



File: A079/19

Applicant: LiUNA Local 183

Address: 8500 Huntington Road, Woodbridge

Agent: Weston Consulting

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A



**Minor Variance
Application**

A079/19

Agenda Item: 8

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, July 11, 2019

Applicant: LiUNA Local 183

Agent: Weston Consulting

Property: 8500 Huntington Road, Woodbridge

Zoning: The subject lands are zoned EM1(H), Prestige Employment Zone subject to a Holding provision, and subject to the provisions of Exception 9(1468) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment & General Employment

Related Files: Site Plan Application DA.18.025, OP.18.002, Z.18.003

Purpose: Relief from the By-law is being requested to permit the construction of a proposed six (6) storey office building that will include an assembly hall and accessory uses to facilitate Site Plan Application DA.18.025.

* The proposed development is to be the head office of Labourers' Union Non-Profit Building Society (LiUNA Local 183)

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum Front yard setback of 7 metres is required.	1. To permit a minimum Front yard setback of 6.2 metres.
2. A minimum Exterior side yard setback of 9 metres is required.	2. To permit a minimum Exterior side yard setback of 1.8 metres.
3. A minimum of 1010 parking spaces is required.	3. To permit a minimum of 932 parking spaces.
4. A minimum Landscape strip of 3 metres is required.	4. To permit a minimum Landscape strip of 1.5 metres.

Background (previous applications approved by the Committee on the subject land): None.

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on June 26, 2019

Applicant confirmed posting of signage on June 27, 2019

Property Information	
Existing Structures	Year Constructed
Building	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The requested yard setback and landscaping variances are a result of modifications made to the alignment of LiUNA Local 183 Blvd, the proposed new street south of the property. The requested variance for parking is required as the required parking supply could not be accommodated on the site.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment & General Employment.

The Owner is requesting permission to construct a 6-storey office building including an assembly hall and accessory uses, with the above-noted variances.

The Owner has submitted Official Plan Amendment Application OP.18.002, Zoning By-law Amendment Application Z.18.003 and Site Development Application DA.18.025 for the proposed development, which was approved by Vaughan Council on September 27, 2018. Zoning By-law 168-2018 was approved subject to a Holding Provision which imposes financial and engineering conditions. The Development Planning Department supports the approval of these applications as the development is consistent with Provincial Policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Variance #1 is considered minor as the proposed front yard setback of 6.2 metres is a small deviation from the zone requirement of 7 metres. Since receiving the above-mentioned approvals, there has been a road alignment change to future LiUNA Local 183 Blvd, the south portion of the east-west future public road that runs through Block 64 south. This road alignment modification resulted in a shift to the exterior yard setback and landscape buffer that were approved through the Zoning By-law Amendment. As such, the Development Planning Department has no objections to Variances #2 and #4. A Parking Justification Letter prepared by Crozier Consulting Engineers, dated May 29, 2019, conclude that the peak parking demand can be accommodated by the proposed supply of 932 parking spaces. The Development Engineering Department and Development Planning Department have no objections to Variance #3.

Accordingly, the Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the following condition:

That related Site Development File DA.18.025 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

The Cultural Heritage Division does not object to this Variance Application. The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the applicant should be advised that the following standard clauses apply:

- Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
- In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A079/19 subject to the following condition:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.025) from the Development Engineering (DE) Department.

Parks Development:

No comment, no response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Parking Study
Cover Letter
Committee of the Whole Report – September 17, 2018 (OP.18.002, Z.18.003 & DA.18.025)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That related Site Development File DA.18.025 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.025) from the Development Engineering (DE) Department.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

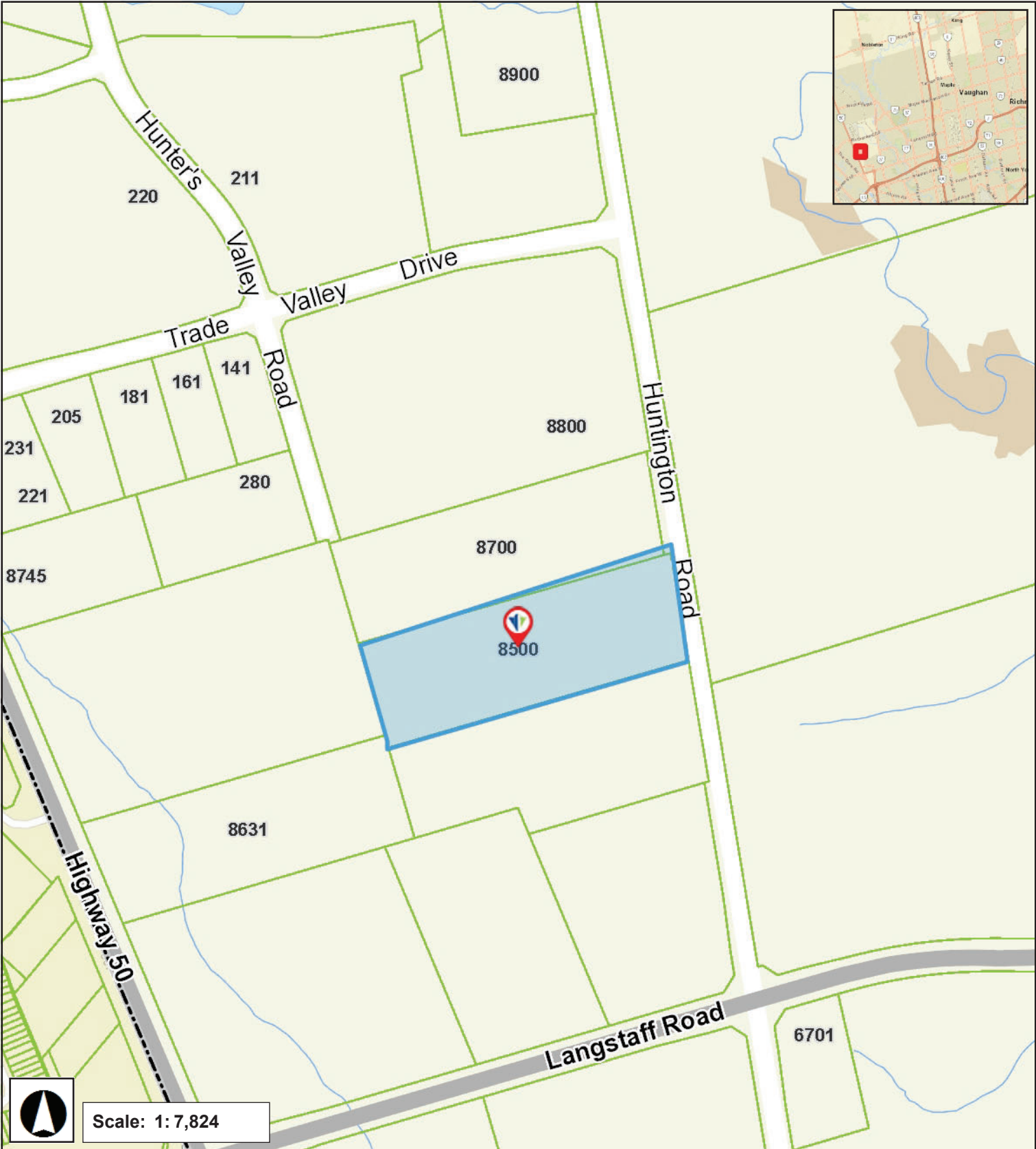
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches



Location Map - A079/19

8500 Huntington Road, Woodbridge

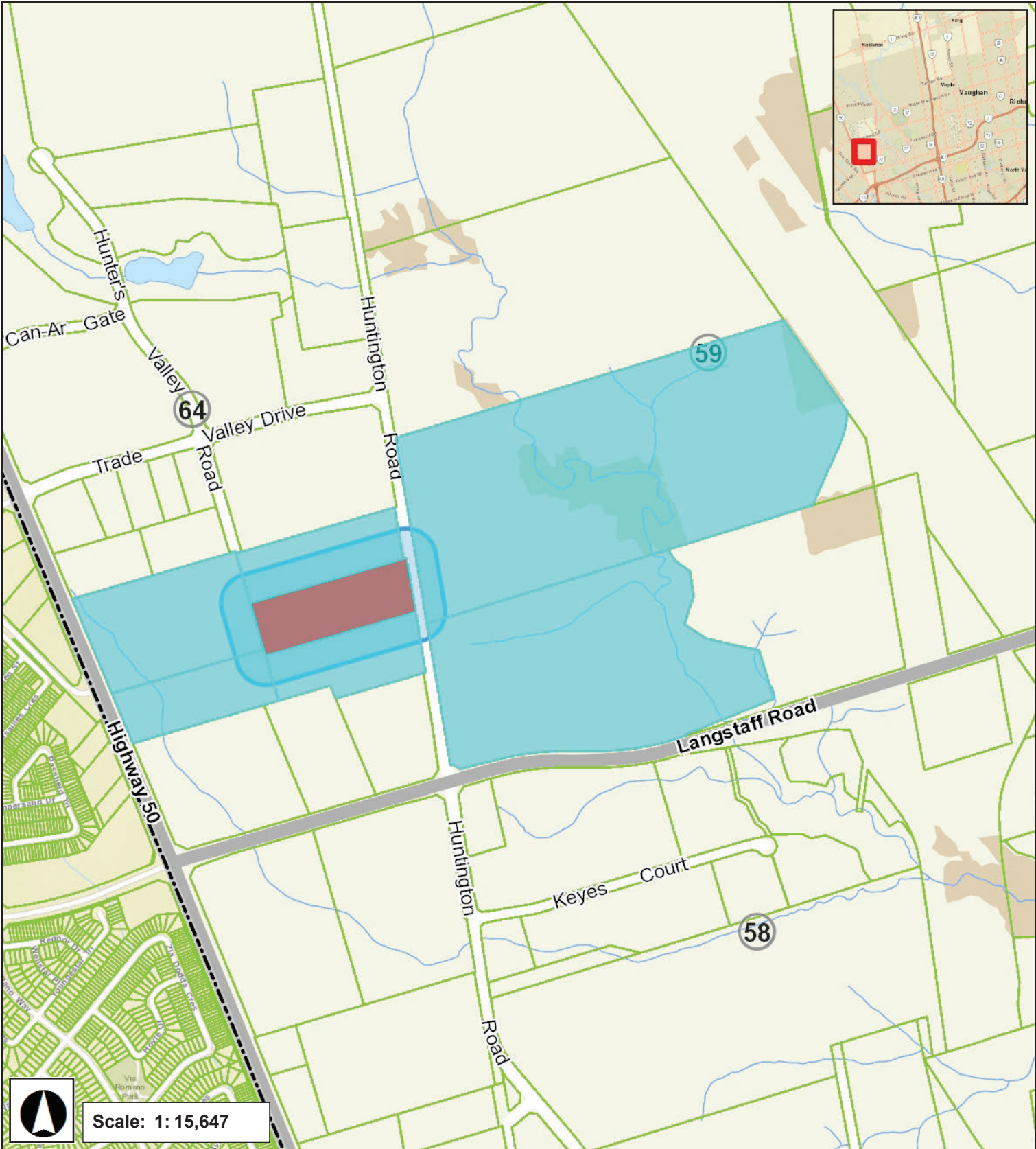


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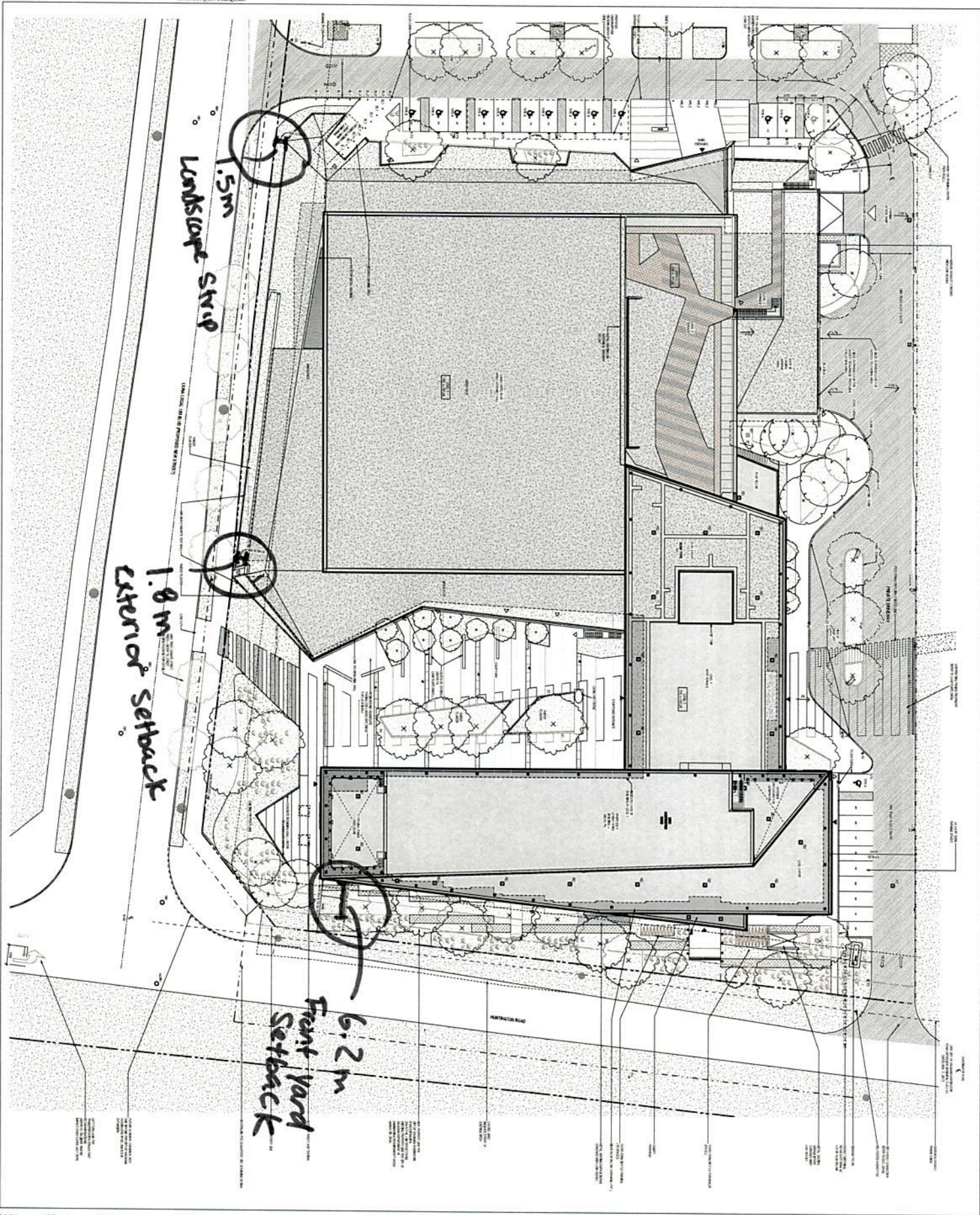
Notifcation Map - A079/19

8500 Huntington Road, Woodbridge



1. To permit a minimum Front yard setback of 6.2 metres.
 2. To permit a minimum Exterior side yard setback of 1.8 metres.
 3. To permit a minimum of 932 parking spaces.
 4. To permit a minimum Landscape strip of 1.5 metres.
- **Staff have requested legible sketch**

A079/19



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/10/2019	ISSUED FOR PERMIT
2	10/10/2019	REVISION TO PERMIT
3	10/10/2019	REVISION TO PERMIT
4	10/10/2019	REVISION TO PERMIT
5	10/10/2019	REVISION TO PERMIT

LEGEND	
	BUILDING FOOTPRINT
	PARKING SPACE
	LANDSCAPE STRIP
	SETBACK LINE
	TREE
	SHRUB
	PATH
	WALL
	GATE
	FENCE
	DRAINAGE
	ROAD
	BOUNDARY

1

1:1000

DATE: 10/10/2019

SCALE: 1:1000

A013

STANDARD CITY OF VAUGHAN SITE PLAN NOTES



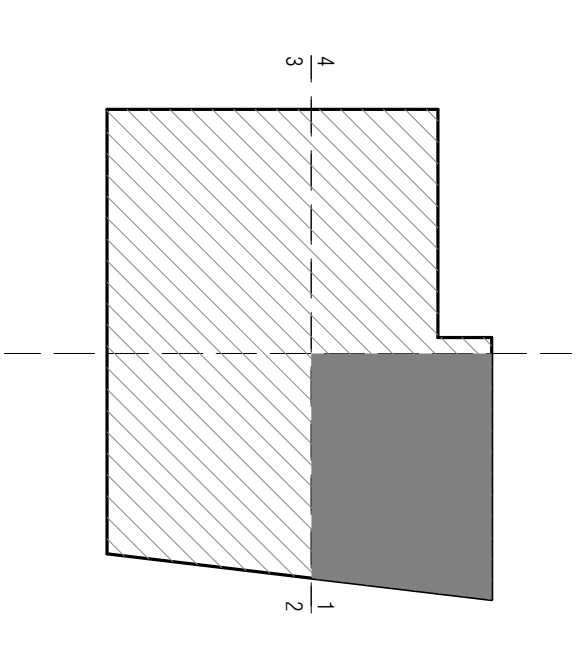
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LITTON - SEE PLAIN PAPER

