

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 05, 2018

WARD(S): 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.002
ZONING BY-LAW AMENDMENT FILE Z.18.003
LABOURERS' UNION NON-PROFIT BUILDING SOCIETY
(LIUNA LOCAL 183)
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD
8500 HUNTINGTON ROAD**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.002 and Z.18.003 for the Subject Lands, as shown on Attachments #1 and #2, to permit the development of a 6-storey office building with one level of underground parking and surface parking spaces, as shown on Attachments #3 and #4.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding a development proposal for a 6-storey, 28,000 m² office building with one level of underground parking and surface parking.
- The proposal does not conform to Vaughan Official Plan 2010 ("VOP 2010") and does not comply with Zoning By-law 1-88. Official Plan and Zoning By-law Amendments are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.002 and Z.18.003 (Labourers' Union Non-Profit Building Society (LiUNA Local 183)) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department be addressed in a comprehensive report to the Committee of the Whole.

Background

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

Previous Reports/Authority

Not applicable.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the "Applications") for the Subject Lands shown on Attachments #1 and #2, to permit a 6-storey, 28,000 m² office building with one level of underground parking and surface parking (the "Development"), as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.18.002 to amend the policies of Vaughan Official Plan 2010 ("VOP 2010"), Volume 1, specifically Section 9.2.2.11.c.iii, to increase the maximum permitted Gross Floor Area ("GFA") for an office use from 10,000 m² to 28,000 m².
2. Zoning By-law Amendment File Z.18.003 to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: May 11, 2018

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 property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, and the West Woodbridge Homeowners' Association.

Any additional comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All

written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Analysis and Options

An amendment to Vaughan Official Plan 2010 (“VOP 2010”) is required to permit the Development

The Subject Lands are designated “Prestige Employment” by VOP 2010, which permits stand-alone office buildings up to a maximum GFA of 10,000 m². The Development includes a 22,635 m² office, 1,200 m² for medical office space, and a 3,374 m² assembly hall, for a total GFA of 27,209 m². The Owner has requested that a maximum GFA of 28,000 m² be permitted for the office building. An Official Plan Amendment is required to increase the maximum permitted building GFA from 10,000 m² to 28,000 m².

The Development is consistent with the approved Block 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.

Amendments to Zoning By-law 1-88 are required to rezone the Subject Lands and permit site-specific development standards to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit a stand-alone office building. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	By-law Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Permitted Uses	Accessory uses to an Office Building are not permitted.	To permit the following Accessory Uses: <ul style="list-style-type: none">• Assembly Hall with a maximum GFA of 3,374 m²• Medical Office Area with a maximum GFA of 1,200 m²

	By-law Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
			<p>limited to the following uses only:</p> <ul style="list-style-type: none"> • Pharmacy; • Vision Optical Centre; and, • Credit Union (Bank)
b.	Minimum Number of Parking Spaces	<p>Office Space: 23,835 m² x 3.5 spaces /100 m² = 835 spaces</p> <p>Assembly Hall: 3,374 m² x 11 spaces /100 m² = 372 spaces</p> <p>Total Parking Required = 1,207 spaces</p>	<p>Office Space: 23,835 m² x 3.27 spaces/100 m² = 780 spaces</p> <p>Assembly Hall: 3,374 m² x 7 spaces/100 m² = 237 spaces</p> <p>Total Parking Proposed = 1,017 spaces</p>

Additional zoning exceptions may be identified through the detailed review of Applications, and will be considered in a technical report to a future Committee of the Whole meeting.

Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable Provincial policies including the <i>Provincial Policy Statement</i> (the “PPS”), <i>Places to Grow Plan for the Greater Golden Horseshoe</i> (the “Growth Plan”), and the policies of the York Region (“YROP 2010”) and Vaughan Official Plan 2010 (“VOP 2010”).
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable policies of VOP 2010.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The “Prestige Employment” designation of VOP 2010 permits office uses up to a maximum building GFA of 10,000 m².
c.	Appropriateness of the Proposed Official Plan and Zoning By-law Amendments	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Archeological Report; • Arborist Report; • Functional Servicing Report; • Geotechnical Investigation; • Parking Study; • Pedestrian Level Wind Study; • Phase 1 Environmental Site Assessment; • Scoped Heritage Impact Assessment (“HIA”); • Planning Justification Report; • Traffic Impact Study; and, • Urban Design Brief.
e.	Block 64 and Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 64 Block Plan. The Development must be reviewed in consideration of the applicable Urban Design Guidelines for Block 64. ▪ The Applications will be reviewed in consideration of the approved Block Plan, with particular consideration of the location of any required public collector roads (i.e. west and south roads), and public infrastructure.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Block 64 Developer's Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 64 Developer's Group Agreement to the satisfaction of the Block 64 Trustee and the City of Vaughan.
g.	Scoped Heritage Impact Assessment ("HIA") (abutting lands to the north)	<ul style="list-style-type: none"> ▪ A designated heritage building, known as the Robert Agar House, as shown on Attachment #2, is located on the lands to the north of the Subject Lands, that are under the same ownership (LiUNA Local 183). ▪ The Owner has submitted a scoped Heritage Impact Assessment ("HIA") to assess the impact of the Development on the heritage building. Considerations to reduce all potential shadowing and visual impacts, and the protection of the existing trees along the property line will be given to mitigate any impact to the heritage building.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, should the Applications be approved.
i.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application will be required to permit the Development shown on Attachments #3 and #4, to be reviewed comprehensively with the subject Applications, should the subject Applications be approved. The following matters, but not limited to, will be considered: <ul style="list-style-type: none"> - Pedestrian and barrier-free accessibility; - The relationship of the proposed built form, building setbacks, building height and design on the Subject Lands and in the immediate area; - The appropriate site design, massing and building materials in consideration of the heritage building located on the adjacent property (south);

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - The amount and provision of surface parking to serve the intended main office and accessory uses and any other future uses; - Proper vehicular access and turning movements from all roads (including service vehicles such as fire and garbage trucks); and, - The consideration for the timing and construction of the future roads (west and south), the future road widening on Huntington Road, and the requirement for a secondary access to serve the proposed Development.
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

The Owner has requested that York Region exempt the Official Plan Amendment Application, if approved by the City of Vaughan, from York Region's approval. Section 8.3.8 of YROP 2010 includes criteria that permit York Region to exempt an Official Plan Amendment Application from York Region's approval. The Official Plan Amendment Application is considered to be eligible for Regional exemption, and the Owner's request for Regional Exemption has been forwarded to the York Region Community Planning and Development Services Department.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information please contact: Natalie Wong, Planner, at extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan & Proposed Zoning
4. Perspective Rendering

