

**COMMITTEE OF THE WHOLE    APRIL 3, 2006**

**ZONING BY-LAW AMENDMENT FILE Z.03.089  
VAUGHAN WEST II LIMITED  
REPORT #P.2004.50**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.089 (Vaughan West II Limited) BE APPROVED, and that the implementing by-law:

- a) rezone Blocks 1-49, inclusive from A Agricultural Zone to EM1 Prestige Employment Area Zone;
- b) rezone Blocks 50-52 from A Agricultural Zone to OS1 Open Space Conservation Zone;
- c) rezone Block 53 from A Agricultural Zone to OS1(H) Open Space Conservation Zone with the Holding (H) Symbol, to be lifted upon the determination of the final alignment of the Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario;
- d) rezone Blocks 54-56 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding (H) Symbol, to be lifted upon the determination of the final alignment of the Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario; and
- e) provide for a minimum 14m setback from the future Highway #427 right-of-way limit to any "hard" engineering structure (to be determined in consultation with the Ministry of Transportation Ontario).

**Economic Impact**

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

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 to EM1 Prestige Employment Area Zone, both with and without the Holding Symbol "H"; and, OS1 Open Space Conservation Zone, both with and without the Holding Symbol "H", in the manner shown on Attachment #3. The rezoning will implement the development requirements for corresponding Draft Plan of Subdivision File 19T-03V19 as shown on Attachment #2, which will be considered in a future report to the Committee of the Whole.

The draft plan of subdivision proposes the following:

- 49 Prestige Employment Blocks (EM1 and EM1(H) Zones) – 64.835 ha
- 3 Stormwater Management Blocks (OS1 and OS1(H) Zones) – 7.828 ha
- 4 Transit Corridor/Highway 427 R.O.W Blocks – 6.720 ha
- Streets, widenings, reserves – 8.731 ha

**Background - Analysis and Options**

The 88.114 ha site is located north of Regional Road 7, between Huntington Road and the future extension of Highway #427, in Lots 6, 7 and 8, Concession 9, City of Vaughan, as shown on Attachment #1. The surrounding land uses are:

North - dwelling/farm (A Agricultural Zone)

- South - Regional Road 7; outside storage/dwelling/commercial (A Agricultural Zone, C6 Highway Commercial Zone)
- East - Future Highway #427; vacant (A Agricultural Zone, EM1 (H) Prestige Employment Area Zone with Holding Symbol)
- West - Huntington Road; agricultural, employment (A Agricultural Zone, M2 General Industrial Zone)

On February 6, 2004, a Notice of Public Hearing was mailed to all landowners within 120m of the subject lands and to persons requesting notification. To date, no responses have been received. At the Public Hearing on March 1, 2004, the recommendation of the Committee of the Whole to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 8, 2004.

On April 26, 2005, the Owner submitted a revised subdivision plan which further subdivided some of the original proposed larger Blocks into smaller ones, and also reflected the refined alignment of the Highway #427 extension, as identified in the "Corridor Study Area Limits Review" and depicted on the recently approved Huntington Business Park (Block 57/58) Plan shown on Attachment #4.

#### Official Plan

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan) and are further subject to the Huntington Business Park (Block 57/58) Plan, subject to the following policies:

##### a) Prestige Area

The "Prestige Area" designation is located adjacent to arterial roads and highways, and accommodates uses that require high visual exposure, good accessibility and an attractive working environment. It defines areas where it is appropriate to restrict uses, which by nature of their operating characteristics, would contribute to attractive streetscapes, and provide opportunities for employment intensive uses that will take advantage of and support the transit system. A wide range of industrial, office, business and civic uses are permitted, but not outside storage. The implementing zoning is EM1 Prestige Employment Area Zone. Blocks 44 to 47 and Block 49 are proposed for prestige employment use, which conforms to the policies of OPA #450.

Development Planning Staff is also recommending that Block 53 (storm pond) and Blocks 54-56 (future employment or transportation blocks) that are within the Transit Corridor/Highway 427 R.O.W. are to be zoned OS1 Open Space Conservation Zone and EM1 Prestige Employment Area Zone, respectively, and that an (H) Holding Symbol be applied to these blocks, with the Holding provision to be to be lifted upon the determination of the final alignment of the Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario.

