

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

**ZONING BY-LAW AMENDMENT FILE Z.04.036  
TERRA SPERANZA DEVELOPMENTS  
REPORT #P.2004.97**

**Recommendation**

The Commissioner of Planning recommends:

1.     **THAT** Zoning By-law Amendment File Z.03.089 (Terra Speranza Developments) BE APPROVED, and that the implementing by-law:
  - a)     rezone the subject lands shown on Attachment #1 from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with the Holding (H) Symbol, EM2 General Employment Zone, OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with the Holding (H) Symbol, the Holding Symbol will be lifted upon the determination of the final alignment of the Highway #427 extension, to the satisfaction of the Ministry of Transportation;
  - b)     permit a minimum 5m wide soft landscape buffer adjacent to the Stream and Valley Corridor (OS1 Zone) along the north property line, whereas 7.5m is required;
  - c)     require a minimum require 6m wide landscape buffer adjacent to a street line, whereas 3m is required;
  - d)     require a 9.2m wide driveway/aisle that serves a parking area; whereas 7.5m is required;
  - e)     allow for truck and trailer parking in an EM2 General Employment Area Zone in conjunction with an employment (warehouse/distribution centre) use, whereas such longterm parking is considered to be outside storage;
  - f)     exclude outside storage and permit EM1 uses only on the portion of the site depicted as Area 'A' on Attachment #3; and,
  - g)     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.
  
2.     **THAT** Council adopt the following resolution:

"THAT Council deems the adjustment to the proposed zone boundaries as shown on Attachment #2, and the proposed exceptions noted above to facilitate a distribution and warehouse use, to be minor and that no further public hearing is required."

**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, from A Agricultural Zone to EM1 Prestige Employment Area Zone, both with and without the Holding Symbol "H"; EM2 General Employment Area Zone; and, OS1 Open Space Conservation Zone with and without the Holding Symbol "H", as shown on Attachment #2. Exceptions to the zoning bylaw are also requested, including:

- a)     require a zero (0) metre landscape buffer adjacent to the northerly open space lands to be zoned OS1 Open Space Conservation Zone, whereas 7.5m is required;

- b) permit a maximum building height of 30m in the EM2 General Employment Area Zone, whereas 15m is permitted;
- c) require a 9.2m wide driveway access or aisle that serves a parking area, whereas 7.m is required;
- d) permit a maximum 21.5m wide driveway access or aisle to serve the movement of trucks to and from a loading space, whereas 13.5m is permitted; and
- e) require that truck and trailer parking not be considered as outside storage in the EM2 General Employment Area Zone.

The rezoning will facilitate the future development of an employment use (distribution/warehouse use), as shown on Attachment #3. A site plan application will be considered in a future report to the Committee of the Whole.

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

The 42.07 ha site is located on the east side of Huntington Road, south of Langstaff Road, in the west half of Lot 9, Concession 9 (8265 Huntington Road), City of Vaughan, as shown on Attachment #1. The surrounding lands uses are:

- North - dwelling/farm (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- East - future Highway #427; vacant (A Agricultural Zone)
- West - Huntington Road; school, vacant lands (A Agricultural Zone)

On September 10, 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 October 4, 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 October 11, 2004.

On February 28, 2006, the Owner submitted a revised Zoning By-law Amendment application, which proposed rezoning the subject lands to facilitate a single-user, as opposed to rezoning for several individual blocks as originally proposed by Draft Plan of Subdivision 19T-04V09 (no longer active). The revised zoning also reflects the recently approved Huntington Business Park (Block 57/58) Plan shown on Attachment #4. Accordingly, the Development Planning Department is satisfied that the revised zoning proposal is minor, and that no further public hearing is required.

