

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

2

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File Z.15.005 (1791234 Ontario Limited c/o ZZEN Group) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

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

This will be addressed when the technical report is completed.

- a) Date the Notice of Public Hearing was circulated: March 20, 2015
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of March 31, 2015: None

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.005 to amend Zoning By-law 1-88, specifically 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, to permit employment uses and a future road.

Location	South of Langstaff Road and north of Fogal Road, between Regional Road 50 and Huntington Road, municipally known as 8121 Huntington Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
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CITY OF VAUGHAN

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Item 2, CW(PH) Report No. 18 – Page 2

Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Prestige Employment” by City of 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 Plan 57/58 (Huntington Business Park)	<ul style="list-style-type: none"> The subject lands are located within the approved Block 57/58 Land Use Plan (Attachment #4), which designates the subject lands “Prestige Area”. The EM1 Prestige Employment Area Zone proposed for the subject lands will implement the land use designation of the approved Block Plan.
Zoning	<ul style="list-style-type: none"> A Agricultural Zone by Zoning By-law 1-88, which does not permit employment uses, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan & the Huntington Business Park (Block 57/58) Plan	<ul style="list-style-type: none"> The proposed rezoning to EM1 Zone will be reviewed in consideration of the applicable City Official Plan policies and the approved Huntington Business Park (Block 57/58) Plan. Review will be given to ensure compatible, comprehensive and coordinated development of the subject lands with the surrounding lands (existing and planned) with respect to land use, access and roads.
b.	Supporting Studies	<ul style="list-style-type: none"> The studies submitted in support of the Zoning By-law Amendment Application including the Functional Servicing Report (FSR), Future Development Site Access sketch and the Phase 1 Environmental Site Assessment (ESA) must be reviewed by the City and external public agencies

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		The requirement for additional studies may be identified during the review of the application.
c.	Future Road	<ul style="list-style-type: none">▪ The subject lands include land that form half of a future east/west public road in accordance with the approved Huntington Business Park Plan, as shown on Attachment #3. Should this application be approved, the Owner must enter into a Development Agreement with the Vaughan Development Engineering and Infrastructure Planning Services Department. The appropriate conditions, including consideration of utilizing a Holding Symbol “(H)”, will be included to ensure the land is conveyed to the City, and ultimately the road is constructed in accordance with City engineering standards, upon the future conveyance of the balance of the lands required to complete a full road allowance from the landowner to the north (Draft Plan of Subdivision File 19T-05V01). The technical requirements for interim access to the site will be reviewed by the Vaughan Planning and Development Engineering and Infrastructure Planning Services Departments, York and Peel Regions and the City of Brampton.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to York and Peel Regions 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 report to a future Committee of the Whole meeting.

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:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 84791

(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.)

**2. 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**

P.2015.18

Recommendation

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

1. THAT the Public Hearing report for File Z.15.005 (1791234 Ontario Limited c/o ZZEN Group) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 Public Hearing was circulated: March 20, 2015
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of March 31, 2015: None

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.005 to amend Zoning By-law 1-88, specifically 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, to permit employment uses and a future road.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ South of Langstaff Road and north of Fogal Road, between Regional Road 50 and Huntington Road, municipally known as 8121 Huntington Road, City of Vaughan, 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 City of 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.

	<ul style="list-style-type: none"> 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 Plan 57/58 (Huntington Business Park)	<ul style="list-style-type: none"> The subject lands are located within the approved Block 57/58 Land Use Plan (Attachment #4), which designates the subject lands "Prestige Area". The EM1 Prestige Employment Area Zone proposed for the subject lands will implement the land use designation of the approved Block Plan.
Zoning	<ul style="list-style-type: none"> A Agricultural Zone by Zoning By-law 1-88, which does not permit employment uses, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan & the Huntington Business Park (Block 57/58) Plan	<ul style="list-style-type: none"> The proposed rezoning to EM1 Zone will be reviewed in consideration of the applicable City Official Plan policies and the approved Huntington Business Park (Block 57/58) Plan. Review will be given to ensure compatible, comprehensive and coordinated development of the subject lands with the surrounding lands (existing and planned) with respect to land use, access and roads.
b.	Supporting Studies	<ul style="list-style-type: none"> The studies submitted in support of the Zoning By-law Amendment Application including the Functional Servicing Report (FSR), Future Development Site Access sketch and the Phase 1 Environmental Site Assessment (ESA) must be reviewed by the City and external public agencies. The requirement for additional studies may be identified during the review of the application.
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	MATTERS TO BE REVIEWED	COMMENT(S)
		Engineering and Infrastructure Planning Services Department. The appropriate conditions, including consideration of utilizing a Holding Symbol "(H)", will be included to ensure the land is conveyed to the City, and ultimately the road is constructed in accordance with City engineering standards, upon the future conveyance of the balance of the lands required to complete a full road allowance from the landowner to the north (Draft Plan of Subdivision File 19T-05V01). The technical requirements for interim access to the site will be reviewed by the Vaughan Planning and Development Engineering and Infrastructure Planning Services Departments, York and Peel Regions and the City of Brampton.

