

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 167-2018**

**A By-law to to adopt Amendment Number 32 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 32 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 27<sup>th</sup> day of September, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 32  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 32 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1 to increase the gross floor area (“GFA”) for an Office Building from 10,000 m<sup>2</sup> to 27,000 m<sup>2</sup> including an Assembly Hall and Accessory Uses on the Subject Lands identified as “Area Subject to Amendment No. 32” on Schedule “1”, attached hereto.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the west side of Huntington Road, north of Langstaff Road, and municipally known as 8500 Huntington Road, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 32.”

## III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and establishes the framework for regulating the development of land. The PPS is applied province-wide and provides direction to support complete communities, a strong economy and a clean and healthy environment. The policies of the PPS promote the efficient use of land to support a healthy community and economic development and competitiveness. This Amendment is consistent with the policy objectives of the PPS, as the Subject Lands are located within an Employment Area as defined by the PPS.  
  
The Subject Lands are 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 minimizes land consumption as the design of the site considers a 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.
2. The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) builds on the PPS to establish a unique land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The

Growth Plan enables the development of regional growth plans that guide government investments and land use planning policies. The Growth Plan promotes the achievement of complete communities that are designed to support healthy and active living, prioritizes intensification and higher densities that make efficient use of land and infrastructure, protects the natural environment, supports transit viability, and encourages a range and mix of housing options. This Amendment conforms with the objectives of 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 and future planned transportation network, and contributes towards the employment growth within the planned employment areas.

3. The York Region Official Plan (“YROP”) designates the Subject Lands as “Urban Area”, which permits a range of residential, commercial, employment and institutional uses. Primary access to the Subject Lands are proposed from Huntington Road; a local road. The Subject Lands are located within the Strategic Employment Lands within York Region. The 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. This Amendment is consistent with the YROP as the proposed Development is located within proximity to multiple existing public transportation networks, offers an intensified office development; making efficient use of the Subject Lands, and which will contribute to the achievement of employment targets set by the YROP 2010. The Development includes a high-quality built-form, that is compact and multi-storey and supports pedestrian-oriented uses at the street level. The proposed employment development conforms with the YROP policy objectives.
4. York Region on July 13, 2018 exempted this Amendment from approval by the Regional Planning Committee and Council, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.
5. VOP 2010 states that new development will be located and organized to provide functional buildings that meet the needs of employees that walk, cycle or take transit and to limit any impacts on nearby Community Areas. Although 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 Development respects the area context by offering a compact built-form, and 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, and being located within proximity to a Regional Transit Priority Network (Rutherford Road). The Development can also

be served by existing and planned services which are located within proximity (approximately 250 m) to a York Region Transit Bus Stop (north of the Subject Lands), which provides an alternative mode of public transportation to the site. The proposed increase to the Office Building GFA of 27,000 m<sup>2</sup> will be accommodated entirely within this compact built form (6-storey office building with accessory uses) and will not physically or visually impact any surrounding properties and is therefore appropriate for this area.

The Development has regard for the design criteria for Employment buildings. The building elevations are comprised of high-quality design materials consisting of glazing and spandrel panels. All surface parking is located at the rear of the building, and within the underground parking garage. To encourage higher visibility from the street and prominence of the high-quality building design, the front yard building setback to Huntington Road has been reduced. Abundant front, side and rear yard landscaping will be incorporated throughout the Subject Lands to mitigate any visual impact and provide pervious surfaces.

In consideration of the above, it has been demonstrated that the proposed development meets the intent of the “Employment Area” policies of VOP 2010 and provides for an employment development that is appropriate and compatible with the surrounding area context and will have no adverse impact on the surrounding employment area uses.

6. The statutory Public Hearing was held on June 5, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report June 5, 2018 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 19, 2018. Vaughan Council, on September 27, 2018 ratified the September 17, 2018, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment, and Site Development Files OP.18.002, Z.18.003, and DA.18.025 (Labourers’ International Union of North America – LiUNA Local 183).