### **Concept Plan**

The conceptual site plan (Attachment #3) shows a 27, 174m<sup>2</sup> warehouse located on the west side of the lot (facing Huntington Road) and a 2,588.09m<sup>2</sup> administration office along the south property line, to comprise Phase I of the overall development. Future expansions are contemplated to the north and east of the main warehouse building. The site is served by three access points comprising two on Huntington Road and one from the internal road network. Loading areas and truck and trailer parking areas will be located on the south side of the property, with staff parking to be provided on the north and south sides of the building serving the warehouse and administration office, respectively. A 20m wide landscape buffer is proposed along Huntington Road to screen the loading areas, together with a chain link fence to secure the truck and trailer parking.

## Official Plan

The subject lands are designated "Prestige Area", "Employment Area General" and "Stream Corridor" by OPA #450 (Employment Area Plan) and are further subject to the approved Huntington Business Park (Block 57/58) Plan as shown on Attachment #4, 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. The portion of the site adjacent to the future Highway #427 extension, as well as, a portion of the site to the west of the Huntington Road re-alignment are proposed for prestige employment use, which conforms to the policies of OPA #450. The stormwater management pond along the south side of the site and the valley lands along the north property limit will be zoned OS1 Open Space Conservation Zone.

The northwest corner of the site (labeled as Area 'A' on Attachment #2) is also located within the "Prestige Area" designation, however, will be zoned EM2 General Employment Area Zone, rather than EM1 Zone in order to facilitate development for a single-user employment building under a single consistent zoning category, which will ensure the property is not split-zoned, and is in conformity with the Official Plan policies and the approved Huntington Business Park Plan, restricting Area 'A' to EM1 Zone uses, with no outside storage.

The Development Planning Department is also recommending that the subject lands located within the Transit Corridor/Highway #427 R.O.W. be zoned EM1(H) Prestige Employment Area Zone with the Holding (H) Symbol (future employment or transportation blocks) and OS1(H) Open Space Conservation Zone with the Holding (H) Symbol (storm pond), with the Holding (H) provision to be lifted upon the determination of the final alignment the Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario. In addition, the EM1 Prestige employment lands to the west of Huntington Road are zoned with a Holding provision to be lifted upon zoned the said lands being combined with other part blocks to form full developable blocks.

### 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 EM2 General Employment Area Zone. The subject lands to the east of the Huntington Road re-alignment are proposed for general employment use, which conforms to the policies of OPA #450 and the Huntington Business Park (Block 57/58) Plan.

### c) Stormwater Management/Stream and Valley Corridor

The stream and valley corridor was established within OPA #450, and is located along the north edge of the property. The location of the stormwater management pond was established by the Huntington Business Park (Block 57/58) Plan, and is located at the southwest portion of the property. 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,

which conforms to the policies of OPA #450 and the Huntington Business Park (Block 57/58) Plan. A portion of the stormwater management pond is located within the Transit Corridor R.O.W., and will be required to be placed in an 'H' Holding Zone, as shown on Attachment #2.

### Zoning

The proposed zoning for the industrial development is shown on Attachment #2. The development is a combination of EM1 Prestige Employment Area Zone with and without the Holding Symbol "H", EM2 General Employment Area Zone, and OS1 Open Space Conservation Zone with and without the Holding Symbol "H".

A zero (0) metre landscape buffer is requested abutting the Open Space (OS1) channel along the north property line. The Toronto and Region Conservation Authority (TRCA) has reviewed this request and has indicated that as part of their initial subdivision review, a 2.5m utilization of the valley lands was acceptable with the understanding that a municipal buffer would still be incorporated and not eliminated. Given the current proposal, TRCA Staff are requesting an additional 5m be conveyed in public ownership or a minimum reduced 5m municipal soft landscape buffer (no grading) be incorporated. Until confirmation that the Owner is willing to convey this additional 5m to the TRCA, the Development Planning Department is recommending a 5m soft landscape buffer be incorporated into the by-law, ultimately achieving the required 7.5m buffer under By-law 1-88, with the utilization of the 2.5m within the valley.