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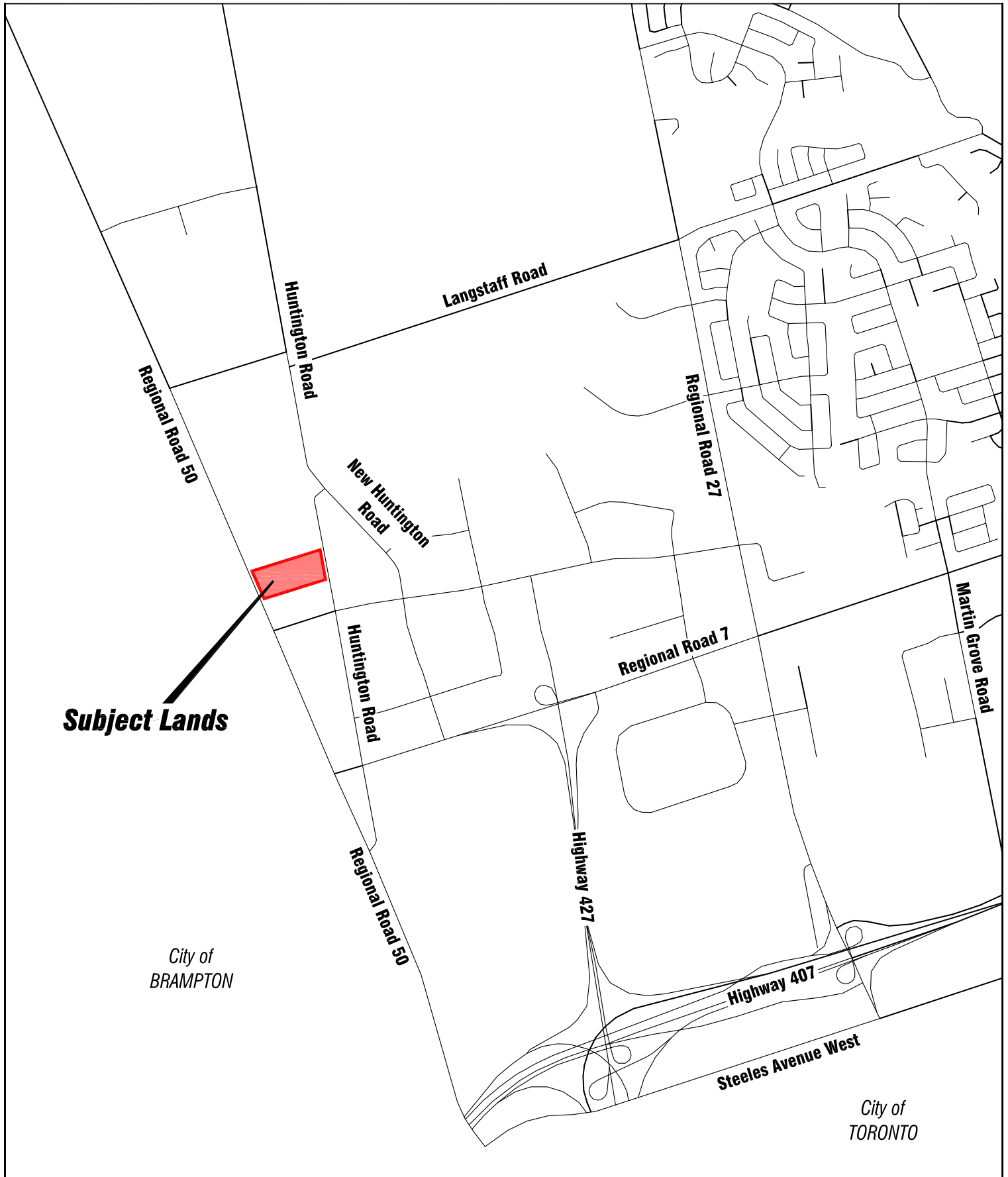
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
1791234 Ontario Limited c/o Zzen Group