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

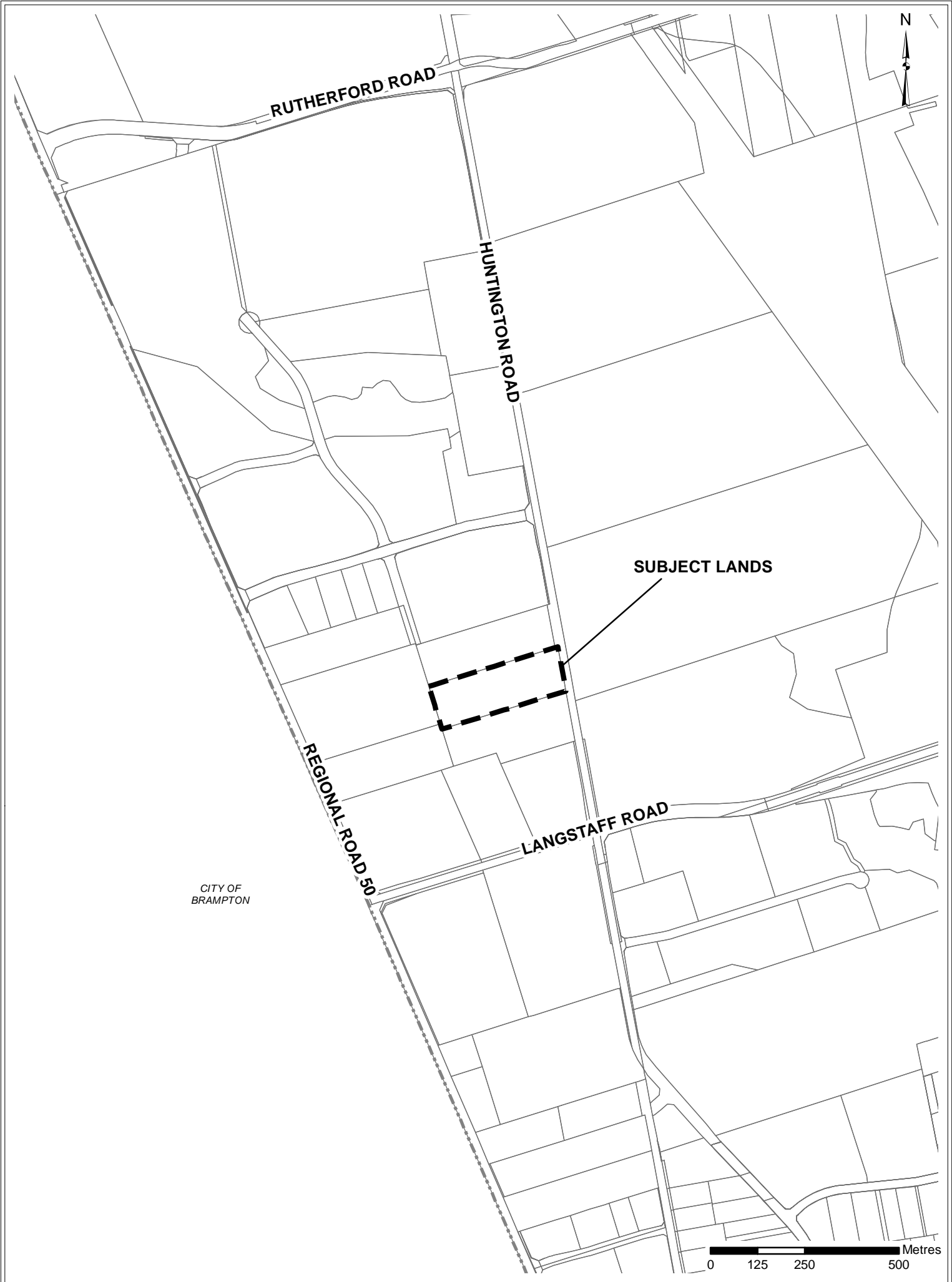
1. Amending Volume 1, Schedule 14-C “Areas Subject to Site Specific Plans” by adding the Subject Lands identified on Schedule “1” to this Amendment, attached hereto as “42 - 8500 Huntington Road”.

- “(OPA #32) 13.1.1.42 The lands known as 8500 Huntington Road are identified on Schedule 14-C as Item #42 and are subject to the policies set out in Section 13.43 of this Plan.

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|------------|-----------|---|
| “(OPA #32) | 13.43     | 8500 Huntington Road  |
|            | 13.43.1   | General   |
|            | 13.43.1.1 | The following policies shall apply to the lands identified on Map 13.43.A.  |
|            | 13.43.1.2 | Notwithstanding the policy contained in Section 9.2.2.11.c) iii) the lands identified on Map 13.43.A as “Prestige Employment” shall permit an Office Building including an Assembly Hall and Accessory Uses with a maximum gross floor area of 27,000 m <sup>2</sup> . Site-specific development standards shall be established in the implementing by-law. |

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'  
TO BY-LAW 167-2018  
PASSED THE 27<sup>th</sup> DAY OF SEPTEMBER, 2018