The City's Engineering Department has reviewed the concept site plan in conjunction with the proposed increase in the driveway access/aisle width to a parking area from the required 7.5m to 9.2m, and increase in the driveway access/aisle width that serves the movement of trucks to a loading area from the maximum permitted 13.5m to 21.5m. There are no major concerns regarding the 9.2m driveway access/aisle width to serve the parking area, however, the Engineering Department cannot support the 21.5m width for truck movement to the loading areas. More detail regarding pavement marking/width and truck maneuvering detail is required, and will be reviewed at the site development application stage.

Due to the nature of the operation and the need for a large amount of truck and trailer parking for functioning purposes, the Development Planning Department is satisfied that the truck and trailer parking not be considered as outside storage. This is consistent with the zoning exception granted to the Sears trucking facility located adjacent to the CP Inter-Model Yard at the north northeast corner of Highway #50 and Rutherford Road. Through the review of a future Site Development application, City Staff will ensure that the site is appropriately developed to provide for an attractive urban development within a newly approved and developing business park. To achieve this, the Development Planning Department recommends that the implementing by-law include a provision that a 6m wide landscape buffer be provided adjacent to street lines for the purpose of screening given the nature of the operation, whereas the by-law requires only a 3m wide landscape strip to be provided. This 6m wide landscape treatment will be consistent with the landscaping buffer that will be provided along Huntington Road to the south in the Vaughan West II Limited subdivision.

As discussed earlier, Area 'A' of the site as shown on Attachment #2 will include exceptions to restrict all outside storage. In addition to this exception, Development Staff recommends that there be a further exception to restrict the permitted uses to EM1 type uses only, but within an EM2 Zone category. Although Staff is satisfied with the EM2 zoning in order to facilitate consistency in the zoning standards for that portion of the site, the type of uses permitted within a "Prestige Area" designation must be consistent with an EM1 Zone uses.

Consistent with the MTO requirement that will be included in the implementing zoning by-law for the Vaughan West II Limited subdivision directly to the south, a 14m setback will be applied to all "hard" engineered structures (to be determined in the consultation with the MTO) from the future Highway #427 right-of-way limit.

Concerning the applicant's request for approval to permit a maximum building height of 30m in the EM2 Zone, whereas By-law 1-88 currently permits 15m, the Development Planning Department is of the opinion that this building height may be excessive. However, more detail will be required for review at the site development application stage.

Further exceptions may be required through the submission of a Site Development Application, which will be considered through a subsequent Zoning By-law amendment or variance application.

### **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 shown on Attachment #1 to EM1 Prestige Employment Area Zone, both with and without the Holding Symbol "H"; EM2 General Employment Area Zone; and, OS1 Open Space Conservation Zone, with and without the Holding Symbol "H", and the required exceptions which will facilitate the implementation of the future development of the Sobey's distribution/warehouse centre. 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 employment area context. The Development Planning Department considers the proposed rezoning of the subject lands to be acceptable, which is in conformity with the Official Plan. The holding provision to be applied to an area to facilitate storm pond and future employment lands along the easterly portion of the subject lands, could be removed to facilitate these lands 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. Proposed Zoning
3. Concept Site Plan
4. Huntington Business Park – Block Plan

