

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

2

WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
 1. Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord, representing Ouray Developments; and
 2. Mr. Keith Lew, Lew Associates Ltd., Bathurst Street, Vaughan, on behalf of the applicant.

1. THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014
- 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 was installed on the property in accordance with the City's Sign Notification Protocol.
- c) Comments Received as of August 19, 2014: None

1. Zoning By-law Amendment File Z.05.003, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to EM2 General Employment Area Zone (4 Blocks) and C7 Service Commercial Zone (1 Block), and lands for a future road, in the manner shown on Attachment #3.

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2. Draft Plan of Subdivision File 19T-05V01 as shown on Attachment #3, to facilitate a proposed employment Draft Plan of Subdivision, consisting of the following;
- i. Blocks 1-4 (General Employment) 2.291 ha
 - ii. Block 5 (Service Commercial) 1.2 ha
 - iii. Street “A” 0.44 ha
 - iv. Street Widening and Reserves 0.053 ha

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, 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” (adjacent to Regional Road 50) and “General Employment” (adjacent to Huntington Road) by City of Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.13 Huntington Business Park.▪ A Service Node (C7 Service Commercial Zone lands) is identified on the subject lands. Service Nodes provide for the day-to-day convenience and service needs of businesses, industries and their employees.▪ Both the “Prestige Employment” and “General Employment” designations permit a wide range of employment uses and accessory and/or ancillary retail uses. The “General Employment” designation also permits outside storage.▪ The applications conform 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” (lands abutting Regional Road 50) and “Employment Area General” (abutting Huntington Road).▪ The C7 Service Commercial and EM2 General Employment Area Zones proposed for the subject lands as shown on Attachment #3 will implement the land use designations in the approved Block Plan, and therefore, conform to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by Zoning By-law 1-88.▪ Amendments to Zoning By-law 1-88 are required to facilitate the proposed rezoning and Draft Plan of Subdivision.

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History of Applications	<ul style="list-style-type: none"> ▪ The subject applications were filed with the City of Vaughan on January 21, 2005. ▪ On May 13, 2013, Vaughan Council approved a recommendation from the Vaughan Planning Department to rezone the subject lands from A Agricultural Zone to C7 Service Commercial Zone and EM3 Retail Warehouse Employment Area Zone, to permit one service commercial block (1.2 ha), one retail warehouse employment block (2.29 ha) and lands for a future public road (0.6 ha - to be combined in the future with the lands to the south to create a full public road allowance). ▪ The Owner had requested, at the time, that the two proposed blocks be created through the Consent (severance) process and the public road allowance be dedicated by way of a Reference Plan. A Development Agreement was to be completed to secure road and infrastructure improvements, and therefore, the Draft Plan of Subdivision application was to be closed. The Owner eventually did not pursue the initialization of the necessary Development Agreement and Zoning By-law, and this application proposal did not commence any further. ▪ The Owner has submitted a revised plan to create 4 Employment Blocks, 1 Commercial Block, and the road allowance, and to proceed with the Draft Plan of Subdivision. Vaughan Council must consider the revised zoning to facilitate the revised Plan of Subdivision.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #1.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zone Categories	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed EM2 General Employment Zone and C7 Service Commercial Zone will be reviewed in consideration of the policies of VOP 2010, the approved Huntington Business Park Block 57/58 West Plan, and compatibility with the existing and proposed road pattern and surrounding uses.

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c.	Huntington Business Park (Block 57/58) Plan	<ul style="list-style-type: none">▪ The subject lands are located within the Huntington Business Park (Block 57/58) Plan, shown on Attachment #4.▪ Review will be given to ensure comprehensive and coordinated development of the subject lands with the surrounding lands with respect to land use, access and roads.
d.	Supporting Studies	<ul style="list-style-type: none">▪ The Draft Plan of Subdivision and Zoning By-law Amendment Applications may require the review and approval of supporting studies including but not limited to: an Environmental Site Assessment (ESA), a Traffic Impact Statement (TIS), a detailed Engineering Report for review and approval by the Toronto and Region Conservation Authority (TRCA), a Storm Water Management Report, and an Archaeological Assessment. Further studies and reports may be required as the applications are reviewed by City staff and external public agencies.
e.	Street "A"	<ul style="list-style-type: none">▪ The proposed Draft Plan of Subdivision includes land that forms half of a future east/west public road in accordance with the approved Huntington Business Park Plan. If approved, appropriate conditions will be included in the subdivision agreement 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 south. The technical requirements for interim access to the site will be reviewed by the Vaughan Planning and Development/Transportation Engineering Departments, York and Peel Regions and the City of Brampton.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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

