

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015**

Item 13, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

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**ZONING BY-LAW AMENDMENT FILE Z.15.005  
1791234 ONTARIO LIMITED, C/O ZZEN GROUP  
WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated June 16, 2015:

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.15.005 (1791234 Ontario Limited, c/o ZZEN Group) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone, in the manner shown on Attachment #3.

**Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

**Economic Impact**

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

**Communications Plan**

On March 20, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the West Woodbridge Homeowner's Association. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. No written comments were received by the Vaughan Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 14, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 21, 2015.

**Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands

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shown on Attachments #1 and #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone, to permit employment uses on the lands and facilitate a future road in the manner shown on Attachment #3. The proposed rezoning will implement Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses within the employment area.

#### **Background - Analysis and Options**

##### Location

The subject lands are located north of Regional Road 7 and just north of Fogal Road with frontage on Huntington Road and Regional Road 50, municipally known as 8121 Huntington Road, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

##### Official Plan

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.12 Huntington Business Park.

The “Prestige Employment” designation permits a wide range of employment uses including manufacturing, processing and distribution uses, located within wholly enclosed buildings. Outside storage is not permitted.

The application to rezone the subject lands to EM1 Prestige Employment Area Zone will implement VOP 2010, and therefore, conforms to the Official Plan.

##### Block 57/58 Plan - Huntington Business Park

The subject lands are located within the approved Block 57/58 Plan (Attachment #4), which designates the property as “Prestige Area”, and is in conformity with the Official Plan.

The EM1 Prestige Employment Area Zone proposed for the subject lands as shown on Attachment #3, will implement the land use designation of the approved Block Plan, and therefore, conforms to the Block Plan.

The Block 57/58 Developers’ Group was responsible for front-end financing and providing among property establishes permitted uses on the lands and related development standards. Through the site plan process, a condition of any approval will be included requiring the Owner to secure and provide to the City of Vaughan a letter from the Trustee for the Block confirming that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Developer’s Group Agreement.

##### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, in the manner shown on Attachment #3.

The Owner is not requesting any site-specific zoning exceptions to the zoning requirements for the proposed EM1 Prestige Employment Area Zone of Zoning By-law 1-88, and no development is proposed at this time.

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The proposed EM1 Prestige Employment Area Zone implements the “Prestige Employment” designation of VOP 2010 and the approved Block Plan, respectively. Accordingly, the proposed zoning is considered appropriate and the Vaughan Planning Department can support the approval of the Zoning By-law Amendment application.

Future Site Development Application

The Owner has advised that the site will be developed as one block, and therefore, will be subject to Site Plan approval by Vaughan Council. Any conditions of approval including, but not limited to, road dedication and widening requirements, site access, archaeological and engineering requirements of the Regions of Peel and York and the City of Brampton, and conditions from the Toronto and Region Conservation Authority will be implemented through the site plan approval process. Should the landowner choose to sever the lot, conditions of approval will be secured through the Consent (severance) process.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department has no objection to the application and has provided the following comments to be satisfied through the site plan process:

1. The Owner shall coordinate all works and connections flanking Regional Road 50, as required, with York Region;
2. The Owner shall enter into an agreement with the City of Vaughan, if required, to satisfy all conditions, financial or otherwise, of the City of Vaughan with regard to the design and construction of the ‘Future Road’ (Attachment #3) and other matters the City may consider necessary including payment of the development levies, municipal services, landscaping and fencing. The agreement shall be registered against the lands to which it applies and shall be to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. Future access to the subject lands via the ‘Future Road’ is to be coordinated and aligned with the future access to the lands to the north.
3. The approved Functional Servicing Report shall conform with the approved Master Environmental and Servicing Plan (MESP) for Blocks 57/58.
4. The Owner shall pay the applicable Special Area Charges pertaining to the Pressure District 5 watermain and the Rainbow Creek Drainage works at the Site Plan (or Plan of Subdivision / Severance (Consent)) stage of the development process.

The Environmental Engineering Section of the Department has no objection to the application but notes the future road is proposed as part of a future Site Development Application whereby lands are to be conveyed to the City. The Owner will be required to submit an Updated Phase One Environmental Site Assessment (ESA) in accordance with O. Reg. 153/04 (as amended) with reliance extended to the City for our use at the time of the Site Plan Application.

The Transportation Engineering Section of the Department has no objection to the application, however, advises that the need for the undertaking of a Traffic/Access Study will be determined at the site plan stage (subject to density of the development).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division does not have any record indicating that an archaeological assessment has been completed for

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the proposed property. The following archaeological conditions must be completed prior to any future site development application for the subject lands:

1. The Owner shall, at their expense, carry out an archaeological assessment of the subject lands and mitigate through preservation or resource removal and documentation all adverse impacts to any significant archaeological resources found.
2. No demolition, grading or other soil disturbances shall take place on the subject lands prior to the approval authority confirming that all archaeological resource concerns have met resource conservation requirements.
3. The subject lands will be assessed by a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990); and any significant sites found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances.
4. The consultant archaeologist shall submit 1:10,000 scale mapping that clearly outlines the limits of the property subject to assessment and the locations of any new archaeological site locations; and, a copy of the relevant assessment report(s) all to the Urban Design and Cultural Heritage Division, in accordance with the Ministry of Tourism, Culture and Sport Standards and Guidelines for Consultant Archaeologists, 2010.
5. The Owner is to be made aware that as of January 2011, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. More information regarding consultation with First Nations communities is available in the living document Engaging Aboriginal Communities in Archaeology, 2010 on the Ministry of Tourism and Culture website.
6. Areas deemed to have no remaining archaeological integrity by a licensed consultant archaeologist will be excluded from the zone of archaeological potential.
7. In areas where there is no identified archaeological potential, the following standard clauses apply for lands being disturbed for development/construction, as required by the Ministry of Tourism, Culture and Sport:
  - i) Should archaeological resources be found on the subject lands during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
  - ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services.
8. The Owner should be aware that areas deemed to be of high archaeological significance by a licensed archaeologist, including but not limited to First Nations village and ossuary sites, shall be excluded from the calculation of developable area of a property, and may be included as a part of open space land dedications.
9. Prior to final approval of any Site Development Application or issuance of a Building Permit, the Owner shall agree that no development or grading shall occur on any site

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identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry Tourism, Culture, and Sport (Archaeology Unit) and the City of Vaughan.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i) Plan and Manage Growth & Economic Well Being

The proposed rezoning implements the City's Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

**Regional Implications**

York Region has advised that they have no objections to the application. The Owner will be required to fulfill all requirements of York Region through the site plan approval process.

**Conclusion**

Zoning By-law Amendment File Z.15.005 has been reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88, and comments received from City departments and external public agencies. The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands from A Agricultural Zone to EM1 Prestige Employment Zone is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to Vaughan Official Plan 2010. Accordingly, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment application, subject to the recommendation in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Access Plan
4. Huntington Business Park Block 57/58 Plan

**Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)