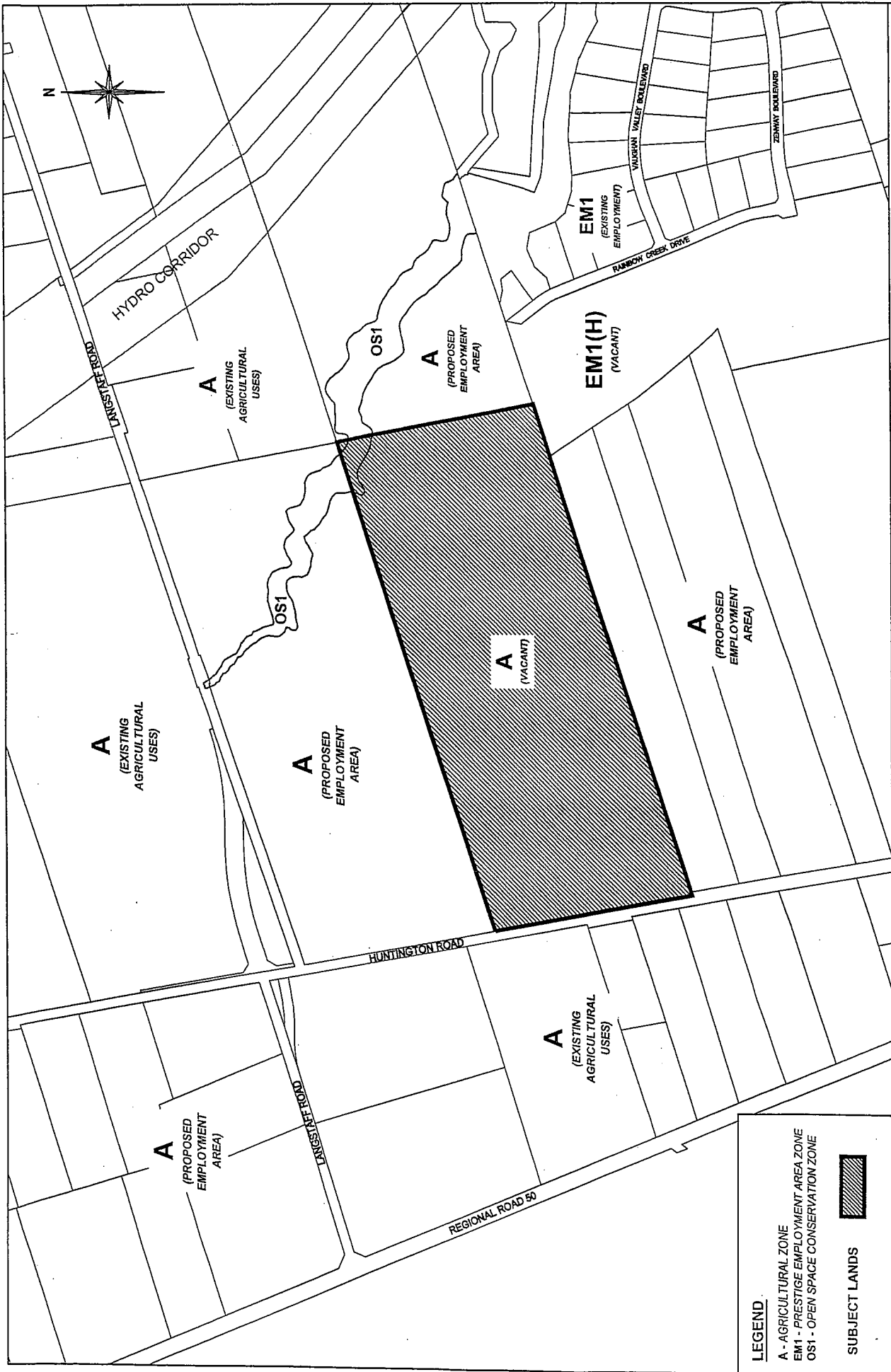
### **Report prepared by:**

Andrea Seca, Planner, ext 8215  
Arto Tikiryana, 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