##### b) Employment Area General

The "Employment Area General" designation accommodates uses which do not require high visual exposure, provides location opportunities for industrial development which may require outside storage or be undertaken outdoors, and that facilities a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage operations, and transportation and distribution facilities. The implementing zoning is typically EM2 General Employment Area Zone, however, the owner has requested that Blocks 1-43 and Block 48 be zoned EM1 Prestige Employment Area Zone instead, to promote a more prestige industrial business park with no outside storage. The EM1 Zone uses are also permitted in an EM2 Zone and are more restrictive, which conforms to the policies of OPA #450.

c) Stormwater Management

The location of the stormwater management ponds were established by the Huntington Business Park (Block 57/58) Plan. No buildings or structures are permitted, except where structures are intended for flood or erosion control purposes. The implementing zoning is OS1 Open Space Conservation Zone. Blocks 50-52 are proposed for stormwater management ponds, which conforms to the Block Plan. Block 53 is also proposed for stormwater management purposes, however, this block is located within the Transit Corridor R.O.W., and will be required to be placed in an 'H' Holding Zone.

Zoning

The proposed zoning for the industrial plan of subdivision is shown on Attachment #3. The development is a combination of EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone with Blocks 53-56 having a Holding "H" provision pending the resolution of the Highway #427 extension by the Ministry of Transportation Ontario. In addition, the Ministry of Transportation has requested a 14m setback be applied to all "hard" engineered structures. The Owner and City are currently is working with the Ministry of Transportation to determine what they interpret to be "hard" engineered structures. If approved, the implementing zoning by-law will pre-zone the subdivision lands EM1, EM1(H), OS1 and OS1(H), together with the MTO setback requirement. Should the ultimate approval of the final subdivision plan result in the lot lines not corresponding with the zone lines in the implementing by-law an amendment to the zoning by-law may be required.

Block 54 (proposed EM1) located at the northeast corner of the site has an irregular shape. Given the configuration of this lot and the requirements for building under By-law 1-88, zoning exceptions may be required to facilitate development. The zoning exceptions that may be required will be evaluated upon the submission of a Site Development Application, unless these lands are required to be conveyed to the Ministry of Transportation Ontario for the purposes of facilitating the Highway #427 extension.

The OS1 Open Space Conservation Zone is proposed for stormwater management pond purposes. The Toronto and Region Conservation Authority has confirmed that the subject property is located outside of the Authority's Fill Regulated Area and the Regional Storm Floodplain of the Humber River. In turn, no additional structural setback has been provided for blocks adjacent to the Open Space blocks.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The Development Planning Department has reviewed the proposed application to amend the Zoning By-law to rezone the subject lands from A Agricultural Zone to EM1 and EM1 (H) Prestige Employment Area Zones, and OS1 and OS1 (H) Open Space Conservation Zones, which would facilitate the implementation of related Draft Plan of Subdivision 19T-03V19. The proposed Zoning Amendment Application has been reviewed in accordance with the policies of OPA #450, the approved Block Plan, and the provisions of By-law 1-88, as well as, the surrounding area context. The Development Planning Department considers the proposed rezoning of the subject lands, to be appropriate to implement the subdivision plan, which is in conformity with the Official Plan. The holding provision to be applied to Blocks 53-56, to facilitate storm pond and future employment lands along the easterly portion of the subject lands, could be removed to facilitate these Blocks for such purposes when the alignment for the extension of Highway #427 is finalized

through the Environmental Assessment process, to the satisfaction of the Ministry of Transportation Ontario, unless these blocks are required to be conveyed to the Ministry for highway right-of-way purposes.

On this basis, the Development Planning Department can support the approval of the subject Zoning By-law Amendment Application, subject to the recommendations in this report.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Proposed Zoning
4. Huntington Business Park – Block Plan

