from Langstaff Road and Huntington Road.

A right-in/right-out access is provided from Langstaff Road and a full-movement access and a right-in/right-out access are provided from Huntington Road. The Subject Lands are serviced by 278 surface parking spaces and 30 bicycle parking spaces. Pedestrian connections for the Development are provided from Langstaff Road and Huntington Road, and between the buildings. The bicycle racks located southeast and southwest of Building “A” and northeast of Buildings “B” are located along pedestrian connections.

**Landscape Plan**

The Landscape Plan shown on Attachment 4 consists of a variety of deciduous trees up to 4 m in height and coniferous trees up to 2 m in height and shrubs within a 6 m landscape strip abutting Langstaff Road and Huntington Road. A corner entry feature is located at the corner of Langstaff Road and Huntington Road, and consists of a 2.3 m high stone wall flanked with 1.85 m high stone pillars with decorative metal fencing and landscaping. A concrete pavement pedestrian connection is located next to each pillar connecting the future public sidewalks on Langstaff Road and Huntington Road to Building “A”.

The Arborist Report prepared by Kuntz Forestry Consulting Inc. and dated November 6, 2019 submitted in support of the Development finds that there are no trees within the Subject Lands and identifies some shrubs and a tree within the Huntington Road right-of-way located north-east of the Subject Lands. The Tree Preservation Plan (‘TPP’) prepared by Strybos Barron King and dated November 5, 2021 submitted in support of the Development identifies a tree in the Huntington Road right-of-way within 6 m of a proposed driveway that will be protected. The Owner shall provide tree hoarding protection in accordance with the Tree Protection By-law. A condition to this effect is included in Attachment 1.

### Building Elevations

Buildings “A” and “B” are both two-storeys in height and measure 12.6 m and 15.3 m, respectively, as shown on Attachments 5 to 8. Building materials consist of a combination of white and black concrete walls with charcoal coloured metal panels with grey tinted vision and charcoal coloured spandrel glazing on the façades.

### Signage/Lighting

The building signage shown on Attachments 5 to 8 will be visible from Langstaff Road and Huntington Road. Lighting is provided on the buildings and within the landscaped area along the pedestrian walkways and the parking area.

### Sustainability Performance Metrics

The Development achieves an overall application score of 33 points. The Development includes amenities such as a bike lane on Langstaff Road and pedestrian linkages from the Subject Lands to connect with the planned sidewalks on Langstaff Road and Huntington Road. Trees and landscaping will be planted and bird-friendly glazing will be used on the buildings. The Development meets the required minimum application performance level score of 31.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 8, subject to the Recommendations of this report. Prior to the execution of the Site Plan Agreement, the final site plan, building elevations, signage, lighting details, landscape plan, landscape details, and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1 to this report.

### ***The Development Engineering Department has no objection to the Development, subject to the comments in this report and conditions in Attachment 1***

The Development Engineering (‘DE’) Department has reviewed the Applications and provides the following comments:

### Conditions and Warning Clauses

The DE Department is satisfied with the Development subject to inclusion of the following conditions and warning clauses in the Site Plan Agreement:

1. Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.
2. The Owner shall agree to carry out, or cause to carry out, final approvals in conjunction with the future development of the lands to the west for the future interconnection from the Subject Lands to the future Hunter’s Valley Road extension, including but not limited to alignment and final access location from the Subject Lands.

The following warning clauses shall be included and registered in the Site Plan Agreement and in the Offers of Sale and Purchase or Lease for the Subject Lands:

1. “The Owner of the Subject Lands and/or its successors acknowledges lot level controls for stormwater quality via a Jellyfish Filtration Unit has been provisioned for the Subject Lands according to the approved Civil Engineering Plans and Functional Servicing and Stormwater Management Report. The Filtration Unit is required to meet the minimum 80% Total Suspended Solids (‘TSS’) removal target prior to discharge to City and Regional stormwater sewers within Huntington Road and Langstaff Road. The Owner of the Subject Lands shall be responsible for regular inspection and maintenance of the Filtration Unit to ensure proper function and maintain the minimum 80% TSS removal from the Subject Lands.”
2. “The Owner of the Subject Lands and/or its successors acknowledges on-site permeable paver parking spots have been provisioned for the Subject Lands to satisfy City and Toronto and Region Conservation Authority policies according to the approved Civil Engineering Plans and Functional Servicing and Stormwater Management Report. The Owner of the Subject Lands shall be responsible for regular inspection and maintenance of the permeable paver parking spots to ensure proper function.”

