

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 2, 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.

2

**ZONING BY-LAW AMENDMENT FILE Z.13.029
DRAFT PLAN OF SUBDIVISION FILE 19T-06V01
SQUIRE RIDGE INVESTMENTS LTD.
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HUNTINGTON 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 Z.13.029 and 19T-06V01 (Squire Ridge Investments Ltd.) 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 and to the West Woodbridge Homeowner's Association
- c) Comments Received as of October 22, 2013: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.13.029 to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
 - a) rezone a portion of the subject lands (shown as "Additional Lands Owned by Application on Attachment #3, from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone, in the manner shown on Attachment #3;
 - b) rezone Block 14, as shown on Attachment #3, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone;
 - c) rezone Block 7, as shown on Attachment #3, from EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)" to OS1 Open Space Conservation Zone; and,

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- d) remove the Holding Symbol (H) from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone each with a Holding Symbol “(H)” as shown on Attachment #2, thereby zoning the lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3.
2. An application to revise approved Plan of Subdivision File 19T-06V01 as shown on Attachment #4, in the manner shown on Attachment #3, as follows:
- a) remove the area identified as the “Highway #427 Protection Study Limit” (as shown on Attachment #4) from the subject lands, which was established through the original Draft Approved Plan of Subdivision File 19T-06V01;
 - b) relocate the Storm Water Management pond (Blocks 7 and 15 as shown on Attachment #4) to Block 7 as shown on Attachment #3;
 - c) remove the road connection (shown as Street-1, Block 19 on Attachment #4) intended to connect to New Enterprise Way on the lands to the south, to terminate in a cul-de-sac as shown on Attachment #3; and,
 - d) reconfigure Blocks 7, 14, and 15 as shown on Attachment #4, to be shown as Blocks 7 and 14 on Attachment #3.

The revised Plan of Subdivision as shown on Attachment #3, includes the following site statistics:

<u>Blocks</u>	<u>Hectares</u>
Block 1 – EM3 Retail Warehouse Employment Area Zone	3.077
Blocks 2, 3, 12 and 13 – EM1 Prestige Employment Area Zone	18.623
Blocks 4 and 14 – EM2 General Employment Area Zone	5.675
Block 5 – C7 Service Commercial Zone	1.234
Block 6 – OS1 Open Space Conservation Zone	1.094
Block 7 – Stormwater Management Pond (OS1 Zone)	2.365
Blocks 8 and 9 – 0.3 m Reserves	0.001
Block 11 – Road Widening	0.130
Block 16 – Valley Lands (OS1 Zone)	5.956
Blocks 17 and 18 – 10 m Buffer from Valley Lands (OS1 Zone)	0.798
<u>Street “1” – 23.0 m wide and a total length of 694 m</u>	<u>1.596</u>
Total Area (Blocks and Street “1”)	40.549

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the east side Huntington Road, south of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
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<p>Official Plan Designation a) In-effect Official Plan</p>	<ul style="list-style-type: none">▪ The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” by in-effect OPA #450 (Employment Area Plan).▪ The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses, with no outside storage. The “Employment Area General” designation permits a full range of processing, warehousing and transportation and distribution facilities, with or without outside storage.▪ The Owner is proposing to rezone the northwest corner of the property to C7 Service Commercial Zone as shown in Attachment #3. This property abuts Block 5 (as shown on Attachment #3), which is currently zoned C7 Service Commercial Zone to create a Service Node. A Service Node, as defined by OPA #450, is located at the intersections of arterial and collector roads (Langstaff Road and Huntington Road) and shall be a maximum of 1.2 ha, in size, however may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as a retail warehouse. Block 1, as shown on Attachment #3, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The Owner intends to convey the northwest corner of the subject lands to Block 5 resulting in a Service Node with a total area of 3.23 ha, which, when developed in conjunction with Block 1, conforms to OPA #450.▪ The “Valley Lands” designation does not permit any building or structure except where such structures are intended for flood and erosion control purposes and meet the requirements of the Toronto and Region Conservation Authority (TRCA). The precise limits of the Valley Lands and the Valley Corridor were established by the Huntington Business Park (Block 57/58) Plan, as shown on Attachment #5.
<p>b) Block Plan</p>	<ul style="list-style-type: none">▪ The proposed revisions to Draft Plan of Subdivision File 19T-06V01 and amendment to Zoning By-law 1-88, Exception 9(1294) conforms to the in-effect Official Plan. The proposal is not consistent with the approved Huntington Business Park (Block 57/58) Plan with respect to the location of the storm water management Block and removal of the road connection to New Enterprise Way and, therefore, an amendment to the Block Plan is required.
<p>c) VOP 2010</p>	<ul style="list-style-type: none">▪ The subject lands are designated “Prestige Employment”, “General Employment”, “Natural Areas”, and “Infrastructure and Utilities” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as 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.