**Report prepared by:**

Andrea Seca, Planner, ext. 8215

Arto Tikiryan, Senior Planner, ext. 8212

Grant Uyeyama, Manager of Development Planning, ext. 8635

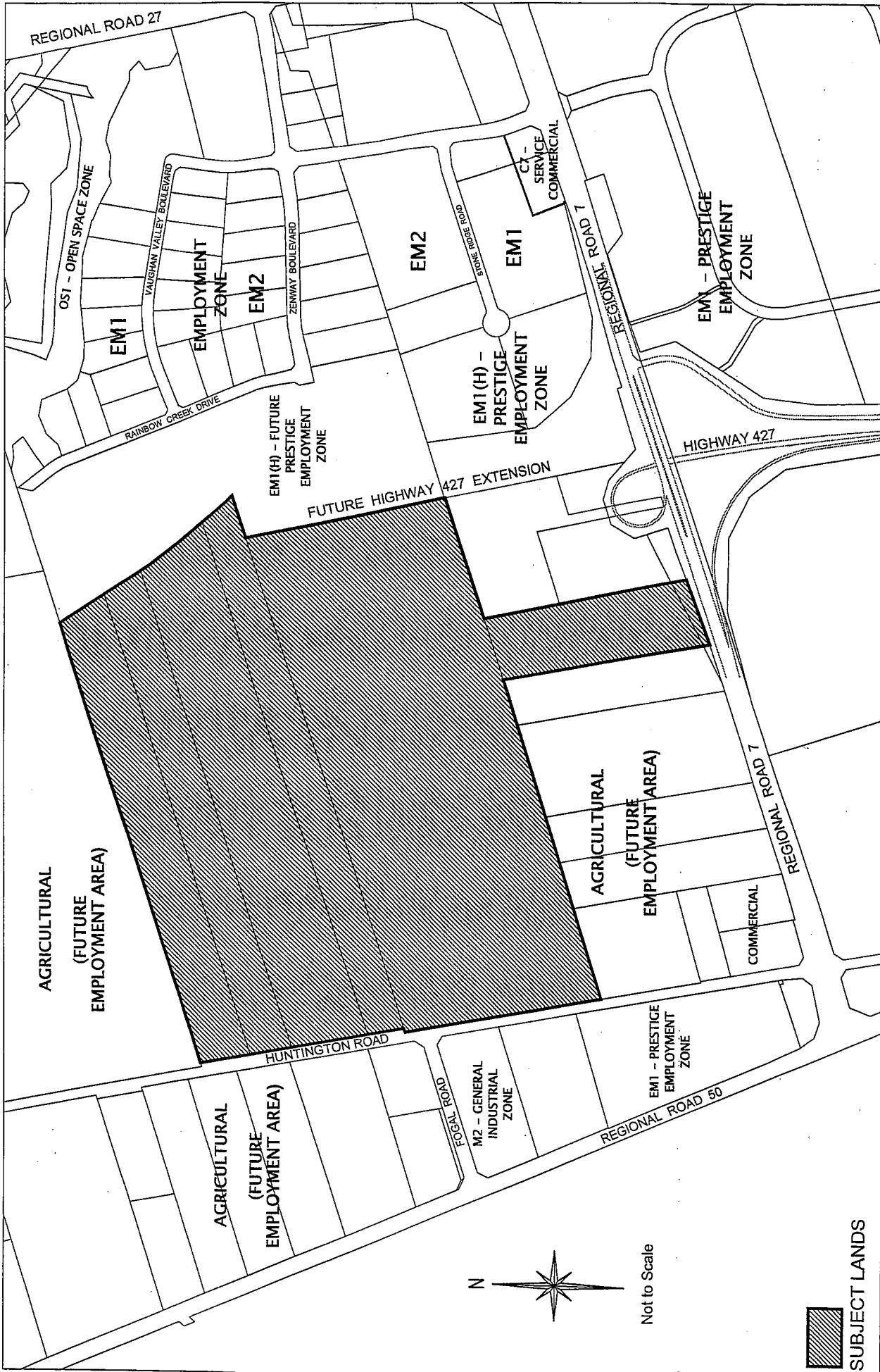
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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 SUBJECT LANDS

## Location Map

Part Lots 6, 7, 8  
 Concession 9  
 APPLICANT:  
 VAUGHAN WEST II LIMITED  
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Development Planning Department