- Diamond Schmitt Architects**

SITE PLAN - OVERALL AREA

A012



ISSUED	
NO.	DESCRIPTION
1	100-0010 ISSUED FOR PERMITTING
2	100-0015 ISSUED FOR CONSTRUCTION
3	100-0020 ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PARKING LEGEND
PARKING SPACE DIMENSIONS
PARKING SPACE DIMENSIONS

- GENERAL NOTES - PLANS:
- REFER TO ALL OTHER PLANS FOR DETAILS AND NOTES.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SCHEDULE OF FINISHES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND ALL APPLICABLE LOCAL ORDINANCES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
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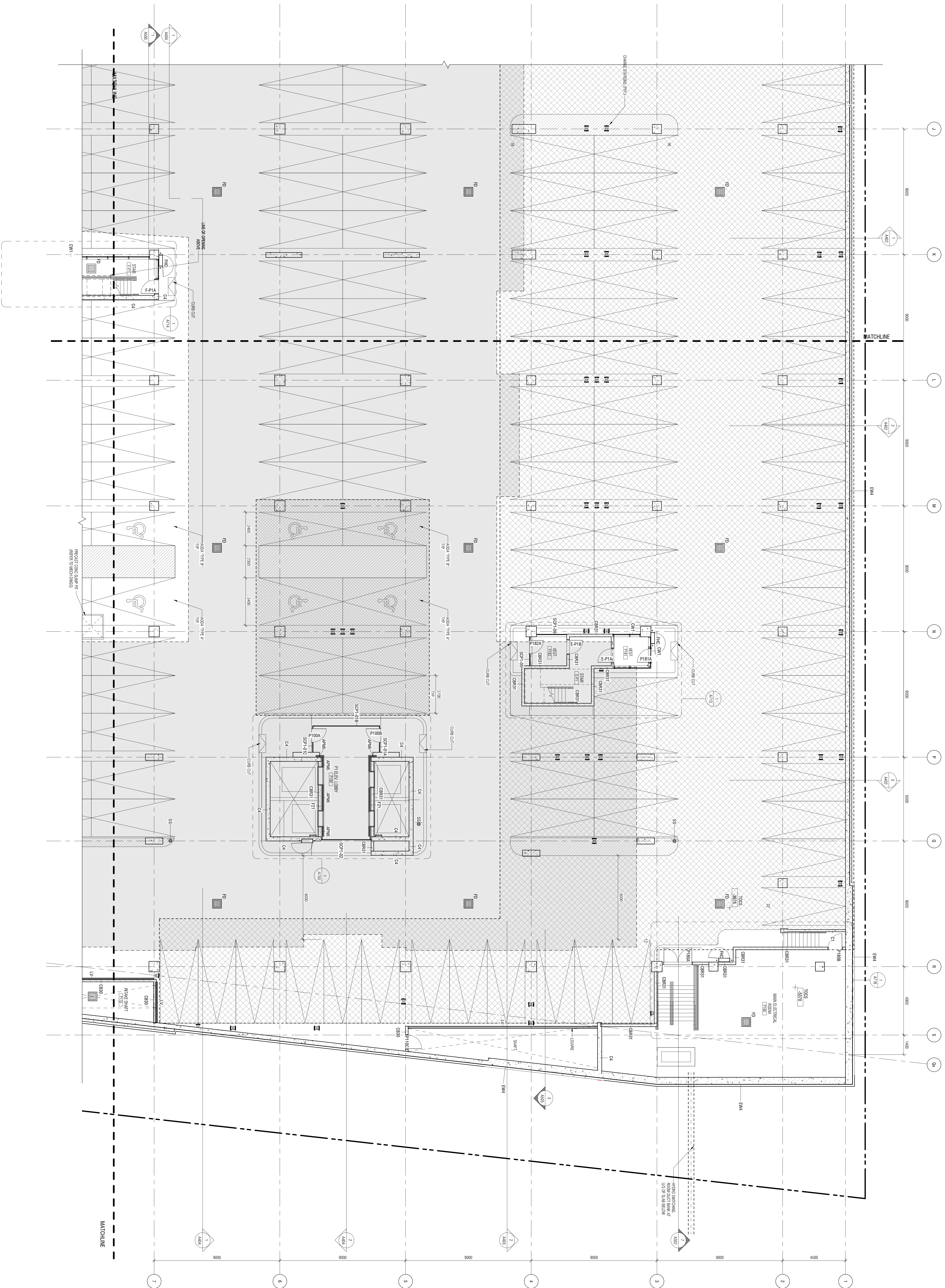
- GENERAL NOTES - PARTITIONS:
- ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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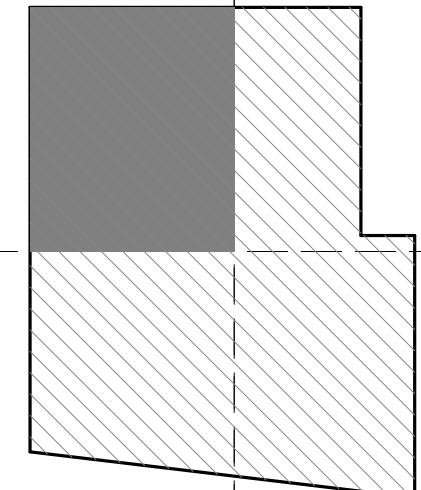
Diamond Schmitt Architects
The Architects' Seal must be placed on all drawings. Contact: 410-410-1000
Fax: 410-410-1000
www.dsai.com

LUNA Local 183 Corporate Office

8000 Huntington Road, Virginia, VA
LEVEL PT - AREA 1

Scale: As Shown
Date: 10/18/2019
Sheet: A110.1





NOT FOR CONSTRUCTION

GENERAL NOTES - PLANS

- [illegible]

GENERAL NOTES - PARTITIONS

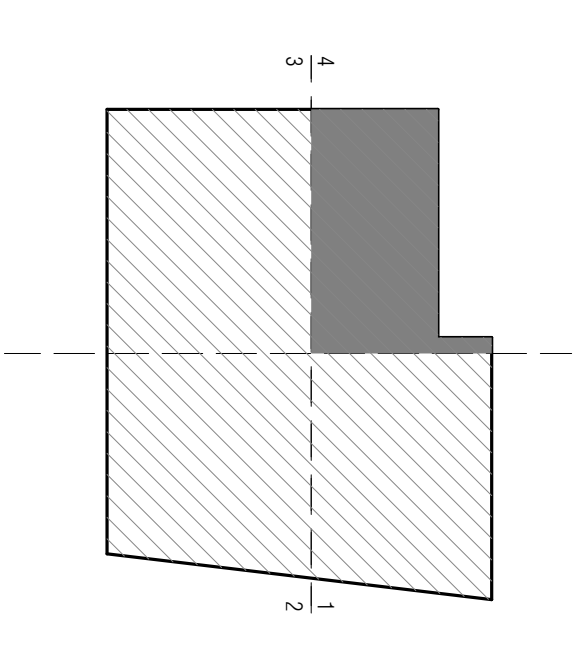
- [illegible]

Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5E
Tel: 416 862 9800 Fax: 416 862 5508 info@dsal.ca www.ds.ca

LIUNA Local 183 Corporate Office

8500 Huntington Road, Vaughan, ON

Scale:	As indicated
Project No:	1742
Date:	FEB 19 201



ISSUED	
NO.	DATE
1	10/09/19
2	10/09/19
3	10/09/19

NOT FOR CONSTRUCTION

PARKING LEGEND

- GENERAL NOTES - PLANS
1. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 2. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 3. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 4. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 5. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 6. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 7. REFER TO ALL OTHER DRAWINGS FOR DETAILS.

- GENERAL NOTES - PARTITIONS
1. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
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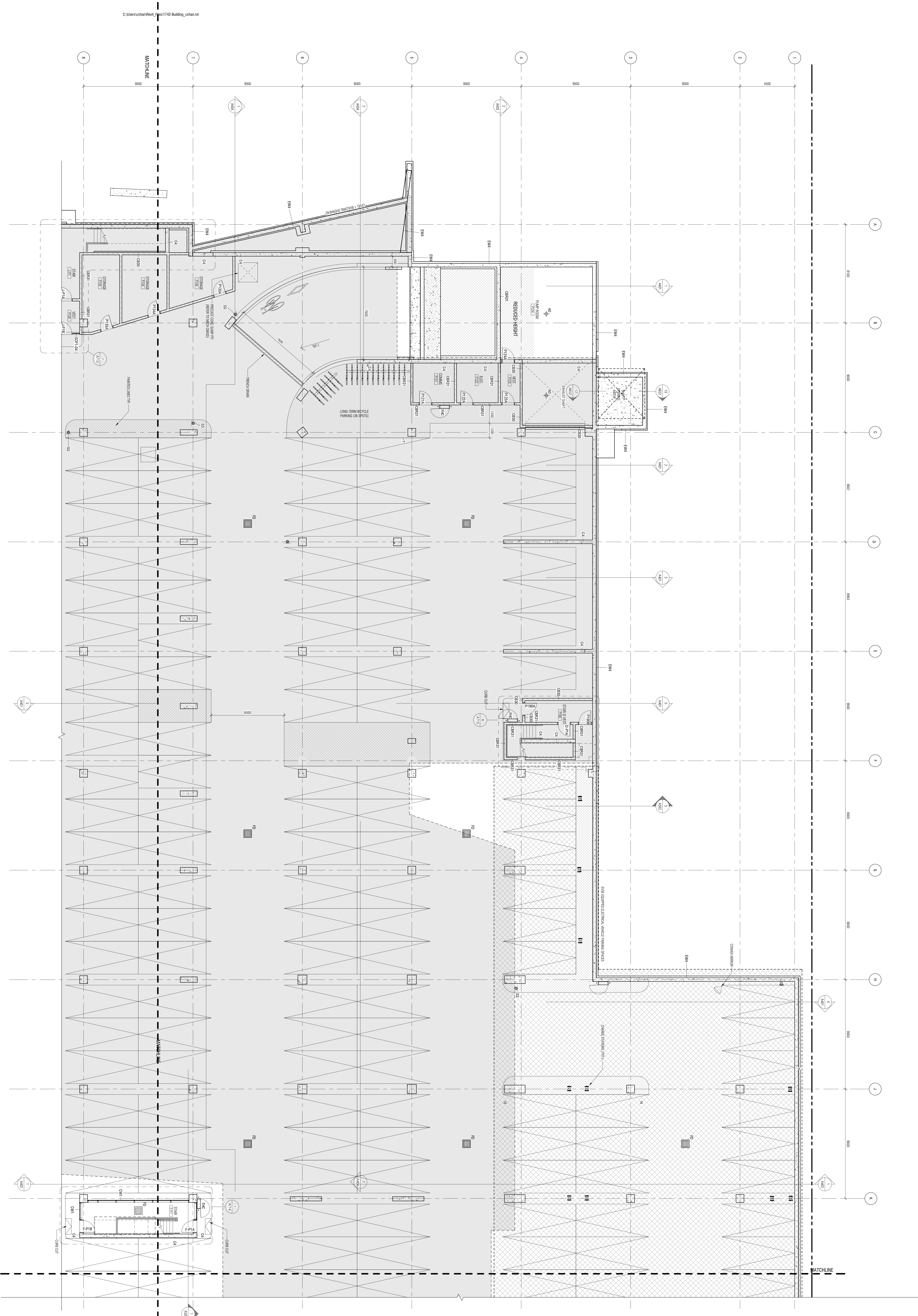
Diamond Schmitt Architects
3000 Harrison Road, Virginia, VA
Tel: 410-862-8800 Fax: 410-862-8801 Website: www.dsai.com

LUNA Local 183 Corporate Office

LEVEL PT - AREA 4

Scale: As Shown
Drawing No: 100-100-100
Date: 10/09/19

A110.4



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Cover Letter
Parking Study
Committee of the Whole Report – September 17, 2018 (OP.18.002, Z.18.003 & DA.18.025)

A079/19

MAY 29, 2019

REFER TO FILE: 1521-4869

**SENT VIA: EMAIL
SBONDAR@DSAI.CA**

Diamond Schmitt Architects Inc.
384 Adelaide Street West, Suite 100
Toronto, Ontario, M5V 1R7

Attention: Steven Bondar

**RE: PARKING JUSTIFICATION LETTER
8500 HUNTINGTON ROAD
CITY OF VAUGHAN**

Dear Steven,

This Parking Justification Letter has been prepared based on your request for transportation engineering services in support of the Site Plan Application (SPA) for the property located at 8500 Huntington Road, in the City of Vaughan. This Parking Justification Letter assesses the parking requirements associated with the proposed land development at the site and determines the adequacy of parking supply as well as the feasibility of a reduced parking supply than that required by the City of Vaughan Zoning By-Law.

The site is located approximately 430 m north of the intersection of Langstaff Road and Huntington Road. The subject land is 4.16 ha in size and is currently vacant. The subject land is bounded by Huntington Road to the east, the LiUNA 183 Training Centre to the north, an existing industrial development to the west, and agricultural lands to the south.

A Parking Justification Study dated February 2018, was originally submitted to the City. This letter is written to address the changes to the Site Plan and further address the City's comment regarding parking per the second submission comments dated January 3, 2019. The analysis undertaken herein was conducted using the Site Plan and specifications prepared by Diamond Schmitt Architects Inc., dated February 19, and May 6, 2019, respectively.

Development Proposal

Based on the new Site Plan, the proposed development will include a six-storey mixed-use building and a total of 932 parking spaces, of which 27 will be accessible barrier-free parking stalls.

The ground floor of the building is approximately 9,603 m² Gross Floor Area (GFA), which includes an assembly hall, six-member service rooms with associated restrooms, kitchen, loading, storage and the main lobby. The assembly hall located on the ground floor is an estimated 4,512 m² GFA including all accessory spaces serving the hall.

The second floor to sixth floor is comprised of office spaces, totalling 20,310 m² GFA (including office amenity/ accessory spaces). The total mechanical room area is 2,121 m² GFA (including the top floor mechanical pent house of 1,179 m² GFA).



**WESTON
CONSULTING**

planning + urban design

A079/19

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

May 29, 2019
File 8359

Attn: Christine Vigneault

**RE: Application for Minor Variance
8500 Huntington Road
City of Vaughan**

Weston Consulting is the planning consultant for Labourers' Union Non-Profit Building Society, the legally registered owner of the property located at 8500 Huntington Road, in the City of Vaughan (referred to as the 'subject property'). The subject property is located on the west side of Huntington Road, north of Langstaff and east of Highway 50 in Block 64. This letter has been prepared in support of a Minor Variance application to seek relief from the City of Vaughan Zoning By-law 1-88 and site-specific By-law 168-2018 to allow for a reduction in the number of parking spaces, reduced exterior and front yard setbacks and a reduced landscape strip along the east-west future public road.

Description of the Subject Property

The subject property has a site area of 4.2 ha (10.3 acres), with frontage along Huntington Road. Directly to the north of the subject property is the LiUNA 183 Training Centre and the Longo's Support Centre is further to the north. To the east, south and west of the subject property are vacant lands designated for employment uses.

The subject property is located in Block 64 which is subject to an approved Block Plan and, the landowner is part of the Block 64 South Landowners Group. The City of Vaughan Official Plan designates the subject property with a split designation of Prestige Employment and General Employment. The Prestige Employment designation pertains to the periphery portion of the lands and the General Employment designation pertains to the interior half of the property. The property is zoned EM1 (H) – Prestige Employment Area Zone subject to a Holding Provision per site -specific Zoning By-law 168-2018.

Development Application History

Official Plan Amendment and Zoning By-law Amendment applications were both filed in order to permit the proposed 6-storey office building including an assembly hall and accessory uses. Both

applications were approved and passed by City of Vaughan Council on September 27th, 2018 and are both in full-force and effect. The Zoning By-law was approved subject to a Holding Provision which imposes financial and engineering related conditions. A Site Plan Approval application has also been submitted and received draft approval by Council at the September 27th meeting.

Since receiving our Official Plan, Zoning By-law Amendment and Site Plan approvals, there has been a modification to the proposed road alignment of LiUNA Local 183 Blvd, the south portion of the east-west future public road that runs through Block 64 South. This road alignment modification resulted in a shift to the exterior yard setback and landscape buffer that were approved through the Zoning By-law Amendment. Additionally, the City has requested that the front yard setback be measured from the future Huntington Road property line, which has caused the front yard setback to no longer comply with the site-specific Zoning By-law 168-2018.

A meeting was held with Jason Schmidt-Shoukri and planning staff on May 28th, 2019 to discuss the next steps as they relate to the proposed development. At this meeting, staff advised us to proceed with a Minor Variance application submission in order to bring the proposed development into compliance with the existing zoning regulations.

Purpose of Application

The purpose of the application is to seek relief from both By-Law 168-2018 and Zone Requirement Table (Schedule A) of the City of Vaughan Zoning By-law 1-88. Relief is being sought from the following provisions of By-law 168-2018:

- ai) regarding the minimum number of parking spaces, in which 1,010 spaces are required (this is based on a rate of 3.27 parking spaces per 100 m² of GFA for an Office Building and 7 parking spaces per 100m² of GFA for an Assembly Hall). The proposed development provides for 932 parking spaces.
- bi) regarding the minimum required landscape strip width abutting the future public road (east-west), in which 3m is required. The proposed development provides a landscape strip width of 1.5m.
- ciii) regarding the minimum front yard setback, in which 7m is required. The proposed development provides a front yard setback of 6.2m.

