

# ***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":

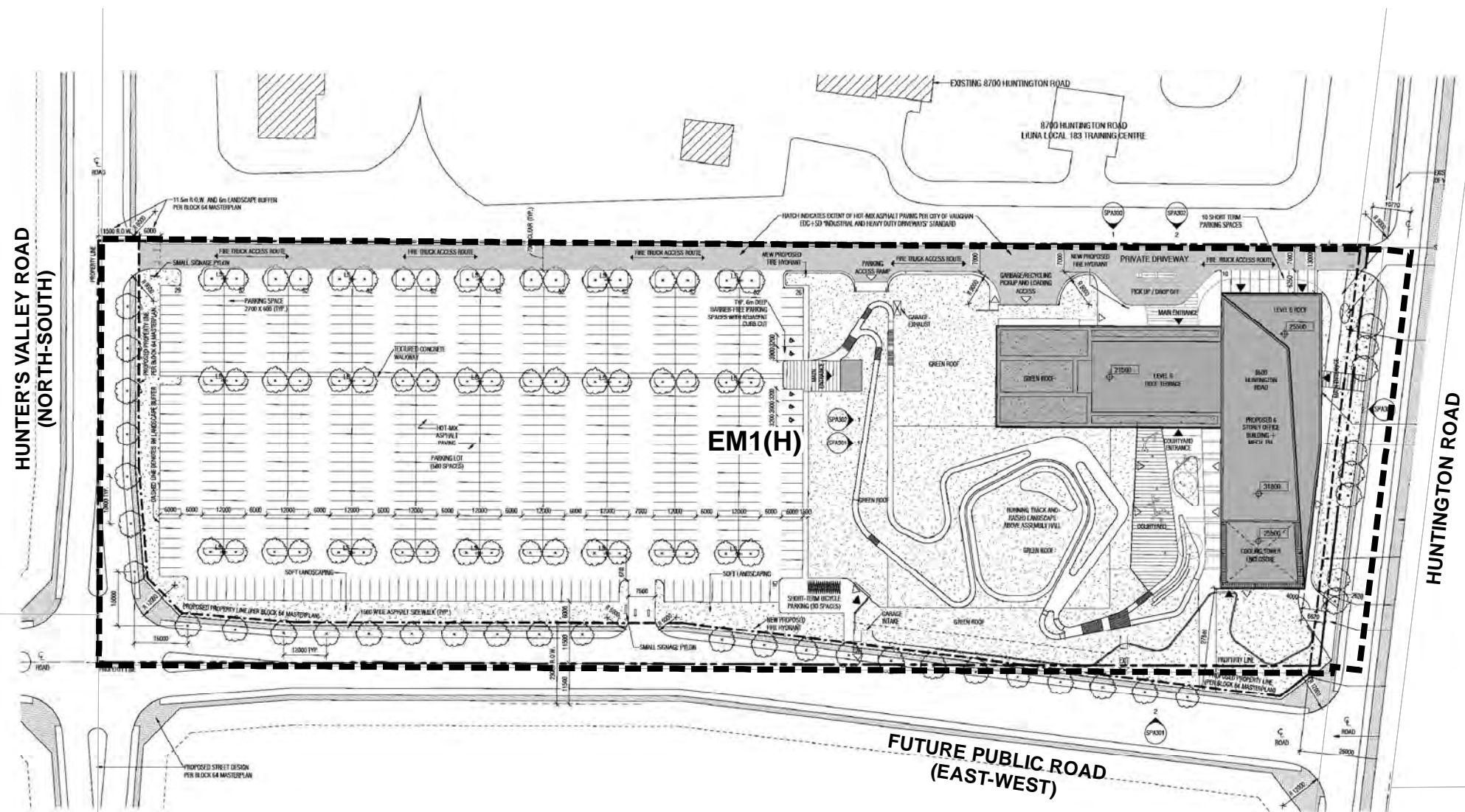
- ai) A minimum of 1,010 parking spaces is permitted on the lands based on the following parking rates:
  - 3.27 parking spaces per 100 m<sup>2</sup> of GFA for an Office Building
  - 7 parking spaces per 100 m<sup>2</sup> of GFA for an Assembly Hall
- aii) A maximum driveway width for ingress and egress 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 m<sup>2</sup>, and may include the following uses up to a maximum GFA of 5,700 m<sup>2</sup> 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 m<sup>2</sup>);
- 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 27<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