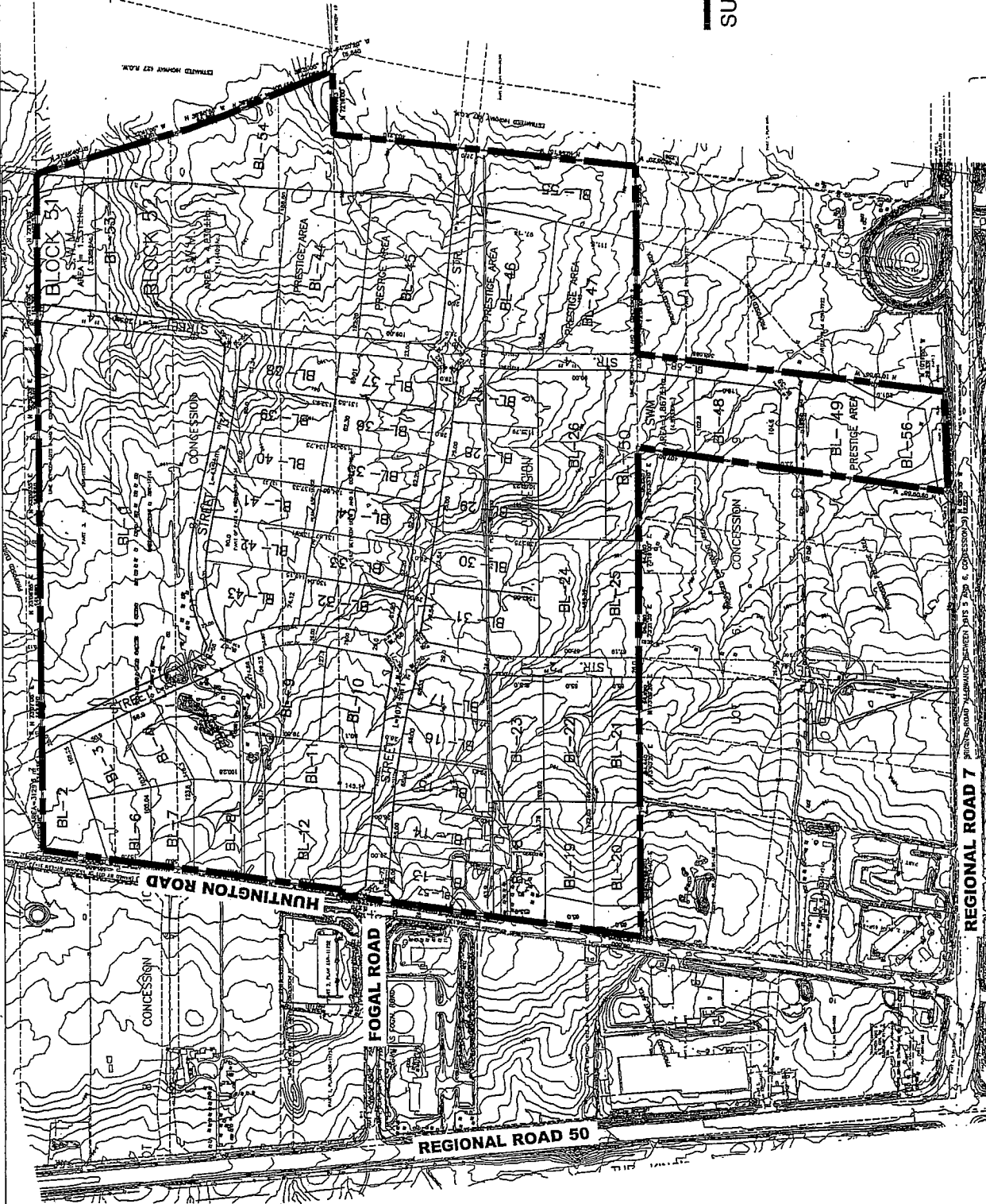
# Attachment 1

FILE No.:  
 191-03V19  
 RELATED FILE:  
 Z.03.089  
 March 16, 2006



Not to Scale

**SUBJECT LANDS**



**Attachment**  
FILE No.: 19T-03V19  
RELATED FILE: Z.03.089  
March 8, 2006

City of **Vaughan**

Development Planning Department

**Draft Plan of Subdivision**

Part Lots 6, 7, 8  
Concession 6

APPLICANT:  
VAUGHAN WEST II LIMITED

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**LEGEND**

- EM1 - Prestige Employment Area Zone
- EM1(H) - Prestige Employment Area Zone with a Holding Symbol
- OS1 - Open Space Conservation Zone
- OS1(H) - Open Space Conservation Zone with a Holding Symbol