In addition, relief is being sought from the exterior yard setback requirement under By-law 1-88. A 9m exterior yard setback is required whereas 1.8m is provided.

Planning Justification and Analysis

Section 45(1) of the *Planning Act* directs that a minor variance may be granted if, in the opinion of the Committee of Adjustment, the following tests are met:

- The variance requested maintains the general intent and purpose of the Official Plan;
- The variance requested maintains the general intent and purpose of the Zoning By-law;

- The variance is desirable for the appropriate use of the land; and,
- The variance is minor in nature.

Additionally, Bill 73 introduced a further condition (Section 45 (1.0.1)) stating that a minor variance must conform to any prescribed criteria and/or criteria established by the local municipality by by-laws, if any. At this time there are no additional criteria. The following is a summary of how the proposed application meets the four tests under the *Planning Act*.

Maintains the General Intent and Purpose of the Official Plan

The subject property has a split designation of *Prestige Employment and General Employment* by the City of Vaughan Official Plan. The designations permit a range of employment and office uses. The Official Plan Amendment that has been approved and is in full force on September 27th, 2018 permits an office building with a maximum gross floor area of 27, 000 square metres including an Assembly Hall and accessory uses.

The requested variances meet the general intent and purpose of the Official Plan by providing uses which conform to the property's land use designations and the approved Official Plan Amendment. The proposed development provides for a 6-storey, high-quality office building with a GFA of 26,943 square metres

It is our opinion that the proposed variances are consistent with the general intent and purpose of the Official Plan as they allow for a development supportive of employment uses.

Maintains the General Intent and Purpose of the Zoning By-law

The City of Vaughan Zoning By-law 1-88 was amended by Zoning By-law 168-2018 to zone the subject property *Prestige Employment Area zone - EM1(H)*. Zoning By-law 168-2018 was approved and passed at the September 27th, 2018 Council meeting and is the site-specific by-law which pertains to the subject property. The *EM1* zone permits a range of employment uses including office buildings and accessory office and retail uses. The proposed development complies with the by-law from a use perspective and meets the zoning provisions, except for parking, the front yard setback and the landscape strip width along the future public road. In addition, the proposed development requires relief from the City's Zoning By-law 1-88 as it does not comply with the exterior side yard setback requirement.

The requested variance to reduce the number of parking spaces meets the intent and purpose of the Zoning By-law as it will still allow for an adequate supply of off-street parking spaces for the proposed office use. A Parking Justification Letter has been prepared by Crozier which reviewed the site-specific Zoning By-law parking rates and the IBI Group – City of Vaughan Parking Standards Review (March 2010). The Letter concludes that the proposed number of parking spaces is adequate and can be supported from a parking justification perspective.

The proposed office building provides for a front yard setback of 6.2m, whereas a minimum of 7m is required. The requested variance is required as a result of a comment received from City

staff to measure the front yard setback from the future Huntington Road property line instead of the existing property line. As such, a variance is required.

The proposed development provides for an exterior yard setback of 1.8m, whereas 9m is required. The minimum yard setback cannot be met as the proposed east-west future public road was shifted northwards during the road realignment, resulting in a deficient exterior yard setback. As such a variance is required for the proposed development.

The proposed development provides for a 1.5m landscape strip buffer along the proposed east – west future public road, whereas 3m is required. Again, this deficiency is a result of the realignment of the east-west road and as such, a variance is required.

Desirable and Appropriate

The proposed development is to be the head office for LiUNA Local 183 with an assembly hall and accessory uses. The proposed variances are appropriate as they have precipitated, for the most part, from the realignment of the east-west future public road which was modified during the design of the road network for the south portion of Block 64. The front yard setback is required as a result of a comment received from City staff. City staff has asked that the setback be measured from the future Huntington Road property line instead of the existing property line and as such, we have revised the plan to comply with their request.

As mentioned in the Parking Justification letter, the proposed parking variance is also appropriate as the parking reduction is only for an additional 4.9% from the site-specific parking rates stipulated in By-law 168-2018 and the IBI Report. It is our opinion that the proposed variance for a parking reduction is also desirable and appropriate.

Minor in Nature

The proposed variances are minor in nature and will not interfere with the functioning of the property for an office building. The proposed variances do not pose any discernable adverse impacts on the surrounding area, nor are they inconsistent with the general intent and purpose of the Official Plan and Zoning By-law. It is our opinion that the requested variances are minor in nature.

Submission Materials

The following materials have been included with this submission:

- One cheque in the amount of \$3,359.00;
- One copy of the Parking Justification Letter prepared by Crozier Consulting Engineers;
- One complete Application Form;
- One copy of the Site Plan drawings and Parking Plans printed 8.5 x 14; and,
- One digital copy of the above listed materials.

Conclusion

It is our opinion that the proposed variances should be approved by the Committee of Adjustment as they meet all four tests prescribed by the *Planning Act*. The proposed development will implement the City of Vaughan's vision for providing an office building in an appropriately designated area and enhance the City's employment stock.

We trust that the above is sufficient for Staff to facilitate their review. We kindly request that this Minor Variance application be scheduled for the next Committee of Adjustment meeting on June 13th. Should you have any questions or require further information, please contact Kevin Bechard (ext. 236) or Jenna Thibault (ext. 309).

Yours truly,

Weston Consulting

Per:



Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Jason Schmidt-Shoukri

In summary, the Site Plan dated February 19, 2019, and prepared by Diamond Schmitt Architects Inc. for the LiUNA Local 183 Corporate Office proposes a total office GFA of 20,310 m², an assembly hall of 4,512 m² GFA, and mechanical service space totalling 2,121 m² GFA, resulting in a total GFA of 26,943 m² (the site-specific maximum limit is 27,000 m²).

According to the Site Plan, there will be three site accesses to the development. One of the entrances will be located on the northeast corner of the development, via Huntington Road, which will allow primary access to the pick-up/drop-off area and secondary access to the parking lot.

The second entrance will be located in the southern portion of the development, which will be available via a new proposed road that intersects with Huntington Road. This will allow vehicles to enter the proposed road, and turn right into the parking lot. The third access will be at the north westerly limits of the site and will connect upon future extension of Hunters Valley Road.

The Site Plan included in the attachments to this letter illustrates a proposed total parking supply of 932 parking, including 27 accessible parking stalls.

Parking Requirements

Site-Specific Zoning By-Law Requirement (Zoning Amendment)

Per the background information provided by Diamond Schmitt Architects Inc. (excerpts attached), a site-specific zoning amendment (By-Law 168-2018) has been granted by the City of Vaughan allowing the site to be developed under the parking rates presented in Table 1.

The new rates are consistent with the findings of the “IBI Group – City of Vaughan Parking Standards Review (March, 2010)” in terms of the total parking demand forecasted as presented in Table 2 of the succeeding sub-section. Additionally, these amended site-specific rates are considered a more representative forecast of typical trip generation given that the mechanical spaces are not expected to generate any trips, therefore, no parking demand. It is also noted that the amended office rate of 3.27 spaces per 100 m² even though larger is consistent with the Institute of Transportation Engineers’ (ITE) average rate of 3.06 spaces per 100 m² (calculated from 2.84 spaces per 1000 ft²). Therefore, the amended site-specific rates are projected to result in a more accurate forecast of the peak parking demand at the proposed site.

Table 1: Site-Specific (Amended Zoning By-Law168-2018) Parking Rates

Land Use	Proposed G.F.A.	Parking Rate	Required Parking
Assembly Hall	4,512 m ²	7 per 100 m ²	316
Office	20,310 m ²	3.27 per 100 m ²	664
Mechanical Spaces	2,121 m ²	-	-
Total	26,943 m ²		980

Note: As requested by City Staff (per By-Law 168-2018), all amenities except mechanical rooms have been calculated towards the facilities they are dedicated.

The amended parking rates results in a total peak parking demand forecast of 980 parking spaces, resulting in a deficit of 48 parking spaces compared to the proposed parking supply of 932 parking spaces. Given that the deficit is only 4.9% of the required parking provision, this is generally considered acceptable.

IBI Group Draft Report Parking Standards for City of Vaughan

A review of the City of Vaughan's parking standards was undertaken and culminated in the report titled "Review of Parking Standards Contained with the City of Vaughan's Comprehensive Zoning By-Law" (IBI Group, 2010). The majority of the City of Vaughan's parking standards were found to be higher than necessary, and a reduction in the parking requirements in the Zoning By-Law was proposed. The updated parking standards are currently pending approval by City Council and are in draft format, but are widely accepted as a parking recommendation. Relevant excerpts from the City of Vaughan Draft Parking Standards review are included in the attachments to this letter.

The review states that the current banquet hall parking requirement of 11 spaces per 100 square metres would accommodate a highly conservative scenario with 100% auto mode split, low auto occupancy, and simultaneous occupancy. This means that personal vehicles are exclusively used with minimal carpooling and every room or section of the banquet hall is at capacity at one time.

Per Exhibit 3-4 of the draft report, the Huntington Road area is designated as Base (employment lands), with minimal access to alternate modes of transportation. The draft parking standards propose that the parking demand for banquet halls located in the Base area may be a minimum of 7 spaces per 100 m² to a maximum of 10 spaces per 100 m² of GFA. The draft parking standards propose that the requirement for office space is to be reduced to 3 spaces per 100 m². The forecasted peak parking demand is illustrated in Table 2.

Table 2: IBI Report Parking Rates

Land Use	Proposed G.F.A.	Parking Rates	Required Parking	
			Minimum	Maximum
Assembly Hall	4,512 m ²	7 to 10 per 100 m ²	316	451
Office	20,310 m ²	3 per 100 m ²	609	609
Mechanical Spaces	2,121 m ²	-	-	-
Total	26,943 m ²	-	925	1060

Note: All amenities have been calculated using the unspecified land use rates

The IBI Report recommended parking rates results in a total peak parking demand forecast of between 925 to 1,060 parking spaces. Given the proposed parking supply of 932 parking spaces, there could be an excess supply of up to 7 parking spaces or a maximum deficiency of up to 128 parking spaces during the worst-case scenario where all facilities are occupied simultaneously and at 100% capacity.

Conclusions and Recommendations

This letter has assessed the parking requirements associated with the proposed development at the 8500 Huntington Road site and determined the adequacy of the parking supply by forecasting the peak parking demand using standard methodologies.

The site-specific parking rates (per amended By-Law 168-2018) forecast's a peak period demand of 980 parking spaces for the entire development, resulting in a deficit of 48 parking spaces during the peak parking demand periods. However, this deficit is only 4.9% of the requirements and is generally considered an adequate supply. Additionally, the proposed accessible parking supply of 27 spaces, 3 loading spaces and bicycle parking supply of 66 spaces at the site is adequate per the Zoning By-Law requirements.

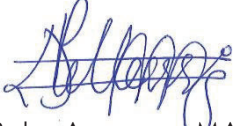
The parking rates from the "IBI Group – City of Vaughan Parking Standards Review (March, 2010)" forecast's a peak period demand between 925 to 1,060 parking spaces. Therefore, there could be an excess supply of up to 7 parking spaces or a maximum deficiency of up to 128 parking spaces during an unlikely worst-case scenario where all facilities are occupied simultaneously and at 100% capacity.

Based on the site-specific parking rates (amended By-Law 168-2018) and the IBI Report recommended rates, we recommend that the City grant the required parking reduction of an additional 4.9% (48 spaces) being sought for the 8500 Huntington Road site.

It is our professional conclusion that the proposed development at 8500 Huntington Road can be supported from a parking justification perspective. The forecasted peak parking demand can be accommodated by the proposed supply of 932 parking space.

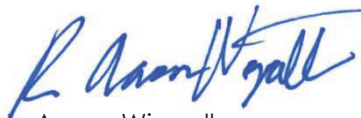
Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Peter Apasnore MASc., E.I.T.
Transportation

C.F. CROZIER & ASSOCIATES INC.



Aaron Wignall
Associate, Transportation

/pa/kb

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ATTACHMENTS

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

I, TODD COLES, of the Township of King, make oath and say:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 168-2018 was passed by the Council of the Corporation of the City of Vaughan on the 27TH day of September 2018, and written notice was given on the 11th day of October 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
- 3. THAT no notice of appeal setting out an objection to By-law 168-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
- 4. THAT By-law Number 168-2018 is deemed to have come into effect on the 27th day of September 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
14th day of November 2018.)



TODD COLES
City Clerk



A Commissioner, etc.

Christine Marie Monique Vigneault,
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2020.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 168-2018

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

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

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 Holding Symbol "(H)", in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1468) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1598", until the Holding Symbol "(H)" is removed pursuant to Section 36(3) or (4) of the *Planning Act*:

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

B. Removal of the Holding Symbol "(H)" from the Subject Lands shall be contingent on the following:

 - i) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - ii) The Owner shall submit a letter from the Block Trustee for Block

64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;

- iii) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- iv) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

C. Notwithstanding the provisions of:


- a) Subsection 3.8 a) and g) respecting Minimum Parking Requirements and Driveway Widths;
- b) Subsection 6.1.6 a) respecting Landscaping Requirements;
- c) Subsection 2.0 respecting the definition for an Office Building, 6.2.1 and Schedule 'A' respecting the Uses Permitted and zone standards in the EM1 Prestige Employment Area Zone


the following provisions shall apply to the lands shown as Subject Lands on Schedule "E-1598":

- ai) A minimum of 1,010 parking spaces is permitted on the lands based on the following parking rates:
- 3.27 parking spaces per 100 m² of GFA for an Office Building
 - 7 parking spaces per 100 m² of GFA for an Assembly Hall
- aii) A maximum driveway width for ingress and egress driveway of 7.2 m is permitted;
- bi) The minimum required landscape strip widths on the Subject Lands shall be:
- 5 m abutting Huntington Road
 - 3 m abutting Hunter's Valley Road (north-south) and future public road (east-west)
- ci) The following additional uses shall be permitted on the Subject Lands:
- An Office Building with a total maximum GFA of 27,000 m², and may include the following uses up to a maximum GFA of 5,700 m² on any floor:
 - Office, Business or Professional (including a Regulated Health Professional)
 - Pharmacy
 - Print Shop
 - Health Centre
 - Bank or Financial Institution
 - Assembly Hall (maximum GFA of 4,535 m²);
- cii) A maximum building height of 28 m is permitted;
- ciii) A minimum front yard setback of 7 m is permitted."
- c) Adding Schedule "E-1598" attached hereto as Schedule "1".
- d) Deleting Key Map 10C and substituting therefor the Key Map 10C attached hereto as Schedule "2".

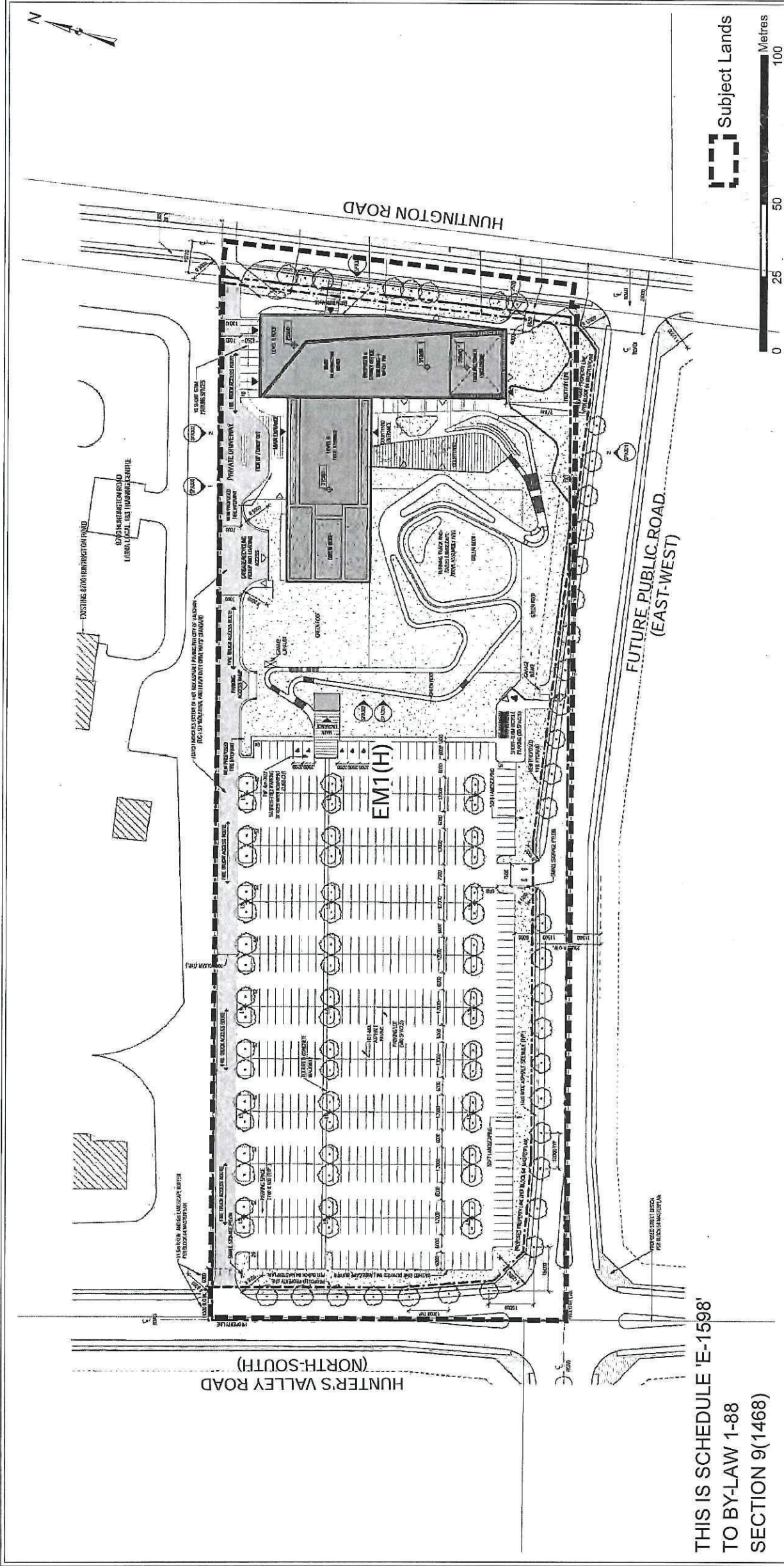
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27th day of September, 2018.