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	<ul style="list-style-type: none"> ▪ The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings that do not require outside storage. The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, and distribution, any of which may or may not include outdoor storage. However, as shown on Attachment #2, the lands subject to Plan of Subdivision File 19T-06V01 are already zoned by Zoning By-law 1-88. ▪ The “Natural Areas” designation prohibits most development and/or site alteration. The “Infrastructure and Utilities” designation applies to lands that are used at-grade for the provision of infrastructure, such as utility corridors and stormwater management ponds. The Owner is proposing to relocate the stormwater management pond, which will not conform to Schedule 13 – Land Use Designations of VOP 2010, however, is in the general area and maintains the intent of this Plan. ▪ Schedule 13 – Land Use Designations has been approved by the Ontario Municipal Board, and, therefore, the proposed location of the stormwater management pond will need to be amended on the VOP 2010 Schedule 13, if the applications are approved.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol, and OS1(H) Open Space Conservation Zone with a Holding Symbol by Zoning By-law 1-88, subject to site-specific Exception 9(1294). ▪ The Owner is proposing to rezone a portion of the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required.
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:

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	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of the Proposed Zoning Categories and the Relocation of Development Blocks and Stormwater Management Pond	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning a portion of the subject lands and the proposed reconfiguration of certain Blocks within Plan of Subdivision File 19T-06V01 will be reviewed in consideration of compatibility with existing Zone categories on the subject lands (and Plan of Subdivision File 19T-06V01), the compatibility with the Huntington Business Park (Block 57/58) Plan and the surrounding land uses.
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 #5. The Owner is proposing to relocate the Stormwater Management Pond (SWM Pond), which does not conform to the Huntington Business Park (Block 57/58) Plan. ▪ The Owner has also requested to eliminate the north section of New Enterprise Way and amend the approved road pattern in the manner shown on Attachments #3. The original approved configuration of New Enterprise Way is shown on Attachments #4 and #5. The Owner has submitted documentation in support of the elimination of the north section of New Enterprise Way, prepared by Transtech, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. ▪ The Owner will be required to amend the approved Huntington Business Park Block Plan (Block 57/58), if the applications are approved.
d.	Highway #427 Study Protection Area, the Ministry of Transportation, and removal of the Holding Symbol (H)	<ul style="list-style-type: none"> ▪ Plan of Subdivision File 19T-06V01 was approved with lands located within the Highway #427 Study Protection Area (Attachment #4). The lands located within the Highway #427 Study Protection Area were zoned with a Holding Symbol “(H)” to prevent any development until such time as the determination of the final alignment of the Highway #427 extension and crossover, by the Ministry of Transportation, Province of Ontario. ▪ The Owner has requested to remove the Holding Symbol “(H)” from the lands, as shown on Attachment #3. These applications have been circulated to the Ministry of Transportation for their review. The Ministry of Transportation must approve the request to remove of the Holding Symbol “(H)” from the subject lands.

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e.	Additional Lands Owned By Applicant Subject to Rezoning and a Future Consent Application	<ul style="list-style-type: none">▪ The Owner is proposing to rezone a portion (Additional Lands Owned by Applicant, as shown on Attachment #3) of the subject lands from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone; however, the Owner is not proposing to create 2 Blocks and incorporate these lands into Plan of Subdivision File 19T-06V01, which will result in a lot that is split-zoned. To ensure the entirety of the subject lands are appropriately developed, the Owner must apply for a Consent Application to sever the lands along the proposed Zone boundary (i.e. between the proposed C7 Service Commercial Zone and EM1 Prestige Employment Area Zone). This would have the effect of ensuring two consistent development blocks are created with a single Zone category respectively applied across each development Block.▪ The Consent Application may be subject to conditions of approval to implement any requirements, financial or otherwise that apply to Plan of Subdivision File 19T-06V01, if required, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
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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 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 Amendment to Approved Plan of Subdivision 19T-06V01 and Proposed Zoning
4. Approved Plan of Subdivision File 19T-06V01
5. Huntington Business Park – Block Plan