AREA SUBJECT TO  
AMENDMENT NO. 32

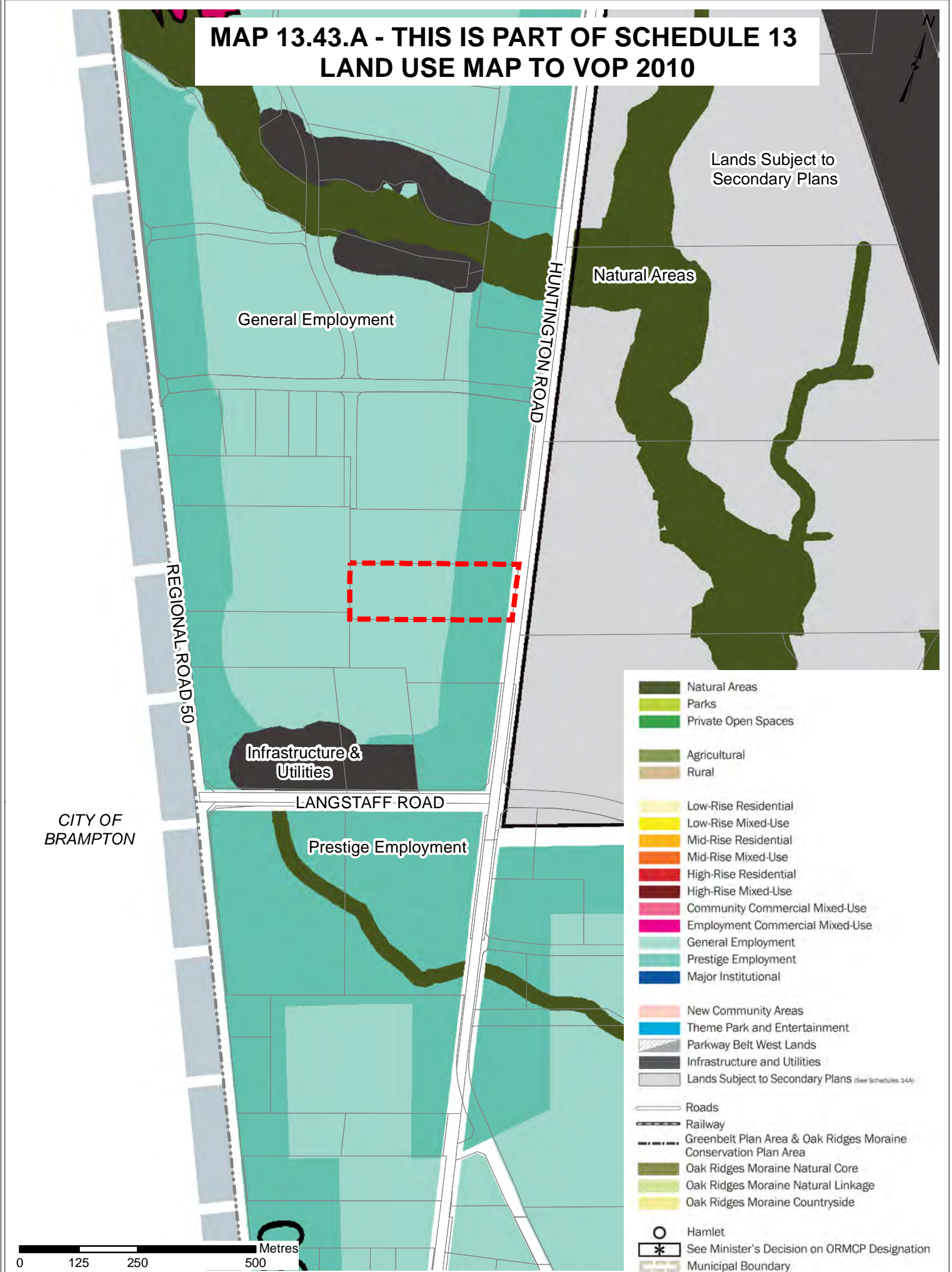
FILE: OP.18.002  
RELATED FILES: Z.18.003  
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10  
APPLICANT: LABOURER'S INTERNATIONAL UNION OF  
NORTH AMERICA - LIUNA LOCAL 183  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

MAP 13.43.A - THIS IS PART OF SCHEDULE 13  
LAND USE MAP TO VOP 2010



THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMENDMENT NO. 32  
ADOPTED THE 27th DAY OF SEPTEMBER, 2018

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

AREA SUBJECT TO  
AMENDMENT NO. 32



## **APPENDIX I**

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 Amendment is to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") to permit the development of a 6-storey, office building with a maximum building gross floor area ("GFA") of 27,000 m<sup>2</sup> including an assembly hall and accessory uses.