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

 Subject Lands

0 25 50 100 Metres

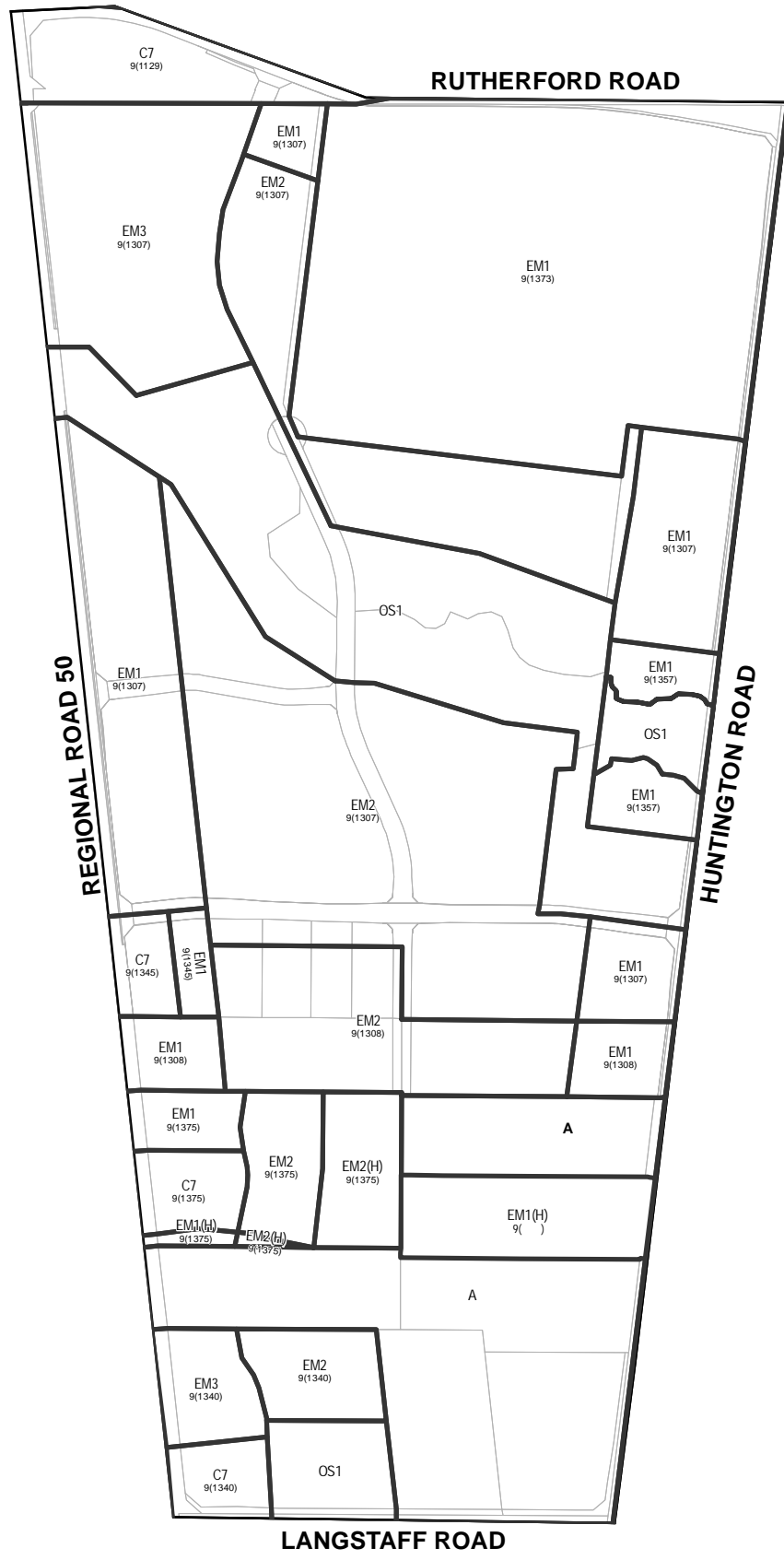
FILE: Z.18.003  
RELATED FILES: OP.18.002  
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10  
APPLICANT: LABOURERS' INTERNATIONAL UNION OF  
NORTH AMERICA - LIUNA LOCAL 183  
CITY OF VAUGHAN