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3. Draft Plan of Subdivision File 19T-05V01 and Proposed Zoning
4. Huntington Business Park Block 57/58 Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

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.05.003
 DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
 694917 ONTARIO LIMITED**

P.2014.32

WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50

Recommendation

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

1. THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 Ontario Limited) 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

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- c) Comments Received as of August 19, 2014: None

Purpose

To receive comments from the public and the Committee of the Whole on the following applications to facilitate a proposed Draft Plan of Subdivision (Attachment #3) on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.05.003, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to EM2 General Employment Area Zone (4 Blocks) and C7 Service Commercial Zone (1 Block), and lands for a future road, in the manner shown on Attachment #3.
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Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by Zoning By-law 1-88.▪ Amendments to Zoning By-law 1-88 are required to facilitate the proposed rezoning and Draft Plan of Subdivision.
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	<p>road allowance).</p> <ul style="list-style-type: none"> ▪ The Owner had requested, at the time, that the two proposed blocks be created through the Consent (severance) process and the public road allowance be dedicated by way of a Reference Plan. A Development Agreement was to be completed to secure road and infrastructure improvements, and therefore, the Draft Plan of Subdivision application was to be closed. The Owner eventually did not pursue the initialization of the necessary Development Agreement and Zoning By-law, and this application proposal did not commence any further. ▪ The Owner has submitted a revised plan to create 4 Employment Blocks, 1 Commercial Block, and the road allowance, and to proceed with the Draft Plan of Subdivision. Vaughan Council must consider the revised zoning to facilitate the revised Plan of Subdivision.
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Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 84791

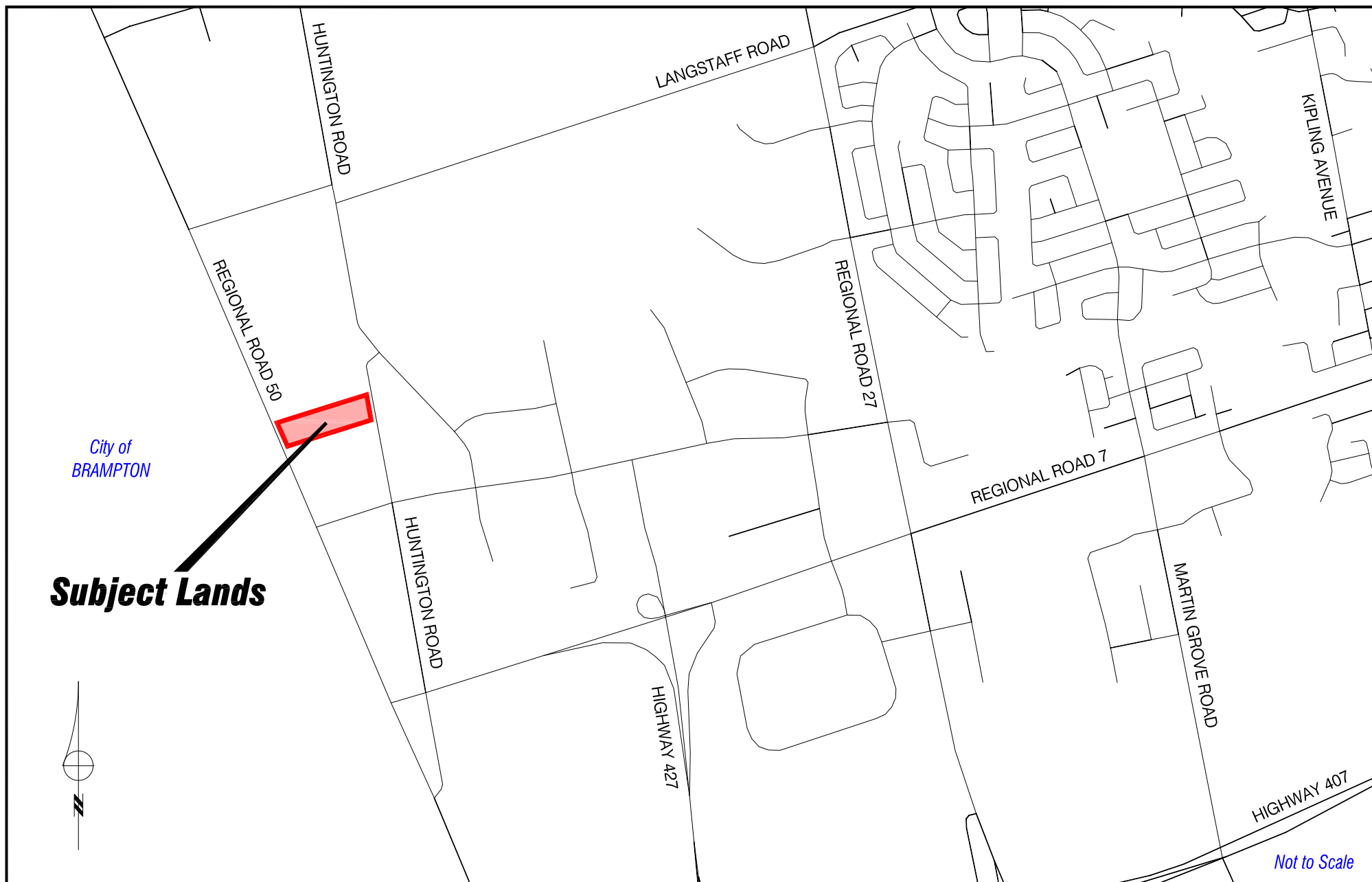
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
694917 Ontario Limited

