

File: A050/20

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

Address: 8500 Huntington Rd Vaughan

Agent: Weston Consulting Planning & Urban Design

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

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

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, July 30, 2020



Minor Variance
Application

Agenda Item: 12

A050/20

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 30, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

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

Agent: Weston Consulting Planning & Urban Design

Property: 8500 Huntington Rd Vaughan

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

OP Designation: Vaughan Official Plan 2010 (“VOP 2010”): “Prestige Employment” and “General Employment”

Related Files: DA.18.025

Purpose: Relief is being requested from the holding provisions on By-law 1-88, included in By-law 168-2018, to permit the following uses:

- Site grading;
- Site servicing; and
- Shoring and excavation

Relief is required to accommodate the construction of a proposed six (6) storey office building (including assembly hall and accessory uses) and to facilitate site plan application DA.18.025.

The following variance is being requested from By-law 168-2018 (site specific By-law under Zoning By-law 1-88):

By-law Requirement (168-2018)	Proposal
The proposed uses are currently not permitted.	In addition to the uses currently permitted under the Holding symbol, Site grading, Site servicing, Shoring and Excavation shall be permitted.

Background (previous applications approved by the Committee on the subject land): N/A

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

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

Adjournment History: N/A

Staff & Agency Comments

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

Committee of Adjustment:
Public notice was mailed on July 15, 2020

Applicant confirmed posting of signage on July 15, 2020

Property Information	
Existing Structures	Year Constructed
Vacant Building	Purchased 2014

Applicant has advised that they cannot comply with By-law for the following reason(s): (insert from application) The Holding provisions of By-law 168-2018 have not yet been lifted which prevents the landowner from obtaining permits to undertake grading, servicing, shoring and excavation works on site. The requirements of the Holding provision are currently in process; however, due to construction timelines, permits for onsite works are required in advance of the release of the Holding provisions.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

Building Permit No. 19-002067 for Office Building - New, Issue Date: (Not Yet Issued).

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

Zoning staff have no further comments on this application.

Building Inspections (Septic):
No Response

Development Planning:
Application under review.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A050/20 subject to the following condition(s):

The owner/applicant shall obtain an encroachment permit from Development Engineering along with the required Road Occupancy Permit through Public Works and pay all required fees and securities, all to the satisfaction of the City of Vaughan.

Parks, Forestry and Horticulture Operations:
Forestry has commented on file DA.18.025 on May 14, 2019 and any additional comments will be addressed through the Circulation process.

Forestry’s comments on file OP.18.002 are as follows;

- Arborist Report used for reference from Amy Turner Landscape dated February 6, 2018 revised_190417;
- Urban Forestry staff inspected site on May 14, 2019 and results from inspection are accurate with information provided on Arborist Report;
- Ratios for compensation plan outlined in Arborist Report are adequate as per Urban Forestry’s requirements;

By-Law and Compliance, Licensing and Permit Services:
No comments or concerns

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

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

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

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

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
A050/20 – Public Correspondence (Application Cover Letter)

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D – By-law 168-2018

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

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

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

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

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca /	The owner/applicant shall obtain an encroachment permit from Development Engineering along with the required Road Occupancy Permit through Public Works and pay all required fees and securities, all to the satisfaction of the City of Vaughan.

Conditions

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

Please Note:

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

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

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

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

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

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

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

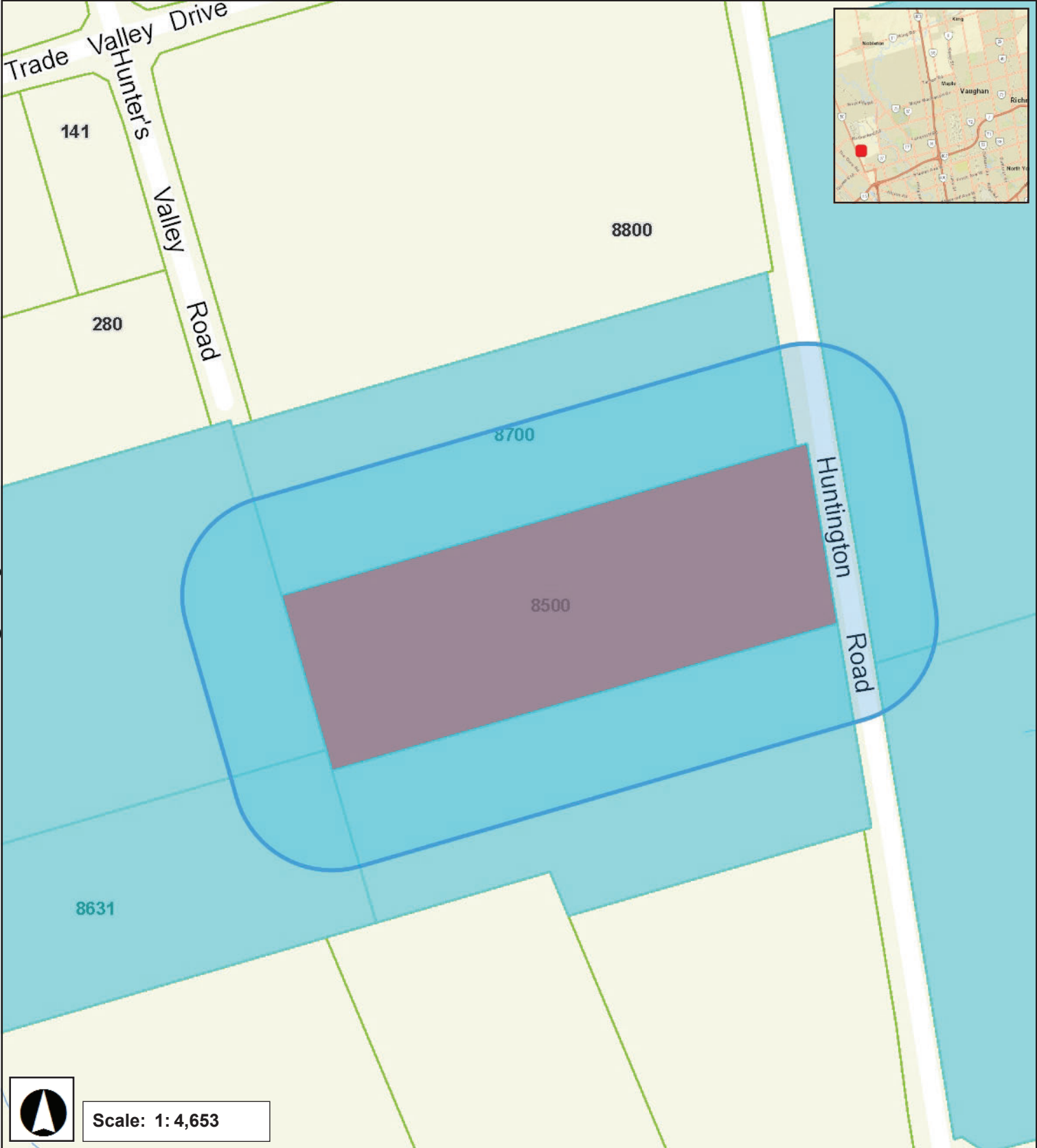
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



LOCATION MAP - A050/20

8500 HUNTINGTON ROAD, WOODBRIDGE



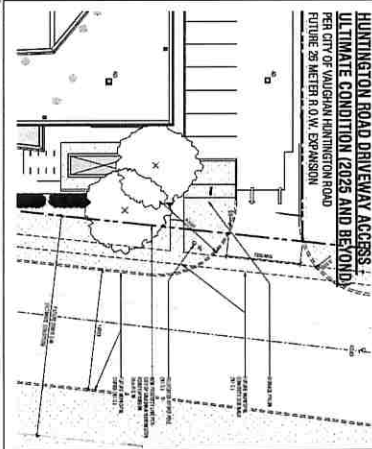
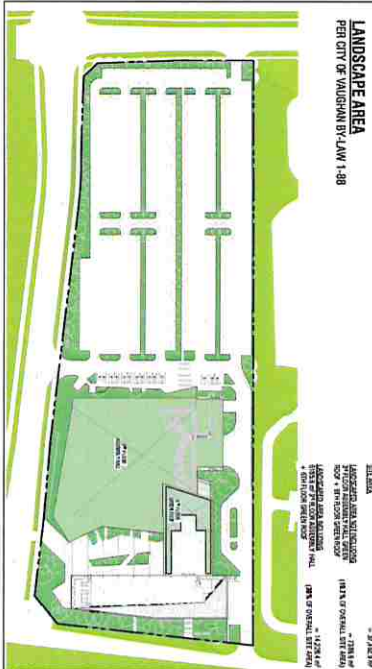
Highway 50