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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. An application to revise approved Plan of Subdivision File 19T-06V01 as shown on Attachment #4, in the manner shown on Attachment #3, as follows:
 - a) remove the area identified as the “Highway #427 Protection Study Limit” (as shown on Attachment #4) from the subject lands, which was established through the original Draft Approved Plan of Subdivision File 19T-06V01;
 - b) relocate the Storm Water Management pond (Blocks 7 and 15 as shown on Attachment #4) to Block 7 as shown on Attachment #3;
 - c) remove the road connection (shown as Street-1, Block 19 on Attachment #4) intended to connect to New Enterprise Way on the lands to the south, to terminate in a cul-de-sac as shown on Attachment #3; and,
 - d) reconfigure Blocks 7, 14, and 15 as shown on Attachment #4, to be shown as Blocks 7 and 14 on Attachment #3.

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<u>Street “1” – 23.0 m wide and a total length of 694 m</u>	<u>1.596</u>
Total Area (Blocks and Street “1”)	40.549

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the east side Huntington Road, south of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation a) In-effect Official Plan	<ul style="list-style-type: none"> ▪ The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” by in-effect OPA #450 (Employment Area Plan). ▪ The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses, with no outside storage. The “Employment Area General” designation permits a full range of processing, warehousing and transportation and distribution facilities, with or without outside storage. ▪ The Owner is proposing to rezone the northwest corner of the property to C7 Service Commercial Zone as shown in Attachment #3. This property abuts Block 5 (as shown on Attachment #3), which is currently zoned C7 Service Commercial Zone to create a Service Node. A Service Node, as defined by OPA #450, is located at the intersections of

<p>b) Block Plan</p> <p>c) VOP 2010</p>	<p>arterial and collector roads (Langstaff Road and Huntington Road) and shall be a maximum of 1.2 ha, in size, however may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as a retail warehouse. Block 1, as shown on Attachment #3, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The Owner intends to convey the northwest corner of the subject lands to Block 5 resulting in a Service Node with a total area of 3.23 ha, which, when developed in conjunction with Block 1, conforms to OPA #450.</p> <ul style="list-style-type: none"> ▪ The “Valley Lands” designation does not permit any building or structure except where such structures are intended for flood and erosion control purposes and meet the requirements of the Toronto and Region Conservation Authority (TRCA). The precise limits of the Valley Lands and the Valley Corridor were established by the Huntington Business Park (Block 57/58) Plan, as shown on Attachment #5. ▪ The proposed revisions to Draft Plan of Subdivision File 19T-06V01 and amendment to Zoning By-law 1-88, Exception 9(1294) conforms to the in-effect Official Plan. The proposal is not consistent with the approved Huntington Business Park (Block 57/58) Plan with respect to the location of the storm water management Block and removal of the road connection to New Enterprise Way and, therefore, an amendment to the Block Plan is required. ▪ The subject lands are designated “Prestige Employment”, “General Employment”, “Natural Areas”, and “Infrastructure and Utilities” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as 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. ▪ The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings that do not require outside storage. The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, and distribution, any of which may or may not include outdoor storage. However, as shown on Attachment #2, the lands subject to Plan of Subdivision File 19T-06V01 are already zoned by Zoning By-law 1-88. ▪ The “Natural Areas” designation prohibits most development and/or site alteration. The “Infrastructure and Utilities” designation applies to lands that are used at-grade for the provision of infrastructure, such as utility corridors and stormwater management ponds. The Owner is proposing to relocate the stormwater management pond, which will not conform to Schedule 13 – Land Use Designations of VOP 2010, however, is in the general area and maintains the intent of this Plan.
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	<ul style="list-style-type: none"> Schedule 13 – Land Use Designations has been approved by the Ontario Municipal Board, and, therefore, the proposed location of the stormwater management pond will need to be amended on the VOP 2010 Schedule 13, if the applications are approved.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol, and OS1(H) Open Space Conservation Zone with a Holding Symbol by Zoning By-law 1-88, subject to site-specific Exception 9(1294). The Owner is proposing to rezone a portion of the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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	MATTERS TO BE REVIEWED	COMMENTS
		<p>the manner shown on Attachments #3. The original approved configuration of New Enterprise Way is shown on Attachments #4 and #5. The Owner has submitted documentation in support of the elimination of the north section of New Enterprise Way, prepared by Transtech, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.</p> <ul style="list-style-type: none"> ▪ The Owner will be required to amend the approved Huntington Business Park Block Plan (Block 57/58), if the applications are approved.
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2. Location Map
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Report prepared by:

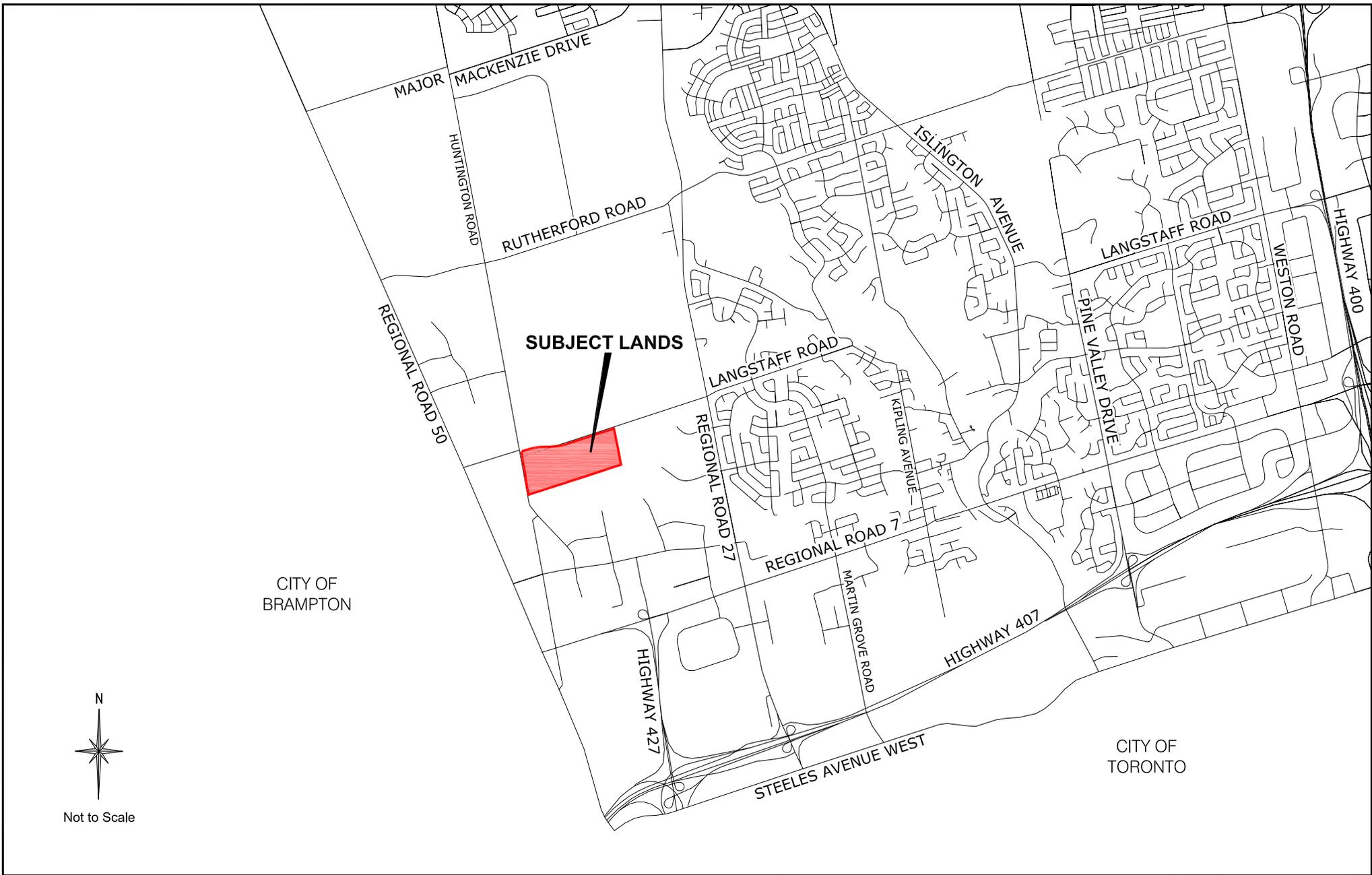
Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

Location: Part of Lot 10,
Concession 9

Applicant:
Squire Ridge Investments Ltd.

