

**1.      ZONING BY-LAW AMENDMENT FILE Z.11.018  
          DRAFT PLAN OF SUBDIVISION FILE 19T-11V004  
          2130400 ONTARIO INC.  
          WARD 2**

**P.2011.28**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.11.018 and 19T-11V004 (2130400 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: August 19, 2011.
- b)      Circulation Area: 150 m of the subject lands, and to the Kleinburg and Area Ratepayers' Association and the West Woodbridge Homeowners' Association.
- c)      Comments Received as of August 31, 2011: None.

**Purpose**

The Owner has submitted the following applications to facilitate the development of an employment subdivision for the subject lands shown on Attachments #1 and #2:

- 1.      Zoning By-law Amendment File Z.11.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, and C7 Service Commercial Zone, in the manner shown on Attachment #3, and with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements</b>	<b>Proposed Exceptions to By-law 1-88</b>
a.	Maximum Height for an Office Building within the EM1 Prestige Employment Area Zone	<ul style="list-style-type: none"> <li>▪ 15 m</li> <li>▪ A building may exceed 15 m provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m of additional building height in excess of 15 m.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No maximum building height for an office building use.</li> </ul>

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements</b>	<b>Proposed Exceptions to By-law 1-88</b>
b.	Uses permitted in the C7 Service Commercial Zone	<ul style="list-style-type: none"> <li>▪ C7 Service Commercial uses only (see Attachment #5).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Permit EM1 Prestige Employment Area uses as additional permitted uses within the C7 Zone.</li> </ul>

Additional site-specific zoning exceptions may be identified through a detailed review of the application, and will be discussed in the technical report.

2. Draft Plan of Subdivision File 19T-11V004 (Attachment #3) to facilitate an employment plan of subdivision consisting of five employment blocks, one service commercial block, two future employment blocks (to be developed in conjunction with the lands to the south), and a street network consistent with the approved Block 64 Land Use Plan (Attachment #4), as follows:

<b>Block(s)</b>	<b>Land Use</b>	<b>Area</b>
1	Prestige Employment Area	1.052 ha
2	Service Commercial	1.195 ha
3-6	General Employment Area	4.264 ha
7-8	Future Employment Blocks (Block 7 - Prestige Employment & Block 8 - General Employment)	0.087 ha
	Streets	1.471 ha
	TOTAL AREA	8.069 ha

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

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ On the east side of Regional Road 50, north of Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
-----------------	---

Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Prestige Area" (adjacent to Highway #50) and "Employment Area General" (interior lots) by OPA #450 (Employment Area Plan), as amended by OPA #631. The implementing zoning categories are EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone.</li> <li>▪ OPA #450 permits Service Nodes within the "Prestige Area" designation, up to a maximum size of 1.2 ha, to be generally located at the intersections of arterial and/or collector roads. The implementing zoning category is C7 Service Commercial Zone.</li> <li>▪ "Prestige Employment" and "General Employment" by the new City of Vaughan Official Plan 2010, which was approved by Vaughan Council on September 10, 2010, and is pending approval from the Region of York.</li> <li>▪ The applications conform to the Official Plans.</li> </ul>
Block Plan	<ul style="list-style-type: none"> <li>▪ "Prestige Employment" and "General Employment" by the approved Block 64 Plan as shown on Attachment #4. The proposed subdivision plan is consistent with the Block Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by Zoning By-law 1-88.</li> <li>▪ An amendment to the Zoning By-law is required to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, and C7 Service Commercial Zone, and to permit the proposed site-specific exceptions.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Block 64 Plan (Attachment #4).	<ul style="list-style-type: none"> <li>▪ The proposed land use, access, lotting, and street network will be reviewed to ensure comprehensive and coordinated development with the surrounding lands, in consideration of the approved Block 64 Plan.</li> </ul>
c.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the lands for prestige employment, service commercial, and general employment uses, together with the site-specific exceptions, will be reviewed in consideration of the Official Plan, Zoning By-law 1-88, Block 64 Plan, and the surrounding land use context.</li> <li>▪ The appropriateness of adding all or some of the EM1 uses to the proposed C7 Zone uses will be reviewed. The applicant should pare down the list of EM1 uses to those that are compatible and appropriate for the development of the C7 block at this location.</li> <li>▪ Consideration will be given to placing an "(H)" Holding Symbol on Blocks 7 and 8 (future employment blocks) to ensure that the blocks are developed only in conjunction with the adjacent lands to the south.</li> </ul>
d.	Urban Design Guidelines and Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The Urban Design Guidelines submitted in support of the applications must conform to the approved Huntington Glen (Block 64) Urban Design Guidelines and Landscape Master Plan.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Sustainable development opportunities including, but not limited to: CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, TDM (Transportation Demand Management) measures to promote public and active modes of transportation, efficient energy and water consumption, reduction in pavement and roof-top treatment to address the "heat island" effect, reduction in construction waste and waste diversion, etc. will be determined through the application review process.</li> <li>▪ Sustainability measures will be reviewed and implemented through the Urban Design Guidelines submitted in support of the applications, as well as, through future site development applications for the EM1 and C7 lands.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
g.	Traffic Impact Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The Study must include TDM measures to reduce single-occupant vehicle travel.</li> </ul>
h.	Servicing and Transportation	<ul style="list-style-type: none"> <li>▪ The required municipal services must conform to the approved MESP and Functional Transportation Management Plan for Block 64, to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
i.	City and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The Owner will be required to address all City and Public Agency review comments, including, but not limited to: Toronto and Region Conservation Authority, the Region of York, and the Region of Peel.</li> <li>▪ Additional studies may be required in support of the applications, to be determined through City and Public Agency review process.</li> </ul>

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

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

### **Regional Implications**

The applications have been circulated to the Region of York and the Region of Peel for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision 19T-11V004 and Zoning
4. Approved Block 64 Plan
5. Proposed Uses

**Report prepared by:**

Erika Ivanic, Planner, ext. 8485

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



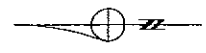
Attachment

FILE: 19T-11V004 / Z.11.018  
 DATE: August 08, 2011

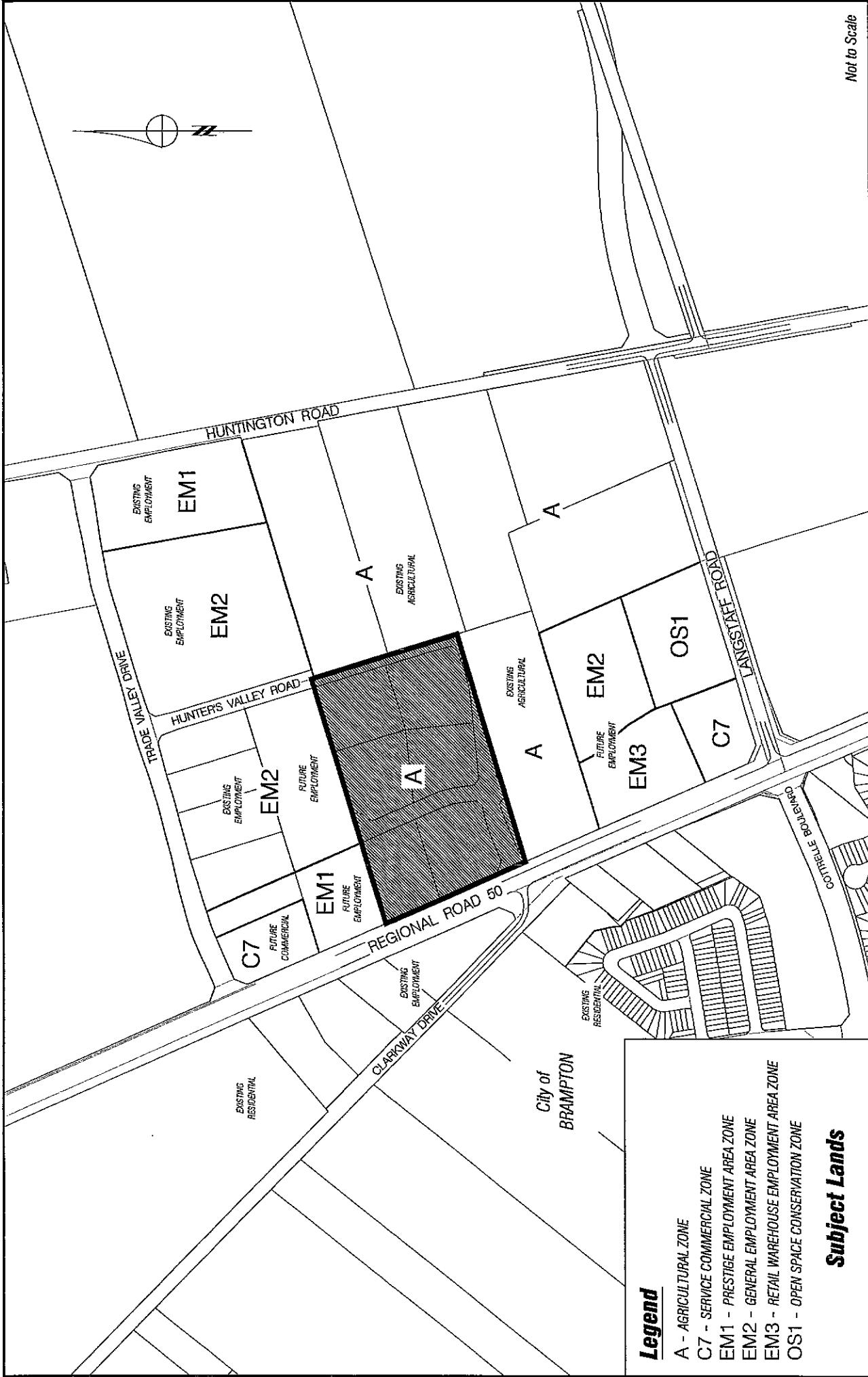


Context Location Map

LOCATION: Part of Lots 11 & 12, Concession 10  
 APPLICANT: 2130400 Ontario Inc.  
 N:\DPT\1 ATTACHMENTS\19\19-11V004\z.11.018.dwg



Not to Scale



Not to Scale



**Legend**

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

**Subject Lands**

**Location Map**  
 LOCATION:  
 Part of Lots 11 & 12, Concession 10

APPLICANT:  
 2130400 Ontario Inc.  
 N:\DPT\1 ATTACHMENTS\19\191-110004\1.01.B.dwg

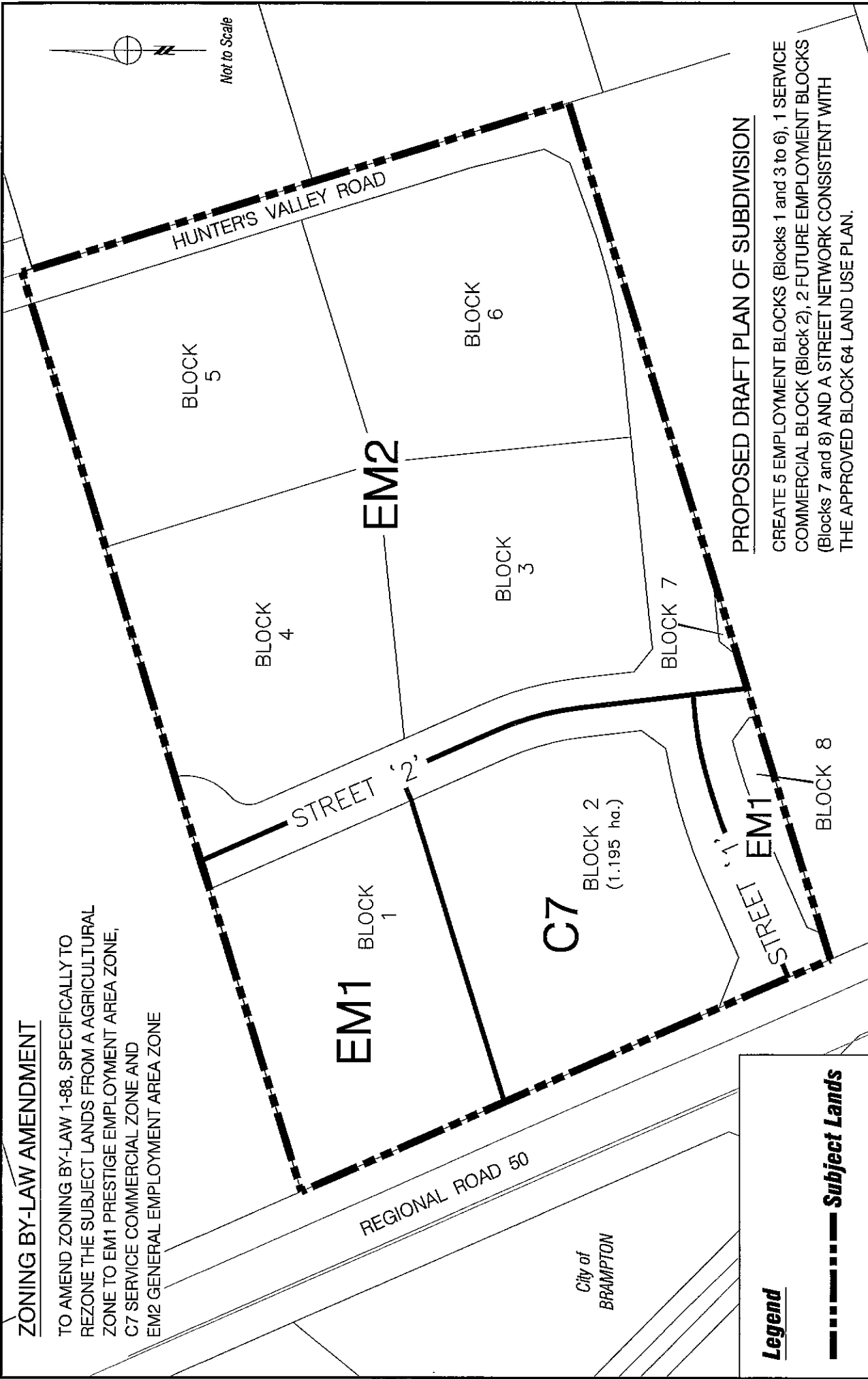


**ZONING BY-LAW AMENDMENT**

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO EM1 PRESTIGE EMPLOYMENT AREA ZONE, C7 SERVICE COMMERCIAL ZONE AND EM2 GENERAL EMPLOYMENT AREA ZONE



Not to Scale



**Legend**

----- **Subject Lands**

**PROPOSED DRAFT PLAN OF SUBDIVISION**

CREATE 5 EMPLOYMENT BLOCKS (Blocks 1 and 3 to 6), 1 SERVICE COMMERCIAL BLOCK (Block 2), 2 FUTURE EMPLOYMENT BLOCKS (Blocks 7 and 8) AND A STREET NETWORK CONSISTENT WITH THE APPROVED BLOCK 64 LAND USE PLAN.

**Proposed Draft Plan of Subdivision  
19T-11V004 and Zoning**

**Attachment**

**3**

FILE: 19T-11V004 / Z.11.018

DATE: August 08, 2011



APPLICANT: 2130400 Ontario Inc.  
LOCATION: Part of Lots 11 & 12, Concession 10

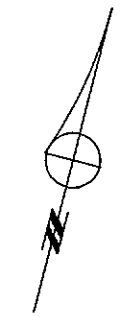
N:\DFT\1 ATTACHMENTS\19\19T-11V004\Z.11.018.dwg

RETAIL WAREHOUSE

VALLEY LANDS

PRESTIGE AREA

GENERAL EMPLOYMENT AREA



Not to Scale

City of BRAMPTON

REGIONAL ROAD 50

VALLEY LANDS







GENERAL EMPLOYMENT AREA

TRADE VALLEY DRIVE

**SUBJECT LANDS**

HUNTINGTON ROAD

**LEGEND**

-  SERVICE NODE
-  PRESTIGE EMPLOYMENT AREA
-  SWM STORMWATER MANAGEMENT FACILITY
-  POSSIBLE SECONDARY ACCESS POINT
-  EXISTING DEVELOPED LANDS
-  RETAIL WAREHOUSING
-  GENERAL EMPLOYMENT AREA

PRESTIGE AREA

LANGSTAFF ROAD

PRESTIGE AREA

# Approved Block 64 Plan

APPLICANT:  
2130400 Ontario Inc.

LOCATION:  
Part of Lots 11 & 12, Concession 10



# Attachment

FILE:  
19T-11V004 / Z.11.018

DATE:  
August 08, 2011

# 4

## **ATTACHMENT #5 – Proposed Uses**

### Permitted C7 Service Commercial Uses – By-law 1-88

- Church or Synagogue
- Community Centre
- Day Nursery
- Post Office
- Public, Technical or Private School
- Public Library
- Recreational Uses as defined in Section 2.0.
- A veterinary clinic provided that all boarding of animals is within a wholly enclosed building.
- Automobile Service Station, Automobile Gas Bar, Car Wash
- Automotive Retail Store
- Bank and Financial Institution
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A. of the banquet hall
- Business and Professional Office
- Car Rental Service
- Club or Health Centre
- Day Nursery
- Eating Establishment/Outdoor Patio, subject to Section 5.1.6
- Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6
- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6
- Education or Training Facility
- Hotel, Motel, Convention Centre
- Office Building
- Office and Stationary Supply, Sales, Service, Rental
- Parks and Open Space
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop Accessory Retail Sales
- Parking Garage
- Place of Entertainment
- Personal Service Shop
- One (1) Convenience Retail Store
- One (1) Pharmacy
- Recreational Use as Defined in Section 2.0
- Service or Repair Shop
- Tavern
- Technical School
- Video Store
- Veterinary Clinic

### Proposed EM1 Prestige Employment Uses to be included in the C7 Service Commercial Zone

- Day Nursery
- Technical School
- Parks and Open Space
- Recreational Uses
- Wayside Pit
- Wayside Quarry
- Employment Use

## **ATTACHMENT #5 – Proposed Uses**

- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Banquet Hall, in a Single Unit Building, subject to Section 3.8
- Bowling Alley, subject to Section 3.8
- Business and Professional Offices, not including regulated health professional Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
- Convention Centre, Hotel, Motel, subject to Section 3.8
- Funeral Home in a Single Unit building and subject to Section 3.8
- Car Brokerage
- Office Building
- Recreational Uses, including a golf driving range and miniature golf course
- Service and Repair Shop
- Any public garage legally existing as of the date of enactment of By-law 80-95.