

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

2 **ZONING BY-LAW AMENDMENT FILE Z.14.032**
611428 ONTARIO LIMITED
WARD 2 – WEST OF REGIONAL ROAD 27 AND SOUTH OF LANGSTAFF ROAD

1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated November 3, 2015, be approved; and

2) That the deputation by Mr. Dave Matthews, Matthews Planning & Management, Mississauga, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.14.032 (611428 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Meeting was circulated: October 9, 2015. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.032, to amend Zoning By-law 1-88, specifically to rezone a portion of the subject lands (Block 2) shown on Attachment #2 from A Agricultural Zone to EM1 Prestige Employment Area Zone in the manner shown on Attachment #3. The Owner is proposing to develop Block 2 as a single parcel of land for future prestige employment uses and has not requested any site-specific exceptions to Zoning By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 2, CW(PH) Report No. 41 – Page 2

Background - Analysis and Options

Location	<ul style="list-style-type: none"> West of Regional Road 27 and south of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits: industrial uses including manufacturing, warehousing, processing and distribution that do not include outside storage; office and or retail uses accessory to these uses if located on the same lot, and combined, does not exceed 49% of the total gross floor area of the primary use; ancillary retail (subject to conditions) and gas stations. The EM1 Prestige Employment Area Zone on proposed Block 2 is intended to implement the Prestige Employment designation of the Official Plan. The proposed rezoning of the subject lands to EM1 Prestige Employment Area Zone conforms to VOP 2010.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. To implement the “Prestige Employment” Official Plan designation on proposed Block 2, an amendment to Zoning By-law 1-88 is required. The existing Agricultural Zone category will be maintained on proposed Block 1, which is intended to facilitate the future planned extension of Highway 427.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"> The appropriateness of rezoning the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone and the permitted EM1 uses on proposed Block 2, will be reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88, the existing zoning of lands in the immediate area, the surrounding existing and planned land uses, the developability of Block 2 as determined by the Province, Region and TRCA, the identification of development limits and buffers, and access to Block 2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 2, CW(PH) Report No. 41 – Page 3

c.	Toronto and Region Conservation Authority (TRCA), and On-Site Natural Features	<ul style="list-style-type: none"> ▪ The application has been circulated to the TRCA for review and comment, and any issues will be addressed when the technical report is considered. ▪ The development limits (top-of-bank) of the subject lands and any required buffers must be reviewed and approved by the City of Vaughan and the TRCA. ▪ Prior to the application being submitted, the TRCA identified that there is an open space feature/channel on the subject lands. The TRCA has not supported previous proposals to fill in this feature to create developable land.
d.	Access to Subject Lands	<ul style="list-style-type: none"> ▪ The subject lands do not have frontage on a public road. An extension of Rainbow Creek Drive, which is a public right-of-way, in the manner shown on Attachment #3, would be required to access the lands over the adjacent lands to the south. A triangular parcel of land exists between the end of Rainbow Creek Drive and the subject lands, which would need to be acquired to facilitate the northerly extension of the road and services. ▪ The application has been circulated to the Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department for review and comment, and any issues will be addressed when the technical report is considered. ▪ The Owner is proposing to deed the lands required for the extension of Rainbow Creek Drive directly to the City. The extension of Rainbow Creek Drive and the appropriate mechanism (i.e. deeding, Draft Plan of Subdivision, Development Agreement) for extending the road and placing it into public ownership must be reviewed and approved to the satisfaction of the Vaughan DEIPS Department. Conditions such as the implementation of a reserve may be included.
e.	Phase I Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan DEIPS Department.
f.	Ministry of Transportation Ontario	<ul style="list-style-type: none"> ▪ The lands to the west of the subject lands (Block 1 on Attachment #3) are required by the Ministry of Transportation (MTO) for the extension of the future planned Highway 427. The limits of Block 1 and any required setbacks must be confirmed by the MTO and the Owner must satisfy any requirements of the MTO. ▪ An Environmental Assessment for the Highway 427 extension has been completed by the Province of Ontario. Currently, the MTO and Infrastructure Ontario (IO) are preparing to release a Request for Proposals (RFP) to retain a design/build/finance consortium to construct the highway extension starting in 2017.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 2, CW(PH) Report No. 41 – Page 4

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive technical report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning

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.)