N:\DFT\1 ATTACHMENTS\Z\z.13.029.dwg

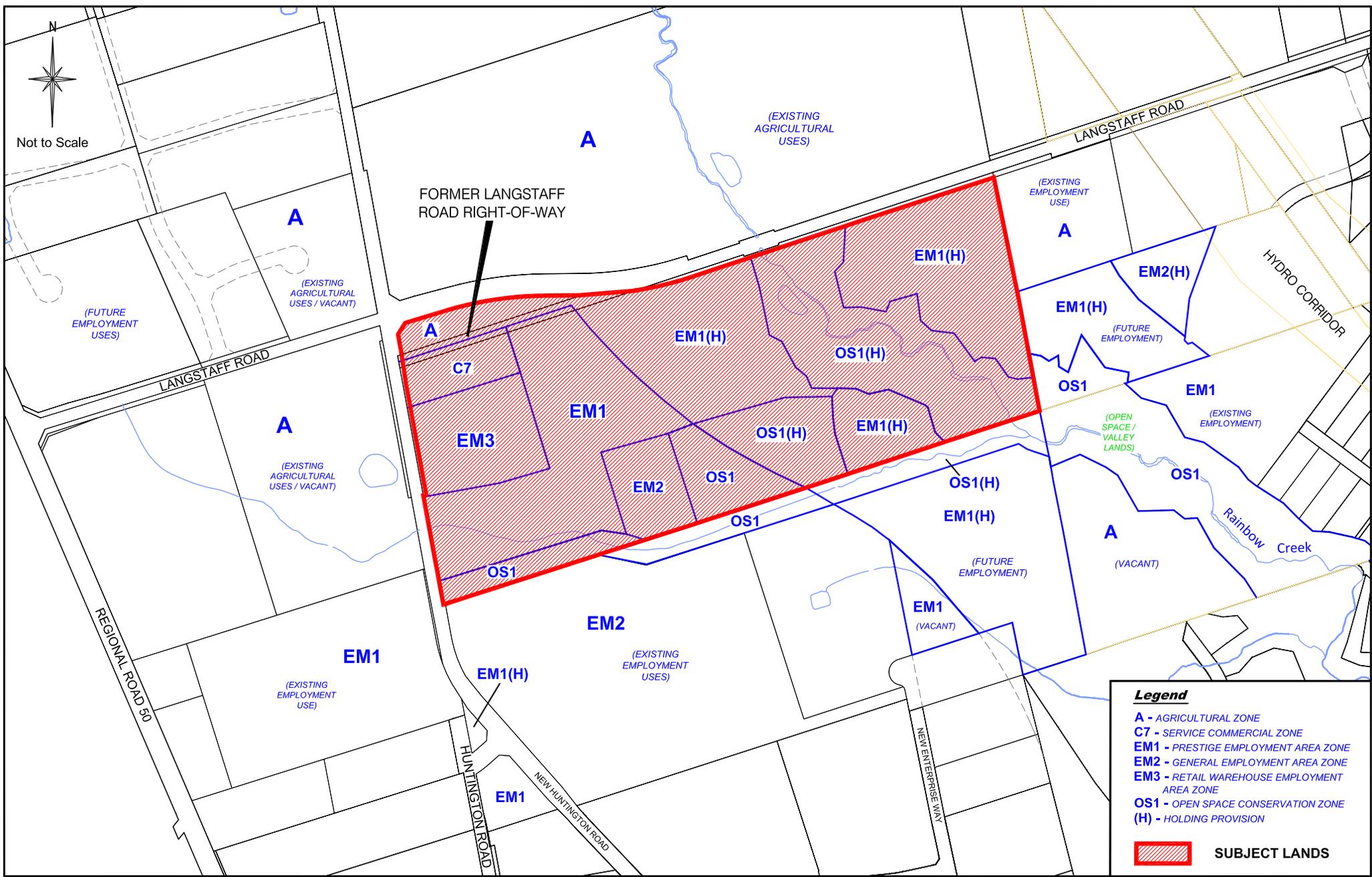


Attachment

Files: Z.13.029 & 19T-06V01
Related File: Z.06.018

Date:
October 22, 2013





Location Map

Location: Part of Lot 10,
Concession 9

Applicant:
Square Ridge Investments Ltd.