**SUBJECT LANDS**

**Proposed Zoning**

Part Lots 6, 7, 8  
Concession 6

APPLICANT:  
VAUGHAN WEST II LIMITED

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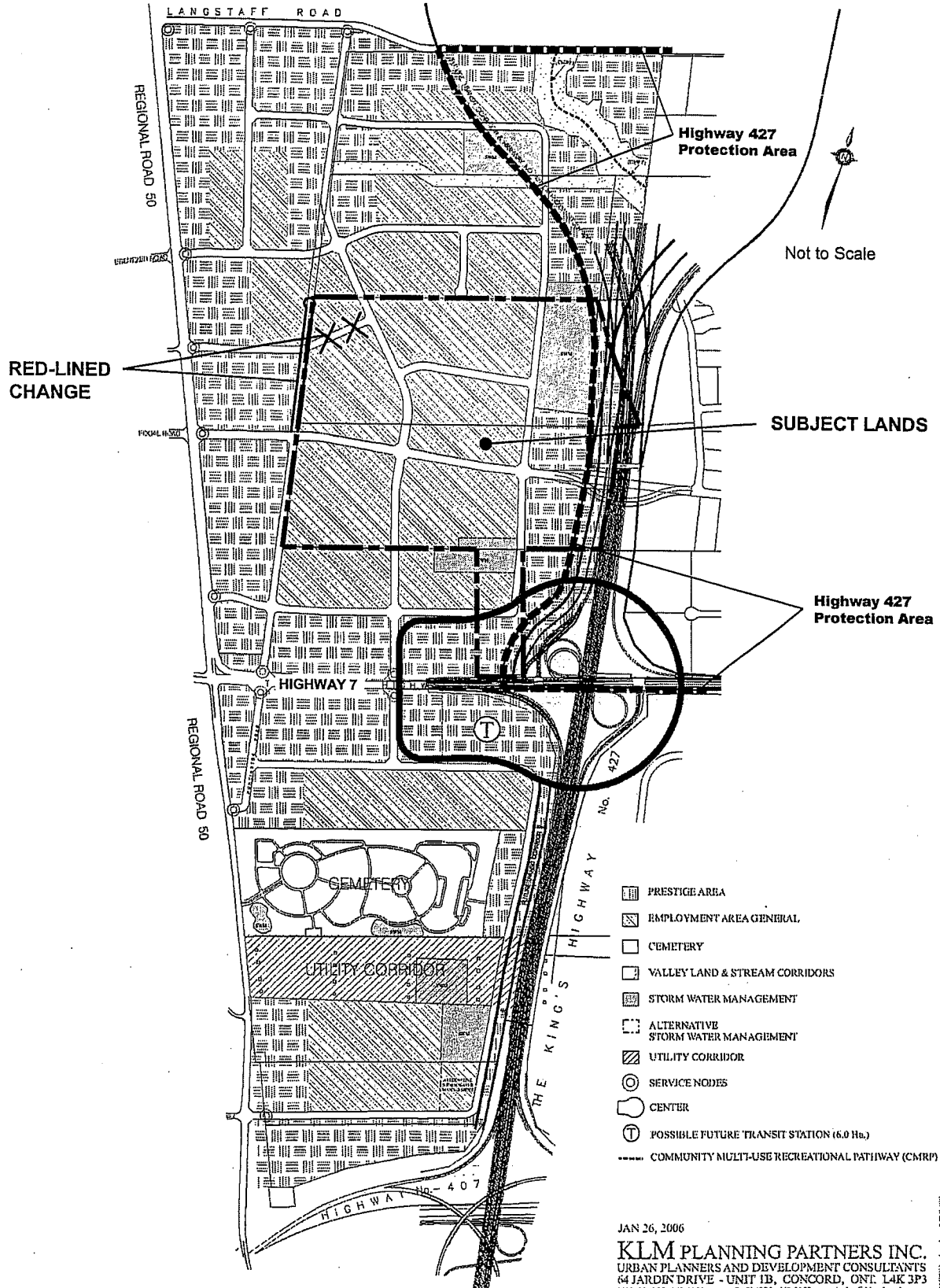
Development Planning Department

**Attachment**

**3**

FILE No.:  
19T-03V19  
RELATED FILE:  
Z.03.089  
March 20, 2006

# HUNTINGTON BUSINESS PARK - BLOCK PLAN



JAN 26, 2006

**KLM PLANNING PARTNERS INC.**  
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS  
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3  
 PHONE (905) 669-4055 FAX (905) 669-0697 [clm@klmplanning.com](mailto:clm@klmplanning.com)

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## Huntington Business Park - Block Plan

APPLICANT:  
 VAUGHAN WEST II LIMITED



Development Planning Department

## Attachment

FILE No.:  
 19T-03V19 & Z.03.089

March 9, 2006  
 Part Lots 6, 7, 8  
 Concessions 9

# 4