

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 3, Report No. 49, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 19, 2013.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.012
ZONING BY-LAW AMENDMENT FILE Z.12.009
LANGVALLEY HOLDINGS INC.
WARD 4 - VICINITY OF KEELE STREET AND LANGSTAFF ROAD**

The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 5, 2013 be approved:

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.12.012 and Z.12.009 (Langvalley Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 11, 2013
- b) Circulation Area: 150 m, the Confederation Parkway Ratepayers Association and the Concord West Ratepayers Association
- c) Comments Received as of October 22, 2013: None

Purpose

The Owner has submitted the following applications for the vacant 5.4 ha subject lands shown on Attachments #1 and #2, to permit development of a 2,366.10 m² four-storey office building with 71 parking spaces (including 22 parking spaces that form part of the ground floor of the office building through a structured parking area) and a 7,056.32 m² one-storey industrial building with 142 parking spaces, as shown on Attachments #3 to #7 inclusive:

1. Official Plan Amendment File OP.12.012, specifically to amend in-effect OPA #450 (Employment Area Plan), to redesignate the subject lands from "Valley Lands (Valley Corridors)" to "Prestige Area" on the northwesterly portion of the subject lands (Part 1), and "Employment Area General" on the east side of the subject lands (Part 3), as shown on Attachment #3; and,
2. Zoning By-law Amendment File Z.12.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to EM1 Prestige Employment Area Zone on the northwesterly portion of the subject lands (Part 1) and EM2 General Employment Area Zone on the east portion of the subject lands (Part 3), as shown on Attachment #3. Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed in the technical report.

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The subject applications (Files OP.12.012 and Z.12.009) were originally considered by the Committee of the Whole at the Public Hearing held on November 6, 2012, at which time, only the four-storey office building was proposed on the northwesterly portion (Part 1) of the subject lands. However, as the east portion of the subject lands are currently being utilized for industrial-related and outside storage uses, the Owner has revised the applications to include a proposed one-storey industrial building in addition to the original four-storey office building. To facilitate the industrial building, the easterly portion (Part 3) of the subject lands must be redesignated and rezoned, and therefore, the Official Plan and Zoning By-law Amendment applications must be considered at a Public Hearing.

Background - Analysis and Options

Location	<ul style="list-style-type: none">East side of Keele Street, north of Langstaff Road, municipally known as 2180 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 "Valley Lands (Valley Corridors)" by in-effect OPA #450 (Employment Area Plan).The "Valley Lands (Valley Corridors)" designation does not permit the development of any building or structures, except where such structures are intended for flood and erosion control purposes which meet the requirements of the Toronto and Region Conservation Authority. The proposed development does not conform to the Official Plan.The subject lands are designated "Natural Areas" by the new Vaughan Official Plan 2010, and are subject to the policies applicable to "Core Features" in Section 3.2. Section 3.2.3.7 prohibits development and site alteration in "Core Feature" areas, with the exception of natural area management for the purpose of enhancing or maintaining the functions associated with Core Features, conservation and flood or erosion control projects, transportation, infrastructure and utilities, and low-intensity and recreational activities. The development proposal does not conform to VOP 2010 as it proposes development of a four-storey office building and one-storey industrial building in an area that prohibits development and site alteration. VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013.
Zoning	<ul style="list-style-type: none">The northwest, southwest and east portions of the subject lands are zoned A Agricultural Zone and the remainder of the subject lands are zoned OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposed office and industrial buildings are not permitted uses under the current zoning. The proposal does not comply with Zoning By-law 1-88.