Attachment

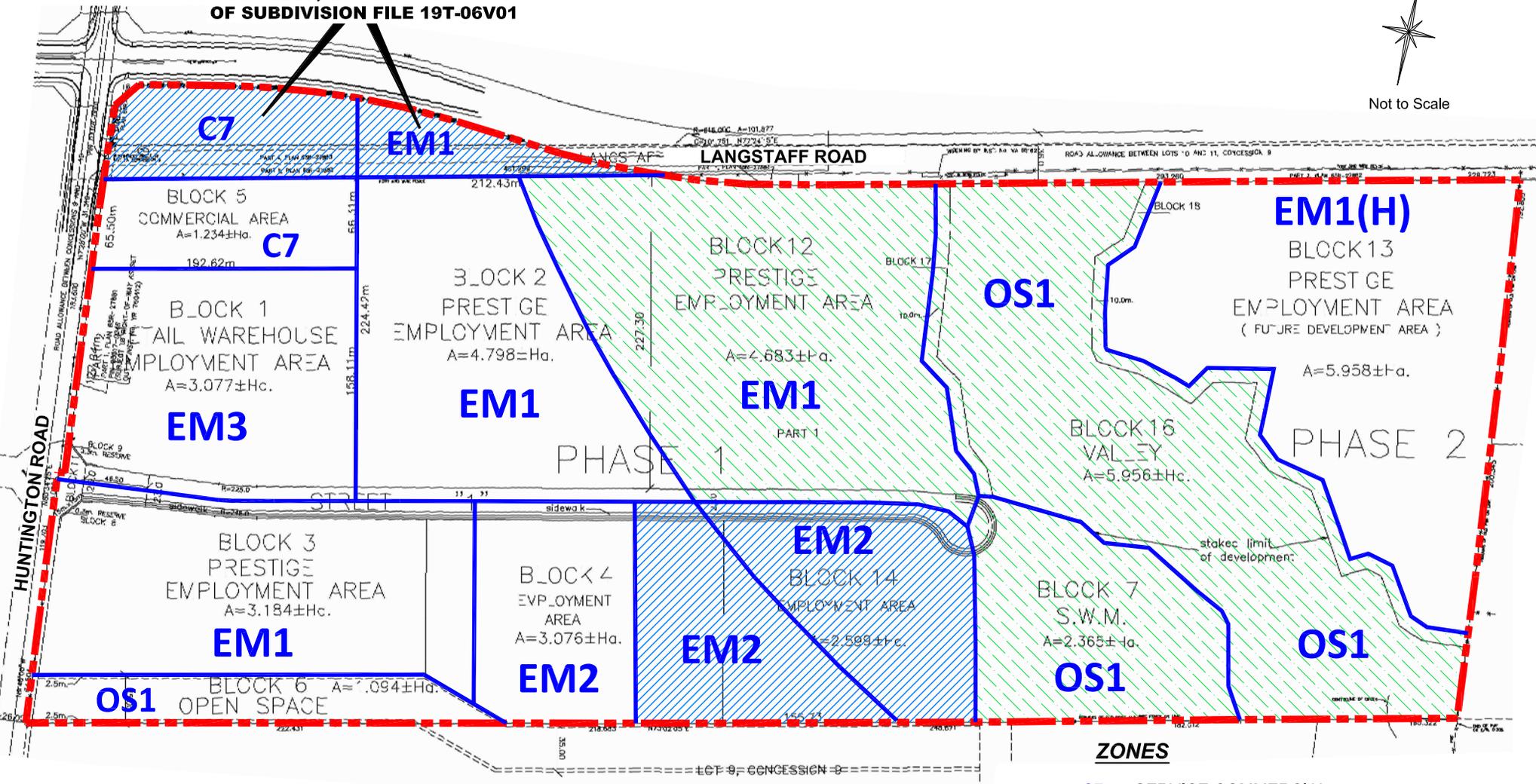
Files: Z.13.029 & 19T-06V01
Related File: Z.06.018

Date:
October 22, 2013

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ADDITIONAL LANDS OWNED BY APPLICANT SUBJECT TO REZONING, NOT PART OF PLAN OF SUBDIVISION FILE 19T-06V01



- LANDS TO BE REZONED
- LANDS SUBJECT TO HOLDING SYMBOL "(H)" REMOVAL
- SUBJECT LANDS

- ZONES**
- C7** SERVICE COMMERCIAL
 - EM1** PRESTIGE EMPLOYMENT AREA
 - EM2** GENERAL EMPLOYMENT AREA
 - EM3** RETAIL WAREHOUSE EMPLOYMENT AREA
 - OS1** OPEN SPACE CONSERVATION
 - (H)** HOLDING SYMBOL

Proposed Amendments to Approved Plan of Subdivision 19T-06V01 and Proposed Zoning