N:\DFT\1 ATTACHMENTS\Z\z.15.005.dwg

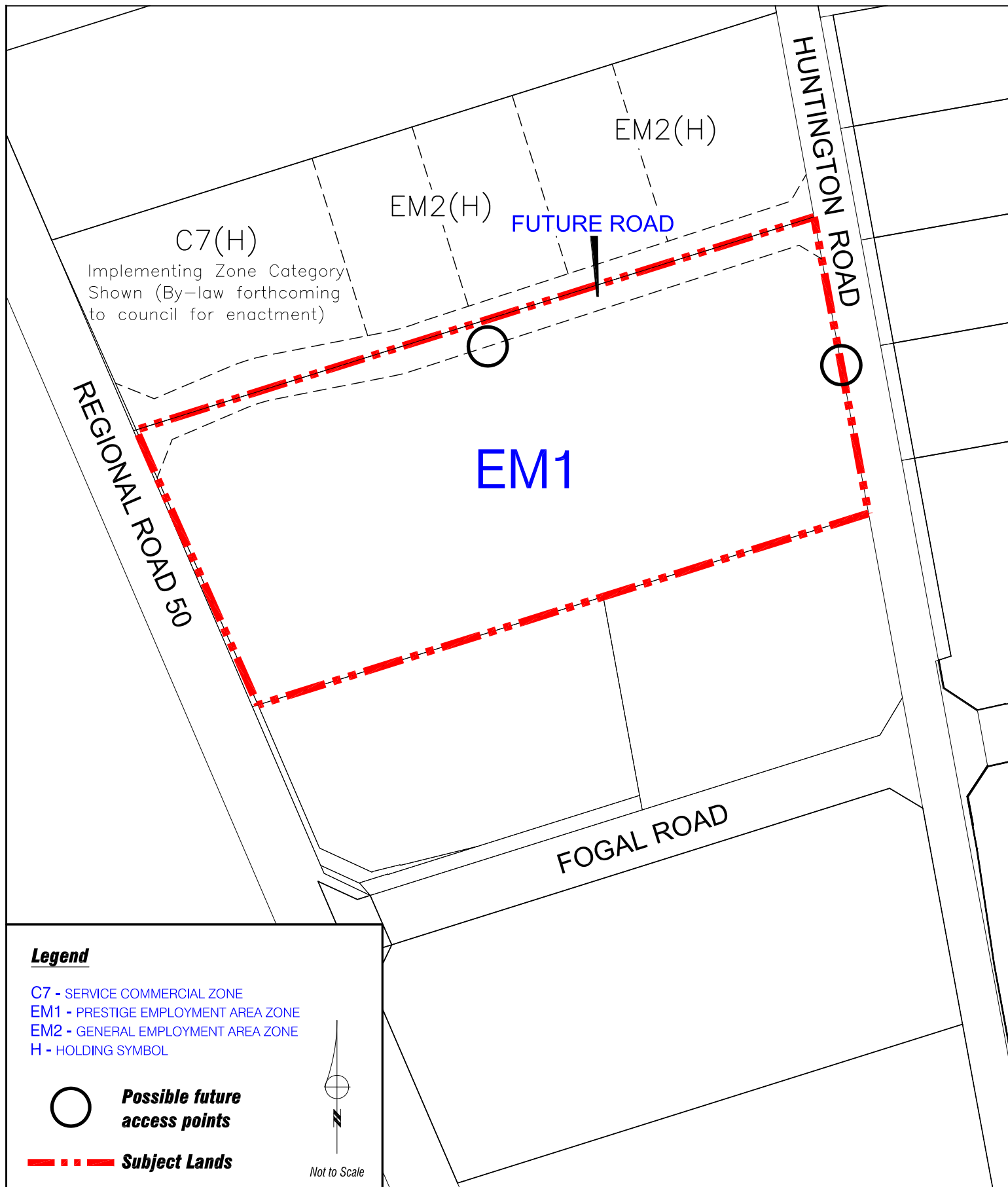


Attachment

FILE:
Z.15.005

DATE:
April 14, 2015

1



Proposed Zoning and Site Access Plan

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
1791234 Ontario Limited c/o Zzen Group