**LEGEND**

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

**SUBJECT LANDS**

# Location Map

Part of Lot 9,  
Concession 9

APPLICANT:  
TERRA SPERANZA DEVELOPMENTS

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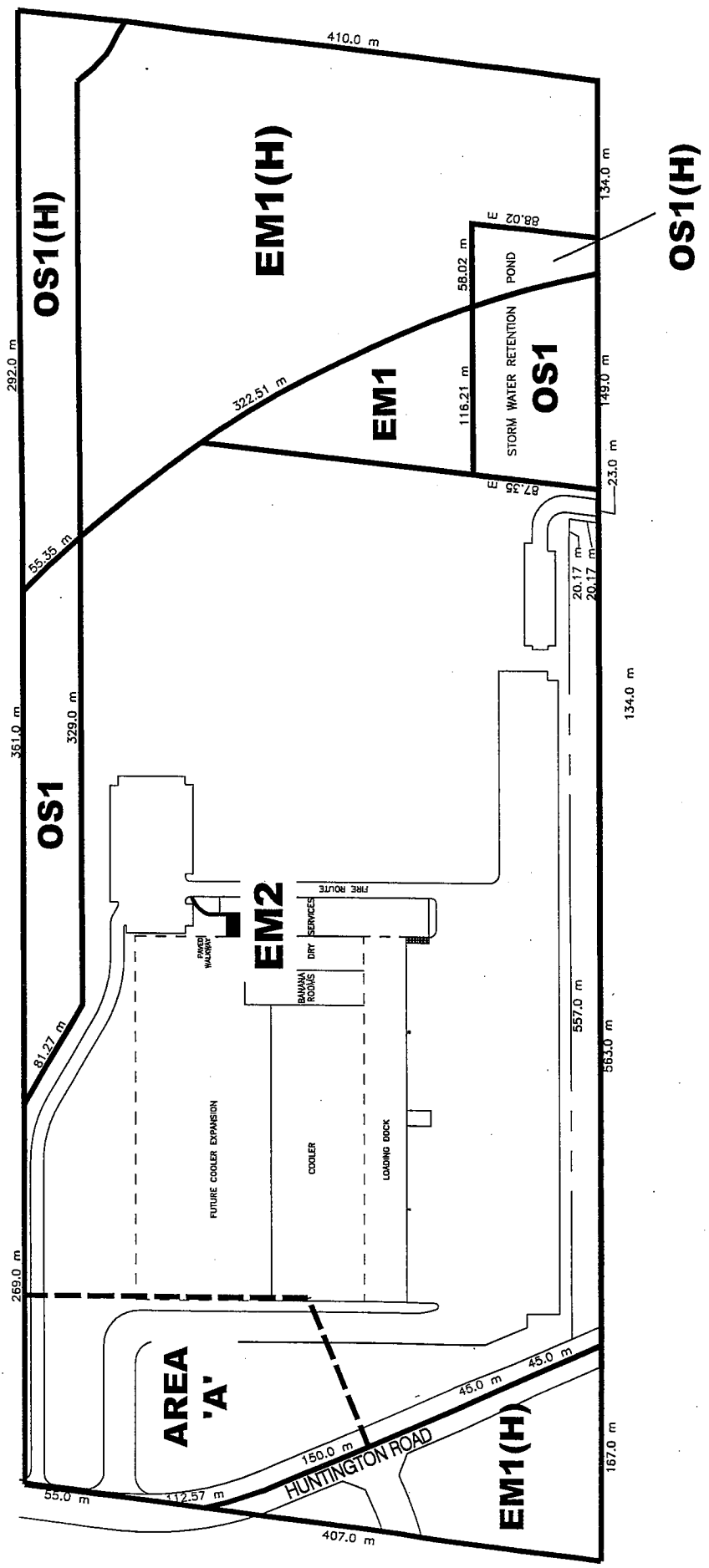