Applicant: Square Ridge Investments Ltd. Location: Part of Lot 10, Concession 9



Attachment

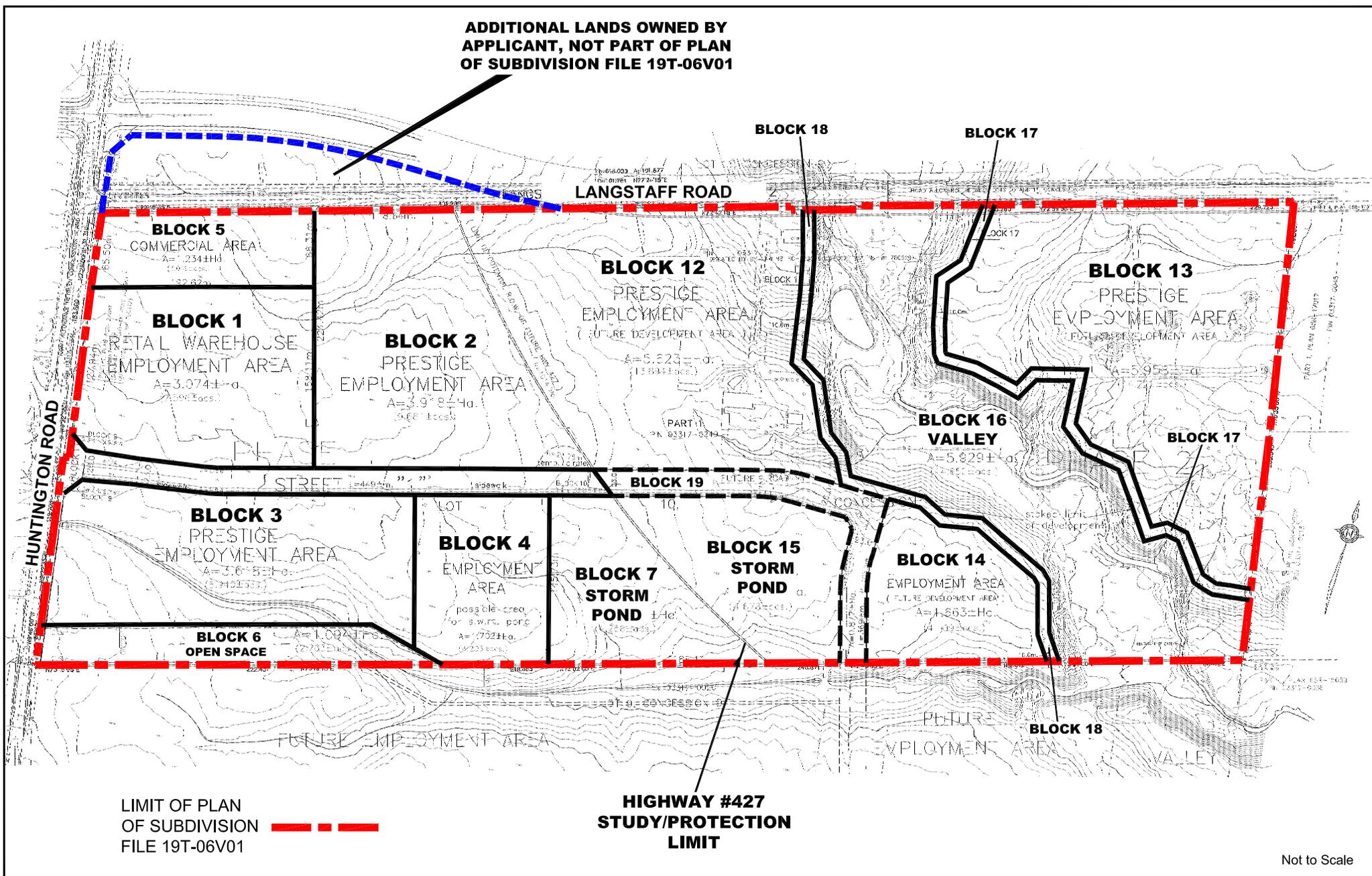
Files: Z.13.029 & 19T-06V01
Related File: Z.06.018

Date: October 22, 2013

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ADDITIONAL LANDS OWNED BY APPLICANT, NOT PART OF PLAN OF SUBDIVISION FILE 19T-06V01