Conditions and warning clauses to this effect are included in Attachment 1.

#### Municipal Servicing

The Owner has submitted a revised Functional Servicing and Stormwater Management Report (FSR/SWM) prepared by Schaeffers Consulting Engineers and dated September 2021 and a Traffic Impact Study (‘TIS’) prepared by The Municipal Infrastructure Group Ltd. (‘TMIG’) dated November 2021, in support of the Applications. The following provides a summary of the municipal services for the Development:

##### i) Road Network

The Development is located west of Huntington Road, south of future Street ‘B’ (Attachment 11) as per the Block 64 South Phase 1 Spine Services and north of Langstaff Road. Access for the Development is proposed via Huntington Road and Langstaff Road. The Development proposes to eliminate a cul-de-sac road as per the approved Block 64 Plan which includes an alternative servicing strategy and a future interconnection from the Subject Lands to the future Hunter’s Valley Road extension, all through a site-specific Block 64 Plan Amendment.

In support of the Development and the cul-de-sac road elimination, the TIS by TMIG was submitted which concludes that the future operations of the study area will not be significantly impacted by the cul-de-sac road removal. The DE Department’s Transportation staff concurs with the overall findings of the report; however, the final TIS requires approval by York Region.

A site-specific warning clause will be required within the Site Plan Agreement regarding the development's future interconnection to future Hunter's Valley Road extension. A condition to this effect is included in Attachment 1.

ii) Sanitary Servicing

Sanitary servicing is proposed for the Development via a sanitary service connection and control maintenance hole from the existing 750 mm diameter Huntington Road trunk sewer via direct connection and internal drop structure to Maintenance Hole 1414AX. The DE Department has no objection to the proposed sanitary servicing strategy subject to revised servicing plans to address any outstanding minor comments.

iii) Water Supply

The Subject Lands are located within Pressure District 6 ('PD6') of the York Water Supply System. The Owner proposes to service the Development with an Industrial-Commercial-Institutional ('ICI') water service connection from a proposed watermain extension on Huntington Road as per City standards (fire and domestic) complete with City standard meter and backflow chambers (W-106 and W-111). The DE Department has no objection to the proposed water servicing strategy subject to revised servicing plans to address any outstanding minor comments.

iv) Stormwater Management

Stormwater servicing is proposed for the Development via direct connection to the existing catch basin manhole (CBMH-37) within Huntington Road complete with private internal storm sewers, underground storage tanks, catch basins and maintenance holes to service the Subject Lands. The Owner proposes to implement quality and quantity controls via proposed filtration system, orifice pipes and vortex valve within the Subject Lands prior to discharge to the regional stormwater system via Huntington Road and Langstaff Road. The DE Department has no objection to the proposed stormwater management strategy subject to revised servicing plans to address any outstanding minor comments and subject to York Region approval.

v) Erosion and Sediment Control

The Erosion and Sediment Control Guidelines for Urban Construction, December 2006 ('ESCG') 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 Lands in accordance with the ESCG.

Environmental Site Assessments

The City's Environmental Engineer within the DE Department has reviewed both Revised Phase One and Phase Two Environmental Site Assessment ('ESA') Reports



and Reliance Letter provided by the Owner which are to the satisfaction of the DE Department.

#### Site Plan Approval

The DE Department provides the following:

1. Prior to final DE Department approval, revised reports including the FSR/SWM, TIS, Traffic Demand Management ('TDM'), Noise Impact Study ('NIS') and accompanying engineering drawings shall be submitted to the satisfaction of the City, as required.
2. Proof of Ministry of Transportation ('MTO'), York Region and TRCA approvals shall be forwarded to the DE Department prior to final engineering sign-off.