Development Planning Department

**Attachment 1**

FILE No.:  
Z.04.036

Not to Scale  
March 24, 2006



# Proposed Zoning

Part of Lot 9,  
Concession 9

APPLICANT:  
TERRA SPERANZA DEVELOPMENTS  
M:\DPT\1 ATTACHMENTS\Z-04-036



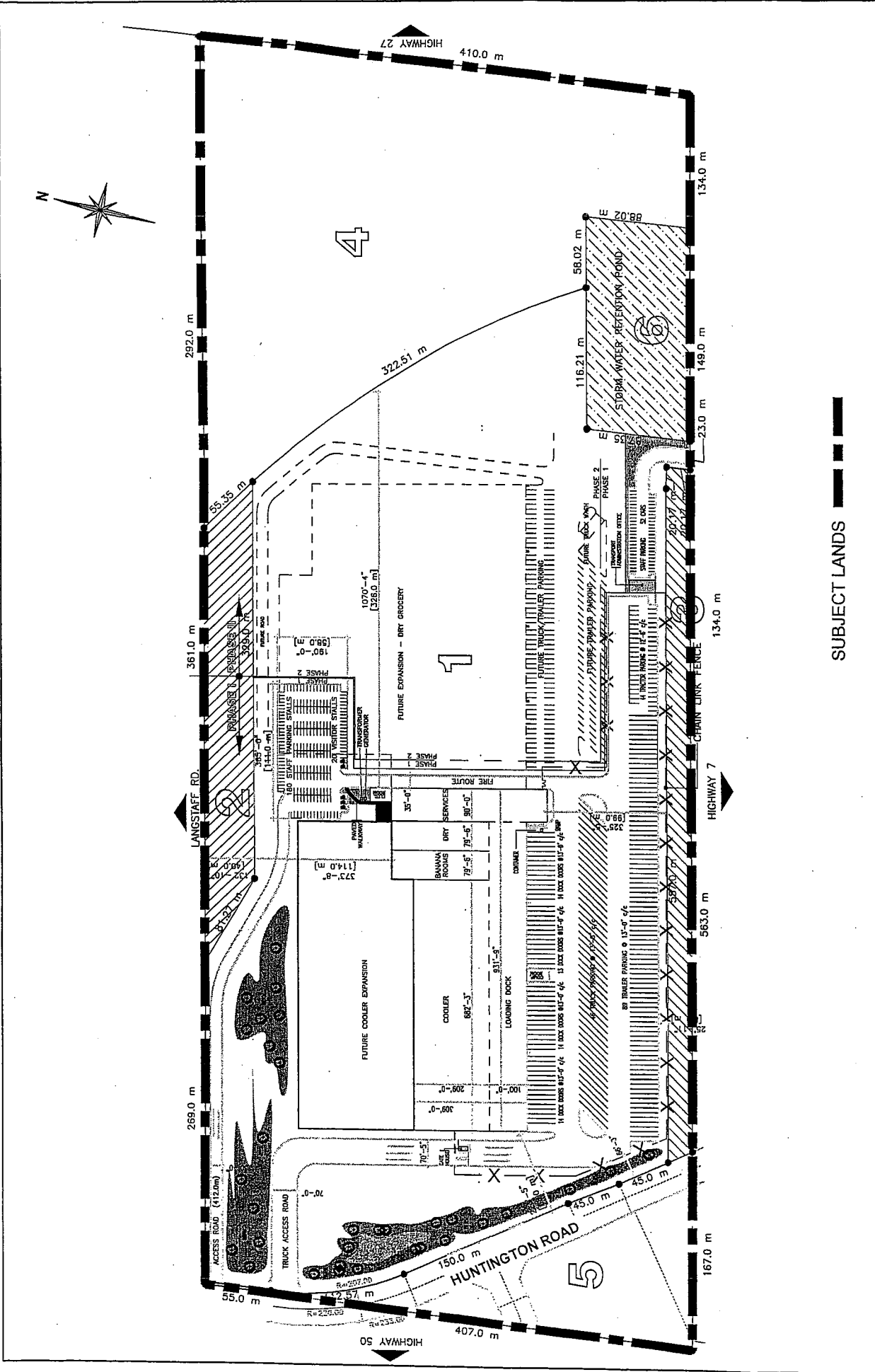
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# Attachment

# 2

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Z.04.036

Not to Scale  
March 24, 2006



SUBJECT LANDS

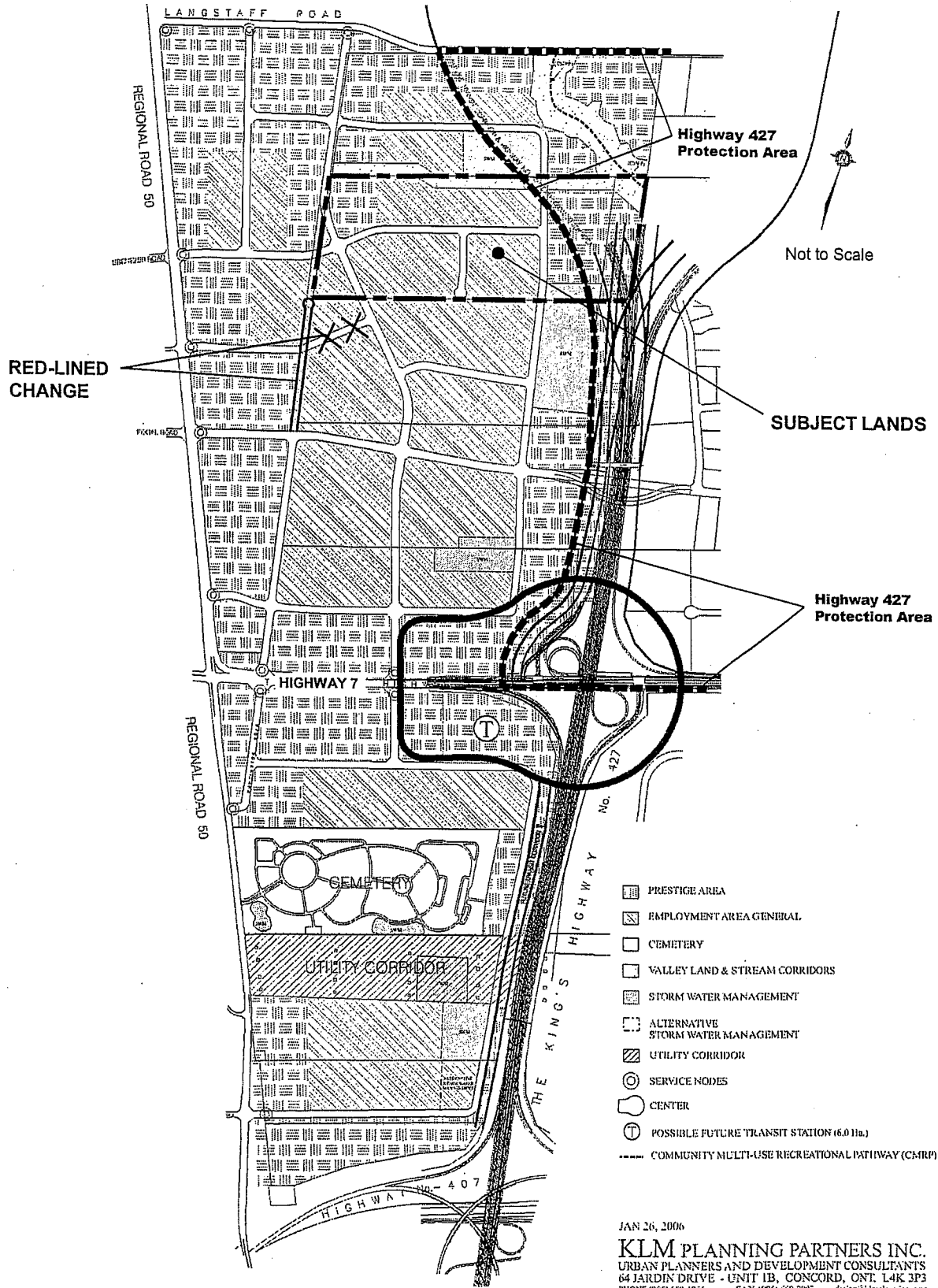
**Attachment 3**  
 FILE No.: Z.04.036  
 Not to Scale  
 March 24, 2006

City of **Vaughan**  
 Development Planning Department

**Concept Plan**  
 Part of Lot 9,  
 Concession 9  
 APPLICANT:  
 TERRA SPERANZA DEVELOPMENTS  
 N:\DP\1 ATTACHMENTS\Z-04-036



# 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) 699-4055 FAX (905) 699-8097 design@klmplanning.com

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## Huntington Business Park - Block Plan

APPLICANT:  
 TERRA SPERANZA DEVELOPMENTS



Development Planning Department

## Attachment

FILE No.:  
 Z.04.036

March 24, 2006

Part of Lot 9,  
 Concession 9

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