Prepared by

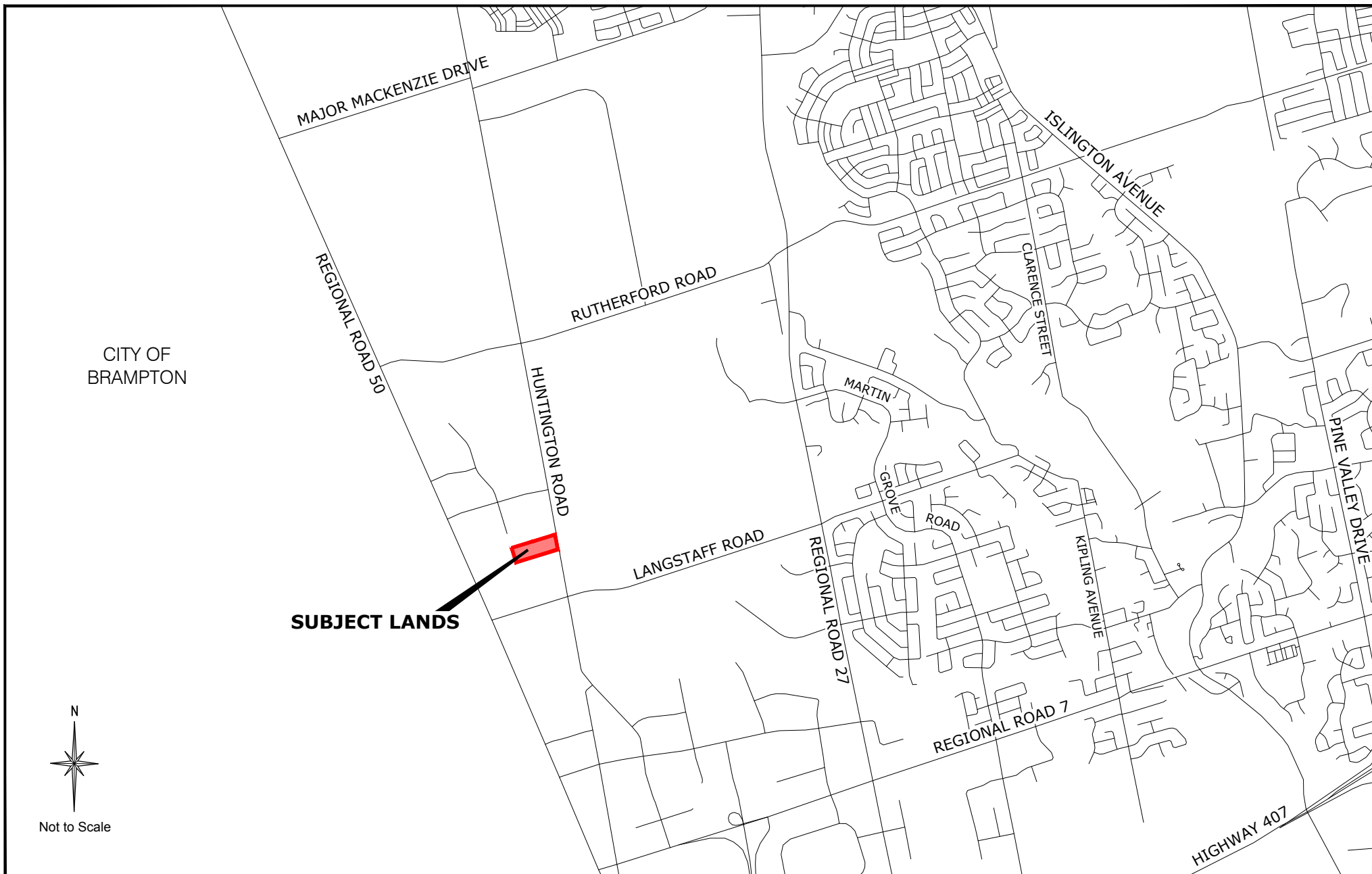
Natalie Wong, Planner ext.8866

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Carmela Marrelli, Interim Senior Manager, ext.8791