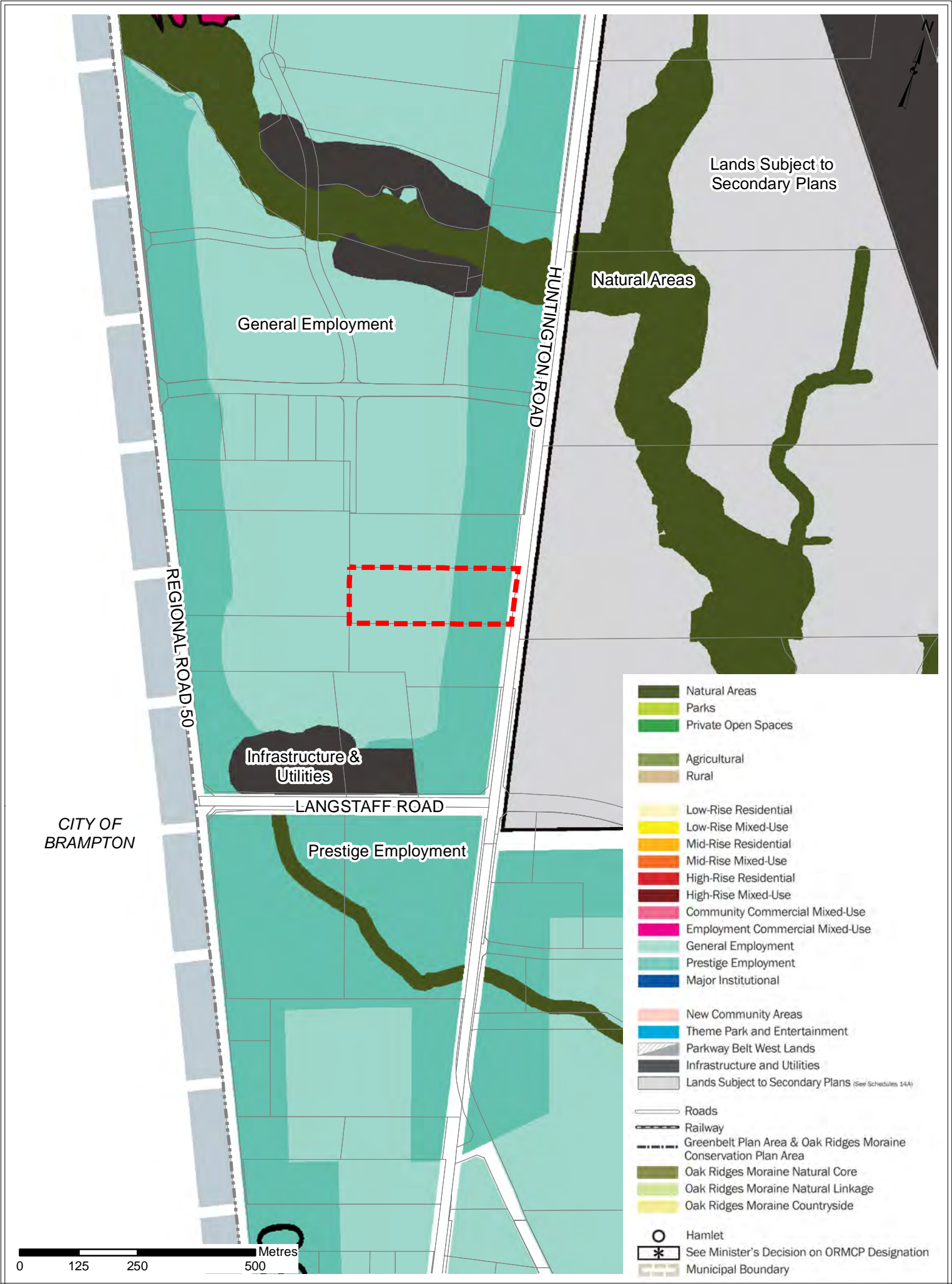
Vaughan Council, on September 27, 2018 ratified the September 17, 2018, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.18.002 (Labourer's International Union of North America – LiUNA Local 183) as follows:

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 m<sup>2</sup> to 27,000 m<sup>2</sup> 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 m<sup>2</sup>, 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.



# APPENDIX II

## EXISTING LAND USES

### TO OFFICIAL PLAN AMENDMENT NO. 32

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



AREA SUBJECT TO  
AMENDMENT NO. 32