Langstaff Road

July 15, 2020 11:23 AM

**TO PERMIT SITE GRADING, SERVICING,
EXCAVATION & SHORING**

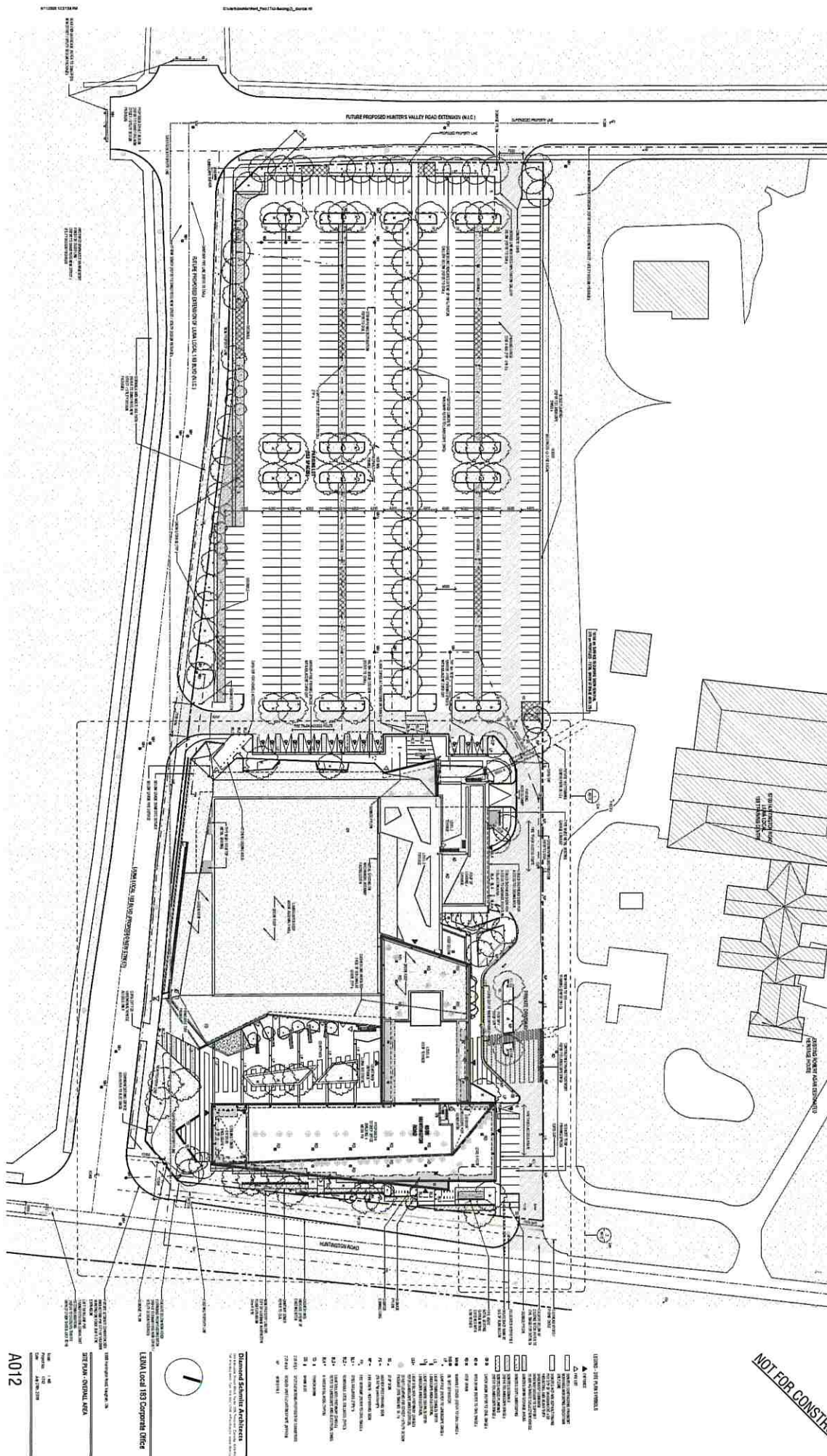
A050/20



STANDARD CITY OF VAUGHAN SITE PLAN NOTES:



NOT FOR CONSTRUCTION



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

A050/20 – Public Correspondence (Application Cover Letter)



WESTON CONSULTING

planning + urban design

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

June 12, 2020
File 8359

Attn: Christine Vigneault, Secretary Treasurer

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

Weston Consulting is the planning consultant for the Labourers' Union Non-Profit Building Society, the legally registered owner of the property located at 8500 Huntington Road, in the City of Vaughan (herein referred to as the 'subject property'). This letter has been prepared in support of a Minor Variance application to seek relief from site-specific Zoning By-law 168-2018 to permit site grading, site servicing, shoring and excavation works as additional permitted uses to those permitted under the Holding Symbol.