Mauro Peverini, Director of Development Planning ext. 8407

/LG



Context Location Map

Location: Part of Lots 11 & 12,
Concession 10

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

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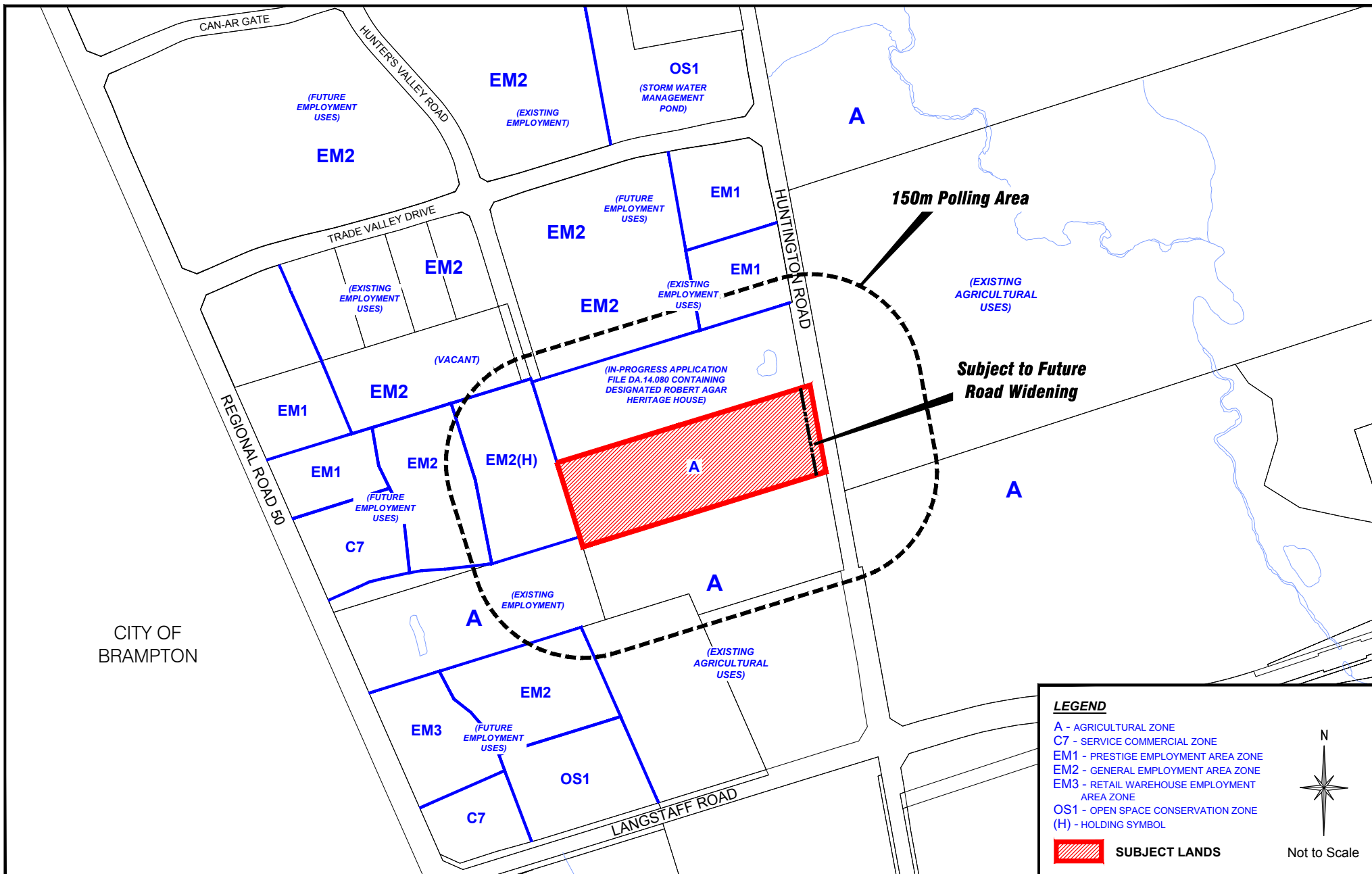