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	<ul style="list-style-type: none"> The Owner is proposing to amend Zoning By-law 1-88 to rezone the northwest portion of the subject lands to EM1 Prestige Employment Zone to permit and implement the office building, and to rezone the east portion of the subject lands to EM2 General Employment Zone to permit and implement the industrial building.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.
b.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> The subject lands are bisected by the Don River and are located within the Toronto and Region Conservation Authority (TRCA) permit control area. The limits of the valleyland and tableland (Prestige Area and Employment Area General) together with any required buffers and or setbacks must be determined to the satisfaction of the Toronto and Region Conservation Authority and the City, in accordance with the applicable City Official Plan policies and Conservation Authority policies and regulations.
c.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of amending the Official Plan and Zoning By-law to permit a four-storey office building and one-storey industrial building will be reviewed in consideration of compatibility with the surrounding existing and planned land uses. The appropriateness of permitting outside storage for the east portion of the subject lands proposed to be redesignated "Employment Area General" will be reviewed in consideration of compatibility with the adjacent employment uses to the east and the outside storage policies of OPA #450.
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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e.	Planning Justification Report	<ul style="list-style-type: none"> The Planning Justification Report prepared by Humphries Planning Group Inc. in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.
f.	Limit of Valley and Stream Corridor	<ul style="list-style-type: none"> The Owner has submitted a conceptual site plan (Attachment #3) delineating the top-of-bank and proposed location of the four-storey office building and one-storey industrial building. The Planning Justification Report submitted in support of the applications also identifies the northwesterly portion of the subject lands as being designated “Prestige Area” under OPA #450. As noted above, the Development Planning Department is of the opinion that the entirety of the subject lands are designated “Valley Lands (Valley Corridor)” by OPA #450, based on a review of Schedule 2B of OPA #450. OPA #450 includes Policy 4.3.2.3.c) i) that states that the precise limits of the valley and stream corridor will be established based on detailed technical studies (i.e. Geotechnical Report, Flood Study, etc.) prepared by the proponent to the satisfaction of the City and Toronto and Region Conservation Authority. The appropriateness of the proposal will be reviewed in consideration of the limits of development and identification of the top-of-bank by the Toronto and Region Conservation Authority and the City. Once the precise limits of the valley and stream corridor are established to the satisfaction of the City and Toronto and Region Conservation Authority, the portion of the subject lands deemed to be part of the valley and stream corridor shall be conveyed, as a condition of Site Plan approval, to the City or TRCA, if the applications are approved.
g.	Pedestrian and Bicycle Master Plan Study	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the Vaughan Pedestrian and Bicycle Master Plan Study, as Map 4 of that document indicates a proposed Class 1 Multi-Use Recreational Pathway (i.e. a pathway located in a valley river corridor) as part of the Bartley Smith Greenway System traversing through the subject lands. Design and implementation options for the pathway will be considered through the review of the applications.
h.	Road Widening and Access	<ul style="list-style-type: none"> The Region of York is protecting for a 43 m and 36 m road right-of-way along Keele Street and Langstaff Road, respectively. The plans will be reviewed in respect of the required road widths. In addition, driveway access from Keele Street and Langstaff Road must be approved by the Region of York.

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i.	Future Site Development Application(s)	<ul style="list-style-type: none">▪ If the applications are approved, a future Site Development Application(s) is required to implement the proposed development on the subject lands, which will be reviewed in consideration of the following, but not limited to:<ul style="list-style-type: none">▪ on-site pedestrian and bicycle circulation and connections to Keele Street and Langstaff Road;▪ universal accessibility and barrier-free access respecting the site and building designs;▪ on-site vehicular circulation, driveway access locations, and opportunities for future consolidated driveway entrance (office building site) with the northerly adjacent property;▪ loading and garbage storage areas;▪ urban design and architectural building materials and colours, relationship to the public realm, and creating an attractive streetscape;▪ compatibility with adjacent land uses, including appropriate transition and buffer/landscape areas;▪ appropriate flood protection measures; and,▪ building siting and orientation through the establishment of limits of development and top of bank.▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York 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 applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Part 1 Site Plan
5. Part 3 Site Plan
6. Part 1 Building Elevations
7. Part 3 Building – West Elevation

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.)