Description of the Subject Property

The subject property is located on the west side of Huntington Road, north of Langstaff and east of Highway 50 in Block 64. The site has a total approximate area of 4.2 ha (10.3 acres), with frontage along Huntington Road. Directly north of the subject property is the LiUNA 183 Training Centre and the Longo's Support Centre is further to the north. To the east, south and west of the subject property are vacant agricultural lands designated for employment uses.

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

Development Application History

Official Plan Amendment and Zoning By-law Amendment applications were both filed in order to permit the proposed 6-storey office building including an assembly hall and accessory uses. Both applications were approved and passed by City of Vaughan Council on September 27th, 2018 and

are both in full-force and effect. The Zoning By-law was approved subject to a Holding Provision which imposes financial and engineering related conditions. A Site Plan Approval application has also been submitted and received approval in principle by Council at the September 27th, 2018 meeting. As part of the application approval, Council endorsed permissions allowing the landowner to apply for Minor Variance Application(s) to the Committee of Adjustment before the secondary anniversary of the day on which the implementing Zoning By-law came into effect, to permit minor adjustments to the implementing Zoning By-law.

Following the approvals for Official Plan, Zoning By-law Amendment and Site Plan, a modification was made to the proposed road alignment of LiUNA Local 183 Blvd, the south portion of the east-west future public road that runs through Block 64 South. This road alignment modification resulted in a shift to the exterior yard setback and landscape buffer that were approved through the Zoning By-law Amendment. Additionally, the City requested that the front yard setback be measured from the future Huntington Road property line, which caused a deficiency in the front yard setback.

As such, an application for Minor Variance (A079/19) was submitted to the Committee of Adjustment in 2019 to seek relief to allow for a reduction in parking, reduced exterior and front yard setbacks, and a reduced landscape strip along the east-west future public road. The Committee of Adjustment approved Minor Variance application A079/19 on July 11, 2019.

Purpose of Application

The purpose of this application is to seek relief from the following Holding provision of By-Law 168-2018:

- *A(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.*

The following relief is requested:

"In addition to the uses permitted under the Holding Symbol, the following uses shall be permitted:

- a. Site grading;
- b. Site servicing; and
- c. Shoring and excavation."

The intent of this relief is to allow on-site works, including site grading, site servicing, shoring and excavation, as additional permitted uses in addition to those permitted under the Holding provision of By-law 168-2018.

Planning Justification and Analysis

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

- The variance requested maintains the general intent and purpose of the Official Plan;
- The variance requested maintains the general intent and purpose of the Zoning By-law;
- The variance is desirable for the appropriate use of the land; and,
- The variance is minor in nature.

The following is a summary of how the proposed application meets the four tests under the *Planning Act*.

Maintains the General Intent and Purpose of the Official Plan

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

The intent of the in force Official Plan policies is to permit the construction of the proposed 6-storey office building with assembly hall and accessory uses. The requested variance meets the general intent and purpose of the Official Plan by permitting on-site works, including grading, servicing, shoring and excavation, in order to support the construction of these intended uses in accordance with the existing land use designations and approved site-specific Official Plan amendment.

It is our opinion that the proposed variance maintains the general intent and purpose of the Official Plan as it allows for construction activities in support of the facilitation of a development supportive of employment uses.

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

The City of Vaughan Zoning By-law 1-88 was amended by site-specific Zoning By-law 168-2018 to rezone the subject property *Prestige Employment Area zone - EM1(H)*. Zoning By-law 168-2018 was approved and enacted on September 27th, 2018 and is the site-specific by-law which pertains to the subject property. The *EM1* zone permits a range of employment uses including office buildings and accessory office and retail uses. The proposed development complies with the by-law from an ultimate land use perspective and meets the prescribed development regulations, subject to the previous Minor Variance approval (A079/19). The exception being that the proposed on-site works do not conform to the Holding provision of By-law 168-2018, which allows only the production of crops and legally existing uses on the subject property prior to the removal of Holding Symbol.

The purpose of the proposed variance is to seek relief from the existing Holding provision to allow for site grading, servicing, shoring and excavation works to be undertaken in advance of the lifting of the Holding Symbol. Ultimately, these on-site works would facilitate the construction of the approved office development on the subject property implemented by the approved site-specific by-law. The issuance of a building permit for the construction of the balance of the project would remain subject to the removal of the Holding Symbol. The proposed development conforms to the

ultimate land use provisions under the EM1 zone and meets all required development regulations prescribed by the Zoning By-law, subject to the 2019 Minor Variance approval.