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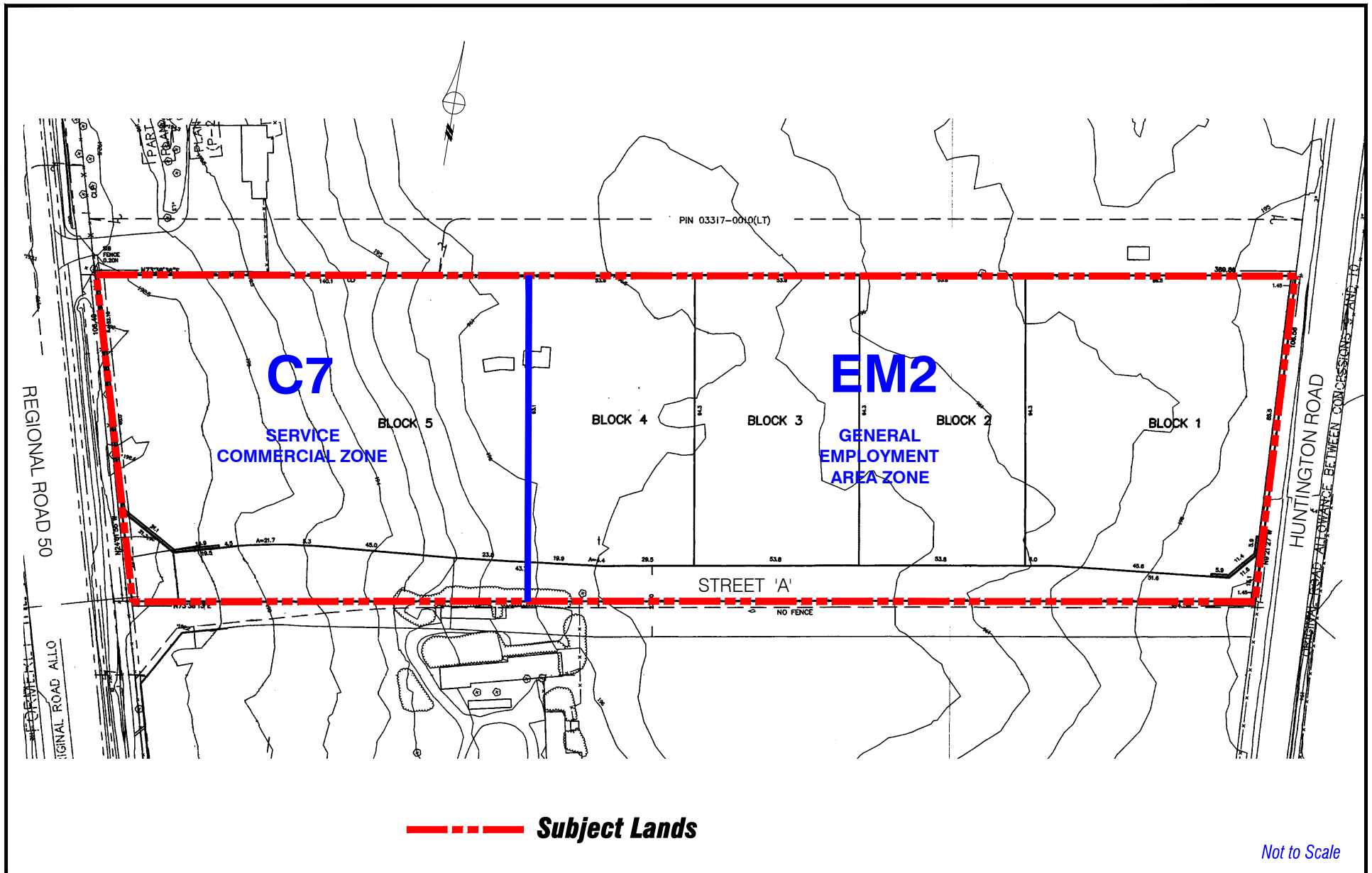


