

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

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