The DE Department has no objections to the Development subject to their conditions in Attachment 1 of this report.

#### ***Development Charges are applicable to the Development***

The Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. A standard condition to this effect will be included in the implementing Site Plan Agreement.

#### ***The Environmental Services Department, Waste Management Division has no objection to the Development, subject to conditions***

The Environmental Services Department, Waste Management Division has no objection to the Development subject to the Owner meeting the City's Waste Collection Design standards including providing a waste storage room to the satisfaction of the Waste Management Division. A condition to this effect is included in Attachment 1.

#### ***The Parks Infrastructure Planning and Development and Real Estate Departments have no objections to the Development***

The Owner shall pay to the City of Vaughan cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. However, as long as the Council Policy waiving such payment remains in effect for industrial land, cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required.

#### ***The Forestry Operations Division has no objection to the Development, subject to conditions***

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development. Prior to the execution of

the Site Plan Agreement, the Owner shall install tree protection hoarding to protect the tree located northwest of the Subject Lands within the Huntington Road right-of-way, and shall notify the Forestry Division or Development Planning Department once the tree protection hoarding has been installed for inspection and approval according to City specifications. A condition to this effect is included in Attachment 1.

***The Fire and Rescue Services Department has no objection to the Development***

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***The Toronto and Region Conservation Authority has no objection to the Development***

The TRCA has reviewed the Functional Servicing and Stormwater Management Report ('FSR/SWM') prepared by Schaeffers Consulting Engineers and dated September 2021 and are satisfied that TRCA's stormwater management and erosion and sediment control concerns have been adequately addressed. The TRCA has no objection to the Development and no conditions.

***The various utilities have no objection to the Development, subject to conditions***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post have no objections to the Development, subject to the Owner coordinating servicing connections, easements and locates with the noted utilities prior to commencement of construction. A condition to this effect is included in Attachment 1.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Region has reviewed the Development and advises that the proposed Zoning By-law Amendment is considered a matter of local significance. York Region has no objection to the approval of the Applications subject to the following:

- The planned interconnection to the future Hunter's Valley Road extension located at the north-west corner of the property shall be marked as a "Future Connection".
- A plan shall be provided as part of the submission for the south-east quadrant of Block 64 showing the future interconnection extending across the property to the west and connecting to the future Hunter's Valley Road extension.
- The site plan shall include a note stating that "Right-in/right-out access onto Langstaff Road will be shared with the adjacent property to the west".

York Region has no objection to the Development subject to the Owner providing updated engineering drawings for review and approval to the satisfaction of York

Region prior to final approval and the execution of a Site Plan Agreement with York Region. A condition to this effect is included in Attachment 1.

### **Conclusion**

Zoning By-law Amendment Z.20.030 and Site Development File DA.20.053, including the deletion of the cul-de-sac road between the Subject Lands and the adjacent Sulz Property to the west as shown on Attachment 11 have been reviewed in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88 and Zoning By-law 001-2021, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 8 and the amendment to the Block 64 Plan shown on Attachment 11 is consistent with Provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied the Development is appropriate and compatible with the existing and permitted uses in the surrounding area.

Accordingly, the Development Planning Department supports the approval of Zoning By-law Amendment Z.20.030 and Site Development File DA.20.053, including the deletion of the cul-de-sac road between the Subject Lands and the adjacent Sulz Property to the west as shown on Attachment 11. Should Council approve the Application, conditions of approval are included in the Recommendation section of this report and Attachment 1.

**For more information**, please contact: Judy Jeffers, Planner, at extension 8645.

### **Attachments**

1. Conditions of Site Plan Approval, Site Development File DA.20.030 (2118349 Ontario Limited)
2. Context and Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. North and South Building Elevations - Building A
6. East and West Building Elevations - Building A
7. East and West Building Elevations - Building B
8. North and South Building Elevations - Building B
9. Approved Block 64 Plan April 19, 2012
10. Proposed Block 64 Plan File BL.64S.2020
11. Proposed Block 64 Plan File BL.64S.2020: South – East Lands

### **Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager