

**EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015**

*Regional Councillor Di Biase declared an interest with respect to this matter, as he is a named defendant in a lawsuit by Di Poce Management, and did not take part in the discussion or vote on the matter.*

**The Special Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015, be approved;
- 2) That the confidential recommendation contained in Confidential Communication C1, from the Interim Commissioner of Legal & Administrative Services/City Solicitor, the Commissioner of Planning, and Legal Counsel, dated July 16, 2015, be approved;
- 3) That the deputation of Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge, be received; and
- 4) That Communication C5, from Mr. Thomas Barlow, Fasken Martineau, Bay Street, Toronto, dated July 16, 2015, be received.

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

1. THAT Zoning By-law Amendment File Z.14.019 (Highway 27 Langstaff GP Limited and Central Carpentry Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands), and OS1 Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4, together with the site-specific zoning exceptions as identified in Table 1 of this report;
  - b) the implementing zoning by-law include appropriate wording that will restrict the zoning by-law from coming into effect until the appeal of Vaughan Official Plan (VOP) 2010 is resolved and approved by the Ontario Municipal Board (OMB) and the provisions of VOP 2010 that apply to the subject lands are in full force and effect;
  - c) the Holding Symbol “(H)” shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone, as shown on Attachments #3 and #4, until:
    - i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council, and addresses all of the outstanding site plan issues identified in this report;

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- ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition;
- v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.

#### **Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

Opportunities for sustainable site and building features, including the implementation of an erosion and sediments control plan, bicycle racks to promote an alternative mode of transportation, proposed landscape materials that minimize water usage, and plumbing fixtures that reduce water requirements, will be reviewed and reported in a future Committee of the Whole report related to the associated Site Development Application (File DA.14.088) for the proposed development.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On November 7, 2014, a Notice of Public Hearing was circulated to an extended polling area beyond the required 150 m as shown on Attachment #1 and to the West Woodbridge Homeowners' Association and the Kleinburg & Area Ratepayers' Association. Notice of the meeting was also sent to those individuals who had requested notice of the application for Block Plan approval - Block 59 (File BL.59.2014), and Zoning By-law Amendment Application Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited). A total of 1,600 notices were mailed out. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. On July 9, 2015, a notice of this Committee of the Whole meeting was mailed to the West Woodbridge Homeowners' Association and to those individuals that appeared at the Public Hearing and/or submitted written correspondence respecting the applications.

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Deputations and/or written submission were received from the following at the Public Hearing:

- Ms. Maria Gatzios, Gatzios Planning & Development Consultants Inc., on behalf of the owner
- Mr. Nick Pinto, President, West Woodbridge Homeowners Association
- Mr. Santo Vetere, Andy Crescent, Woodbridge
- Mr. Anthony Spagnolo, Martin Grove Road, Woodbridge
- Mr. Piero Mainolfi, Morning Star Drive, Woodbridge
- Ms. Deb Shulte, Mira Vista Place, Woodbridge
- Ms. Christina Sottile, Martin Grove Road, Woodbridge
- Ms. Carmen Cancelliere, Sanremo Court, Woodbridge
- E-mail correspondence from Aliya

The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 9, 2014. A motion was also approved that the local Ward Councillor arrange a community meeting with the applicant, the residents and the ratepayers association, to address issues raised.

Generally summarized, the concerns expressed by deputants at the December 2, 2014, Public Hearing and in written submissions related to the impact of the proposed distribution centre included noise, traffic volume on Regional Road 27, and impact on the natural environment.

On February 19, 2015, a community meeting was held at the Woodbridge Public Library at 7:00 P.M. with the Local Councillor, staff from the City Department's of Development Planning and Development/Transportation Engineering, representatives from the Owner and Costco, the West Woodbridge Homeowner's Association and residents in the area attending the meeting.

At the Community Meeting, representatives from Costco and the Owner provided a presentation and answered questions related to the concerns raised and proposed mitigation measures. A second meeting was held at the Woodbridge Public Library on May 11, 2015 at 7:00 P.M., to further discuss the proposal. It is also noted that prior to the statutory public hearing on this application, on June 4, 2014, Rice Commercial Group hosted a resident information session regarding the proposed development at the Chateau LeJardin Conference and Event Centre. This information meeting held by the proponent was not a statutory meeting as required by the Planning Act.

Subsequent to the December 2, 2014 Public Hearing, the Development Planning Department received written correspondence from the Owners of land abutting the subject lands to the north (DiPoce Management Limited) and to the southwest (Zivko Ristich) . Each correspondence raised concern that their land parcels would be "land-locked" with the north-south road extending from Langstaff Road and terminating at the driveway into Costco, as an early version of the road network for this block had identified the north-south road to extend from Langstaff Road to Rutherford Road.

The property to the southwest of the subject lands, as shown on Attachment #9, will have an opportunity to connect with the future north-south road identified as Street "I" on Attachments #3 and #4, should the Owner proceed with development applications in the future.

The property to the north of the subject lands, as identified on Attachment #9, would have frontage only at such time that the east-west road planned for the block is built. In this regard, Vaughan Council on June 23, 2015, ratified a recommendation of the Committee of the Whole on June 16, 2015, to issue the Notice of Study Completion associated with the Class Environmental Assessment Study for the proposed collector street (Street "A") between Huntington Road and

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Regional Road 27 in accordance with the Municipal Class Environmental Assessment process. The recommendation also included that the necessary by-law be enacted authorizing the Mayor and Clerk to execute all necessary agreements related to the design, construction, financing and implementation of the Block 59 Street "A"-Highway 427 crossing structures to the satisfaction of the Commissioner of Public Works and the Interim Commissioner of Legal and Administrative Services/City Solicitor. Discussions between DiPoce Management Limited and the Owner towards resolving this matter are ongoing at the time of writing this report.

#### **Purpose**

To seek approval from the Committee of the Whole on the following:

1. Zoning By-law Amendment File Z.14.019 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(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (developable lands), and OS1(H) Open Space Conservation Zone with the Holding Symbol "(H)" (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4, together with the site-specific zoning exceptions as identified in Table 1 of this report

#### **Background - Analysis and Options**

##### *Synopsis:*

*The City has received development applications affecting the subject lands and comprising Zoning By-law Amendment File Z.14.019 and Site Development File DA.14.088 to facilitate the development of a distribution warehouse with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) for Costco as shown on Attachments #3 to #8. The Vaughan Planning Department is recommending that Vaughan Council approve the Zoning By-law Amendment to rezone the subject lands and that the implementing zoning by-law include a Holding Symbol "(H)" on the entire lands, which shall not be removed until the related site plan application and subsequent phases thereof, are approved, the exact development limits of the site are determined by the TRCA, the City is in receipt of a Record of Site Condition, and confirmation of the exact re-location of the John Lawrie heritage dwelling, amongst other outstanding matters identified in the "Site Plan Review" section of this report. It is anticipated that a future report with regard to site plan approval, together with confirmation of the development limits and other conditions to satisfy the removal of the Holding Symbol, will be brought forward to a Committee of the Whole meeting in Fall 2015.*

##### Location

The subject lands consist of a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, as shown on Attachments #1 and #2. The property municipally known as 8682 Regional Road 27 comprises 34 hectares and is owned by Highway 27 Langstaff GP Limited as shown on Attachment #2. The entirety of this property is subject to the application. Central Carpentry Limited owns a 4.1 hectare property (as shown on Attachment #2) with frontage on Langstaff Road of which 0.83 hectares is the subject of the Zoning By-law Amendment application, as it is required to provide access to the site.

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##### Planning Considerations

##### Provincial Policy Statement (PPS)

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs. The proposed development conforms to the goals and objectives and policies of the PPS.

##### Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage providing an appropriate mix of uses including industrial uses to meet long term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, which support a wide range of economic activity. The proposed development achieves the goals of the Growth Plan.

##### York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Section 7.2 - Goods Movement, of the Regional Official Plan, recognizes that safe and efficient goods movement is an important component of an economic strategy. Policies within the York Region Official Plan encourage the location of activities that requires heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges and Regional streets. The proposed applications will facilitate a distribution warehouse that conforms to the York Region Official Plan.

##### City of Vaughan Official Plan

In 2002, Official Plan Amendment No. 600 designated lands east of Highway 50 and west of the Woodbridge and Kleinburg-Nashville communities for Employment Uses subject to an Employment Secondary Plan Study. The West Vaughan Employment Area (WVEA) Secondary Plan, forming Part of Volume 2 of Vaughan Official Plan 2010, was adopted by the City of Vaughan on September 7, 2010, as amended, and approved in an oral decision of the Ontario Municipal Board on February 12, 2014. The Ontario Municipal Board issued a written Decision Order approving the WVEA Plan on June 4, 2014.

##### City of Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by Vaughan Official Plan 2010, Volume 2, Section 11.9, West Vaughan Employment Area Plan. VOP 2010 permits a distribution warehouse in a "Prestige Employment" designation and warehousing, transportation and distribution uses in the "General Employment" designation. However, the Owner has appealed certain policies in VOP 2010, which are outstanding with regard to the subject lands. The Owner and the City are required to request that the OMB issue an Order and Decision to modify relevant schedules of VOP 2010 and/or the West Vaughan Employment Area Plan. Should Council approve the zoning amendment application, the implementing zoning by-law to be enacted on July 16, 2015, will include appropriate wording that will restrict the zoning by-law from coming into effect until the appeal to VOP 2010 is resolved and approved by the OMB, and the provisions of the Vaughan Official Plan that apply to the subject lands are in full force and effect. It is anticipated that resolution to the Official Plan appeal will occur no later than September 2015.

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### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre. Therefore, a Zoning By-law Amendment is required to:

- i. rezone the subject lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands) and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4; and,
- ii. permit the following site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #8:

Table 1

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking for the Distribution Warehouse	<p><u>Phase 1</u>  1.0 parking space per 100 m<sup>2</sup> of GFA x 43,521.6 m<sup>2</sup> (including 43,390.1 m<sup>2</sup> for distribution warehouse, 102.2m<sup>2</sup> guard booth and 29.3 m<sup>2</sup> pump room) = 435 spaces</p> <p style="text-align: center;">+</p> <p>Office Use Accessory to Warehouse: 1.0 space per 100m<sup>2</sup> of GFA x 1,114.8 m<sup>2</sup> = 12 spaces</p> <p style="text-align: center;">+</p> <p>Commissary: 1.5 parking spaces per 100 m<sup>2</sup> of GFA x 8,191 m<sup>2</sup> = 123 spaces</p> <p style="text-align: center;">+</p> <p>Office Use Accessory to Commissary: 2.0 spaces per 100 m<sup>2</sup> of GFA x 472.4 m<sup>2</sup> = 10 spaces</p> <p>Total = 580 parking spaces</p> <p><u>Ultimate Build-Out</u>  1.0 parking space per 100 m<sup>2</sup> of GFA x 71,271.9 m<sup>2</sup> (including 71,140.4 m<sup>2</sup> for distribution warehouse, 102.2 m<sup>2</sup> guard booth and 29.3 m<sup>2</sup> pump house) = 713 spaces</p> <p style="text-align: center;">+</p> <p>Office Use Accessory to Warehouse: 1.0 space per 100 m<sup>2</sup> of GFA x 1,114.8 m<sup>2</sup> = 12 spaces</p> <p style="text-align: center;">+</p> <p>Commissary: 1.5 parking spaces per 100 m<sup>2</sup> of GFA x 8,191 m<sup>2</sup> = 123 spaces</p> <p style="text-align: center;">+</p> <p>Office Use Accessory to Commissary: 2.0 spaces per 100 m<sup>2</sup> of GFA x 472.4 m<sup>2</sup> = 10 spaces</p> <p>Total = 858 parking spaces</p>	Provide a total of 444 parking spaces (for Phase 1 and Ultimate Build-out)

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b.	Location of Loading Spaces	<p>Loading spaces are not permitted between a building and a street.</p> <p>Where a lot has a frontage of less than 45.5 m, and is not a through lot, all loading shall take place between the building and the rear lot line.</p>	Permit loading spaces between a building and a street (Future Street "I")
c.	Accessory Parking of Trucks and Trailers	Not Permitted in an EM1 Zone	Permit the accessory parking of trucks and trailers in an EM1 Zone as shown on Attachments #3 and #4.
d.	Accessory Building (Guard Booth)	An accessory building shall not be erected closer to the front lot line than the main building.	Permit the accessory guard booth between the main building and the front lot line (Future Street "I").
e.	Minimum Landscape Strip Width Abutting an OS1 Zone	7.5 m	<p>0 m (Open Space Block - northeast corner of the site)</p> <p>1.6 m (Stormwater Management Pond - southeast portion of the site)</p>
f.	Maximum Width of Driveway Providing Access to a Parking Area	7.5 m	10 m
g.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	56 m
h.	Setback to MTO property limits	Although not a By-law 1-88 requirement, the MTO requires a minimum setback of 14 m to its property limits.	The MTO has agreed to a 9.2 m setback for this property, which will be reflected in the site-specific by-law.

The subject lands are located in a designated employment area (WVEA) in the vicinity of Regional Road 27 and the future extension of Highway 427 that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. VOP 2010 permits a Distribution Centre on the subject lands. In this instance, the land area used for the placing and parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of

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goods to and from the distribution warehouse are considered incidental to the primary distribution centre use. A landscape plan designed to recognize the prestige nature of this employment area will be finalized through the site plan approval stage to incorporate berming and landscaping to screen the proposed outside storage area and loading spaces. The proposed zoning exception to permit the parking of trucks and trailers is considered appropriate taking into account the proposed site plan and associated mitigation measures and the surrounding land use context.

With respect to the proposed zoning amendments related to the driveway widths, the site plan submitted in support of the application responds to the unique nature of the proposed facility, which requires the efficient on-site movement of truck traffic. The plan has been reviewed by the Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) and has been determined to be acceptable. With respect to the reduced parking standard, the proposed parking supply is sufficient for the development's specific requirements. The proposed parking reduction has been reviewed and approved by the Vaughan DEIPS Department.

The proposed zoning exceptions would facilitate a development that is compatible with the planned employment area and the surrounding lands. In addition, Vaughan Council adopted VOP 2010 in September of 2010, which was substantially approved by the Ontario Municipal Board on February 3, 2014. To date, the current regulations and standards in Zoning By-law 1-88 have not been updated to implement and conform with VOP 2010. In consideration of the above, the Vaughan Planning Department can support the proposed rezoning and site-specific zoning exceptions for the subject lands.

Vaughan Development Planning Staff is recommending that the respective EM1 and OS1 lands be zoned with a Holding Symbol, which shall not be removed until such time that:

- The related Site Development File (File DA.14.088), and any future phases thereof, have been approved by Vaughan Council, and addresses all of the outstanding site plan issues identified in this report;
- The City is in receipt of confirmation from the TRCA that the limits of the OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated;
- Confirmation that the block containing the stormwater management pond is appropriately sized based on MOECC, City of Vaughan and TRCA standards;
- The City is in receipt of confirmation of the Ministry of Environment's Acknowledgement/Registration of the Record of Site Condition;
- The final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.

Any required adjustments to the zone boundaries affecting the two OS1 blocks will be identified in the future Committee of the Whole report for the related site plan application and amended through the by-law to remove the Holding provision.

Block 59 Land Use Plan

VOP 2010, specifically the West Vaughan Employment Area Secondary Plan, requires that a Block Plan be prepared for Block 59 to provide a framework to guide development within Concession Block 59. An application for Block Plan approval has been submitted by the landowners in the block to the City of Vaughan, which is currently under review by the Vaughan Policy Planning Department. The proposed Block Plan is shown on Attachment #9. The subject applications are consistent with the overall requirements of the proposed Block Plan. It is noted that the West Vaughan Employment Area Secondary Plan was approved by the OMB.



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##### Site Plan Review

The Owner has submitted Site Development File DA.14.088 to facilitate the development of a distribution warehouse with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) for Costco as shown on Attachments #3 to #8.

The application is in review with City departments, the Toronto and Region Conservation Authority, York Region and the Ministry of Transportation. It is anticipated that a technical report recommending approval of the site plan will be prepared for consideration by the Committee of the Whole in Fall 2015, subject to the refinement of site plan, urban design and engineering issues and the approval of environmental reports, including, but not limited to, determining the exact development limits, as identified earlier in the “Synopsis” section of this report.

City Staff and the referenced agencies have been involved in extensive dialogue with the applicant since the submission of the application. The key issues include (but are not limited to) the following:

- Confirmation of the development limits for the future open space blocks.
- Enhancing the proposed facades of the distribution warehouse building fronting Regional Road 27 and future Highway 427 extension.
- Providing adequate screening of the proposed silos from public view along Regional Road 27.
- Providing more substantial landscape screening of the building along Regional Road 27 and the future Highway 427 extension.
- Preservation of the John Lawrie heritage dwelling and determining its final location and use(s) within the southeasterly OS1 block.
- Protection for an easement required by York Region for future construction.
- Approval of the interim and ultimate stormwater management and run-off, sanitary sewer system, and other related servicing scenarios.
- The identification and protection of all municipal infrastructure, including conveyance of public rights-of-way, and ensuring the alignment of the proposed Street “I” with Innovation Drive at Langstaff Road.
- The requirement and location of any future neighbourhood park, and/or, the cash-in-lieu of parkland dedication.

Planning staff are generally satisfied with the site plan proposal, subject to the resolution of outstanding matters, including but not limited to those key issues identified above, and therefore, have no objection to the approval of the zoning by-law amendment application proceeding ahead of the approval of the site plan application at this time.

##### Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

##### a) Environmental Site Assessment/Environment Documents

The City has reviewed the following documents:

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- Site Screening Questionnaires and signed Certificates dated May 16 and 23, 2014;
- Terraprobe Inc. report entitled “Geotechnical Investigation, Proposed Costco Depot, Langstaff Road and Highway 27, Vaughan, Ontario” dated April 17, 2014;
- Franz Environmental Inc. (Franz Environmental) report entitled “Phase One Environmental Site Assessment, 8682 Highway 27 & Proposed Right-of-way, Vaughan, Ontario” dated May 15, 2014;
- Schollen & Company Inc. report entitled “Environmental Impact Assessment (EIS), Rice Commercial Group Distribution Center Development, Block 59 Employment Lands, West Vaughan Employment Area (WVEA), Highway No. 27 & North of Langstaff Road, City of Vaughan” dated September 18, 2014;
- Franz Environmental Inc. (Franz Environmental) report entitled “Phase Two Environmental Site Assessment, 8682 Highway 27 & Proposed Right-of-way, Vaughan, Ontario” dated February 10, 2015; and,
- Franz Environmental letter entitled “Reliance Letter for 8682 Highway 27 and Proposed Right-of-Way, Vaughan, ON (FRANZ Project 2862-1401 & 2862-1402)” dated February 18, 2015.

The Phase Two ESA indicated that remediation was undertaken to address elevated concentrations of contaminants in the soil (i.e., zinc and sodium). As per the City’s Contaminated Sites Policy, given that remediation of the subject property was required, the proponent will be required to obtain a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment and Climate Change (MOECC).

Given that an RSC is required, the Zoning By-law should include an ‘H’ Holding Symbol with removal conditional upon the receipt of an MOECC acknowledged RSC. The proponent shall provide to the satisfaction of the City, a copy of the MOECC acknowledged RSC and any associated environmental site assessment (ESA) reports that were updated/relied upon for the filing of the RSC.

#### b) Services

The Owner has submitted a functional servicing plan, a traffic impact study, a storm water management report, noise report, illumination/photometric plans, and site servicing and grading plans, as well as, other engineering plans, of which the final documents must be approved to the satisfaction of the Vaughan DEIPS Department, prior to the approval of the Site Development Application (File DA.14.088) and the execution of the Development Agreement for public infrastructure.

#### c) Traffic

The Vaughan DEIPS Department has reviewed the Traffic Impact Study for the Block 59 South East Quadrant. Based on the results of traffic operations assessment, City staff can confirm that the overall road including the intersection of Langstaff Road/Street I will operate at satisfactory levels of service (LOS) under future conditions (horizon years 2016, 2019 and 2024).

It must be noted that future conditions under horizon year 2024 were assumed to include the Highway 427 extension, and therefore, a large portion of the north/south traffic was assumed to use the highway instead of Highway 27 or any potential north/south collectors. The consultant also undertook a sensitivity analysis without the Highway 427 extension in order to understand the operational characteristics of the road network in the event there is delay to the anticipated opening of the extension (scheduled for 2020-21). The results indicate that although there is an increase in volumes on the arterials and collectors, the road network will still operate with acceptable LOS.

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d) Engineering Development Agreement

The development requires the creation of a new north-south road, shown as “Street I” on Attachments #3 and #4, in order to provide access to the site. The public road allowance will be dedicated to the City of Vaughan by way of a Reference Plan(s). The Owner(s) will be required to enter into an Engineering Development Agreement with the City of Vaughan to secure the necessary road and infrastructure improvements to the satisfaction of the City, if the applications are approved.

The Owner has submitted the required information and plans in this regard, which is being reviewed by the City and external public agencies. The Owner is required to enter into an agreement with the City and to convey the public road as shown as Street “I” on Attachments #3 and #4.

e) Noise Study

The Owner has submitted a noise assessment report in support of the proposal that concludes that there will not be significant noise impact. The assessment must be reviewed and the Owner shall have obtained approval of the assessment by the Vaughan DEIPS Department and relevant external agencies prior to the execution of the site plan agreement.

Toronto and Region Conservation Authority (TRCA)

The application was circulated to the TRCA for review and comment. The TRCA has advised that in principle, it has no objection to approval of the zoning by-law amendment application. There are details that are still a work in progress relating to the finalization of the development limits adjacent to the Natural Heritage Network and confirming that these limits are appropriate and that there is sufficient space for stormwater management and water balance purposes, in the northeast and southeast areas of the site. As these discussions are on-going, the TRCA has requested that the implementing Zoning By-law include the use of Holding Symbols that are 20 m off-set from the development limits as proposed by the applicant, such that the development limits abutting the Open Space Blocks can be refined and finalized in the upcoming weeks.

The TRCA recognizes that this proposal is located within a significant employment area within the City of Vaughan. The TRCA has provided input into the West Vaughan Employment Area Secondary Plan and have participated in the resolution of various appeals associated with the Secondary Plan before the Ontario Municipal Board. The TRCA has been working with the applicant and the City over the last several months to ensure that natural features and functions have been respected.

The use of the Holding Symbol as noted above, will enable the project to advance while the TRCA continues to work with the Owner and the City of Vaughan to finalize their review of detailed plans and studies. Detailed comments on the materials circulated to date will be provided by the TRCA to the City in the near future, and will be discussed in the detailed report for Site Development File DA.14.088 to be prepared for a future Committee of the Whole meeting.

Ministry of Transportation (MTO)

The proposal includes lands to be dedicated to the MTO for the future Highway 427. The MTO has been circulated with the development applications and have agreed to allow a 9.2m setback to be applied for this site from its property limit. The MTO will provide further comments with respect to Site Development approval.

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##### **Cultural Heritage**

The property at 8682 Regional Road 27 (John Lawrie House as shown on Attachments #3 and #4) is Registered under the Ontario Heritage Act and is identified as a potential Cultural Heritage Landscape in the Vaughan Heritage Inventory.

A Cultural Heritage Impact Assessment has been submitted by the Owner who is proposing that the house be relocated within the same general area being the lands to be used for the future stormwater block. The proposal received approval from the Heritage Vaughan Committee on May 13, 2015. It is noted that the final location of the building may be approved at the discretion of the Vaughan Development Planning Department, (Urban Design and Cultural Heritage Division). Furthermore, a use has not been determined for the house at this time. Prior to the removal of the Holding provision on the southeasterly OS1 Block, the final use(s) and location of the John Lawrie heritage dwelling to be located within the same block as the stormwater management pond, shall be determined to satisfaction of the City and TRCA.

##### **Relationship to Vaughan Vision 2020/Strategic Plan**

###### **i) Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

##### **Regional Implications**

York Region has reviewed the Zoning By-law Amendment Application and has no objection to its approval, and of the comprehensive technical review that is on-going as part of the site plan review.

York Region is currently protecting for a 43 metre right-of-way along the section of Regional Road 27 fronting the development, and as such, as part of Site Development approval, the following lands will be required to be dedicated to the Region for the future widening of the road:

- sufficient property to provide a 21.5 metre setback from the centre line of construction of Regional Road 27
- a 0.3 metre reserve along the frontage of the development where it abuts Regional Road 27.

York Region is also protecting for a 36 metre right-of-way along the section of Langstaff Road fronting the development, and as such, at as part of Site Development approval, the following lands will be required to be dedicated to the Region for the future widening of the road:

- sufficient property to provide an 18 metre setback from the centre line of construction of Langstaff Road
- sufficient property to provide 15 metre by 15 metre daylighting triangles at the north-east and north-west corners of the intersection between the proposed Street "I" and Langstaff Road
- an additional 2.5 metre widening, 70 metres in length, together with a 40 metre taper for the purpose of westbound right turn lane at the intersection Street "I" and Langstaff Road
- a 0.3 metre reserve along the frontage of the development where it abuts Langstaff Road.

York Region is also protecting for a sanitary easement on the lands to be used for the future stormwater management block as shown on Attachments #3 and #4.

**CITY OF VAUGHAN**

**EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015**

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**Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.14.019 in accordance with Provincial policies, York Region Official Plan, the policies of VOP 2010, the proposed Block 59 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies and the public, and the surrounding planned and existing area context. The proposed distribution centre for Costco is permitted by Vaughan Official Plan 2010, subject to resolution of a site-specific appeal by the applicant, which should be resolved over the next several weeks, and must be approved by the OMB. The Zoning By-law Amendment Application implements the uses permitted and vision for this employment area as established in the Official Plan. On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the conditions contained in this report including the use of the Holding Symbol “H”, which will not be removed until the outstanding site plan matters are resolved, the development limits are confirmed for the open space blocks, the City has received MOECC confirmation of a the Record of Site Condition, and the final use(s) and location of the John Lawrie heritage dwelling has been determined.

City staff and external public agencies will be working with the applicant to resolve the outstanding site plan issues over the summer months so that a future report on the related site plan application (File DA.14.088) can proceed to a future Committee of the Whole meeting in Fall 2015, for consideration and approval.

**Attachments**

1. Context Location Map
2. Location Map
3. Preliminary Site Plan - Phase 1
4. Preliminary Site Plan - Full Build-Out
5. Preliminary East & West Elevations - Phase 1
6. Preliminary North Elevation - Phase 1
7. Preliminary South Elevation - Phase 1
8. Preliminary Elevations Full Build-Out
9. Block 59 – Land Use Plan

**Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

(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.)

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July 16, 2014

c.5
Communication
SPCW: July 16/15
Item: 10

Mayor and Members of Council and Committee of the Whole  
The Corporation of the City of Vaughan  
City Hall  
Level 200  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

**Re: Zoning By-law Amendment File Z.14.019  
Highway 27 Langstaff GP Limited and Central Carpentry Limited  
Ward 2 – Vicinity of Regional Road 27 and Langstaff Road**

We represent Di Poce Management Ltd. and Two Seven Joint Venture Ltd. ("Di Poce").

Di Poce owns the developable property labelled "Lands To The North" on Attachment #9 of the planning staff report for the above matter, together with the triangle of developable lands immediately to the north of those lands between Robinson Creek on the east and the future Highway 427 Extension on the west and the lands reserved for the location of the east-west collector road referred to as Street A (collectively, the "Di Poce Property").

Di Poce does not object to development of the subject property in principle and is generally supportive of the proposed land use of the subject property for Costco.

However, as stated in the planning staff report, "The property to the north of the subject lands, as identified on Attachment #9, would have frontage only at such time that the east-west road planned for the block is built."

The Di Poce Property will be effectively land-locked if the development of the subject property is approved without adequate reservation for local road access in the event that the Municipal Class Environmental Assessment process associated with Street A does not result in approval and construction of this planned east-west road.

Land-locking of the Di Poce Property in a manner that would effectively preclude its development would be contrary to the WVEA Secondary Plan (including, among other things, Policy 2.2.6 relating to the establishment of local streets) and the principles of good planning.

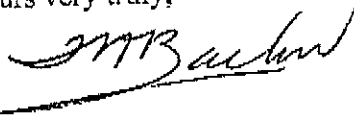
Planning in the vicinity, and the prior understanding of landowners and the City and Region with respect to future development, has been premised on the approval and construction of the planned east-west road known as Street A.

However, there is also no reference to Street A or to the alternative establishment of a local street network that would provide access to the Di Poce Property in the Holding Symbol provisions of the proposed zoning by-law for the subject property. Policy 10.1.2.6 of the Vaughan Official Plan permits a Holding Symbol to be applied where development of lands for the intended use is premature until, among other things, the necessary transportation facilities are provided.

Adequate assurances are required that the Di Poce Property will not be land-locked and precluded from development before approval of the proposed zoning by-law for the subject property.

Di Poce is prepared to work diligently with the applicant and owner of the subject property and with the City to find a solution to the above issues to permit the zoning by-law to be approved and development of the subject property to proceed.

Yours very truly,



W. THOMAS BARLOW

cc: Clerk  
City Manger  
Commissioner of Planning  
Commissioner of Legal & Administrative Services

**SPECIAL COMMITTEE OF THE WHOLE    JULY 16, 2015**

**ZONING BY-LAW AMENDMENT FILE Z.14.019**  
**HIGHWAY 27 LANGSTAFF GP LIMITED AND CENTRAL CARPENTRY LIMITED**  
**WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.019 (Highway 27 Langstaff GP Limited and Central Carpentry Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to:
  - a) rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (developable lands), and OS1 Open Space Conservation Zone with the Holding Symbol "(H)" (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4, together with the site-specific zoning exceptions as identified in Table 1 of this report;
  - b) the implementing zoning by-law include appropriate wording that will restrict the zoning by-law from coming into effect until the appeal of Vaughan Official Plan (VOP) 2010 is resolved and approved by the Ontario Municipal Board (OMB) and the provisions of VOP 2010 that apply to the subject lands are in full force and effect;
  - c) the Holding Symbol "(H)" shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone, as shown on Attachments #3 and #4, until:
    - i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council, and addresses all of the outstanding site plan issues identified in this report;
    - ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
    - iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
    - iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition;
    - v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.



### **Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

Opportunities for sustainable site and building features, including the implementation of an erosion and sediments control plan, bicycle racks to promote an alternative mode of transportation, proposed landscape materials that minimize water usage, and plumbing fixtures that reduce water requirements, will be reviewed and reported in a future Committee of the Whole report related to the associated Site Development Application (File DA.14.088) for the proposed development.

### **Economic Impact**

There are no requirements for new funding associated with this report.

### **Communications Plan**

On November 7, 2014, a Notice of Public Hearing was circulated to an extended polling area beyond the required 150 m as shown on Attachment #1 and to the West Woodbridge Homeowners' Association and the Kleinburg & Area Ratepayers' Association. Notice of the meeting was also sent to those individuals who had requested notice of the application for Block Plan approval - Block 59 (File BL.59.2014), and Zoning By-law Amendment Application Z.14.011 (Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited). A total of 1,600 notices were mailed out. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. On July 9, 2015, a notice of this Committee of the Whole meeting was mailed to the West Woodbridge Homeowners' Association and to those individuals that appeared at the Public Hearing and/or submitted written correspondence respecting the applications.

Deputations and/or written submission were received from the following at the Public Hearing:

- Ms. Maria Gatzios, Gatzios Planning & Development Consultants Inc., on behalf of the owner
- Mr. Nick Pinto, President, West Woodbridge Homeowners Association
- Mr. Santo Vetere, Andy Crescent, Woodbridge
- Mr. Anthony Spagnolo, Martin Grove Road, Woodbridge
- Mr. Piero Mainolfi, Morning Star Drive, Woodbridge
- Ms. Deb Shulte, Mira Vista Place, Woodbridge
- Ms. Christina Sottile, Martin Grove Road, Woodbridge
- Ms. Carmen Cancelliere, Sanremo Court, Woodbridge
- E-mail correspondence from Aliya

The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 9, 2014. A motion was also approved that the local Ward Councillor arrange a community meeting with the applicant, the residents and the ratepayers association, to address issues raised.

Generally summarized, the concerns expressed by deputants at the December 2, 2014, Public Hearing and in written submissions related to the impact of the proposed distribution centre included noise, traffic volume on Regional Road 27, and impact on the natural environment.

On February 19, 2015, a community meeting was held at the Woodbridge Public Library at 7:00 P.M. with the Local Councillor, staff from the City Department's of Development Planning and Development/Transportation Engineering, representatives from the Owner and Costco, the West Woodbridge Homeowner's Association and residents in the area attending the meeting.

At the Community Meeting, representatives from Costco and the Owner provided a presentation and answered questions related to the concerns raised and proposed mitigation measures. A second meeting was held at the Woodbridge Public Library on May 11, 2015 at 7:00 P.M., to further discuss the proposal. It is also noted that prior to the statutory public hearing on this application, on June 4, 2014, Rice Commercial Group hosted a resident information session regarding the proposed development at the Chateau LeJardin Conference and Event Centre. This information meeting held by the proponent was not a statutory meeting as required by the Planning Act.

Subsequent to the December 2, 2014 Public Hearing, the Development Planning Department received written correspondence from the Owners of land abutting the subject lands to the north (DiPoce Management Limited) and to the southwest (Zivko Ristich) . Each correspondence raised concern that their land parcels would be "land-locked" with the north-south road extending from Langstaff Road and terminating at the driveway into Costco, as an early version of the road network for this block had identified the north-south road to extend from Langstaff Road to Rutherford Road.

The property to the southwest of the subject lands, as shown on Attachment #9, will have an opportunity to connect with the future north-south road identified as Street "I" on Attachments #3 and #4, should the Owner proceed with development applications in the future.

The property to the north of the subject lands, as identified on Attachment #9, would have frontage only at such time that the east-west road planned for the block is built. In this regard, Vaughan Council on June 23, 2015, ratified a recommendation of the Committee of the Whole on June 16, 2015, to issue the Notice of Study Completion associated with the Class Environmental Assessment Study for the proposed collector street (Street "A") between Huntington Road and Regional Road 27 in accordance with the Municipal Class Environmental Assessment process. The recommendation also included that the necessary by-law be enacted authorizing the Mayor and Clerk to execute all necessary agreements related to the design, construction, financing and implementation of the Block 59 Street "A"-Highway 427 crossing structures to the satisfaction of the Commissioner of Public Works and the Interim Commissioner of Legal and Administrative Services/City Solicitor. Discussions between DiPoce Management Limited and the Owner towards resolving this matter are ongoing at the time of writing this report.

### **Purpose**

To seek approval from the Committee of the Whole on the following:

1. Zoning By-law Amendment File Z.14.019 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(H) Prestige Employment Area Zone with the Holding Symbol "(H)" (developable lands), and OS1(H) Open Space Conservation Zone with the Holding Symbol "(H)" (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4, together with the site-specific zoning exceptions as identified in Table 1 of this report

## **Background - Analysis and Options**

### **Synopsis:**

*The City has received development applications affecting the subject lands and comprising Zoning By-law Amendment File Z.14.019 and Site Development File DA.14.088 to facilitate the development of a distribution warehouse with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) for Costco as shown on Attachments #3 to #8. The Vaughan Planning Department is recommending that Vaughan Council approve the Zoning By-law Amendment to rezone the subject lands and that the implementing zoning by-law include a Holding Symbol "(H)" on the entire lands, which shall not be removed until the related site plan application and subsequent phases thereof, are approved, the exact development limits of the site are determined by the TRCA, the City is in receipt of a Record of Site Condition, and confirmation of the exact re-location of the John Lawrie heritage dwelling, amongst other outstanding matters identified in the "Site Plan Review" section of this report. It is anticipated that a future report with regard to site plan approval, together with confirmation of the development limits and other conditions to satisfy the removal of the Holding Symbol, will be brought forward to a Committee of the Whole meeting in Fall 2015.*

### **Location**

The subject lands consist of a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, as shown on Attachments #1 and #2. The property municipally known as 8682 Regional Road 27 comprises 34 hectares and is owned by Highway 27 Langstaff GP Limited as shown on Attachment #2. The entirety of this property is subject to the application. Central Carpentry Limited owns a 4.1 hectare property (as shown on Attachment #2) with frontage on Langstaff Road of which 0.83 hectares is the subject of the Zoning By-law Amendment application, as it is required to provide access to the site.

### **Planning Considerations**

#### **Provincial Policy Statement (PPS)**

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs. The proposed development conforms to the goals and objectives and policies of the PPS.

#### **Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan)**

The Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage providing an appropriate mix of uses including industrial uses to meet long term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, which support a wide range of economic activity. The proposed development achieves the goals of the Growth Plan.

#### **York Region Official Plan**

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Section 7.2 - Goods Movement, of the Regional Official Plan, recognizes that safe and efficient goods movement is an important component of an economic strategy. Policies within the York Region Official Plan

encourage the location of activities that requires heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges and Regional streets. The proposed applications will facilitate a distribution warehouse that conforms to the York Region Official Plan.

#### City of Vaughan Official Plan

In 2002, Official Plan Amendment No. 600 designated lands east of Highway 50 and west of the Woodbridge and Kleinburg-Nashville communities for Employment Uses subject to an Employment Secondary Plan Study. The West Vaughan Employment Area (WVEA) Secondary Plan, forming Part of Volume 2 of Vaughan Official Plan 2010, was adopted by the City of Vaughan on September 7, 2010, as amended, and approved in an oral decision of the Ontario Municipal Board on February 12, 2014. The Ontario Municipal Board issued a written Decision Order approving the WVEA Plan on June 4, 2014.

#### City of Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Prestige Employment”, “General Employment” and “Natural Areas” by Vaughan Official Plan 2010, Volume 2, Section 11.9, West Vaughan Employment Area Plan. VOP 2010 permits a distribution warehouse in a “Prestige Employment” designation and warehousing, transportation and distribution uses in the “General Employment” designation. However, the Owner has appealed certain policies in VOP 2010, which are outstanding with regard to the subject lands. The Owner and the City are required to request that the OMB issue an Order and Decision to modify relevant schedules of VOP 2010 and/or the West Vaughan Employment Area Plan. Should Council approve the zoning amendment application, the implementing zoning by-law to be enacted on July 16, 2015, will include appropriate wording that will restrict the zoning by-law from coming into effect until the appeal to VOP 2010 is resolved and approved by the OMB, and the provisions of the Vaughan Official Plan that apply to the subject lands are in full force and effect. It is anticipated that resolution to the Official Plan appeal will occur no later than September 2015.

#### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed distribution centre. Therefore, a Zoning By-law Amendment is required to:

- i. rezone the subject lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands) and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands), in the manner shown on Attachments #3 and #4; and,
- ii. permit the following site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #8:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone</b>
a.	Minimum Required Parking for the Distribution Warehouse	<u>Phase 1</u> 1.0 parking space per 100 m <sup>2</sup> of GFA x 43,521.6 m <sup>2</sup> (including 43,390.1 m <sup>2</sup> for distribution warehouse,	Provide a total of 444 parking spaces (for Phase 1 and Ultimate Build-out)

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
		<p>102.2m<sup>2</sup> guard booth and 29.3 m<sup>2</sup> pump room) = 435 spaces</p> <p>+</p> <p>Office Use Accessory to Warehouse: 1.0 space per 100m<sup>2</sup> of GFA x 1,114.8 m<sup>2</sup> = 12 spaces</p> <p>+</p> <p>Commissary: 1.5 parking spaces per 100 m<sup>2</sup> of GFA x 8,191 m<sup>2</sup> = 123 spaces</p> <p>+</p> <p>Office Use Accessory to Commissary: 2.0 spaces per 100 m<sup>2</sup> of GFA x 472.4 m<sup>2</sup> = 10 spaces</p> <p>Total = 580 parking spaces</p> <p><u>Ultimate Build-Out</u></p> <p>1.0 parking space per 100 m<sup>2</sup> of GFA x 71,271.9 m<sup>2</sup> (including 71,140.4 m<sup>2</sup> for distribution warehouse, 102.2 m<sup>2</sup> guard booth and 29.3 m<sup>2</sup> pump house) = 713 spaces</p> <p>+</p> <p>Office Use Accessory to Warehouse: 1.0 space per 100 m<sup>2</sup> of GFA x 1,114.8 m<sup>2</sup> = 12 spaces</p> <p>+</p> <p>Commissary: 1.5 parking spaces per 100 m<sup>2</sup> of GFA x 8,191 m<sup>2</sup> = 123 spaces</p> <p>+</p> <p>Office Use Accessory to Commissary: 2.0 spaces per 100 m<sup>2</sup> of GFA x 472.4 m<sup>2</sup> = 10 spaces</p> <p>Total = 858 parking spaces</p>	
b.	Location of Loading Spaces	<p>Loading spaces are not permitted between a building and a street.</p> <p>Where a lot has a frontage of less than 45.5 m, and is not a</p>	Permit loading spaces between a building and a street (Future Street "I")

	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone</b>
		through lot, all loading shall take place between the building and the rear lot line.	
c.	Accessory Parking of Trucks and Trailers	Not Permitted in an EM1 Zone	Permit the accessory parking of trucks and trailers in an EM1 Zone as shown on Attachments #3 and #4.
d.	Accessory Building (Guard Booth)	An accessory building shall not be erected closer to the front lot line than the main building.	Permit the accessory guard booth between the main building and the front lot line (Future Street "I").
e.	Minimum Landscape Strip Width Abutting an OS1 Zone	7.5 m	0 m (Open Space Block - northeast corner of the site)  1.6 m (Stormwater Management Pond - southeast portion of the site)
f.	Maximum Width of Driveway Providing Access to a Parking Area	7.5 m	10 m
g.	Maximum Driveway Access Aisle Width Serving a Loading Area	13.5 m	56 m
h.	Setback to MTO property limits	Although not a By-law 1-88 requirement, the MTO requires a minimum setback of 14 m to its property limits.	The MTO has agreed to a 9.2 m setback for this property, which will be reflected in the site-specific by-law.

The subject lands are located in a designated employment area (WVEA) in the vicinity of Regional Road 27 and the future extension of Highway 427 that serves the goods movement sector of the economy in Vaughan, the Greater Toronto Area and across Ontario. VOP 2010 permits a Distribution Centre on the subject lands. In this instance, the land area used for the placing and parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of goods to and from the distribution warehouse are considered incidental to the primary distribution centre use. A landscape plan designed to recognize the prestige nature of this employment area will be finalized through the site plan approval stage to incorporate berming and landscaping to screen the proposed outside storage area and loading spaces. The proposed zoning exception to

permit the parking of trucks and trailers is considered appropriate taking into account the proposed site plan and associated mitigation measures and the surrounding land use context.

With respect to the proposed zoning amendments related to the driveway widths, the site plan submitted in support of the application responds to the unique nature of the proposed facility, which requires the efficient on-site movement of truck traffic. The plan has been reviewed by the Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) and has been determined to be acceptable. With respect to the reduced parking standard, the proposed parking supply is sufficient for the development's specific requirements. The proposed parking reduction has been reviewed and approved by the Vaughan DEIPS Department.

The proposed zoning exceptions would facilitate a development that is compatible with the planned employment area and the surrounding lands. In addition, Vaughan Council adopted VOP 2010 in September of 2010, which was substantially approved by the Ontario Municipal Board on February 3, 2014. To date, the current regulations and standards in Zoning By-law 1-88 have not been updated to implement and conform with VOP 2010. In consideration of the above, the Vaughan Planning Department can support the proposed rezoning and site-specific zoning exceptions for the subject lands.

Vaughan Development Planning Staff is recommending that the respective EM1 and OS1 lands be zoned with a Holding Symbol, which shall not be removed until such time that:

- The related Site Development File (File DA.14.088), and any future phases thereof, have been approved by Vaughan Council, and addresses all of the outstanding site plan issues identified in this report;
- The City is in receipt of confirmation from the TRCA that the limits of the OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated;
- Confirmation that the block containing the stormwater management pond is appropriately sized based on MOECC, City of Vaughan and TRCA standards;
- The City is in receipt of confirmation of the Ministry of Environment's Acknowledgement/Registration of the Record of Site Condition;
- The final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.

Any required adjustments to the zone boundaries affecting the two OS1 blocks will be identified in the future Committee of the Whole report for the related site plan application and amended through the by-law to remove the Holding provision.

#### Block 59 Land Use Plan

VOP 2010, specifically the West Vaughan Employment Area Secondary Plan, requires that a Block Plan be prepared for Block 59 to provide a framework to guide development within Concession Block 59. An application for Block Plan approval has been submitted by the landowners in the block to the City of Vaughan, which is currently under review by the Vaughan Policy Planning Department. The proposed Block Plan is shown on Attachment #9. The subject applications are consistent with the overall requirements of the proposed Block Plan. It is noted that the West Vaughan Employment Area Secondary Plan was approved by the OMB.

## Site Plan Review

The Owner has submitted Site Development File DA.14.088 to facilitate the development of a distribution warehouse with a total gross floor area (GFA) of 53,299.8 m<sup>2</sup> in Phase 1 (Attachment #3) and an ultimate build-out of 81,050.1 m<sup>2</sup> (Attachment #4) for Costco as shown on Attachments #3 to #8.

The application is in review with City departments, the Toronto and Region Conservation Authority, York Region and the Ministry of Transportation. It is anticipated that a technical report recommending approval of the site plan will be prepared for consideration by the Committee of the Whole in Fall 2015, subject to the refinement of site plan, urban design and engineering issues and the approval of environmental reports, including, but not limited to, determining the exact development limits, as identified earlier in the "Synopsis" section of this report.

City Staff and the referenced agencies have been involved in extensive dialogue with the applicant since the submission of the application. The key issues include (but are not limited to) the following:

- Confirmation of the development limits for the future open space blocks.
- Enhancing the proposed facades of the distribution warehouse building fronting Regional Road 27 and future Highway 427 extension.
- Providing adequate screening of the proposed silos from public view along Regional Road 27.
- Providing more substantial landscape screening of the building along Regional Road 27 and the future Highway 427 extension.
- Preservation of the John Lawrie heritage dwelling and determining its final location and use(s) within the southeasterly OS1 block.
- Protection for an easement required by York Region for future construction.
- Approval of the interim and ultimate stormwater management and run-off, sanitary sewer system, and other related servicing scenarios.
- The identification and protection of all municipal infrastructure, including conveyance of public rights-of-way, and ensuring the alignment of the proposed Street "I" with Innovation Drive at Langstaff Road.
- The requirement and location of any future neighbourhood park, and/or, the cash-in-lieu of parkland dedication.

Planning staff are generally satisfied with the site plan proposal, subject to the resolution of outstanding matters, including but not limited to those key issues identified above, and therefore, have no objection to the approval of the zoning by-law amendment application proceeding ahead of the approval of the site plan application at this time.

## Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

### a) Environmental Site Assessment/Environment Documents

The City has reviewed the following documents:

- Site Screening Questionnaires and signed Certificates dated May 16 and 23, 2014;
- Terraprobe Inc. report entitled "Geotechnical Investigation, Proposed Costco Depot, Langstaff Road and Highway 27, Vaughan, Ontario" dated April 17, 2014;



- Franz Environmental Inc. (Franz Environmental) report entitled “Phase One Environmental Site Assessment, 8682 Highway 27 & Proposed Right-of-way, Vaughan, Ontario” dated May 15, 2014;
- Schollen & Company Inc. report entitled “Environmental Impact Assessment (EIS), Rice Commercial Group Distribution Center Development, Block 59 Employment Lands, West Vaughan Employment Area (WVEA), Highway No. 27 & North of Langstaff Road, City of Vaughan” dated September 18, 2014;
- Franz Environmental Inc. (Franz Environmental) report entitled “Phase Two Environmental Site Assessment, 8682 Highway 27 & Proposed Right-of-way, Vaughan, Ontario” dated February 10, 2015; and,
- Franz Environmental letter entitled “Reliance Letter for 8682 Highway 27 and Proposed Right-of-Way, Vaughan, ON (FRANZ Project 2862-1401 & 2862-1402)” dated February 18, 2015.

The Phase Two ESA indicated that remediation was undertaken to address elevated concentrations of contaminants in the soil (i.e., zinc and sodium). As per the City's Contaminated Sites Policy, given that remediation of the subject property was required, the proponent will be required to obtain a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment and Climate Change (MOECC).

Given that an RSC is required, the Zoning By-law should include an ‘H’ Holding Symbol with removal conditional upon the receipt of an MOECC acknowledged RSC. The proponent shall provide to the satisfaction of the City, a copy of the MOECC acknowledged RSC and any associated environmental site assessment (ESA) reports that were updated/relied upon for the filing of the RSC.

b) Services

The Owner has submitted a functional servicing plan, a traffic impact study, a storm water management report, noise report, illumination/photometric plans, and site servicing and grading plans, as well as, other engineering plans, of which the final documents must be approved to the satisfaction of the Vaughan DEIPS Department, prior to the approval of the Site Development Application (File DA.14.088) and the execution of the Development Agreement for public infrastructure.

d) Traffic

The Vaughan DEIPS Department has reviewed the Traffic Impact Study for the Block 59 South East Quadrant. Based on the results of traffic operations assessment, City staff can confirm that the overall road including the intersection of Langstaff Road/Street I will operate at satisfactory levels of service (LOS) under future conditions (horizon years 2016, 2019 and 2024).

It must be noted that future conditions under horizon year 2024 were assumed to include the Highway 427 extension, and therefore, a large portion of the north/south traffic was assumed to use the highway instead of Highway 27 or any potential north/south collectors. The consultant also undertook a sensitivity analysis without the Highway 427 extension in order to understand the operational characteristics of the road network in the event there is delay to the anticipated opening of the extension (scheduled for 2020-21). The results indicate that although there is an increase in volumes on the arterials and collectors, the road network will still operate with acceptable LOS.

e) Engineering Development Agreement

The development requires the creation of a new north-south road, shown as “Street I” on Attachments #3 and #4, in order to provide access to the site. The public road allowance will be dedicated to the City of Vaughan by way of a Reference Plan(s). The Owner(s) will be required to

enter into an Engineering Development Agreement with the City of Vaughan to secure the necessary road and infrastructure improvements to the satisfaction of the City, if the applications are approved.

The Owner has submitted the required information and plans in this regard, which is being reviewed by the City and external public agencies. The Owner is required to enter into an agreement with the City and to convey the public road as shown as Street "I" on Attachments #3 and #4.

f) Noise Study

The Owner has submitted a noise assessment report in support of the proposal that concludes that there will not be significant noise impact. The assessment must be reviewed and the Owner shall have obtained approval of the assessment by the Vaughan DEIPS Department and relevant external agencies prior to the execution of the site plan agreement.

Toronto and Region Conservation Authority (TRCA)

The application was circulated to the TRCA for review and comment. The TRCA has advised that in principle, it has no objection to approval of the zoning by-law amendment application. There are details that are still a work in progress relating to the finalization of the development limits adjacent to the Natural Heritage Network and confirming that these limits are appropriate and that there is sufficient space for stormwater management and water balance purposes, in the northeast and southeast areas of the site. As these discussions are on-going, the TRCA has requested that the implementing Zoning By-law include the use of Holding Symbols that are 20 m off-set from the development limits as proposed by the applicant, such that the development limits abutting the Open Space Blocks can be refined and finalized in the upcoming weeks.

The TRCA recognizes that this proposal is located within a significant employment area within the City of Vaughan. The TRCA has provided input into the West Vaughan Employment Area Secondary Plan and have participated in the resolution of various appeals associated with the Secondary Plan before the Ontario Municipal Board. The TRCA has been working with the applicant and the City over the last several months to ensure that natural features and functions have been respected.

The use of the Holding Symbol as noted above, will enable the project to advance while the TRCA continues to work with the Owner and the City of Vaughan to finalize their review of detailed plans and studies. Detailed comments on the materials circulated to date will be provided by the TRCA to the City in the near future, and will be discussed in the detailed report for Site Development File DA.14.088 to be prepared for a future Committee of the Whole meeting.

Ministry of Transportation (MTO)

The proposal includes lands to be dedicated to the MTO for the future Highway 427. The MTO has been circulated with the development applications and have agreed to allow a 9.2m setback to be applied for this site from its property limit. The MTO will provide further comments with respect to Site Development approval.

Cultural Heritage

The property at 8682 Regional Road 27 (John Lawrie House as shown on Attachments #3 and #4) is Registered under the Ontario Heritage Act and is identified as a potential Cultural Heritage Landscape in the Vaughan Heritage Inventory.

A Cultural Heritage Impact Assessment has been submitted by the Owner who is proposing that the house be relocated within the same general area being the lands to be used for the future

stormwater block. The proposal received approval from the Heritage Vaughan Committee on May 13, 2015. It is noted that the final location of the building may be approved at the discretion of the Vaughan Development Planning Department, (Urban Design and Cultural Heritage Division). Furthermore, a use has not been determined for the house at this time. Prior to the removal of the Holding provision on the southeasterly OS1 Block, the final use(s) and location of the John Lawrie heritage dwelling to be located within the same block as the stormwater management pond, shall be determined to satisfaction of the City and TRCA.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

#### **i) Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

### **Regional Implications**

York Region has reviewed the Zoning By-law Amendment Application and has no objection to its approval, and of the comprehensive technical review that is on-going as part of the site plan review.

York Region is currently protecting for a 43 metre right-of-way along the section of Regional Road 27 fronting the development, and as such, as part of Site Development approval, the following lands will be required to be dedicated to the Region for the future widening of the road:

- sufficient property to provide a 21.5 metre setback from the centre line of construction of Regional Road 27
- a 0.3 metre reserve along the frontage of the development where it abuts Regional Road 27.

York Region is also protecting for a 36 metre right-of-way along the section of Langstaff Road fronting the development, and as such, at as part of Site Development approval, the following lands will be required to be dedicated to the Region for the future widening of the road:

- sufficient property to provide an 18 metre setback from the centre line of construction of Langstaff Road
- sufficient property to provide 15 metre by 15 metre daylighting triangles at the north-east and north-west corners of the intersection between the proposed Street "I" and Langstaff Road
- an additional 2.5 metre widening, 70 metres in length, together with a 40 metre taper for the purpose of westbound right turn lane at the intersection Street "I" and Langstaff Road
- a 0.3 metre reserve along the frontage of the development where it abuts Langstaff Road.

York Region is also protecting for a sanitary easement on the lands to be used for the future stormwater management block as shown on Attachments #3 and #4.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.14.019 in accordance with Provincial policies, York Region Official Plan, the policies of VOP 2010, the proposed Block 59 Plan, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies and the public, and the surrounding planned and existing area context. The proposed distribution centre for Costco is permitted by

Vaughan Official Plan 2010, subject to resolution of a site-specific appeal by the applicant, which should be resolved over the next several weeks, and must be approved by the OMB. The Zoning By-law Amendment Application implements the uses permitted and vision for this employment area as established in the Official Plan. On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the conditions contained in this report including the use of the Holding Symbol "H", which will not be removed until the outstanding site plan matters are resolved, the development limits are confirmed for the open space blocks, the City has received MOECC confirmation of a the Record of Site Condition, and the final use(s) and location of the John Lawrie heritage dwelling has been determined.

City staff and external public agencies will be working with the applicant to resolve the outstanding site plan issues over the summer months so that a future report on the related site plan application (File DA.14.088) can proceed to a future Committee of the Whole meeting in Fall 2015, for consideration and approval.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Preliminary Site Plan - Phase 1
4. Preliminary Site Plan - Full Build-Out
5. Preliminary East & West Elevations - Phase 1
6. Preliminary North Elevation - Phase 1
7. Preliminary South Elevation - Phase 1
8. Preliminary Elevations Full Build-Out
9. Block 59 – Land Use Plan

#### **Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

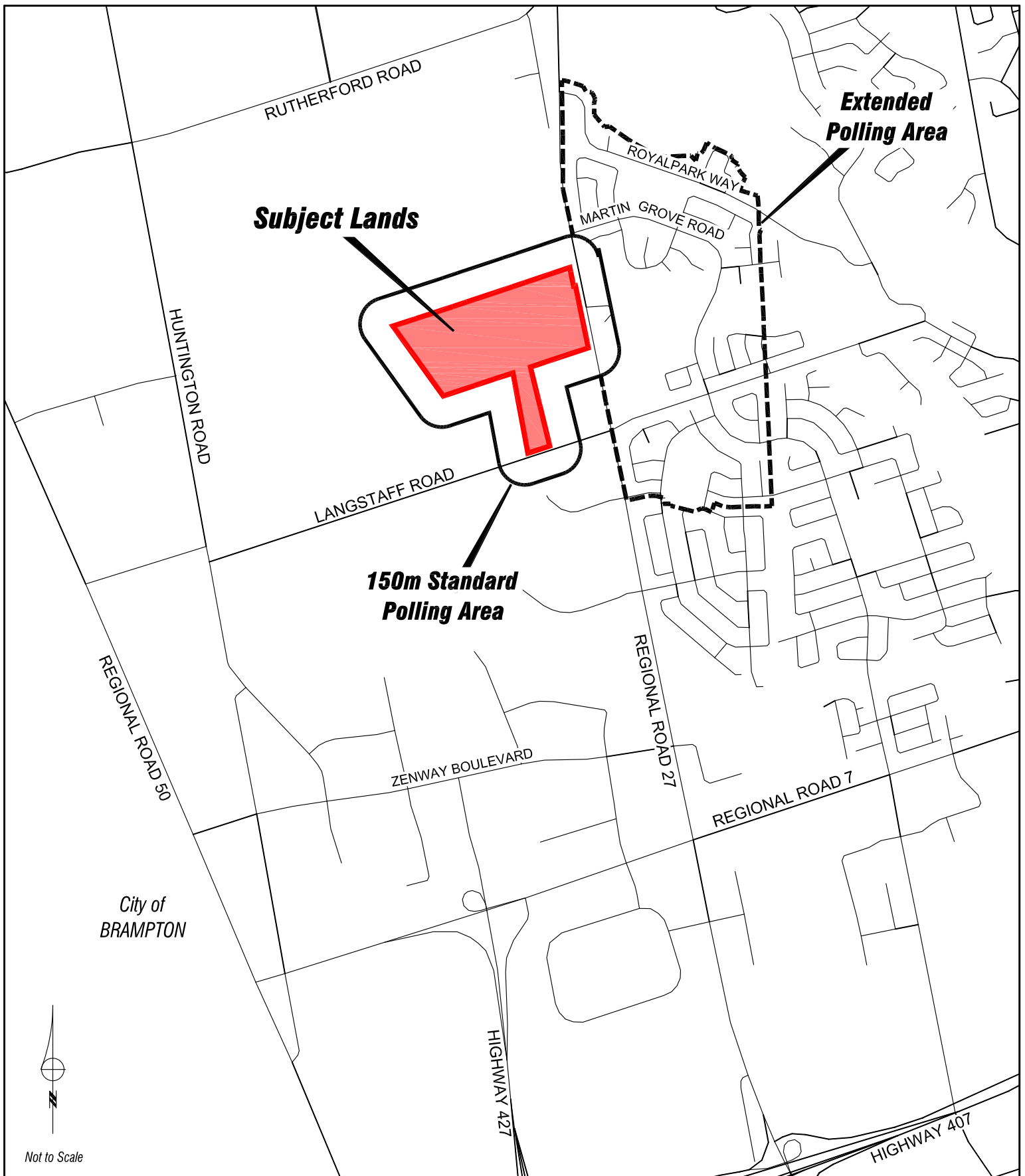
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lots 11 & 12, Concession 9

APPLICANT:  
Highway 27 Langstaff GP Limited &  
Central Carpentry Limited

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## Attachment

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Z.14.019

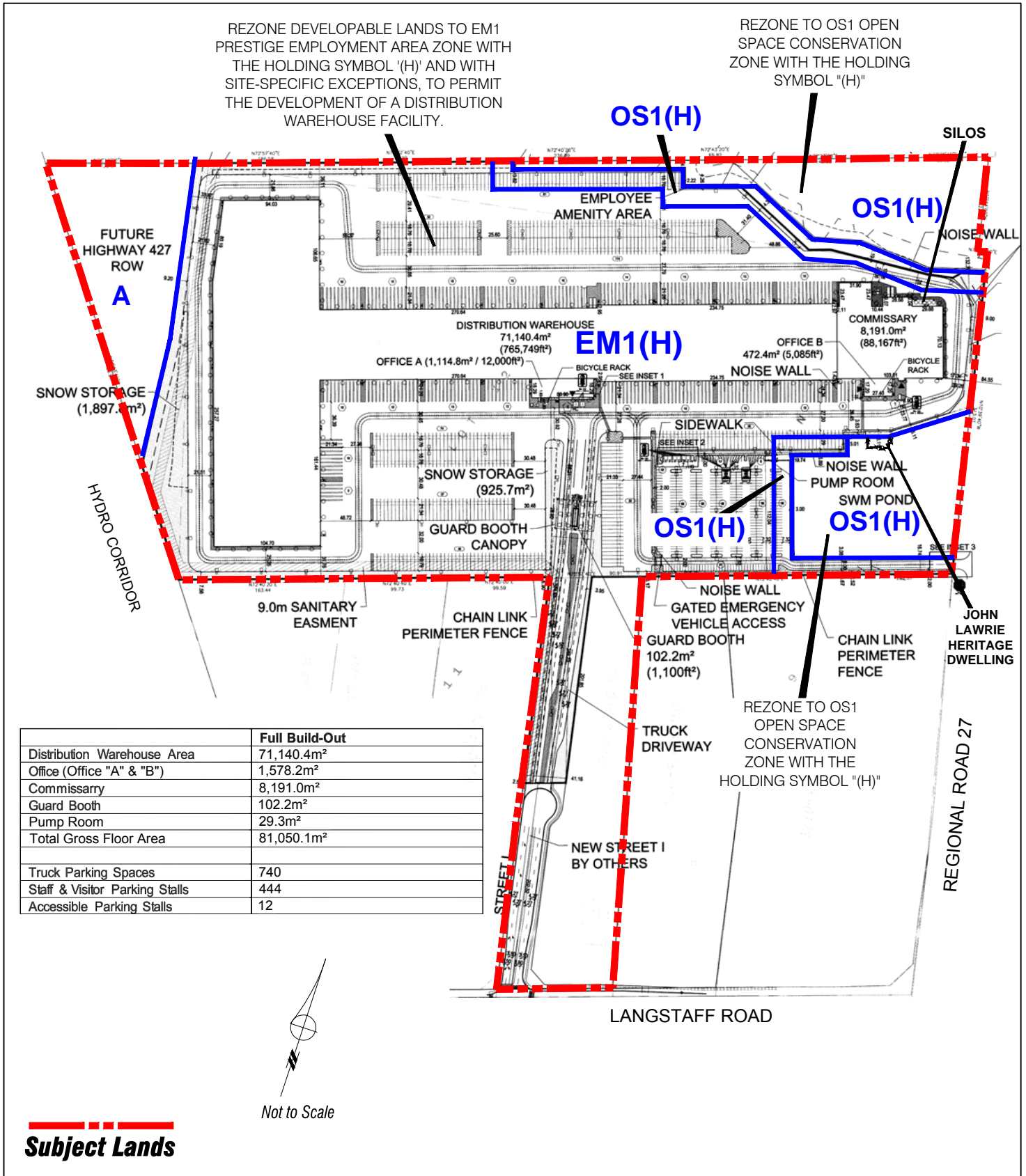
DATE:  
June 29, 2015

**1**









## Preliminary Site Plan - Full Build-Out

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



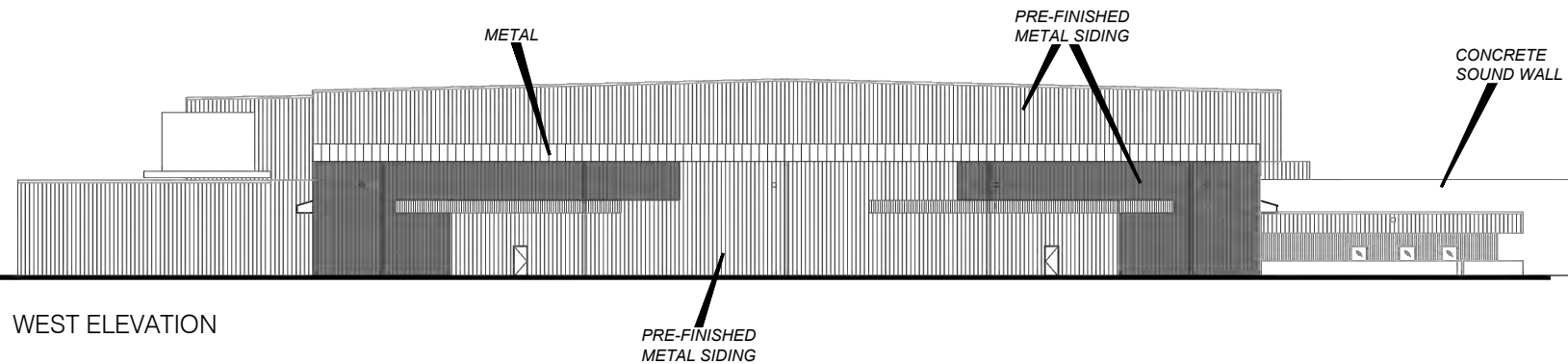
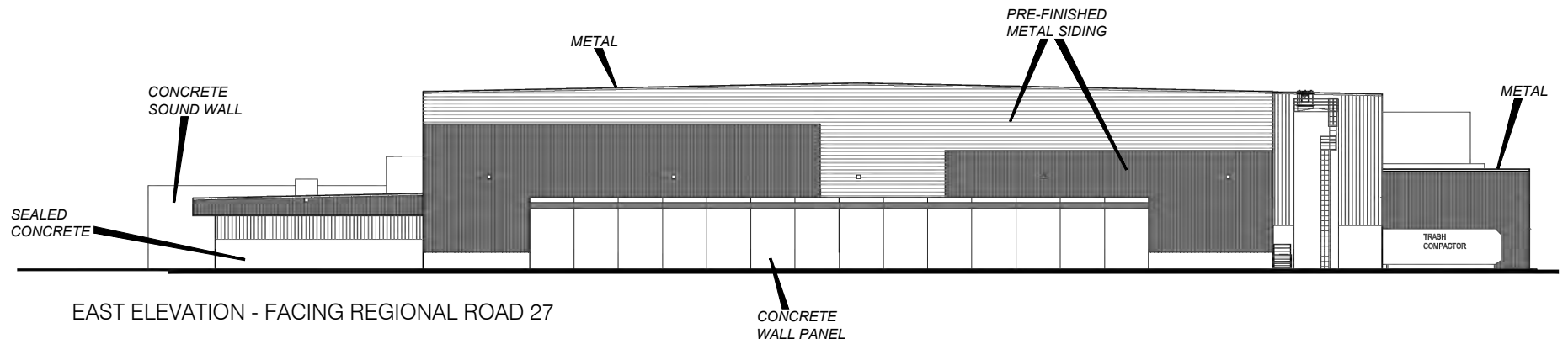
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Z.14.019

DATE:  
June 29, 2015

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## Preliminary East & West Elevation - Phase 1

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9

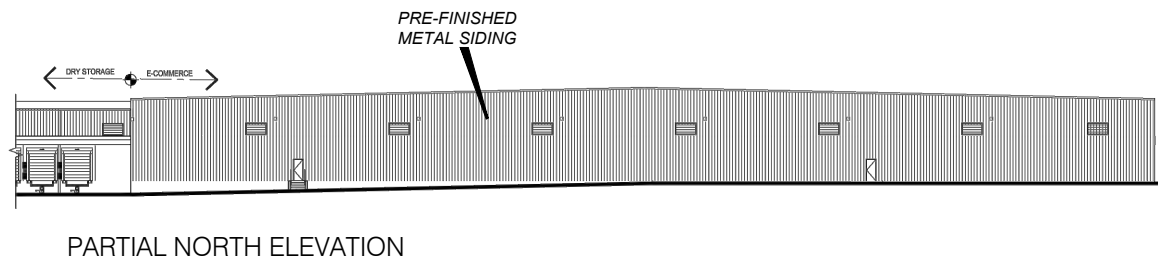
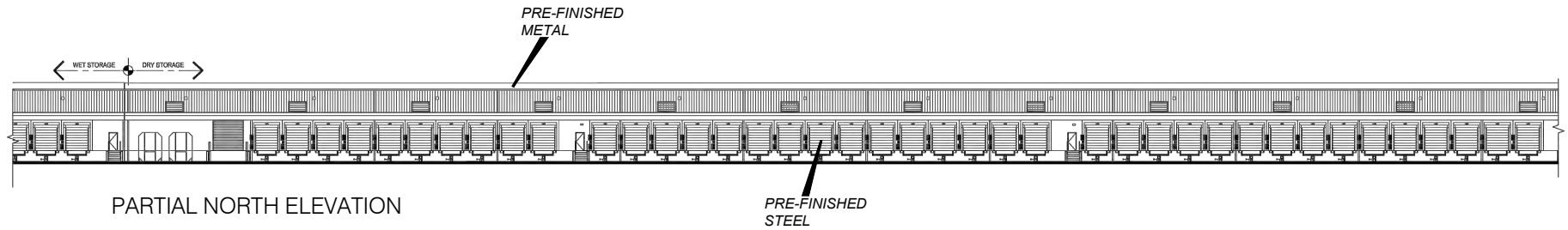
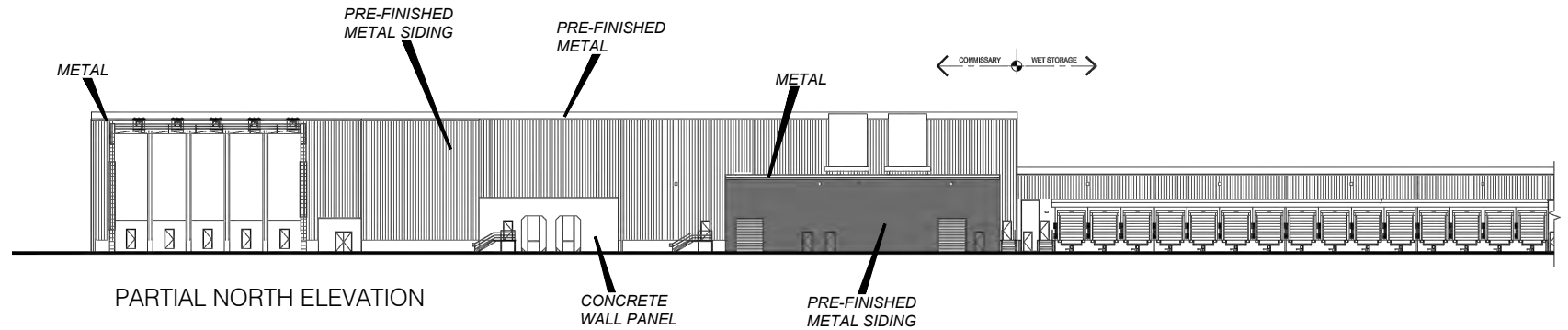


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Z.14.019

DATE:  
June 29, 2015

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## Preliminary North Elevation - Phase 1

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9

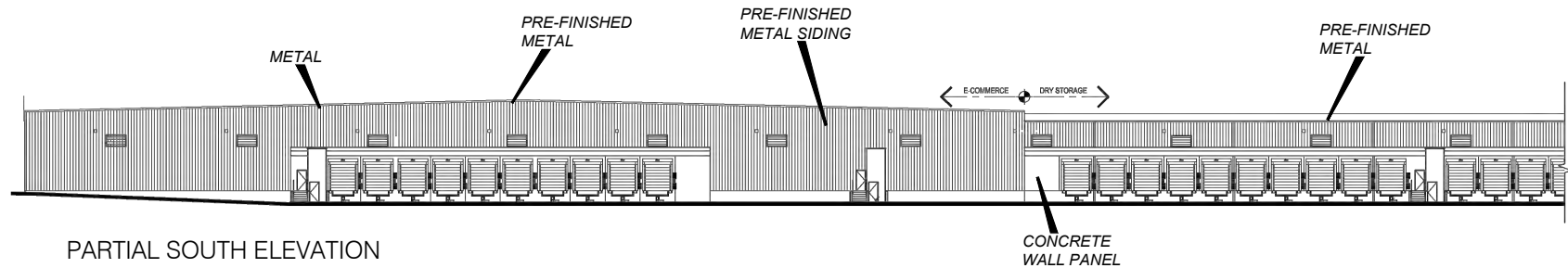


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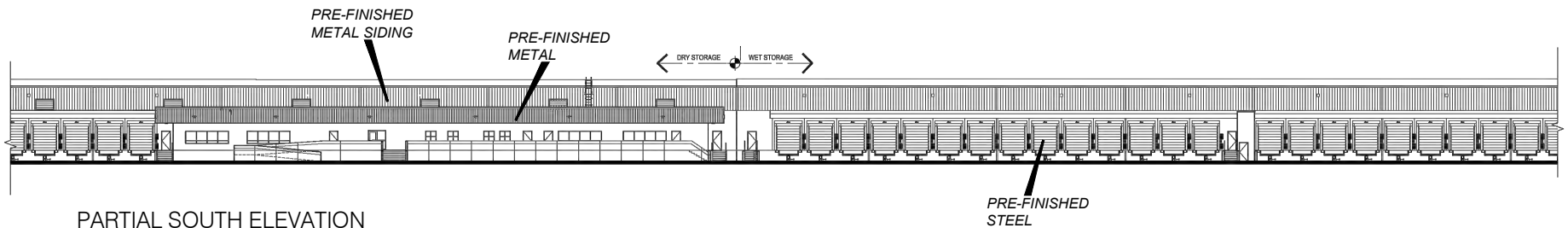
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DATE:  
June 29, 2015

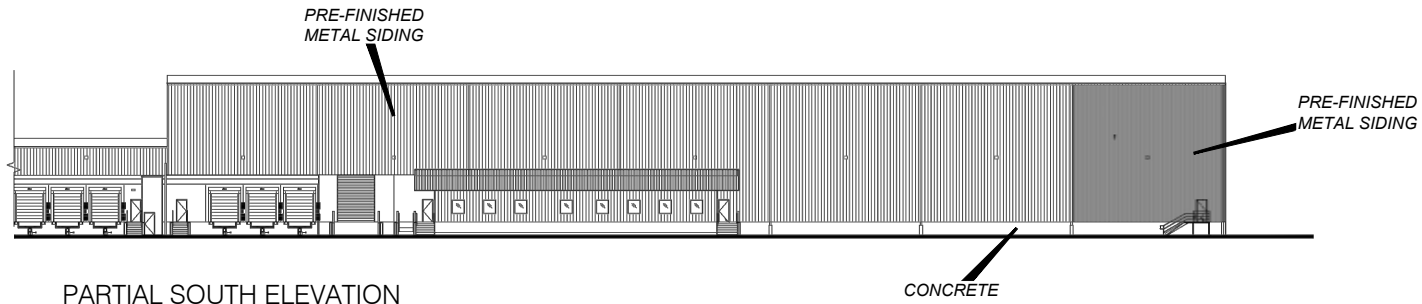
6



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION

## Preliminary South Elevation - Phase 1

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9

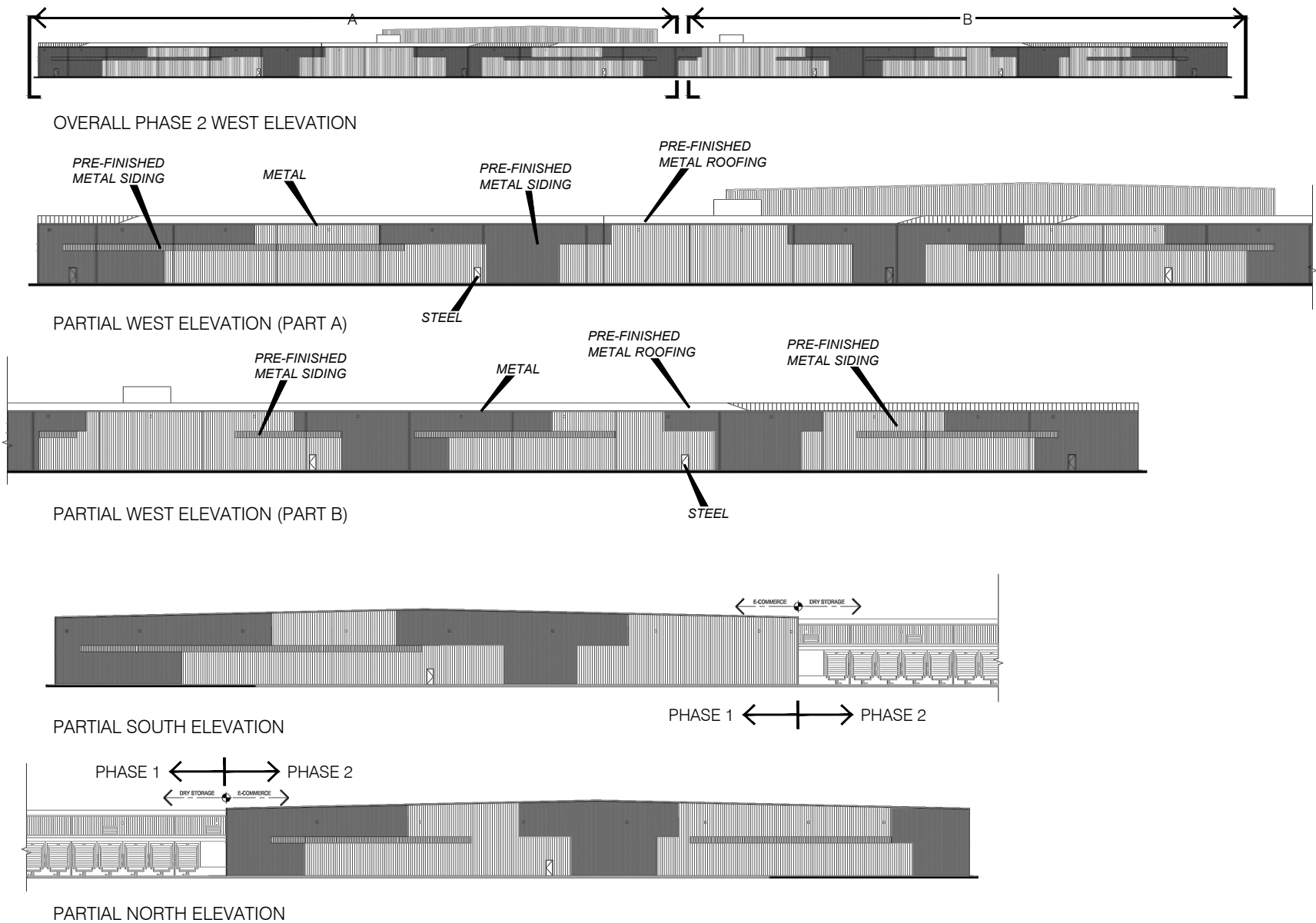


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FILE:  
Z.14.019

DATE:  
June 29, 2015

7



## Preliminary Elevations Full Build-Out

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9

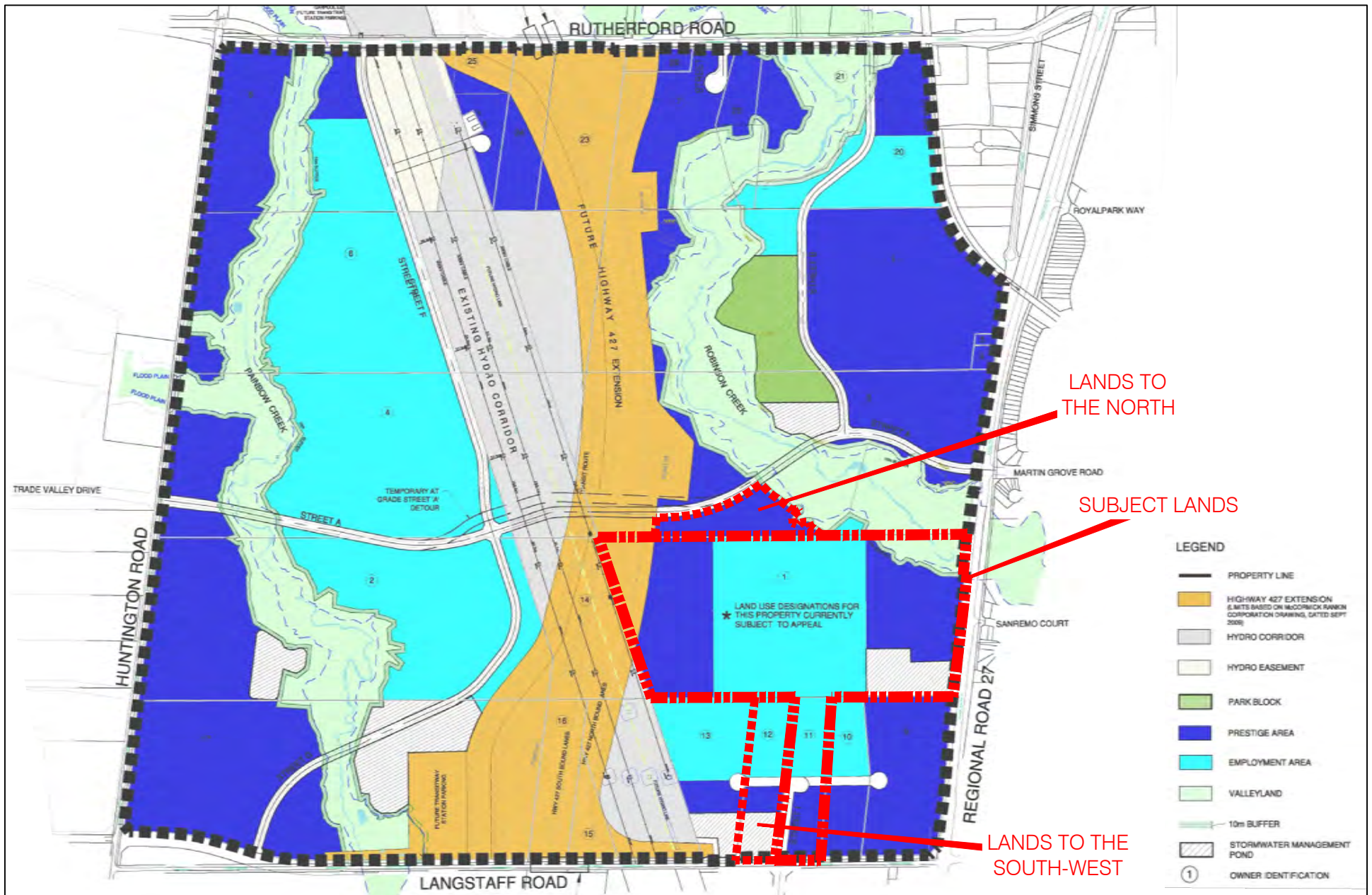


Attachment

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Z.14.019

DATE:  
June 29, 2015

8



## Block 59 - Land Use Plan

APPLICANT: Highway 27  
Langstaff GP Limited &  
Central Carpentry Limited

LOCATION: Part of Lots  
11 & 12, Concession 9



Attachment

FILE:  
Z.14.019

DATE:  
June 29, 2015

9

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 131-2015**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** there has been an amendment to the Official Plan, as modified, which is adopted but not yet approved, with which the matters herein set out are in conformity;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the addition of the Holding Symbol “H”, OS1(H) Open Space Conservation Zone with the addition of the Holding Symbol “H” and, A Agricultural Zone, in the manner shown on the said Schedule “1”
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1425) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1552”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

    - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 131-2015, or the production of field crops.”

B. Notwithstanding the provisions of:

    - a) Subsection 3.8 a) respecting Parking Requirements;
    - b) Subsection 3.8 g) respecting Means of Access or Driveway;
    - c) Subsection 3.9 b) and d) respecting Loading Space Requirements;
    - d) Subsections 6.1.1 and 6.2.1 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;
    - e) Subsection 3.16 b) respecting Accessory Buildings;
    - f) Subsection 6.1.6 d) respecting Landscaping Requirements;
    - g) Subsection 6.1.2 and Schedule “A” respecting the Minimum Zone Requirements;
    - h) Subsection 7.2.1 respecting Structures Within the OS1 Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1552”:

    - ai) a minimum of 444 parking spaces shall be provided on the lot;



- bi) the maximum width of a means of access or driveway providing access to a parking area shall be 10 m;
- ci) the maximum width of a driveway and/or aisle that serves the movement of a truck to and from a loading space shall be 56.0m;
- cii) loading and unloading shall be permitted between a building and a street;
- cii) loading shall not be restricted to areas between the building and rear lot line ;
- di) in addition to the permitted uses listed in 6.1.1 and 6.2.1., the parking of trucks and trailers shall also be permitted and shall not be considered accessory outside storage;
- ei) a guard booth shall be permitted to be located closer to the front lot line than the main building;
- fi) a landscape strip shall not be required along the boundary of the lands zoned Open Space located on the northeast corner of the site and a minimum landscape strip not less than 1.6 m in width shall be provided along the boundary of the lands zoned Open Space located on the southeast corner of the site”
- gi) the minimum interior side yard abutting an A Agricultural Zone shall be 9.2 m to any building or structure;
- hi) a building (the John Lawrie heritage building) shall be permitted on lands zoned OS1 Open Space Conservation Zone at the southeast corner of the site.”

e) Adding Schedule “E-1552” attached hereto as Schedule “1”.

f) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 16<sup>th</sup> day of July, 2015.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

Authorized by Item No. 10 of Report No. 29  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
July 16, 2015.

### **SUMMARY TO BY-LAW 131-2015**

The lands subject to this By-law consist of 2 properties comprising a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, City of Vaughan. The property municipally known as 8682 Regional Road 27 comprises 34 hectares, a 4.1 hectare property with frontage on Langstaff Road of which 0.83 hectares is the subject of this by-law, as it is required to provide access to the site.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands), and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands), to facilitate the development of a warehouse/distribution centre. The By-law provides zoning exceptions respecting the parking of trucks and trailers; minimum parking requirements; driveway/aisle widths and, loading and unloading between a building and a street line.

The Holding Symbol “(H)” shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone until:

- i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council;
- ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition;
- v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.