Hon. Maurizio Bevilacqua, Mayor


Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
September 27, 2018.



Subject Lands

Metres
0 25 50 100

THIS IS SCHEDULE 'E-1598'
TO BY-LAW 1-88
SECTION 9(1468)

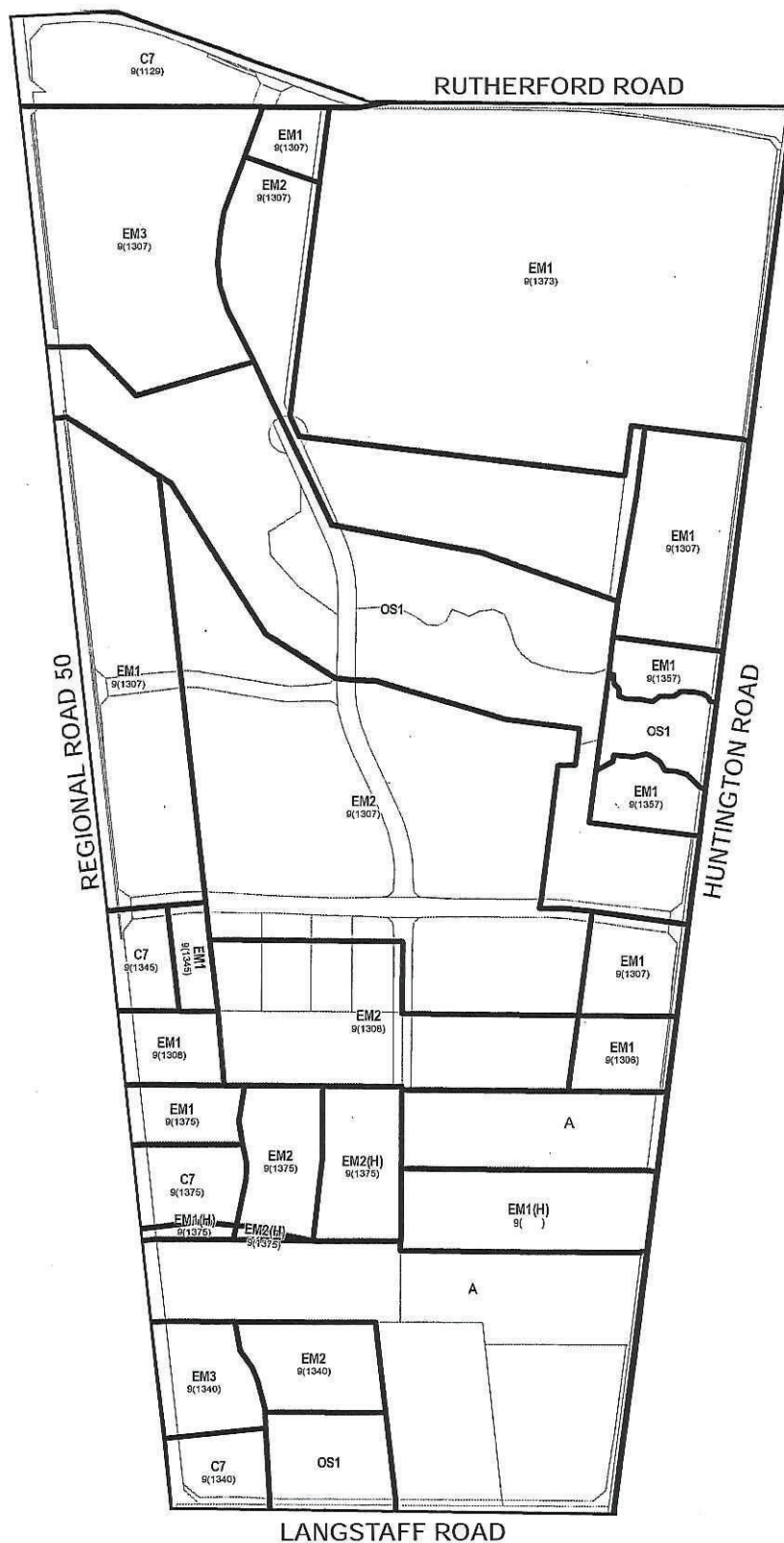
FILE: Z.18.003
RELATED FILES: OP.18.002
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10
APPLICANT: LABOURERS' INTERNATIONAL UNION OF
NORTH AMERICA - LIUNA LOCAL 183
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 168-2018
PASSED THE 27TH DAY OF SEPTEMBER, 2018

SIGNING OFFICERS

MAYOR

CLERK


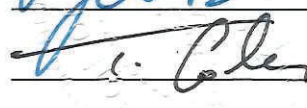


KEY MAP 10C
BY-LAW NO. 1-88



**THIS IS SCHEDULE '2'
TO BY-LAW 168-2018
PASSED THE 27TH DAY OF SEPTEMBER, 2018**

FILE: Z.18.003
RELATED FILES: OP.18.002
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10
APPLICANT: LABOURERS' INTERNATIONAL UNION OF
NORTH AMERICA - LIUNA LOCAL 183
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 168-2018

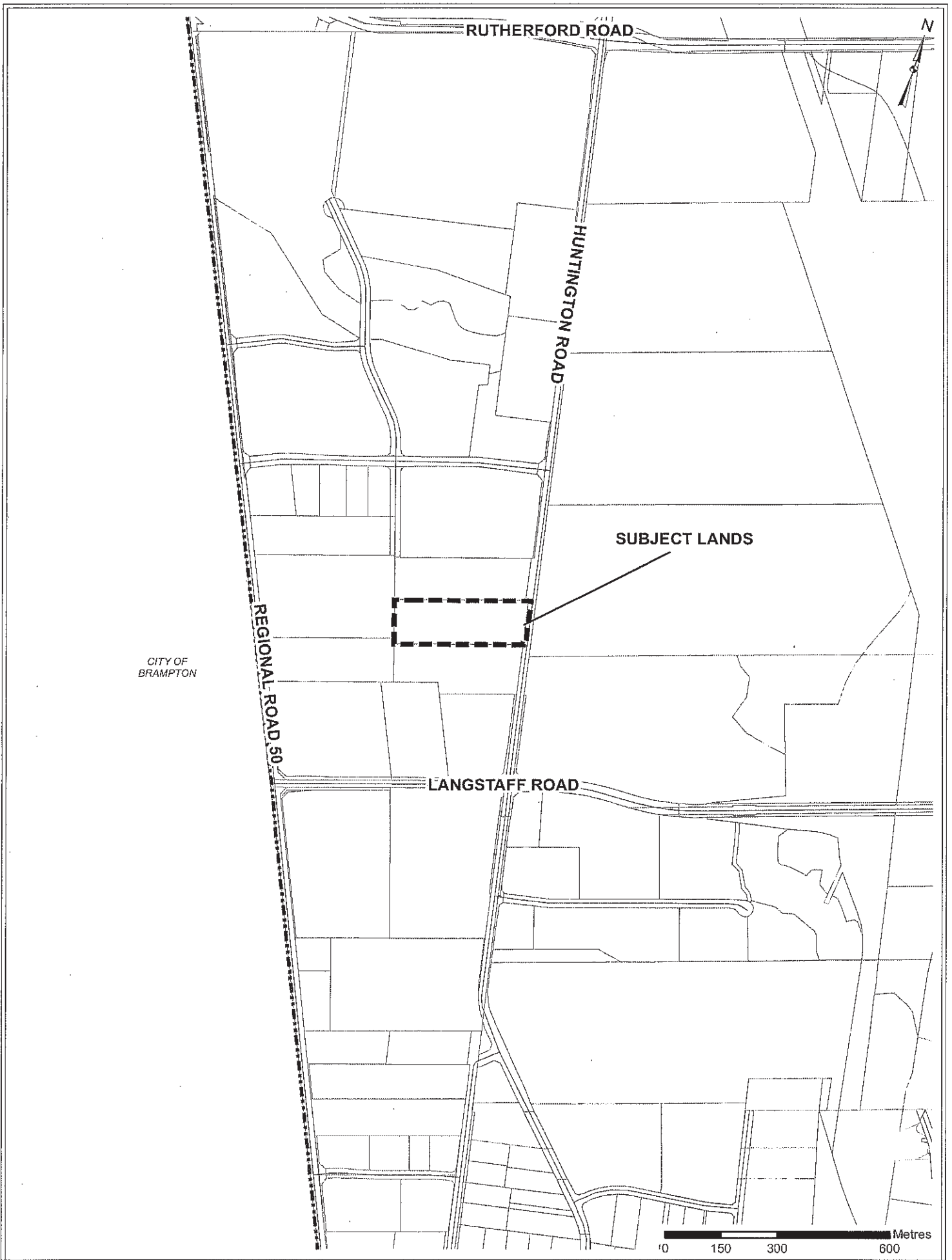
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory uses.

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)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- c) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

The by-law includes site-specific exceptions to facilitate the development of the 6-storey, 27,000 m² office building including an assembly hall and accessory uses:

- The maximum width for an ingress and egress driveway shall be 7.2 m;
- The minimum landscape strip widths abutting Huntington Road and the future roads at Hunter's Valley Road (north-south), and future public road (east-west), shall be 5 m and 3 m respectively;
- To permit a maximum building height of 28 m;
- To permit a reduced front yard building setback of 7 m;
- To permit a total of 1,010 parking spaces at a rate of 3.27 parking spaces per 100 m² for an Office Building and Accessory Uses, and 7 parking spaces per 100 m² for an Assembly Hall;
- To permit the following additional uses to the EM1 Prestige Employment Area Zone:
 - Office, Business or Professional (including a Regulated Health Professional)
 - Pharmacy
 - Print Shop
 - Health Centre
 - Bank or Financial Institution



LOCATION MAP TO BY-LAW 168-2018

FILE: Z.18.003

RELATED FILES: OP.18.002

LOCATION: PART OF LOTS 11 & 12, CONCESSION 10

APPLICANT: LABOURERS' INTERNATIONAL UNION OF

NORTH AMERICA - LIUNA LOCAL 183

CITY OF VAUGHAN

Exhibit ES-3: Summary of Proposed Parking Standards – Non-Residential Uses

	Use Category	Description	Existing Standard (Minimum)	Proposed Standards (spaces / 100m² GFA)							
				Base (Other Areas)		High-Order Transit Hubs		Local Centres		Primary Centres/Primary Intensification Areas	
				Min	Max	Min	Max	Min	Max ⁽⁴⁾	Min	Max
Retail	Retail/Shopping Centre	<=5000m², eating establishments limited to 20% of GFA at this parking rate ⁽¹⁾	Varies from 2.0-6.0	3.5	4	2	4	3	4.5 surface parking	3	4.5 surface parking
	Retail/Shopping Centre	>5000m², eating establishments limited to 20% of GFA at this parking rate ⁽¹⁾	2.0-6.0	4.5	4	2.5	4	3	4.5 surface parking	3	4.5 surface parking
	Supermarket	> 1000 m²	6	4.5	4	2.5	4	3	4.5 surface parking	3	4.5 surface parking
	Bank or Financial Institution (standalone on own lot)		6	4.5	2.5	4	3	4.5 surface parking	3	4.5 surface parking	
Eating Establishment	Eating Establishment		16-20	10	10	6	10	8	-	8	-
	Take-Out Eating Establishment		10	6	3	6	4	4	-	4	-
	Outdoor Patio		Equal to eating establishment	0	-	0	-	0	-	0	-
Office	General Office Building	Ancillary retail, personal services, and eating establishment limited to 15% of GFA at this parking rate ⁽²⁾	3.5	3	1.5	2.5	2	2	3 surface parking	2	3 surface parking
	Medical Office Building		5/ practitioner	4.5	4	2.5	4	3	4.5 surface parking	3	4.5 surface parking
Industrial	Industrial/Warehousing		1.5-2	1	-	-	-	-	-	-	-
	Mixed Industrial Building	Ancillary office, retail, personal services, and eating establishment limited to 15% of GFA at this parking rate ⁽³⁾	1.5-2	1.5	-	-	-	-	-	-	-

(1) Eating establishment floor area above 20% of site GFA, should be assessed at the proposed eating establishment rate
(2) Retail, personal services, and eating establishment floor area above 15% of site GFA, should be assessed at the use-specific rate
(3) Office, retail, personal services, and eating establishment floor area above 15% of site GFA, should be assessed at the use-specific rate
(4) Maximum does not apply if parking is below grade

CITY OF VAUGHAN
REVIEW OF PARKING STANDARDS CONTAINED WITHIN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BY-LAW:
FINAL REPORT

Exhibit ES-3: Summary of Proposed Parking Standards – Non-Residential Uses (cont.)

Use Category	Existing Standard	Proposed Standards (units as specified)							
		Base (Other Areas)		High-Order Transit Hubs		Local Centres		Primary Centres/Primary Intensification Areas	
		Min		Min	Max	Min	Max	Min	Max
Places of Assembly and Related Uses	Hotel/Motel	0.9/bedroom ⁽¹⁾		0.75/bedroom ⁽¹⁾	-	0.85/bedroom ⁽¹⁾	-	0.85/bedroom ⁽¹⁾	-
	Banquet Halls, Dance Halls, Clubs and Convention Centres	7/100m ² GFA		3/100m ² GFA	-	4.5/100m ² GFA	-	4.5/100m ² GFA	-
	Health or Fitness Club	7/100m ² GFA		5/100m ² GFA	-	6/100m ² GFA	-	6/100m ² GFA	-
	Theatre, Auditorium, Public Hall, Arena, All Seasons Sports Facility, and Other Places of Assembly and Entertainment	11/100m ² GFA		5/100m ² GFA	-	8/100m ² GFA	-	8/100m ² GFA	-
	Community Centre and Libraries	2.0/100m ² GFA		1.0/100m ² GFA	-	1.5/100m ² GFA	-	1.5/100m ² GFA	-
	Museum, Art Gallery, Y.M.C.A., Y.W.C.A.	2.0/100m ² GFA		1.0/100m ² GFA	-	1.5/100m ² GFA	-	1.5/100m ² GFA	-
	Place of Amusement	2.0/100m ² GFA		1.0/100m ² GFA	-	1.5/100m ² GFA	-	1.5/100m ² GFA	-
	Bowling Alley	4 per lane		-	-	-	-	-	-
	Funeral Home	4/100m ² with a 15 space minimum		-	-	-	-	-	-

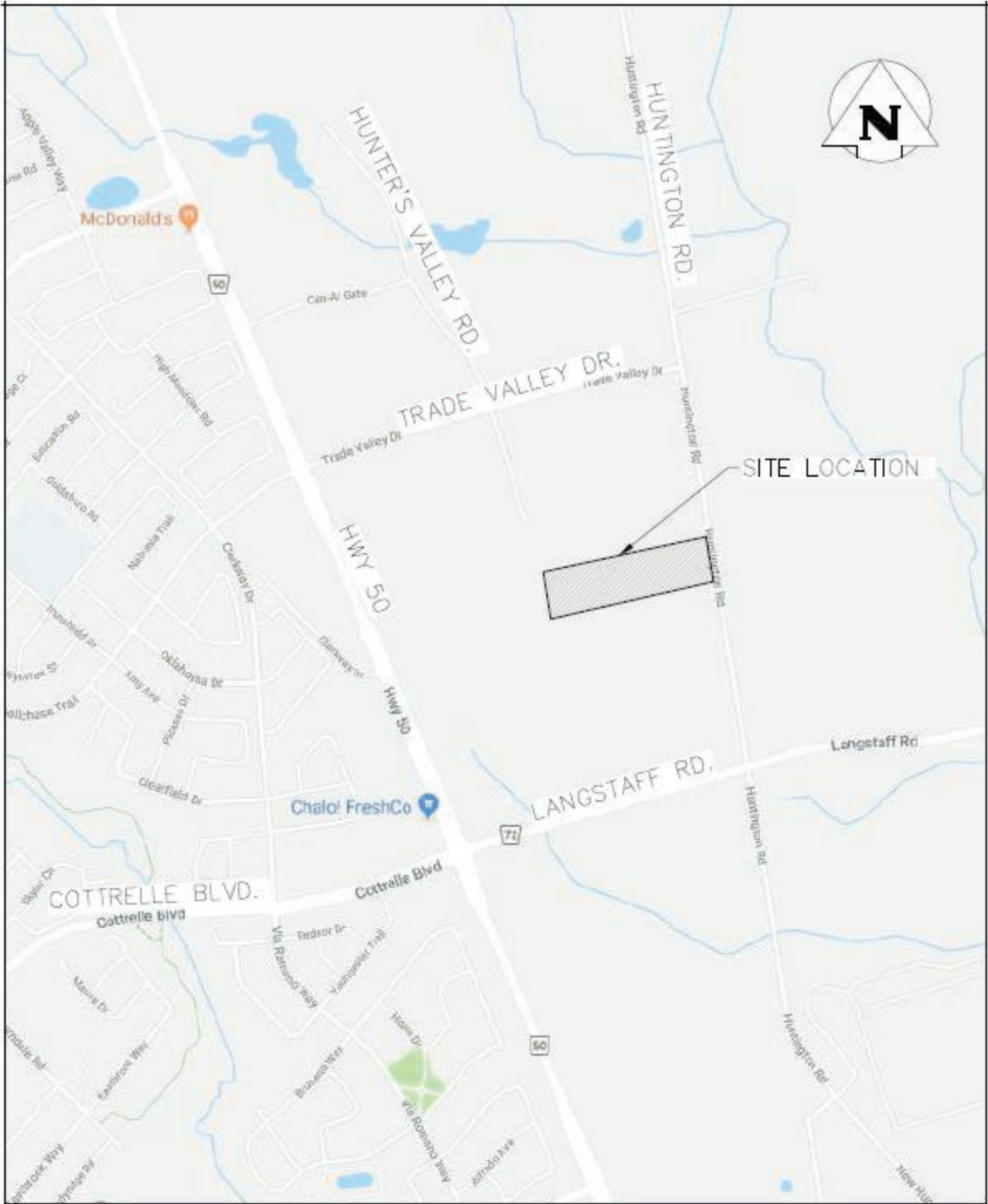
(1) Parking requirements for other uses (e.g., restaurant, convention centre) should be determined based on a shared parking calculation


CITY OF VAUGHAN
REVIEW OF PARKING STANDARDS CONTAINED WITHIN THE CITY OF VAUGHAN'S COMPREHENSIVE ZONING BY-LAW:
FINAL REPORT

Exhibit ES-4: Summary of Proposed Parking Standards – Non-Residential Uses (cont.)