Attachment

FILES:
Z.05.003 & 19T-05V01

DATE:
September 02, 2014

1



Draft Plan of Subdivision File 19T-05V01 & Proposed Zoning

APPLICANT: 694917 Ontario Limited
LOCATION: Part of Lot 8, Concession 10

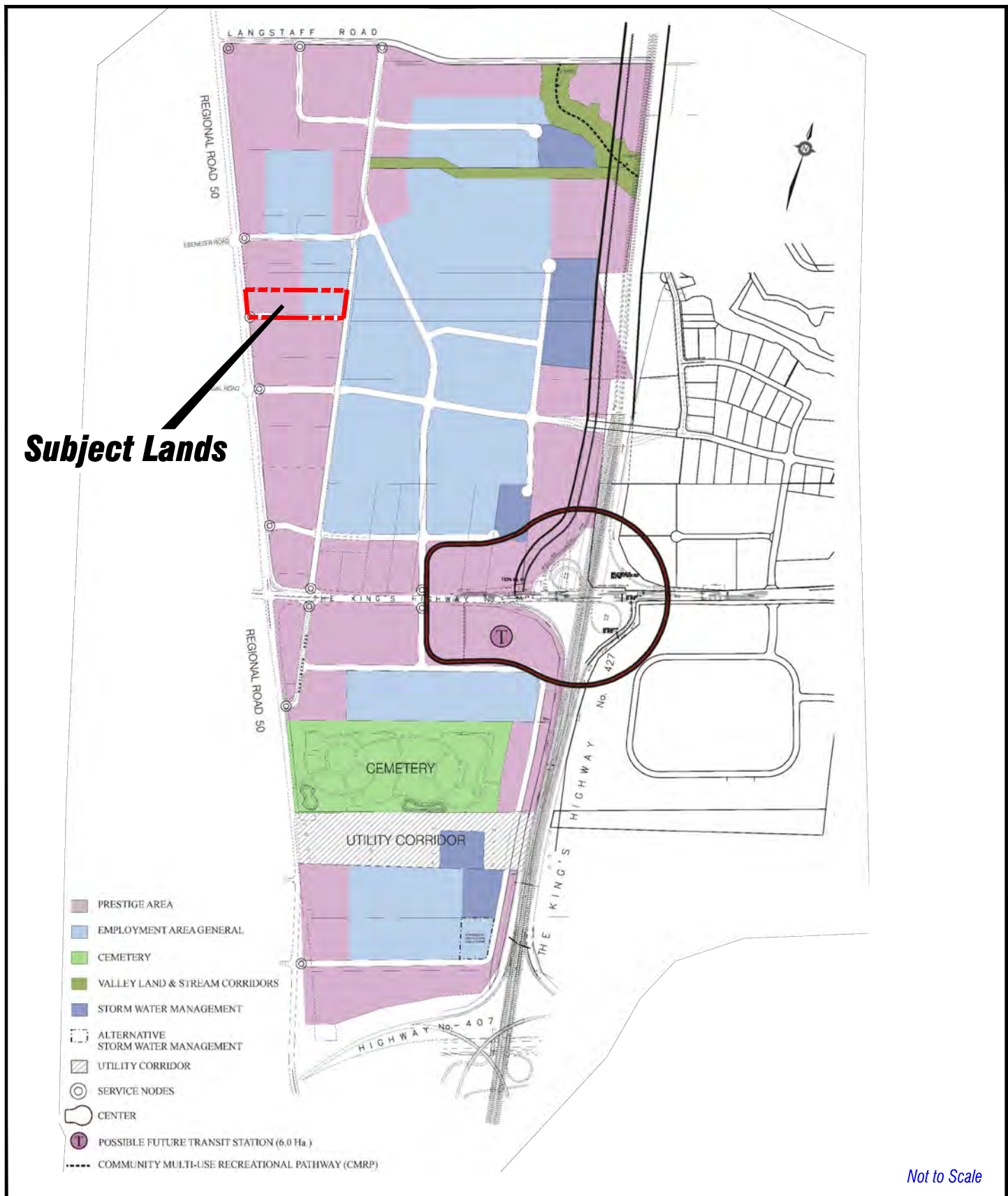


Attachment

FILES:
Z.05.003 & 19T-05v01

DATE:
September 02, 2014

3



Huntington Business Park Block 57/58 Plan

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
694917 Ontario Limited



Attachment
FILES:
Z.05.003 & 19T-05V01
DATE:
September 2, 2014
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