Not to Scale

**Approved Plan of Subdivision
File 19T-06V01**

Applicant: Square Ridge Investments Ltd.
Location: Part of Lot 10, Concession 9



Attachment

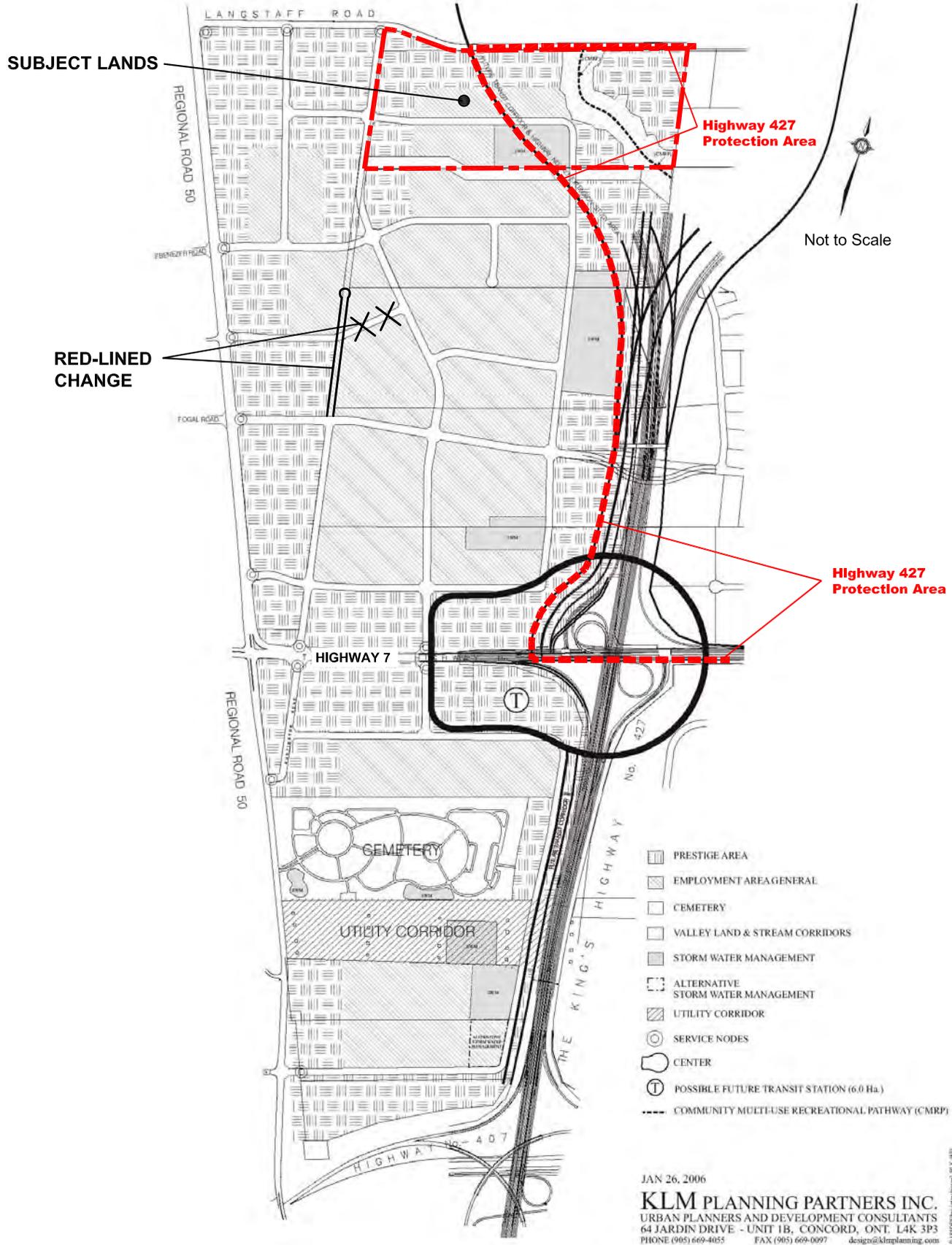
Files: Z.13.029 & 19T-06V01
Related File: Z.06.018

Date:
October 22, 2013

4

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HUNTINGTON BUSINESS PARK - BLOCK PLAN



Huntington Business Park - Block Plan

APPLICANT:
SQUIRE RIDGE INVESTMENTS LTD.

N:\DFT\1 ATTACHMENTS\Z\z.13.029a.dwg



Development Planning Department

Attachment

Files: Z.13.029 & 19T-06V01
Related File: Z.06.018

October 22, 2013

Part of Lot 10,
Concession 9

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