Use Category	Description	Existing Standard	Proposed Standards (units as specified)							
			Base (Other Areas)		High-Order Transit Hubs		Local Centres		Primary Centres/Primary Intensification Areas	
			Min	Max	Min	Max	Min	Max	Min	Max
Place of Worship	Permanent Seating	11/ 100 m² GFA	23/ 100 m² GFA of worship area	9/ 100 m² GFA of worship area	18/ 100 m² GFA of worship area	15/ 100 m² GFA of worship area	23/ 100 m² GFA of worship area	18/ 100 m² GFA of worship area	29/ 100 m² GFA of worship area	
	Variable Seating		34/ 100 m² GFA of worship area	13/ 100 m² GFA of worship area	26/ 100 m² GFA of worship area	22/ 100 m² GFA of worship area	34/ 100 m² GFA of worship area	26/ 100 m² GFA of worship area	43/ 100 m² GFA of worship area	
Hospital, Private and/or Public		0.75/bed in addition to 0.25/employee	No standard specified ⁽²⁾ . Require studies be conducted for new hospitals and hospital expansion.	-	-	-	-	-	-	
Elementary and Secondary School	Parking	1.5 - 4 ⁽³⁾ /Teaching Classroom	1.5 / classroom	1 / classroom	-	1.25 space / classroom	-	1.25 space / classroom	-	
	Pick-Up/Drop-Off Spaces	0	3 spaces + 0.02/student	3 spaces + 0.015/ student		3 spaces + 0.015/ student		3 spaces + 0.015/ student		
Post-Secondary Schools		Greater of 4/classroom or 6/100 m² GFA	4/ classroom plus 1/ 6 seats in an auditorium or theatre	2.5/classroom plus 1/7 seats in an auditorium or theatre	-	3/classroom plus 1/7 seats in an auditorium or theatre	-	3/classroom plus 1/7 seats in an auditorium or theatre	-	
Day Nursery	Parking	1.5/Employee	1/Employee	0.75 / employee	-	0.85 / employee	-	0.85 / employee	-	
	Pick-Up/Drop-Off Spaces	0	3 spaces + 0.1/ student	3 spaces + 0.05/ student		3 spaces + 0.05/ student		3 spaces + 0.05/ student		

FIGURES



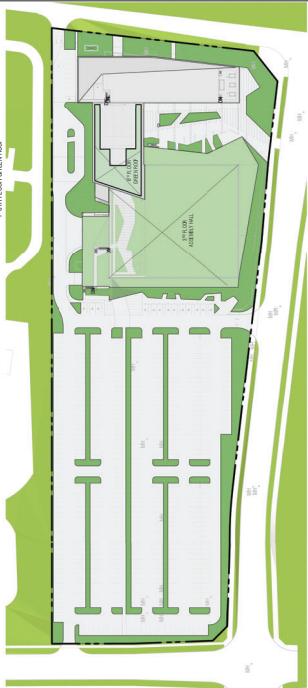
LIUNA LOCAL 183 OFFICE BUILDING CITY OF VAUGHAN		 CROZIER & ASSOCIATES Consulting Engineers		2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905 875-0026 T 905 875-4315 F WWW.CFCROZIER.CA	
8500 HUNGTINGON ROAD					
Drawn	R.G.	Design		Project No.	1521-4869
Check	M.A.	Client	P.A.	Scale	N.T.S.
				Fig.	FIG. 01

[illegible]

THESE PLAYS ARE BY THE ARTISTS.

[illegible]

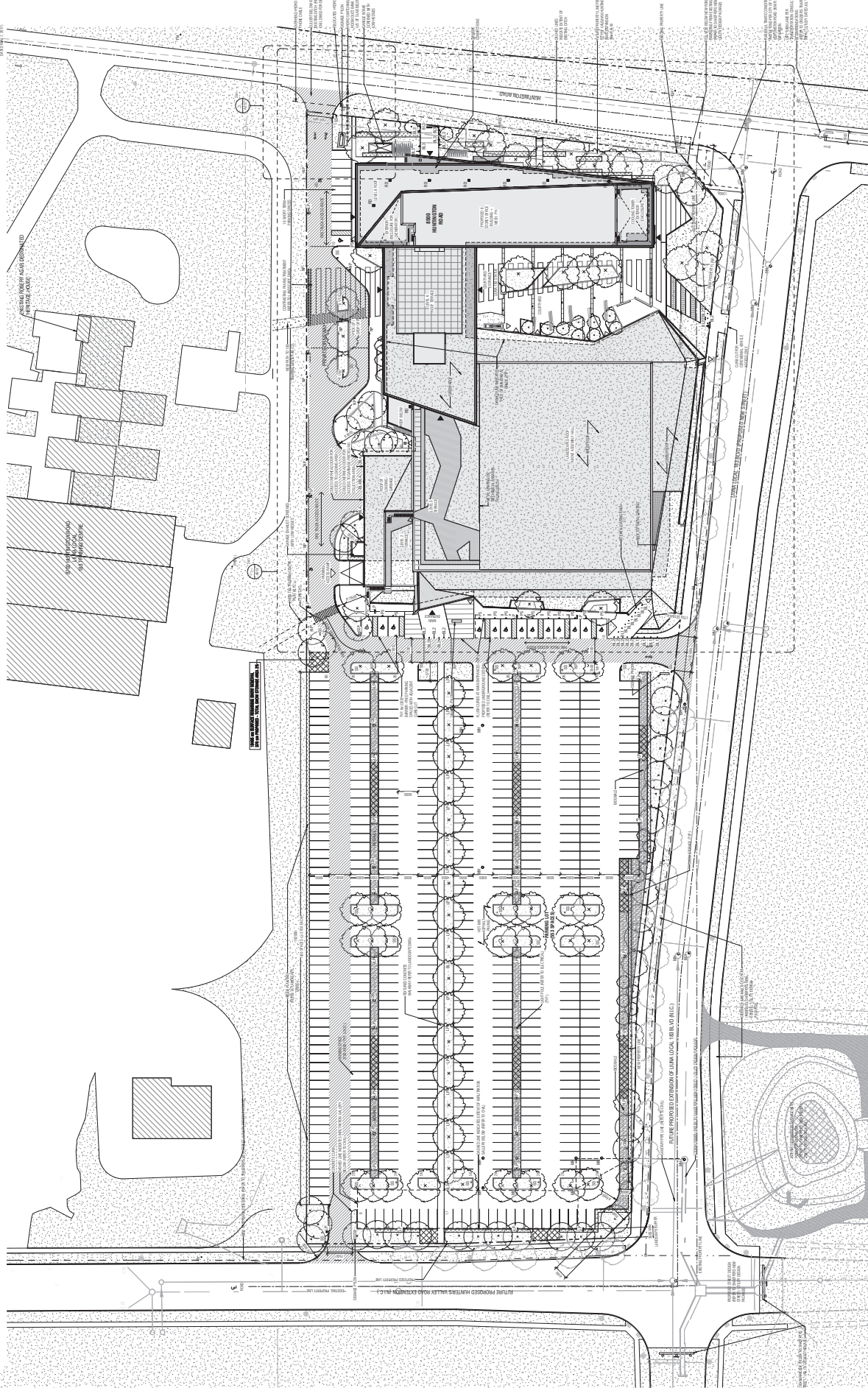
LANDSCAPED AREA INCLUDING
6,935 m² 1st FLOOR ASSEMBLY HALL
+ 0.14 H.005 GROUND FLOOR
= 14,234 m²
(39% OF OVERALL SITE AREA)

[illegible]

THESE PLAYS ARE BY THE DIRECTOR.



2 SITE PLAN ENLARGEMENT OF THE CORNER - ULTIMATE CONDITION



LEGEND	3-STEP	4-STEP	5-STEP	6-STEP	7-STEP	8-STEP	9-STEP	10-STEP	11-STEP	12-STEP	13-STEP	14-STEP	15-STEP	16-STEP	17-STEP	18-STEP	19-STEP	20-STEP	21-STEP	22-STEP	23-STEP	24-STEP	25-STEP	26-STEP	27-STEP	28-STEP	29-STEP	30-STEP	31-STEP	32-STEP	33-STEP	34-STEP	35-STEP	36-STEP	37-STEP	38-STEP	39-STEP	40-STEP	41-STEP	42-STEP	43-STEP	44-STEP	45-STEP	46-STEP	47-STEP	48-STEP	49-STEP	50-STEP	51-STEP	52-STEP	53-STEP	54-STEP	55-STEP	56-STEP	57-STEP	58-STEP	59-STEP	60-STEP	61-STEP	62-STEP	63-STEP	64-STEP	65-STEP	66-STEP	67-STEP	68-STEP	69-STEP	70-STEP	71-STEP	72-STEP	73-STEP	74-STEP	75-STEP	76-STEP	77-STEP	78-STEP	79-STEP	80-STEP	81-STEP	82-STEP	83-STEP	84-STEP	85-STEP	86-STEP	87-STEP	88-STEP	89-STEP	90-STEP	91-STEP	92-STEP	93-STEP	94-STEP	95-STEP	96-STEP	97-STEP	98-STEP	99-STEP	100-STEP
LEGEND	3-STEP	4-STEP	5-STEP	6-STEP	7-STEP	8-STEP	9-STEP	10-STEP	11-STEP	12-STEP	13-STEP	14-STEP	15-STEP	16-STEP	17-STEP	18-STEP	19-STEP	20-STEP	21-STEP	22-STEP	23-STEP	24-STEP	25-STEP	26-STEP	27-STEP	28-STEP	29-STEP	30-STEP	31-STEP	32-STEP	33-STEP	34-STEP	35-STEP	36-STEP	37-STEP	38-STEP	39-STEP	40-STEP	41-STEP	42-STEP	43-STEP	44-STEP	45-STEP	46-STEP	47-STEP	48-STEP	49-STEP	50-STEP	51-STEP	52-STEP	53-STEP	54-STEP	55-STEP	56-STEP	57-STEP	58-STEP	59-STEP	60-STEP	61-STEP	62-STEP	63-STEP	64-STEP	65-STEP	66-STEP	67-STEP	68-STEP	69-STEP	70-STEP	71-STEP	72-STEP	73-STEP	74-STEP	75-STEP	76-STEP	77-STEP	78-STEP	79-STEP	80-STEP	81-STEP	82-STEP	83-STEP	84-STEP	85-STEP	86-STEP	87-STEP	88-STEP	89-STEP	90-STEP	91-STEP	92-STEP	93-STEP	94-STEP	95-STEP	96-STEP	97-STEP	98-STEP	99-STEP	100-STEP

Diamond Schmitt Architects
104 Adelaide Street West, Suite 100, Toronto, Canada M5V1B7
Tel: 416.592.8800 Fax: 416.592.9508 info@dsaj.ca www.dsaj.ca

A circular clock face with a black border. The hour hand is positioned slightly past the 10 o'clock mark, and the minute hand is pointing exactly at the 2 o'clock mark, indicating a time of 10:10.

LIUNA Local 183 Corporate Office

1800 Huntington Road, Vaughan, ON

SITE PLAN - OVERALL AREA

Scale: 1:400
Project No: 1382
Date: 11/11/2013

A012

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.002
ZONING BY-LAW AMENDMENT FILE Z.18.003
SITE DEVELOPMENT APPLICATION DA.18.025
LABOURERS' INTERNATIONAL UNION OF NORTH AMERICA
(LIUNA LOCAL 183)
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment and Site Development Application Files OP.18.002, Z.18.003 and DA.18.025 (LIUNA Local 183) on the Subject Lands shown on Attachments #2 and #3, to amend the Official Plan to increase the gross floor area ("GFA") for an office building from 10,000 m² to 27,000 m² and including an assembly hall and accessory uses; to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)" and Site Plan approval for the development.

Report Highlights

- The Owner proposes to develop the Subject Lands with a 27,000 m², 6-storey office building.
- Amendments to the Official Plan are required to increase the GFA of the office building from 10,000 m² to 27,000 m² and including an assembly hall and accessory uses. Amendments to Zoning By-law 1-88 are required to rezone the Subject Lands to the EM1(H) Zone, together with the site-specific zoning exceptions in Table 1 of this report. Site Plan approval is also required to permit the development.
- York Region exempted the Official Plan Amendment Application from Regional approval.
- The Development Planning Department supports the Applications, as the proposed development is consistent with the *Provincial Policy Statement 2014* and conforms to the Growth Plan and the York Region Official Plan. The office building is also a permitted use by Vaughan Official Plan 2010.

Recommendations

1. THAT Official Plan Amendment File OP.18.002 (LiUNA Local 183) BE APPROVED; to amend Vaughan Official Plan 2010 regarding the Subject Lands shown on Attachments #1 and #2 as follows:
 - a) Section 9.2.2.11.c) iii) respecting the “Prestige Employment” designation to increase of the gross floor area (“GFA”) for an office building from 10,000 m² to 27,000 m² and including an assembly hall and accessory uses (i.e. pharmacy, credit union (bank), vision optical centre, print shop, dental clinic, training classrooms, wellness health centre, senior’s member club, and staff gym).
2. THAT Zoning By-law Amendment File Z.18.003 (LiUNA Local 183) BE APPROVED; to rezone the Subject Lands from “A Agricultural Zone” to “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)” in the manner shown on Attachment #3, together with the site-specific zone exceptions to the “EM1(H) Prestige Employment Area Zone” identified in Table 1 of this report.
3. THAT the Holding Symbol “(H)”, as shown on Attachment #3, shall not be removed from the Subject Lands, until the following conditions are satisfied:
 - a) The Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of Hunter’s Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
 - c) The Owner through the Block 64 South Developers’ Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter’s Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of

the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and

- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

- 4. THAT Site Development File DA.18.025 (LiUNA Local 183) BE DRAFT APPROVED SUBJECT to the following conditions to the satisfaction of the Development Planning Department to permit a 27,000 m², 6-storey office building including an assembly hall, and accessory uses, as shown on Attachments #3 to #7:

- a) That prior to the execution of a Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, heritage impact assessment and building elevations;
 - ii) the Development Engineering Department shall approve the final grading plan, servicing plan (including interim and ultimate driveway locations), erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report and Transportation Impact Study;
 - iii) the Owner shall have provided the updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity), to the satisfaction of the Development Engineering Department;
 - iv) the Owner shall have entered into a Developers' Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 64 South. This agreement shall also include a provision for additional developers to

participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department.