Attachment

Files:
OP.18.002 & Z.18.003

Date:
June 5, 2018

1



Location Map

Location: Part of Lots 11 & 12,
Concession 10

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

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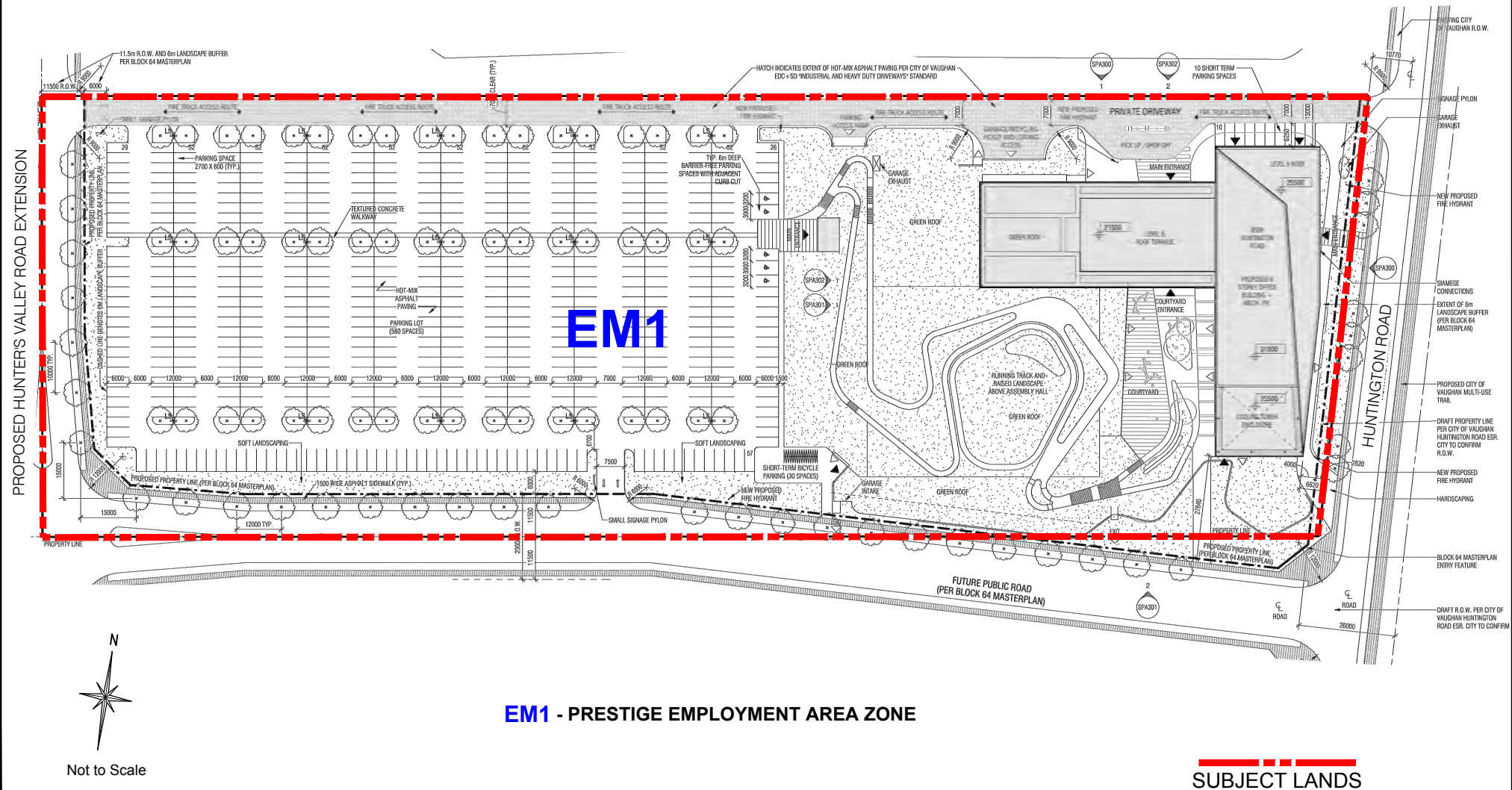


Attachment

Files:
OP.18.002 & Z.18.003

Date:
June 5, 2018

2



Conceptual Site Plan & Proposed Zoning

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

Location: Part of Lots 11 & 12,
Concession 10



Attachment

Files:
OP.18.002 & Z.18.003

Date:
June 5, 2018

3



FRONT PERSPECTIVE FACING EAST (HUNTINGTON ROAD)

Not to Scale

Perspective Rendering

*Location: Part of Lots 11 & 12,
Concession 10*

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

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Attachment

*Files:
OP.18.002 & Z.18.003*

*Date:
June 5, 2018*

4