Attachment

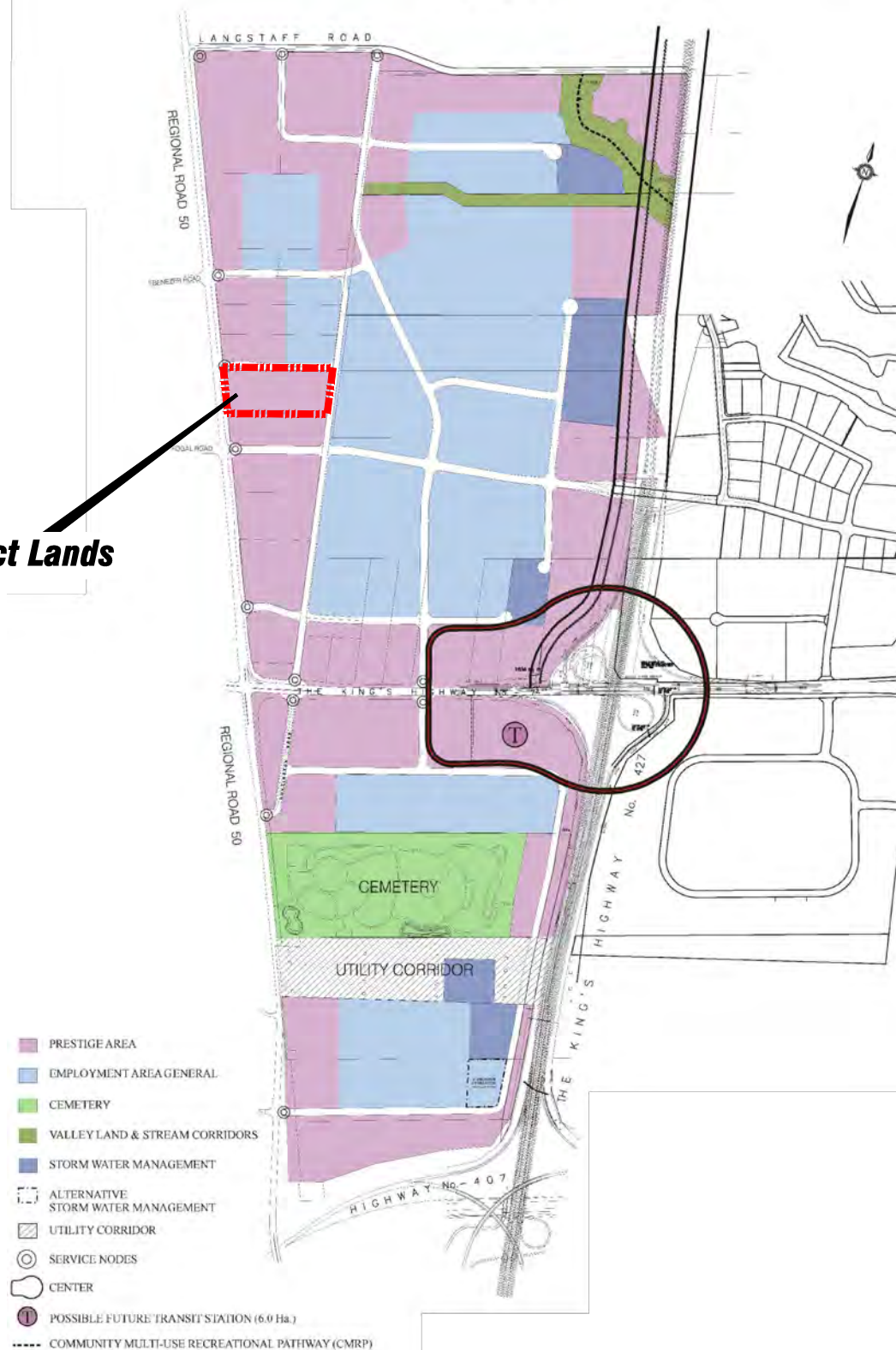
FILE:
Z.15.005

DATE:
April 14, 2015

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HUNTINGTON BUSINESS PARK - BLOCK PLAN 'DRAFT'

Subject Lands



Huntington Business Park Block 57/58 Plan

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
1791234 Ontario Limited c/o Zzen Group

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Attachment

FILE:
Z.15.005

DATE:
April 14, 2015

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