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

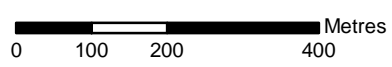
SIGNING OFFICERS

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**

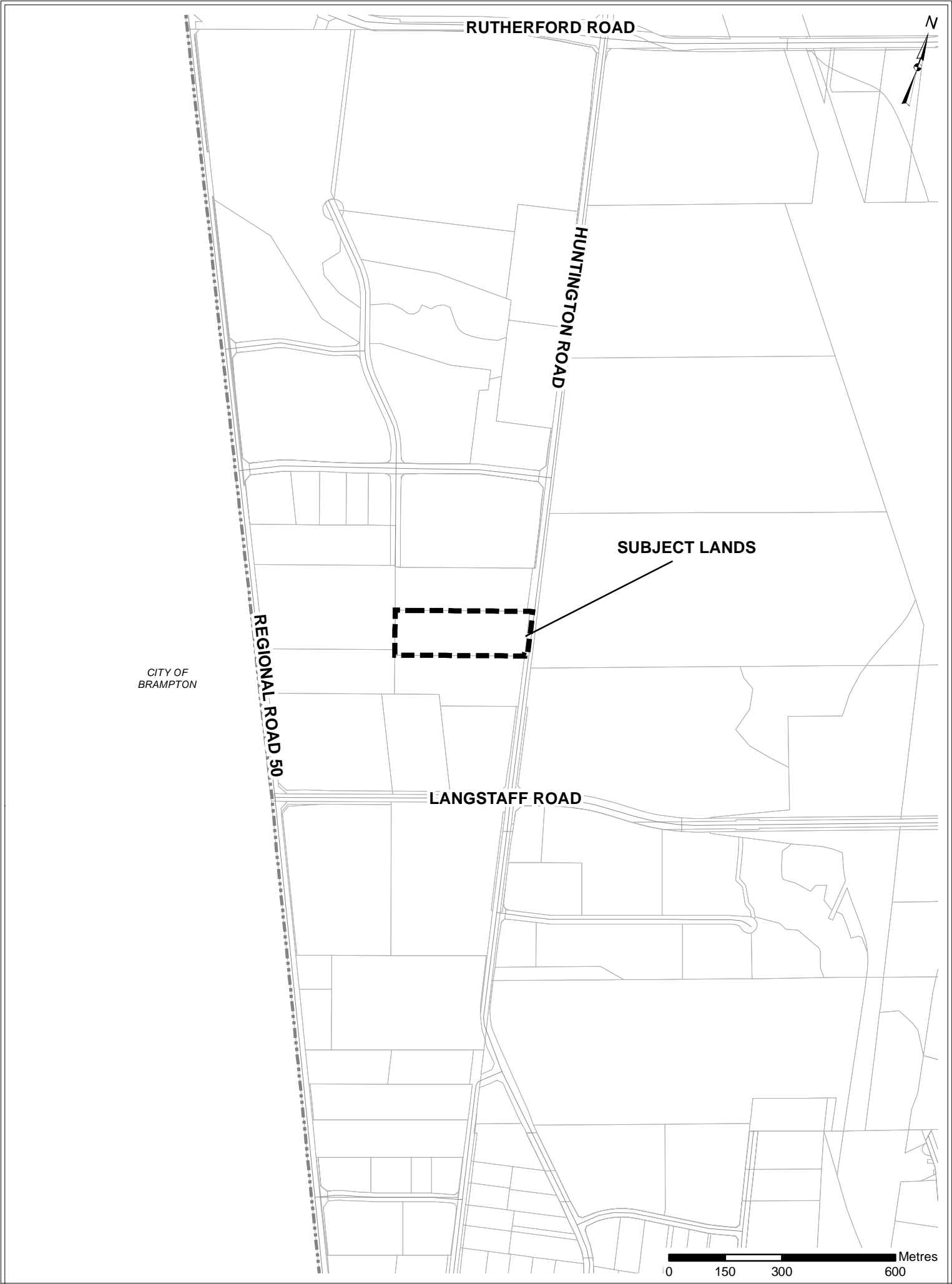
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and 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 m<sup>2</sup> 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 m<sup>2</sup> for an Office Building and Accessory Uses, and 7 parking spaces per 100 m<sup>2</sup> 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  
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CITY OF VAUGHAN