

**3.      ZONING BY-LAW AMENDMENT FILE Z.06.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD.**

**P.2006.28**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.018 and 19T-06V01 (Squire Ridge Investments Ltd.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on the subject lands shown on Attachment #1. The proposal is to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Area Zone with the Holding "H" provision, and OS1(H) Open Space Conservation Zone with the Holding "H" provision, as shown on Attachment #3, to facilitate a 41.105 ha Draft Plan of Subdivision as shown on Attachment #2. The breakdown is as follows.

- |   |           |
|---|-----------|
| • 1 Service Commercial Block (C7)               | 1.269 ha  |
| • 1 Prestige Employment Block (EM1)             | 3.912 ha  |
| • 1 General Employment Block (EM2)              | 5.190 ha  |
| • 1 Retail Warehouse Block (EM3)                | 3.154 ha  |
| • 1 Open Space Block (OS1)                      | 1.318 ha  |
| • 1 Stormwater Management Block (OS1 and OS1-H) | 1.718 ha  |
| • 1 Future Valley Corridor (OS1-H)              | 6.037 ha  |
| • 2 Future Prestige Employment Blocks (EM1-H)   | 17.418 ha |
| • Roads/Reserves                                | 1.089 ha  |

**Background - Analysis and Options**

The 41.105 ha site is located on the south side of Langstaff Road, and on the east side of Huntington Road, in Part of Lot 10, Concession 9, City of Vaughan as shown on Attachment #1.

The subject lands are designated "Prestige Area", "Employment Area General" and "Valley Lands" under OPA #450 (Employment Area Plan), and also subject to the approved Block Plan for the Huntington Business Park (Block 57/58 West), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

The surrounding land uses are:

- North - Langstaff Road; vacant (A Agricultural Zone)
- South - vacant (A Agricultural Zone)

East - agricultural (A Agricultural Zone)  
West - Huntington Road; agricultural (A Agricultural Zone)

On March 24, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

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

- i) the subject lands are located within the approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #4; review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, with respect to land use, access and road pattern;
- ii) OPA #450 permits a wide range of employment uses within the "Prestige Area" and "Employment Area General" designations; "Prestige Area" blocks (EM1 and EM1-H Zone) are to be located adjacent arterial roads and the future Highway #427 extension, "Employment Area General" (EM2) would be for the internal subdivision blocks, and the stormwater management blocks and any valley lands would be open space (OS1 and OS1-H); the proposed rezoning does not completely meet these requirements as the proposed EM2 Zone for Block 3 is located within both a "Prestige Area" and an "Employment Area" General designation, and the Owner will be required to either create two blocks (EM1 and EM2) to implement the designations or the entire block will need to be developed to meet the more stringent of the two, being Prestige Area (EM1);
- iii) a portion of the subdivision plan falls directly in the study area for the Highway #427 Transportation Corridor; the alignment for the extension of Highway #427 could significantly impact the subject lands, and review will be given to ensuring the protection of the applicable blocks to facilitate the future highway and transit needs by placing these lands in an "H", Holding Zone;
- iv) the appropriateness of the proposed EM3 Retail Warehouse Zone will be assessed in accordance with the criteria identified in Section 2.2.7.1 of OPA #450, such as: availability of access to the arterial road system, traffic impacts on adjacent land uses, the adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system, and compatibility with adjacent land uses. In considering an application for retail warehouse the following studies may be considered: a traffic impact study; an urban design plan, landscape master plan; and,
- v) "Service Nodes" (C7 Service Commercial Zone) are generally to be located at intersections of arterial and/or collector roads, with a maximum area of approximately 1.2 ha, which may be exceeded if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing; the Huntington Business Park Plan as shown on Attachment #4 depicts a "Service Node" at the intersection of Huntington Road with the realigned Langstaff Road, and review will be given to determine the appropriateness of the size of the Service Node on the subject lands (1.2 ha), when combined with the future parcel to be created to the north.

### **Relationship to Vaughan Vision 2007**

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

### **Conclusion**

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the Owner will need to work with the Development Planning Department to ensure that the proposed subdivision layout and the rezoning of the lands meets the intent of OPA #450 and the approved Huntington Business Park Plan, and that the Highway #427 extension and Transit Corridor is protected.

### **Attachments**

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

### **Report prepared by:**

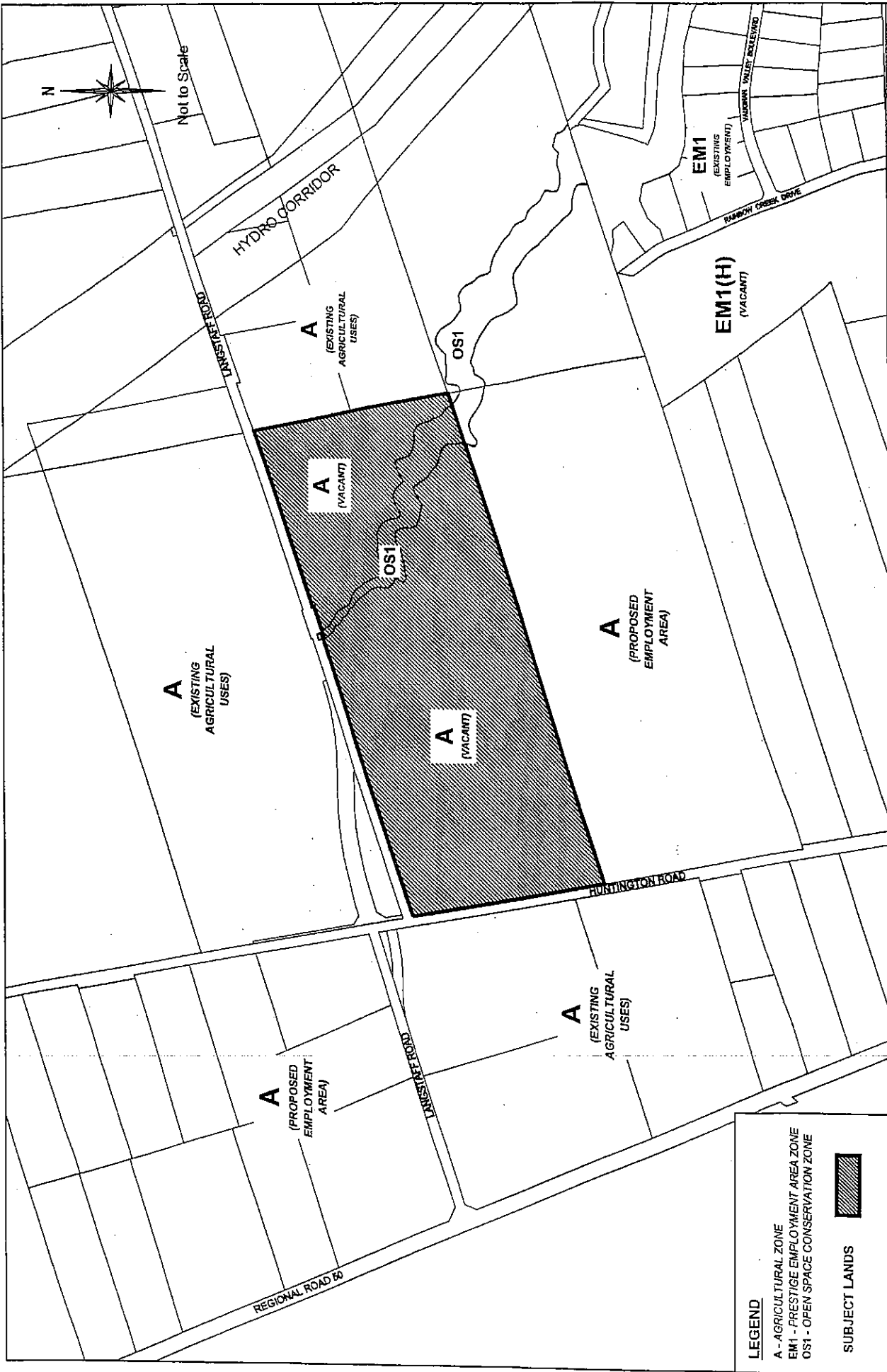
Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning


/LG



**LEGEND**

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

**SUBJECT LANDS**



# Location Map

Part of Lot 10,  
Concession 9  
 APPLICANT:  
 SQUIRE RIDGE INVESTMENTS LTD.  
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# City of Vaughan

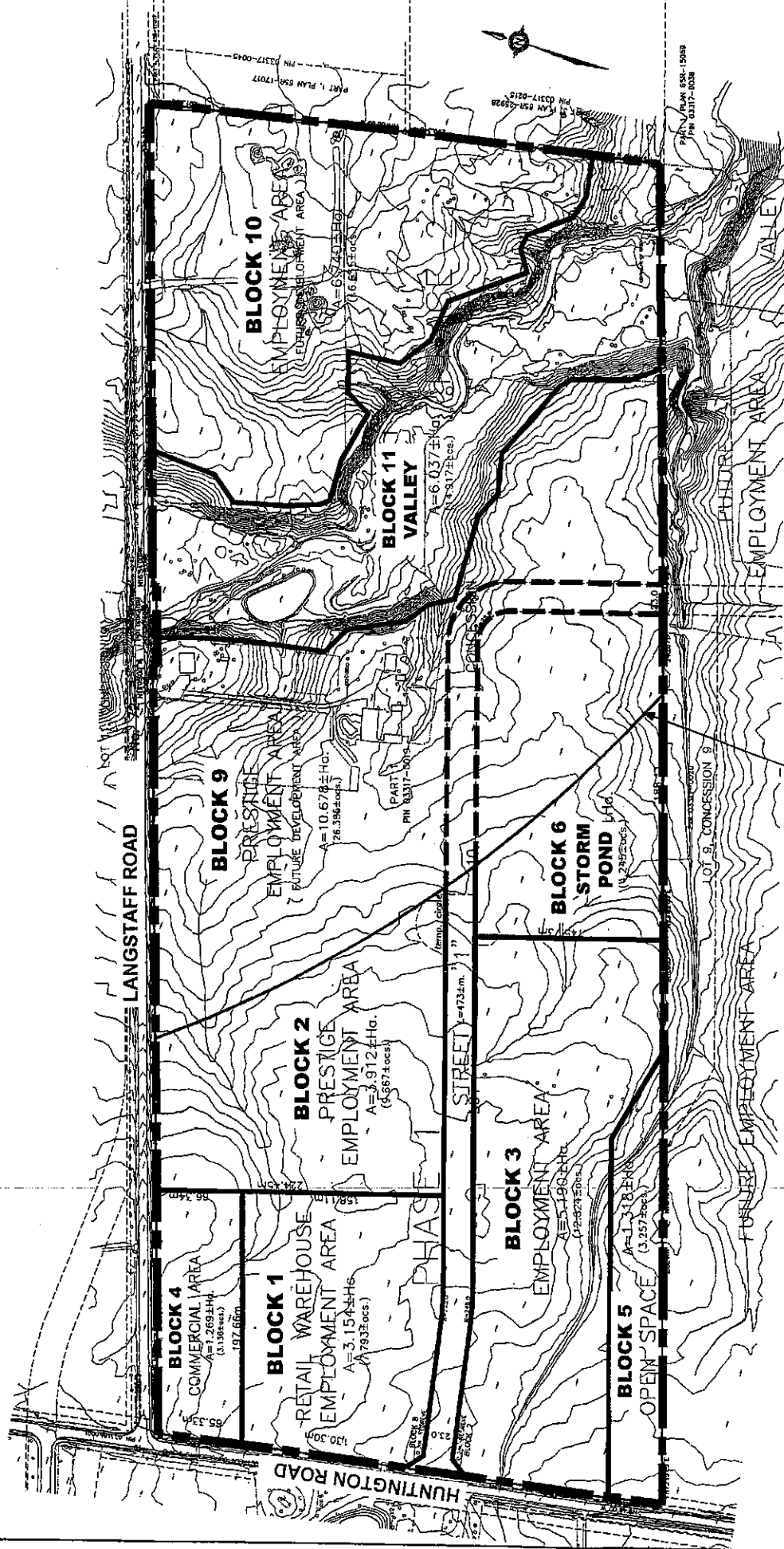
Development Planning Department

# Attachment



FILE No's:  
 19T-06V01 &  
 Z.06.018

March 7, 2006



**HIGHWAY #427  
STUDY/PROTECTION  
LIMIT**

SUBJECT LANDS

Not to Scale

# Draft Plan of Subdivision

APPLICANT:  
SQUIRE RIDGE INVESTMENTS LTD.  
Part of Lot 10,  
Concession 9



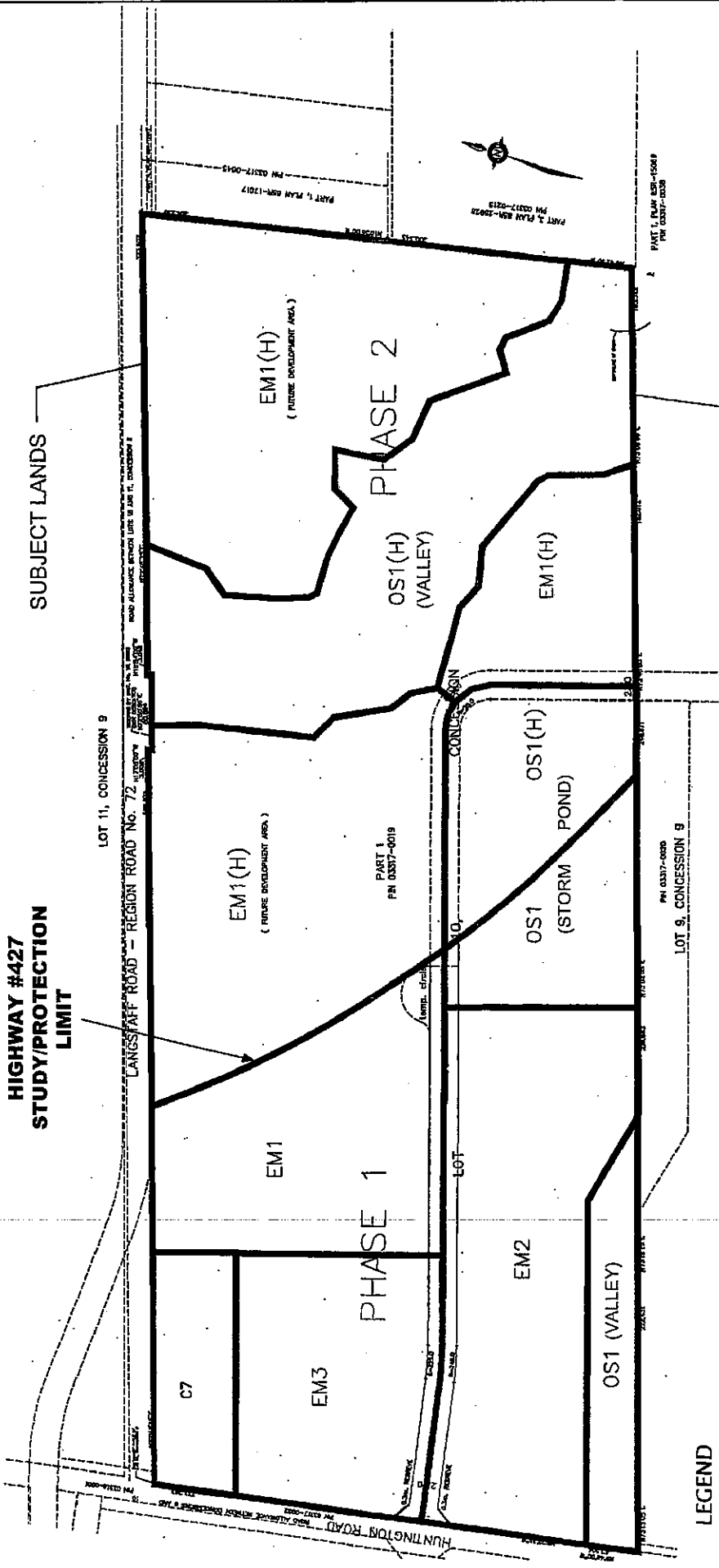
Development Planning Department

# Attachment 2

FILE No's.:  
19T-06V01 &  
Z.06.018

March 30, 2006

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**LEGEND**

- EM1 - Prestige Employment Area Zone
- EM1(H) - Prestige Employment Area Zone with Holding Provision
- EM2 - General Employment Area Zone
- EM3 - Retail Warehouse Employment Area Zone
- C7 - Service Commercial Zone
- OS1 - Open Space Conservation Zone
- OS1(H) - Open Space Conservation Zone with Holding Provision

Not to Scale

**Proposed Zoning**

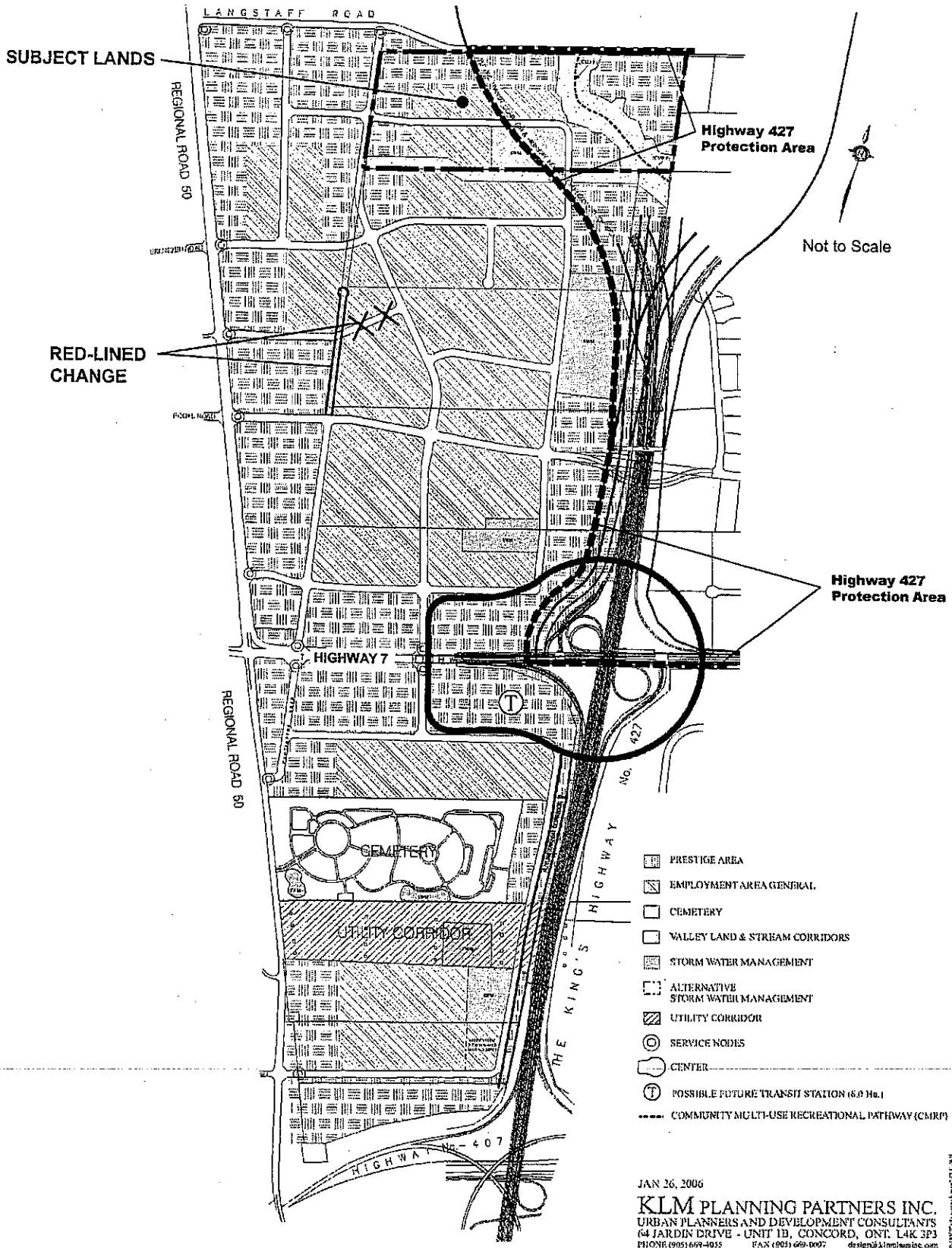
Part of Lot 10,  
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APPLICANT:  
SQUIRE RIDGE INVESTMENTS LTD.  
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Development Planning Department

**Attachment 3**  
FILE No's.:  
19T-06V01 &  
Z.06.018  
March 30, 2006

# HUNTINGTON BUSINESS PARK - BLOCK PLAN



Not to Scale

- PRESTIGE AREA
- EMPLOYMENT AREA GENERAL
- CEMETERY
- VALLEY LAND & STREAM CORRIDORS
- STORM WATER MANAGEMENT
- ALTERNATIVE STORM WATER MANAGEMENT
- UTILITY CORRIDOR
- SERVICE NODES
- CENTER
- POSSIBLE FUTURE TRANSIT STATION (6.0 Ha.)
- COMMUNITY MULTI-USE RECREATIONAL PATHWAY (CMRP)

JAN 26, 2006  
**KLM PLANNING PARTNERS INC.**  
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS  
 64 JARDIN DRIVE - UNIT 113, CONCORD, ONT. L4K 3P3  
 PHONE: (905) 697-4055 FAX: (905) 697-1007 [www.klmplanning.com](http://www.klmplanning.com)

## Huntington Business Park - Block Plan

APPLICANT:  
 SQUIRE RIDGE INVESTMENTS LTD.



Development Planning Department

## Attachment

FILE No.:  
 19T-06V01 & Z.06.018  
 March 10, 2006  
 Part of Lot 10,  
 Concession 9

# 4

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