- v) the Owner shall submit a Letter from the Trustee for Block 64 South indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Developers' Group Agreement, to the satisfaction of the Development Engineering Department;
 - vi) the Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit for the conveyance of lands required for the creation of Hunter's Valley Road and the unnamed municipal right-of-way south of the Subject Lands, and shall arrange to prepare and register the associated reference plan at their expense, to the satisfaction of the Development Engineering Department;
 - vii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Division;
 - viii) the Owner shall submit final archeological assessment(s) and the corresponding acceptance letter(s) from the Ministry of Tourism, Culture and Sport; and,
 - ix) The Owner shall satisfy all requirements of the Ministry of Transportation Ontario (the "MTO").
- b) The Site Plan Agreement shall include the following clauses:
- i) The Owner shall convey land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*;
 - ii) The Owner shall pay to Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board, prior to the issuance of any Building Permit;
 - iii) The Owner shall convey to the City, the lands required for the creation of Hunter's Valley Road and the unnamed municipal right-of-way south of the Subject Lands, and shall prepare and register the associated reference plan at their expense, all to the satisfaction of the Development Engineering Department;

- iv) Following the extension of Hunter's Valley Road or when requested by the City, any temporary access driveways (i.e. access from Huntington Road as shown on the civil engineering drawings) shall be removed complete with boulevard and road restoration to the satisfaction of the City and the ultimate access driveways shall be constructed from Hunter's Valley Road and the unnamed municipal right-of-way south of the Subject Lands. The Owner shall agree to provide the necessary financial security in the form of a Letter of Credit, for this work, all to the satisfaction of the Development Engineering Department; and
 - v) The Owner shall decommission any temporary services constructed for the development and provide the necessary financial security in the form of a Letter of Credit for this work, all to the satisfaction of the Development Engineering Department.
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The Subject Lands (the "Subject Lands") are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning By-law Amendment and Site Development Applications have been submitted to permit the Development

The Owner has submitted the following applications (the "Applications") to permit a development (the "Development") consisting of a 6-storey, 27,000 m² office building with an assembly hall and accessory uses as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.18.002, to amend Vaughan Official Plan 2010 ("VOP 2010"), Section 9.2.2.11.c) iii) respecting the "Prestige Employment" designation to increase the gross floor area ("GFA") for an office building from 10,000 m² to 27,000 m², and including an assembly hall and accessory uses (i.e. pharmacy, credit union (bank), vision optical centre, print shop, dental clinic, training classrooms, wellness health centre, senior's member club, and staff gym).
2. Zoning By-law Amendment File Z.18.003 to rezone the Subject Lands from "A Agricultural Zone" to "EM1(H) Prestige Employment Area Zone" with the Holding

Symbol “(H)”, in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

3. Site Development Application File DA.18.025 to permit a 27,000 m², 6-storey office building with an assembly hall and accessory uses, as shown on Attachments # 3 to #7.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

On May 11, 2018, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands. A copy of the Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on June 5, 2018, to receive comments from the public, and the Committee of the Whole. Vaughan Council, on June 19, 2018, ratified the Recommendation of the Committee of the Whole to receive the Public Hearing report of June 5, 2018.

No written submissions regarding the Applications were received by the Development Planning Department. No individuals made deputations at the Public Hearing on June 5, 2018, regarding the Applications. The Committee made comments regarding the inclusion of a bird-friendly design treatment and the enhancement of the building facing Huntington Road. Bird friendly design and enhanced building elevations will be reviewed through the Site Development review process and further discussion is included in the Analysis and Options section of this report.

Previous Reports/Authority

[Item 2, Report No. 22, Committee of the Whole \(Public Hearing\), adopted without amendment by Vaughan Council on June 19, 2018](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 2014 (the “PPS”)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities including:

- The efficient use and management of land and infrastructure
- Protection of environment and resources

- Ensuring appropriate opportunities for employment and residential development, including support for a mix of uses

Part V – “Policies” of the PPS states (in part) the following:

Employment:

1.3.1 *“Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment and institutional uses to meet long term needs;*
- b) providing opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which supports a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,*
- d) ensuring the necessary infrastructure is provided to support current and projected needs.”*

1.3.2 *Employment Areas*

“1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.”

1.7 *Long-Term Economic Prosperity*

1.7.1 *“Long-term economic prosperity should be supported by:*

- a) promoting opportunities for economic development and community investment-readiness;”*

The Applications are consistent with the intent of the Employment area policies of the PPS, which promotes the efficient use of land to support a healthy community and economic development and competitiveness. The Development includes a mix of primarily office, and accessory uses (medical office, pharmacy, print shop, dental clinic, training classrooms, wellness health centre, senior’s member’s club, staff gym, optician and credit union). The LiUNA Local 183 consists of approximately 55,000 members which will utilize these services and/or be employed by the organization. The centralized services located within the building offers convenience and accessibility for members using this location.

The Development is located in proximity to local and major arterial roads (Langstaff Road and Rutherford Road) that can accommodate alternative modes of transportation

including public transit, cycling and walking. The Development is located within the Block 64 Plan. The Development minimizes land consumption as the design of the site considers future phased development. The Development supports the projected employment and economic activity needs towards a liveable and resilient community. The Development will maintain the viability of the employment lands and contribute to the diversity in the economic base. The Applications are consistent with the policy objectives of the PPS.

The Development conforms to the Places to Grow Act - The Growth Plan for the Greater Golden Horseshoe 2017 (the “Growth Plan”)

The Growth Plan came into effect in May of 2017, and is intended to guide decision making on the development of land by encouraging a compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

3.2.5 Employment

Part 2.2.1.2 Managing Growth states (in part) the following:

“Forecasted growth to the horizon of this Plan will be allocated based on the following:

c) within settlement areas, growth will be focused on:

- i. delineated built-up areas;*
- ii. strategic growth areas;*
- iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
- iv. areas with existing or planned public service facilities;”*

Part 2.2.5 Employment states (in part) the following:

“2.2.5.1 a) and b) “Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this plan;”*

- “2.2.5.2 major office...will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.”*
- “2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.”*
- “2.2.5.4 in planning for employment surface parking will be minimized...development of active transportation networks and transit-supportive built form will be facilitated.”*

The vacant Subject Lands are located outside of an Urban Growth Centre, but located within proximity to a Regional Transit Priority Network (Rutherford Road) and identified within the Urban Growth Centre boundary by Vaughan Official Plan 2010 (“VOP 2010”). The Subject Lands will be bound by future major collector road connections immediately adjacent to the Development, traversing north-south (Hunter’s Valley Road), and east-west (future collector road). The Subject Lands are located within proximity to existing York Region Rapid Transit Bus Stops along Huntington Road (to the north and south of the Subject Lands). The proposed accessory uses devoted to members services will be located at the ground-level, at-grade along the Huntington Road frontage, which provides accessibility to public transit located on Huntington Road.

The Applications will facilitate the development of a 6-storey, 27,000 m² major office building with an assembly hall and accessory uses and make efficient use of the “Prestige Employment” lands by increasing the overall building GFA and employment density. In consideration of the LiUNA Local 183 organization, a larger office building is required to accommodate all necessary services. Surface parking is proposed and located at the rear of the building and will be partially screened by landscaping along the perimeter of the Subject Lands, and by the building along the frontage of Huntington Road.

The Subject Lands are located within a Built-Up Area where the Growth Plan encourages intensification to contribute to the establishment of complete communities where existing infrastructure and municipal services are available. The Applications are consistent with the policy framework, as envisioned by the Growth Plan by making a more efficient use of the “Prestige Employment” designated lands, while incorporating an intensified employment development that is accessible, supports active transportation within the existing transportation network, and contributes towards employment growth within the planned employment areas. The Applications conform to the policies of the Growth Plan.

The Development conforms to the York Region Official Plan (“YROP 2010”)

The Subject Lands are designated “Urban Area” by the YROP 2010, which permits a range of residential, industrial, commercial and institutional uses. Primary access to the Subject Lands is proposed from Huntington Road; a local road. In addition, YROP identifies the Subject Lands as “Strategic Employment Lands – Conceptual”.

Section 4.0 Economic Vitality policies states (in part) the following:

- “4.3.5 to protect, maintain and enhance the long-term viability of all employment lands designated in local municipal official plans for employment land uses.”*
- “4.3.6 To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment uses in local municipal official plans.”*
- “4.3.11 To allow limited of ancillary uses on employment lands...proposed uses are intended to primarily service businesses in the employment lands, and that ancillary uses collectively do not exceed 15 percent of an employment area.”*
- “4.3.15 That employment land development be designed to be both walkable and transit accessible.”*
- “4.3.18 to require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and intensification.”*

Section 5.0 Building Cities and Complete Communities policies states (in part) the following:

“Section 5.2.8 to employ the highest standard of urban design, which:

- a) provides pedestrian scale, safety, comfort, accessibility and connectivity;*
- b) complements the character of existing areas and fosters each community’s unique sense of place;*
- c) promotes sustainable and attractive buildings that minimize energy use;*
- d) promotes landscaping public spaces and streetscapes;*
- e) ensures compatibility with and transition to surrounding land uses;*
- f) emphasizes walkability and accessibility through strategic building placement and orientation;*
- g) follows the York Region Transit-Oriented Development Guidelines, and,*
- h) creates well-defined, centrally-located urban public spaces.”*

Section 5.2 Sustainable Cities, Sustainable Communities (in part) states the following:

- “5.2.9 That retail, commercial, office and institutional structures be carefully designed in a compact form and be pedestrian oriented, transit supportive, and multi-storey where appropriate.”*
- “5.2.11 That development have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, run off reduction of solids and materials at source, constructed wetlands, bioretention swales, greenroofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.”*

Section 5.3 Intensification states (in part) the following:

- “5.3.10 That retail, commercial, office, and institutional structures shall be well designed, street-oriented and pedestrian scaled, and shall include, wherever appropriate as determined by the local municipality, mixed-use, multi-storey buildings, and public meeting spaces in order to support the planned urban structure and density targets of this plan.”*

Section 7.1 Reducing the Demands for Services states (in part) the following:

- 7.1.9 To require that new institutional, commercial and industrial development applications include a Transportation Demand Management strategy that considers preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.*

The YROP encourages intensification within the Urban Area and throughout York Region. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Development includes a 6-storey, 27,000 m² office building and accessory uses. The proposed building GFA will intensify the office development and make more efficient use of Subject Lands. The intent of the YROP policies, tied to economic vitality, are maintained as the Subject Lands are located within the Strategic Employment Lands within York Region. Once fully developed, the uses on the Subject Lands will contribute to the achievement of the employment targets set by the YROP 2010.

The Development includes a high-quality built-form, which is compact and multi-storey and supports pedestrian-oriented uses at the street-level. The Development is located

within proximity to multiple existing public transportation (i.e. road, transit, etc.) networks. The location of the building abutting the public street will strengthen the urban interface with opportunities to provide pedestrian connectivity along Huntington Road; a local road. The Development also includes landscaped walkways which meander through the landscape area to the rear of the building and transition into the surface level parking area, and connect to the municipal sidewalk proposed along Huntington Road. Through the review of the related Site Development File DA.18.025, Staff will consider sustainability principles and practices and policies within Section 5.2.

York Region on July 13, 2018, exempted Official Plan Amendment OP.18.002 (LiUNA Local 183) from approval by the Regional Planning Committee and Council. This allows the amendment to come into effect following its adoption by the City and the expiration of the required appeal period, should the Applications be approved. York Region has indicated they have no objection to the Applications. The Applications conform to the YROP.

The Development Planning Department has reviewed the Applications in consideration of the Vaughan Official Plan 2010 ("VOP 2010") and can support the proposed amendment and rezoning

The Subject Lands are designated "Prestige Employment" by VOP 2010, which permits a stand-alone office building up to a maximum GFA of 10,000 m². This designation also permits employment uses, and accessory retail and ancillary retail uses.

The Development includes a 26,967 m² building comprised of the following:

- 15,455 m² for office uses;
- 5,700 m² devoted to accessory office uses (including a pharmacy, credit union (bank), and vision optical centre;
- a 4,535 m² assembly hall; and,
- a 1,277 m² mechanical penthouse.

The Owner has requested that a maximum GFA of 27,000 m² be permitted for the office building. An Official Plan Amendment is required to increase the maximum permitted GFA for an office building from 10,000 m² to 27,000 m² and to permit the accessory uses.

Proposed Amendment to VOP 2010 - Section 9.2.2.11.c) iii), respecting the maximum GFA of 10,000 m² for an office building

The Subject Lands front onto and include a proposed primary access on Huntington Road, which is a local road. The Development is comprised of a 6-storey office building with a total GFA of 27,000 m². The Development exceeds the permitted maximum building GFA for office uses by 17,000 m². There is approximately 10,235 m² of accessory uses included within the total 27,000 m² of building GFA, which is comprised of an assembly hall, pharmacy, credit union, vision optical centre, print shop, dental clinic, training classroom, wellness health centre, senior's member's club, and staff gym.

Although the Subject Lands are not located within an Intensification Area, the additional 17,000 m² of office area is considered appropriate. The Development will accommodate one user for the purpose of establishing a corporate head office building for the LiUNA Local 183. The office building will be maintained and managed under one ownership and is intended to offer members-only services. This scale of Development is required to facilitate full administrative and membership functions at a single location. As the Subject Lands are located to the north of the existing Local 183 Training Centre, this also offers a co-location opportunity of head office and training activities.

Major office uses are typically directed to Intensification Areas, where they can be better served by transit and create vibrant mixed-use centres and corridors. The location of the Subject Lands for the proposed office building is considered appropriate in consideration of its' proximity to major arterial roads such as Regional Road 50 to the west, Regional Road 7 to the south, and the future Highway 427 extension to the east. The Subject Lands are also located within proximity to a Regional Transit Priority Network (Rutherford Road).

The Development can be served by existing and planned services and are located within proximity (approximately 250 m) to a York Region Transit Bus Stop (north of the Subject Lands in front of the Longo's Distribution Centre), which will provide an alternate mode of public transportation to the site.

Initially, the Subject Lands will be accessed by a full-movements driveway access from Huntington Road. The Owner will be required to construct the public east-west and north-south roads as identified within the Block 64 Plan, as shown on Attachment #3, that will afford additional access to the Subject Lands. The final disposition of the construction of the road shall be to the satisfaction of the Development Engineering Department.

The Owner has submitted a Traffic Impact Study prepared by Crozier and Associates, dated January 2018. The final Traffic Impact Study must be approved to the satisfaction of the Development Engineering ("DE") Department. A condition to this effect is in the Recommendations of this report.

The proposed increase to the office building GFA of 27,000 m² will be accommodated entirely within the proposed 6-storey building, and will not physically or visually impact any surrounding properties.

Design Criteria for Employment Buildings

The Development respects the design criteria in accordance with Section 9.1.2.8. a) through h) of VOP 2010, which states (in part) that:

"New development shall be designed to:

- a) *Allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses;*
- b) *Provide safe and direct access to buildings for pedestrians, cyclists and transit users;*
- c) *Maximize the placement of buildings along the frontage of lots facing public streets and have regard for appropriate landscaping;*
- d) *Limit surface parking between the front face of a building and the public street or sidewalk;*
- e) *Provide safe and direct pedestrian walkways from the public street and parking areas to main building entrances;*
- f) *Buffering and screening any surface parking areas from all property lines through the use of setbacks and landscaping;*
- g) *Buffering and screening any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing;*
- h) *And provide appropriate parks and open spaces as set out in Section 7.3.”*

The office building is located along the frontage of Huntington Road. The Subject Lands will be accessed via full movement driveway access proposed from Huntington Road and the future north-south and east-west road connections identified within the Block 64 Plan and is required to be constructed in conjunction with the Development.

All surface parking is located at the rear of the Subject Lands and additional parking is provided within the underground parking structure beneath the assembly hall and courtyard, as shown on Attachment #3. All surface parking areas will be screened appropriately with enhanced landscaping.

The proposed building elevations incorporate high-quality design materials, and consist of glazing and spandrel panels. Bird-friendly window treatments comprised of dotting patterns and/or vertical striation (frit) on the first four-storeys of the building is proposed. The Development Planning Department is generally satisfied with the building materiality and elevations, however recommend that the east building elevation (Attachment #7) facing Huntington Road be further enhanced in consideration of the high visibility of the building on Huntington Road. The Owner has agreed to provide an enhanced east building elevation. The final building elevations must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

Urban Design and Cultural Heritage Division has no objection to the Development

The Subject Lands are not designated under the *Ontario Heritage Act*, nor included in the Register of Property of Cultural Heritage Value, and are not noted as a property of interest to the Cultural Heritage Division (“CH Division”), as identified in the City of Vaughan Heritage Inventory. However, the Subject Lands are located adjacent to the Robert Agar House (8700 Huntington Road), as shown on Attachments #2 and #3, which is designated under Part IV of the *Ontario Heritage Act*, and Listed in the City of Vaughan’s Register of Property of Cultural Heritage Value. The Development must be reviewed in consideration of Section 6.2.2.6, Designated Heritage Properties policies in Volume 1 of VOP 2010 and the Owner will be required to submit a Heritage Impact Assessment to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

The Subject Lands are located within an area identified as a being of high archaeological potential. The Owner has submitted a Stage 1 Archaeological Assessment, which recommends a further Stage 2 Archaeological Assessment. Prior to the execution of the Site Plan Agreement, the Owner shall provide a corresponding letter(s) from the Ministry of Tourism, Culture and Sport confirming that the Archaeological Assessment(s) has been accepted by the Ministry.

The CH Division recommends that additional landscape buffering be included along the north-east corner of the Subject Lands to mitigate the change in massing being proposed from the adjacent heritage building, the Robert Agar House. The Landscape Plan must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

In accordance with the Sun and Shadow Study, the Development will not produce any shadowing impact on the adjacent heritage building, and will have minimal shadowing impacts to the front yard of the heritage building. In consideration of the employment building design criteria and the Prestige Employment Area policies the reduced front yard setback encourages high visibility from the street and the prominence of the high-quality building design. The Owner must satisfy all of CH Division’s requirements prior to approval of the related Site Development Application, should the Applications be approved.

The Development is consistent with the approved Block 64 Plan

The Subject Lands are located within the Boca East Investments Limited Block Plan (“Block 64 Plan”), which was approved by Vaughan Council on June 26, 2006, and identifies the Subject Lands for “Prestige Employment” uses. The Development is consistent with the approved Block 64 Plan.

Lands within the Block 64 Plan are subject to a Developer’s Group Agreement (the “Block 64 Group”). The Owner of the Subject Lands is required to enter into and be a participant in good standing (to be confirmed by the Block Trustee), under the Block 64 Cost Sharing Agreement, and bear its fair and equitable share of the costs related to the

community lands and infrastructure from which the Subject Lands will benefit. The Owner must submit a Letter from the Block Trustee indicating they are a member in good standing within the Block 64 Group, prior to finalization of the related Site Development Application, should the Applications be approved. A condition to this effect is included in the Recommendations of this report.

A rezoning of the Subject Lands from the “A Agricultural Zone” to the “EM1(H) Prestige Employment Area Zone”, with the Holding Symbol “(H)” is proposed to permit the Development, subject to site-specific zoning exceptions. The proposed rezoning and site-specific exceptions would permit a Development that is compatible with the existing and surrounding land-uses and represents good planning

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit a stand-alone office building, or any accessory and ancillary retail uses. An amendment to Zoning By-law 1-88 is required to rezone the Subject Lands from “A Agricultural Zone” to “EM1(H) Prestige Employment Area Zone” with the Holding Symbol (“H”) in the manner shown on Attachment #3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	By-law Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1(H) Prestige Employment Area Zone Requirements
a.	Permitted Uses	<p>The following Accessory Uses to an Office Building are permitted on the ground floor and shall not exceed 15% of the GFA of the building:</p> <ul style="list-style-type: none"> • Bank • Eating Establishment • Eating Establishment, convenience • Eating Establishment, take-out • Health Centre • Personal Service Shop • Pharmacy • Retail Store • Variety Store 	<p>To permit the following Accessory Uses to an Office Building:</p> <ul style="list-style-type: none"> • Assembly Hall (4,535 m²) • Accessory Uses to the Office Building on any floor to a total maximum GFA of 5,700 m²: <ul style="list-style-type: none"> – Medical Office – Pharmacy – Print Shop – Dental Clinic – Training Classrooms – Wellness Health Centre – Senior Member’s Club – Staff Gym – Optician – Credit Union (Bank)

	By-law Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1(H) Prestige Employment Area Zone Requirements
b.	Minimum Front Yard Setback (Huntington Road)	9 m	7 m
c.	Maximum Building Height	15 m	28 m
d.	Maximum Driveway Widths (Huntington Road)	7.5 m	7.2 m
e.	Minimum Landscape Strip Width	i) 9 m ii) 6 m	i) 5 m abutting Huntington Road ii) 3 m abutting Hunter's Valley Road (north-south) and future public road (east-west)
f.	Minimum Number of Parking Spaces	Office Space (Office Space and Accessory Office Uses): 21,155 m ² @ 3.5 spaces /100 m ² of GFA = 740 spaces Assembly Hall: 4,535 m ² @ 11 spaces/100 m ² of GFA = 499 spaces Total Parking Required = 1,239 spaces	Office Space (Office Space and Accessory Office uses): 21,155 m ² @ 3.27 spaces/100 m ² of GFA = 692 spaces Assembly Hall: 4,535 m ² @ 7 spaces/ 100 m ² of GFA = 318 spaces Total Parking Proposed =1,010 spaces

The Development Planning Department supports the site-specific exceptions to Zoning By-law 1-88

Minimum Landscaping, Building Location and Maximum Building Height

The location of the proposed building close to the front lot line abutting Huntington Road encourages a stronger urban interface and allow for a pedestrian friendly streetscape. Members services are located on the ground floor to provide pedestrian interaction at the street level. The proposed maximum building height of 28 m will accommodate for the Development of a 6-storey Office Building. The front yard setback will reduce the width of the landscape strip abutting Huntington Road, however, it will include abundant landscaping with coniferous and deciduous trees, shrubs and perennial plantings to provide visual screening and complement the adjacent heritage building to the north. The landscape strips abutting the future Hunter's Valley Drive and east-west road will also provide screening for the surface level parking spaces.

Permitted Uses and Parking Ratio

The proposed accessory uses are member-service oriented, incidental to the corporate head office building. The assembly hall will be used for voting purposes and may be used to host corporate events and comprises 17% of the overall building GFA. The proposed accessory uses in combination represent 38% of the GFA of the building.

A total of 1,010 proposed surface and underground parking spaces are proposed as identified in Table 1, whereas 1239 are required. The Transportation Division of the Development Engineering ("DE") Department has reviewed the Parking Utilization Study prepared by C.F Crozier & Associates Ltd. dated February 2018, in support of the Development and agrees with the conclusions reached in the parking study and therefore have no objection with the proposed parking supply.

The Planning Act, permits Vaughan Council to pass a resolution to apply for future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 29(2) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law comes into effect. It also permits Council to pass a resolution to allow a landowner to apply for a minor variance(s) within 2 years of the passing of a by-law.

The Owner has demonstrated to the satisfaction of Development Planning Department how the Development will function in the context of the Subject Lands and surrounding area. The Development Planning Department has no objection to the Development. However, additional zoning exceptions may be required through the finalization of the Site Development Application.

Should Council approve Zoning By-law Amendment File Z.18.003, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations, subject to the comments and recommendations in this report

The Owner proposes to develop the Subject Lands with a 27,000 m² employment building to serve a consolidated location for the LiUNA's new head office. Apart from administrative offices, the Development will include ground floor member services for union members, including an assembly hall, medical offices, and other general member services.

The building elevations shown on Attachment #4 and #5 enhanced with high quality architectural materials, entrances at the street view, signage, and the incorporation of glazing and windows, which provides natural lighting and sky views and consist of concrete panel cladding and curtain wall glazing. Waste disposal and mechanical rooms are fully enclosed within the buildings. A total of 1010 parking spaces are proposed within one level of underground parking and above ground to the rear of the building.

Landscape strips and buffer areas are proposed along the perimeter of the site abutting Huntington Road, the east west connector road and the extension of Hunter's Valley Road, as shown on Attachment #6. The landscape buffer areas will consist of a mix of coniferous and deciduous trees and shrub plantings.

The Development Planning Department is satisfied with the development proposal shown on Attachments #3 to #7. The Development Planning Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate, and signage details prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendation of this report.

The Development Engineering ("DE") Department has no objection to the Development, subject to conditions of approval. A Holding Symbol "(H)" is required and the removal of the "(H)" is contingent upon satisfying all conditions of approval, to the satisfaction of the DE Department

The DE Department has reviewed the Applications and advises that further details respecting sanitary sewage, storm water management, construction of the future road network, site servicing and grading are required. However, the DE Department has no objection to the Development subject to conditions of approval as noted in Recommendations of this report.

The Subject Lands are located within an approved Block Plan, which is also subject to a Developers' Group Cost Sharing Agreement with other participating developers. The Owner will be required to conform to the Block 64 South Plan which includes provisions for municipal services, including but not limited to, roads, sewers and storm water management facilities. The Owner will be required to enter into a Developers' Group Agreement with the other participating landowners within Block 64 South and ultimately enter into a Spine Services Agreement to facilitate the construction of municipal services, all to the satisfaction of the City. A Holding Symbol "(H)" is required and will be included in the implementing Zoning By-law, and removal of the Holding Symbol is contingent upon a signed Block 64 Spine Servicing Agreement, and Cost Sharing Agreement. The said Agreement shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department. A condition to this effect is included in the Recommendations of this report and is to be included within the implementing Zoning By-law, should the Applications be approved.

The DE Department advises that the Owner must obtain all necessary approvals from the TRCA, and York Region, where applicable. The final grading plan, servicing plan (including interim and ultimate driveway locations), erosion and sediment control plan, Functional Servicing Report and Stormwater Management Report, Geotechnical Investigation Report and Transportation Impact Study must be approved to the satisfaction of the DE Department, prior to final approval of the Site Development Application.

a) Environmental

The Owner has submitted a Phase 1 Environmental Site Assessment (the "ESA") dated December 9, 2014, and Letters of Reliance dated July 10, 2018, and July 20, 2018, prepared by WSP Canada Inc., which have been reviewed by the Environmental Engineering Division. The Environmental Engineering Division has no objection to the Development.

b) Transportation

The Subject Lands are proposed to be accessed by full-movement driveways on Huntington Road while additional accesses are also being proposed off roads currently not built (i.e. Hunter's Valley Road and the east-west unnamed municipal right-of-way south of the Subject Lands). This access from Huntington Road shall be a temporary access since permanent access shall be from the future Block 64 east-west unnamed municipal right-of-way to the south of the Subject Lands, and the north-south Hunter's Valley Road extension (public roads), shown on the Site Plan (Attachment #3) per the approved Block 64 South Plan. These roads shall be constructed in conjunction with the Development. The Owner will also be required to convey a portion of the Subject Lands for these future roads to the City. The lands are required for the creation of the future road network to the west and south of the Development and the Owner shall arrange to prepare and register the associated Reference Plan, at their expense, to the satisfaction of the DE Department. Prior to depositing the Reference Plan, the

Owner shall submit a draft Reference Plan to be reviewed and approved to the satisfaction of the DE Department.

A Traffic Study in support of the Development has been submitted by C.F Crozier & Associates Ltd. dated February 2018 and comments were provided by the DE Department. The Owner must submit a final Study to the satisfaction of the DE Department. A condition to this effect is included in the Recommendations of this report.

c) Road Network/Driveway Access

The Development currently proposes three full-movements driveway accesses including one driveway from each of Huntington Road, the future Hunter's Valley Road extension and the east-west unnamed municipal right-of-way south of the Subject Lands, as shown on Attachment #3. The Owner must provide interim and ultimate access driveway locations to the satisfaction of DE Department. The Block 64 South Plan requires development to access their lands through internal municipal roads. Therefore, the ultimate access for this Development shall be from the Hunter's Valley Road extension and the east-west unnamed municipal right-of-way, south of the Subject Lands.

The Huntington Road access will remain as a temporary access until the ultimate Block 64 South roads are constructed as part of the Block spine services. Any temporary access driveways (i.e. access from Huntington Road as shown on the civil engineering drawings) shall be removed complete with boulevard and road restoration to the satisfaction of the City and the ultimate access driveways shall be constructed from Hunter's Valley Road and the future unnamed road. The Owner shall agree to provide the necessary financial security in the form of a Letter of Credit for the works required to decommission the temporary driveway and the construction of the new driveways, all to the satisfaction of the DE Department.

d) Water Distribution

The water connection is proposed from a future Huntington Road watermain. This watermain is not planned to be installed in the near future and therefore, the Subject Lands currently have no municipal water. The approved Block 64 Plan provides for watermain on the Hunter's Valley Road extension and the east-west local road. The Owner will be required to enter into a Block 64 Cost Sharing Agreement and the Developers' Group will need to enter into a Spine Servicing Agreement with the City to facilitate the servicing of Block 64 South. The Owner will then be required to connect to the watermain within the Block 64 South local roads. Alternatively, arrangements can be made for the Owner to front-end the watermain works within the Block 64 South Plan. The Owner would be required to enter into a Development Agreement with the City to satisfy all

conditions, financial or otherwise, of the City with regard to such matters as deemed necessary including payment of the development levies, the provision of roads, municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies and to the satisfaction of the DE Department.

A Holding Symbol "(H)" will be required and will only be removed from the Subject Lands upon the Owner satisfying all requirements within the conditions of approval of this Report, to the satisfaction of the DE Department.

e) Stormwater Management

In accordance with the Master Environmental Servicing Plan ("MESP") for the Block 64 Plan, a stormwater quality and quantity control pond is proposed downstream of the Subject Lands at the future intersection of Langstaff Road and Hunter's Valley Road. The MESP must be updated in order to accommodate the Development. The Owner must demonstrate that the allowable discharge rate on the Subject Lands will not be exceeded under full build-out. At this time, there is no plan to construct the Block 64 stormwater pond, and therefore, the Subject Lands have no storm outlet and will be required to provide on-site private storm quantity and quality controls.

The DE Department recommends that a temporary private stormwater management pond be constructed on the Subject Lands to facilitate drainage from the Development. An oil-grit separator ("OGS") is an acceptable quality measure given the size of the Subject Lands. The Owner shall provide an interim and ultimate solution for storm servicing to the satisfaction of Development Engineering Department. The Owner will be required to enter into a Block 64 South Cost Sharing Agreement and the Developers' Group will need to enter into a Spine Servicing Agreement with the City to facilitate the servicing of Block 64, which includes but is not limited to, the construction of storm sewers and ponds. A condition to this effect is included in the Recommendations as a requirement for the removing the Holding Symbol "(H)". The Owner will then be required to connect to the storm sewers within the Block 64 local roads.

Alternatively, arrangements can be made for the Owner to front-end the storm sewer works within Block 64 South. The Owner would be required to enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise, of the City with regard to such matters as deemed necessary including the payment of the development levies, the provision of roads, municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

Following the extension of Hunter's Valley Road and the local roads within Block 64 or when requested by the City, any temporary storm connections shall be decommissioned to the satisfaction of the City and a new storm service

connection shall be constructed to the Block 64 local storm sewer. The Owner shall agree to provide additional financial security to the City for the construction cost of these storm sewer(s). A condition to this effect is included in the Recommendations of this report.

f) Sanitary Servicing

The Development includes a sanitary service via a connection to an existing sanitary sewer stub off Huntington Road within the east-west unnamed municipal right-of-way, south of the Subject Lands. The Block 64 South Plan includes a sanitary sewer along Hunter's Valley Road, which will run south to Langstaff Road. Based on the information to date, sanitary capacity on Huntington Road is not confirmed. The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity) should the sanitary outlet remain to discharge to Huntington rather than what was approved in the Block 64 South Plan. If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the development, the Owner will be required to enter into a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the DE Department. The Owner must satisfy these requirements condition of approval prior to the removal of the Holding Symbol "(H)", to the satisfaction of the DE Department.

The DE Department must approve the final grading plan, servicing plan (including interim and ultimate driveway conditions), erosion and sediment control plan, Functional Servicing Report and Stormwater Management report, Geotechnical Investigation Report and Transportation Impact Study. A condition to this effect is included in the Recommendations of this report.

The Ministry of Transportation Ontario (the "MTO") has no objection to the Development, subject to the conditions of this report

The MTO Highway Corridor Management has advised that the Subject Lands are located within the MTO Permit Control Area and therefore, an MTO Building and Land Use Permit is required prior to the commencement of any on site construction/works. If any signs are proposed on the Subject Lands, that are located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation, a permit will be required from the MTO. The Owner must satisfy all requirements of the MTO prior to final approval. A condition to this effect is included in the Recommendation of this report.

The Parks Development Department, Transportation Services, Parks & Forestry Operations Department, and the Office of the City Solicitor, and Real Estate Department have no objection to the Development. Cash-in-lieu of parkland is required for the Applications

The Parks Development Department and the Transportation Services, Parks & Forestry Operations (“TSPFO”) have no objection to the Development.

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A clause to this effect will be included in the Site Plan Agreement, should the Applications be approved.

The Environmental Services Department, Solid Waste Management Department has no objection to the Development

The Owner has submitted a Waste Collection Design Standards Submission form which is being reviewed by the City. The Environmental Services Department, Solid Waste Management Division shall approve the final waste management site plan, floor plan, and waste collection design standards submission. A condition to this effect is included in the Recommendations of this report.

The Financial Planning and Development Finance Department has no objection to the Development and advises that development charges are applicable

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A clause to this effect will be included in the Site Plan Agreement, should the Applications be approved.

Financial Impact

There are no requirements for new funding associated with the Applications.

Broader Regional Impacts/Considerations

On July 13, 2018, York Region issued an exemption from Regional Approval which allows the Official Plan Amendment application to be exempt from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect following its adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be approved.

Conclusion

The Development Planning Department has reviewed Official Plan Amendment File OP.18.002, Zoning By-law Amendment File Z.18.003 and Site Development Application File DA.18.025 in consideration of the statutory Provincial Policies, the Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Applications to permit an office building with a maximum building GFA of 27,000 m² are consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. The Applications will facilitate employment uses that are compatible with the existing permitted uses in the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report.

For more information, please contact Natalie Wong, Planner, Development Planning Department, at extension 8866.

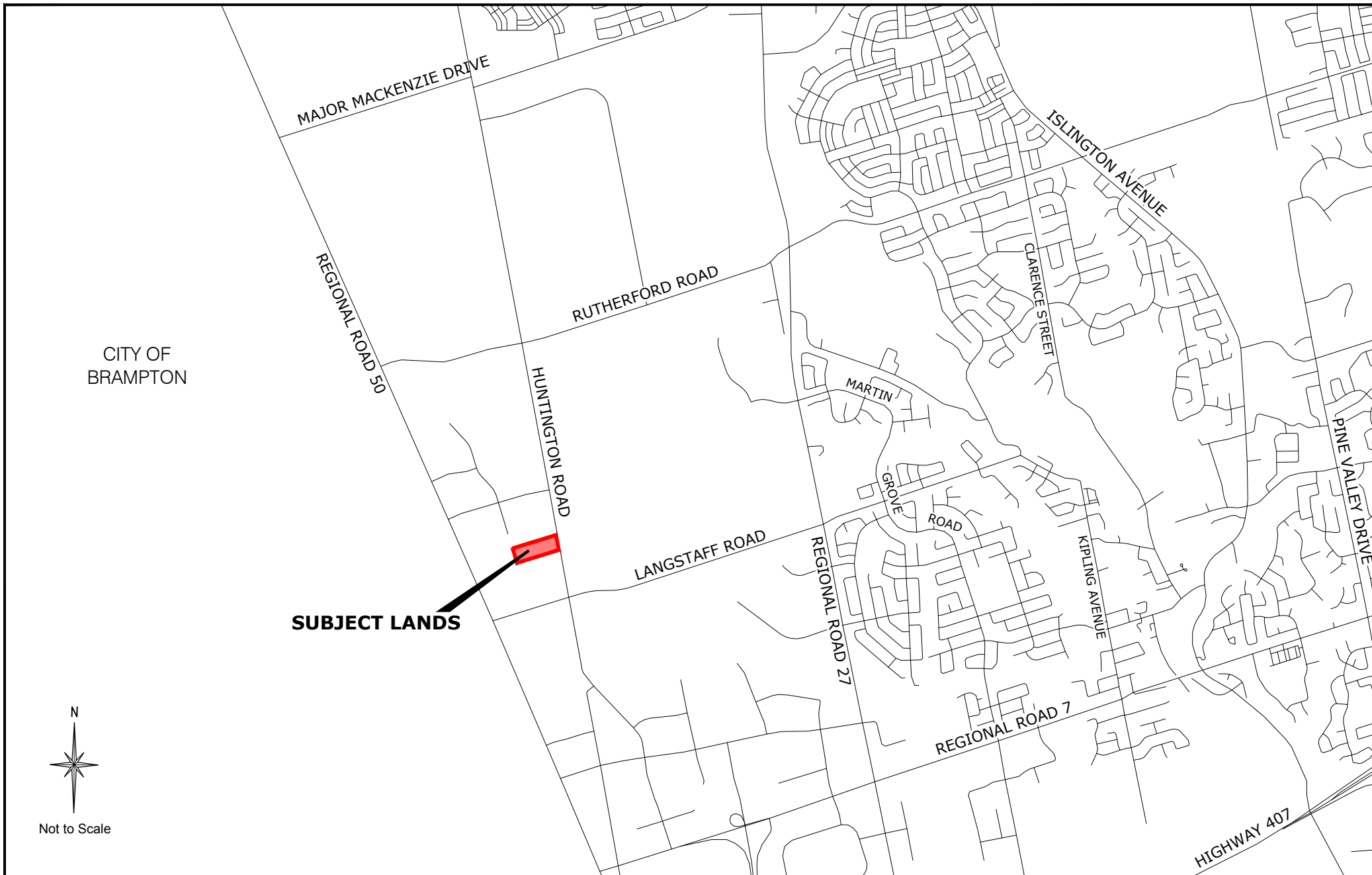
Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Building Elevations - East & North
5. Building Elevations - South & West
6. Landscape Plan
7. Perspective Rendering

Prepared by

Natalie Wong, Planner ext. 8866
Mary Caputo, Senior Planner, ext. 8635
Carmela Marrelli, Senior Manager, ext. 8791
Mauro Peverini, Director of Development Planning ext. 8407

/LG



Context Location Map

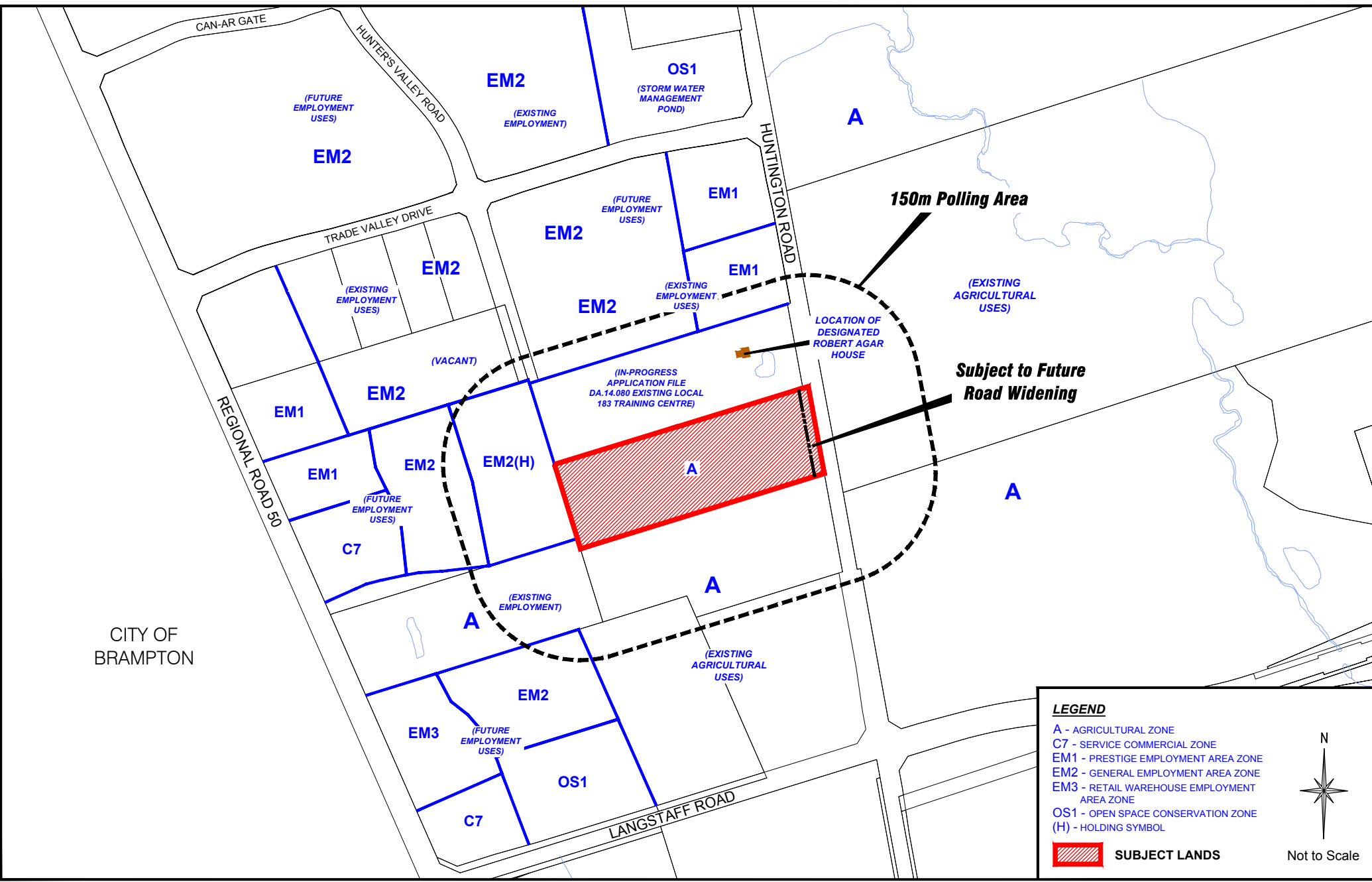
Location: Part of Lots 11 & 12,
Concession 10

Applicant: Labourers' Union Non-Profit
Building Society (LiUNA Local 183)

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Attachment

Files:
OP.18.002 & Z.18.003
Related File: DA.18.025
Date: September 17, 2018



Location Map

Location: Part of Lots 11 & 12,
Concession 10

Applicant: Labourers' Union Non-Profit
Building Society (LiUNA Local 183)

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Attachment

Files:
OP.18.002 & Z.18.003
Related File: DA.18.025
Date: September 17, 2018

2

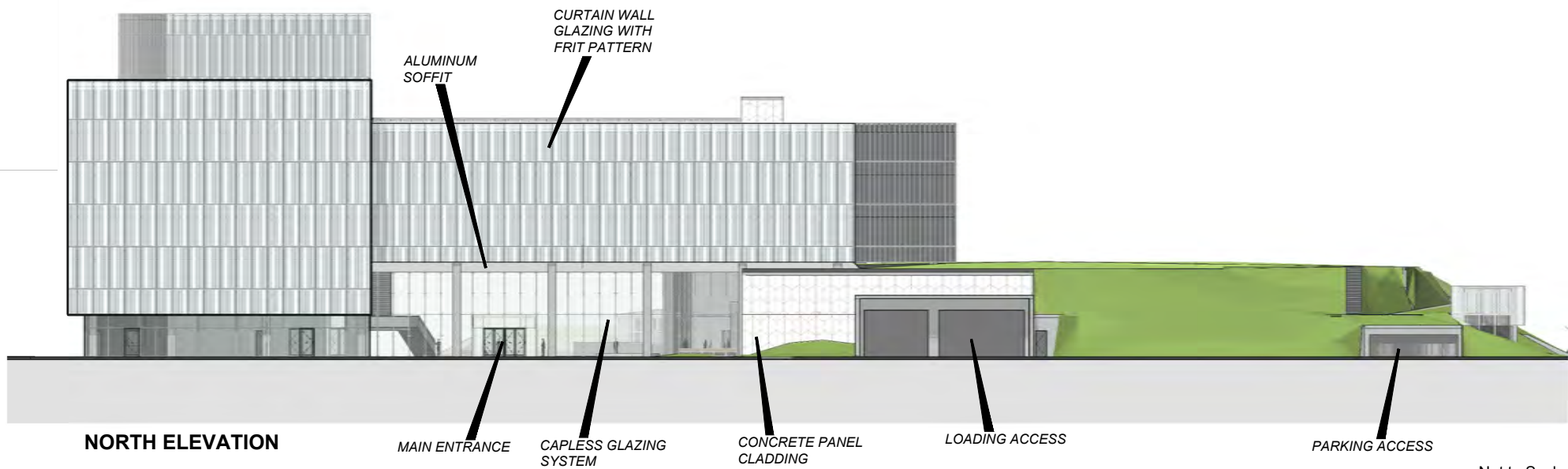
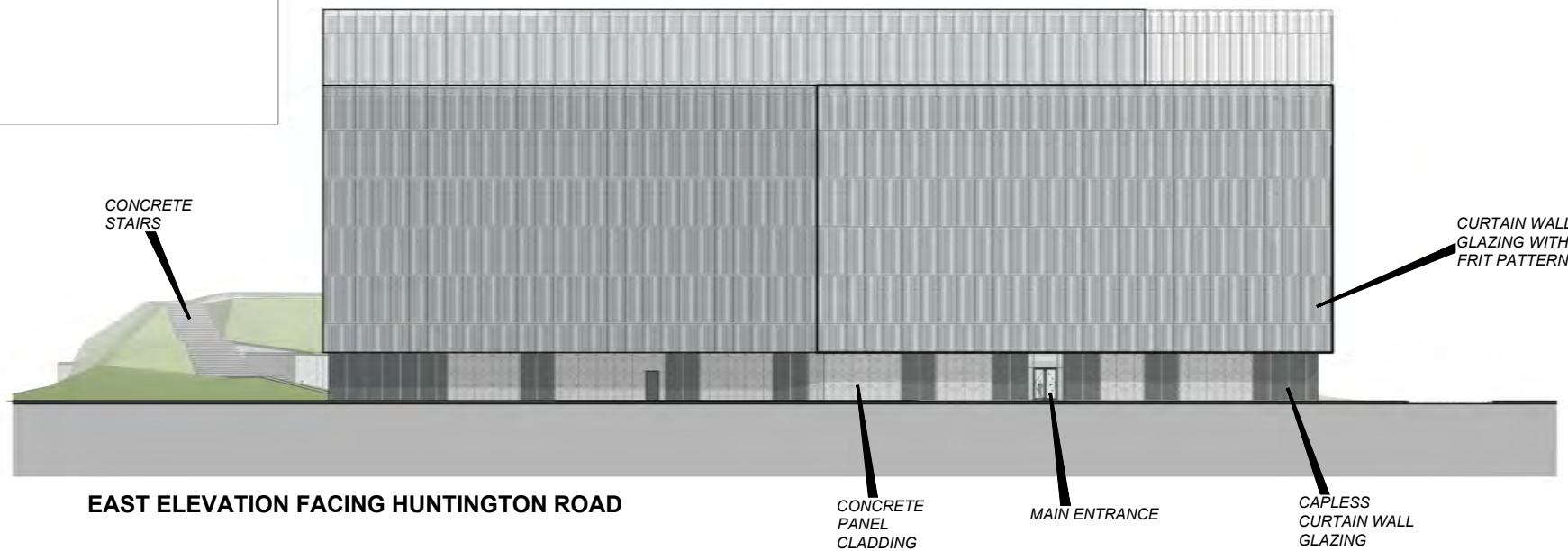


PROPOSED HUNTER'S VALLEY ROAD EXTENSION

HUNTINGTON ROAD

SUBJECT LANDS

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Not to Scale

Building Elevations - East & North

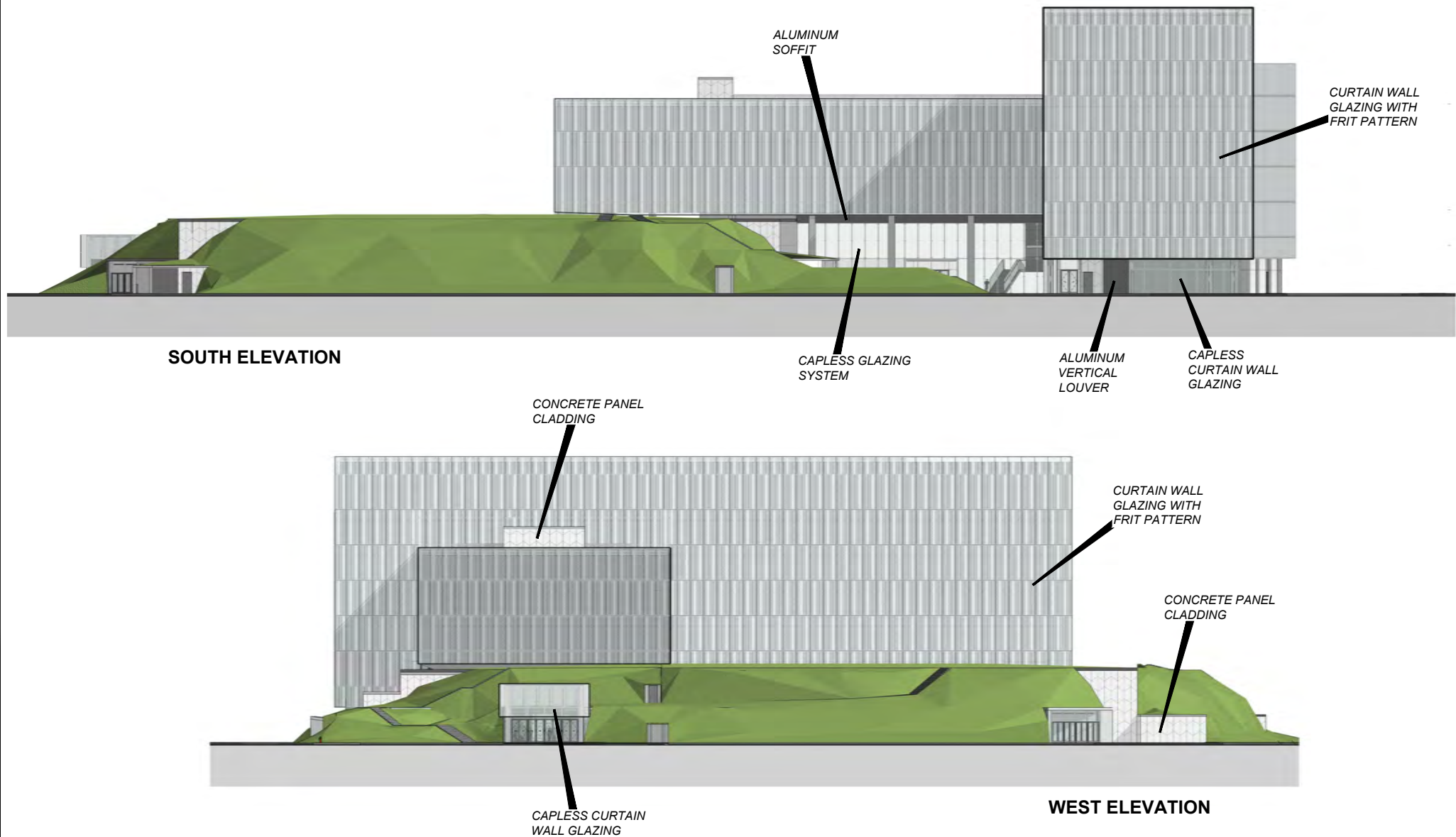
Location: Part of Lots 11 & 12,
Concession 10

Applicant: Labourers' Union Non-Profit
Building Society (LiUNA Local 183)

Attachment

Files:
OP.18.002 & Z.18.003
Related File: DA.18.025
Date: September 17, 2018

4



Not to Scale

Building Elevations - South & West

Location: Part of Lots 11 & 12,
Concession 10

Applicant: Labourers' Union Non-Profit
Building Society (LiUNA Local 183)

Attachment

Files:
OP.18.002& Z.18.003
Related File: DA.18.025

Date: September 17, 2018

5



SOUTH ELEVATION

Not to Scale

Perspective Rendering

Location: Part of Lots 11 & 12,
Concession 10

Applicant: Labourers' Union Non-Profit
Building Society (LiUNA Local 183)

Attachment

Files:
OP.18.002 & Z.18.003
Related File: DA.18.025

Date: September 17, 2018

7

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A079/19 - Response to Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: June-24-19 12:26 PM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A079/19 - Response to Request for Comments

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance application and has no comment.

Regards,

Gabrielle