Based on the foregoing, it is our opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law.

Desirable and Appropriate

The proposed development is to be the head office for LIUNA Local 183 with an assembly hall and accessory uses. The proposed variance will allow for on-site works to commence prior to the lifting of the Holding Symbol in order to better facilitate the construction of this facility. The Holding provision of site-specific By-law 168-2018 preventing the use of the site for purposes other than the production of crops and legally existing uses has not yet been lifted, which ultimately prevents the landowner from obtaining permits to undertake the on-site works necessary to prepare the site for the proposed development. The requirements of the Holding provision are currently in process; however, due to construction timelines, permits for site grading, servicing, shoring and excavation works are required in advance of the release of the Holding Symbol.

Ultimately, the construction of the proposed development will represent the redevelopment of the subject property with a viable employment use on an otherwise underutilized site. The facilitation of the new office building will improve the productivity and viability of the designated employment area in which the site is located, and will encourage further redevelopment for employment uses in the surrounding area. It is our opinion that the proposed variance is desirable for the appropriate development and use of the land.

Minor in Nature

The proposed variance is minor in nature and will not interfere with the functioning of the property for an office building, but rather will better support this as a future use. The proposed variance does not pose any discernable adverse impacts on the surrounding area, nor is it inconsistent with the general intent and purpose of the Official Plan and Zoning By-law. It is simply allowing on-site works to proceed prior to the lifting of the Holding symbol, which is currently already in process. It is our opinion that the requested variance is minor in nature.

Submission Materials

In support of the proposed application, the following materials have been included with this submission:

- One copy of this covering letter;
- One cheque in the amount of \$3,460.00;
- One complete Minor Variance Application Form;
- One copy of the Site Plan drawings printed at 8.5 x 14;
- One copy of the Site-Specific Zoning By-law 168-2018; and,
- One digital copy of the above listed materials.

Conclusion

It is our opinion that the proposed variance should be approved by the Committee of Adjustment as it meets all four tests prescribed by the *Planning Act*. The proposed development will implement the City of Vaughan's vision for its designated employment areas by supporting the construction of an office building in an appropriately designated area and enhancing the City's employment stock.

We trust that the above is sufficient for Staff to facilitate their review. Given the nature of this application and the preliminary review that has already been undertaken at the senior level by City Staff, we request that this Minor Variance application be scheduled for the next Committee of Adjustment meeting on July 11th, 2020. Should you have any questions or require further information, please contact the undersigned (ext. 236) or Jessica Damaren (ext. 280).

Yours truly,

Weston Consulting

Per:



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

- c. Client
Mauro Peverini, Director Development Planning
Ben Pucci, Director Building Standards

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

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

COMMENTS:

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

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A050/20 - 8500 HUNTINGTON ROAD, WOODBRIDGE - REQUEST FOR COMMENTS
(Vaughan Committee of Adjustment)

From: Development Services <developmentservices@york.ca>

Sent: June-26-20 11:26 AM

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

Subject: [External] RE: A050/20 - 8500 HUNTINGTON ROAD, WOODBRIDGE - REQUEST FOR COMMENTS (Vaughan
Committee of Adjustment)

Good morning Pravina,

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

Regards,

Gabrielle

Gabrielle Hurst mcip rpp | Associate Planner | Community Planning and Development Services | Corporate Services
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

Schedule D: By-law 168-2018

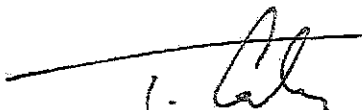
THE CORPORATION OF THE CITY OF VAUGHAN

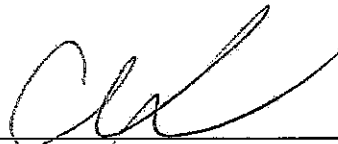
IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

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

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

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


TODD COLES
City Clerk


A Commissioner, etc.

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

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 168-2018

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

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

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "A Agricultural Zone" to "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

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

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

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

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

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

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

C. Notwithstanding the provisions of:

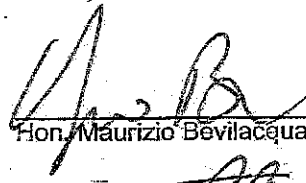
- a) Subsection 3.8 a) and g) respecting Minimum Parking Requirements and Driveway Widths;
- b) Subsection 6.1.6 a) respecting Landscaping Requirements;
- c) Subsection 2.0 respecting the definition for an Office Building, 6.2.1 and Schedule 'A' respecting the Uses Permitted and zone standards in the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


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

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

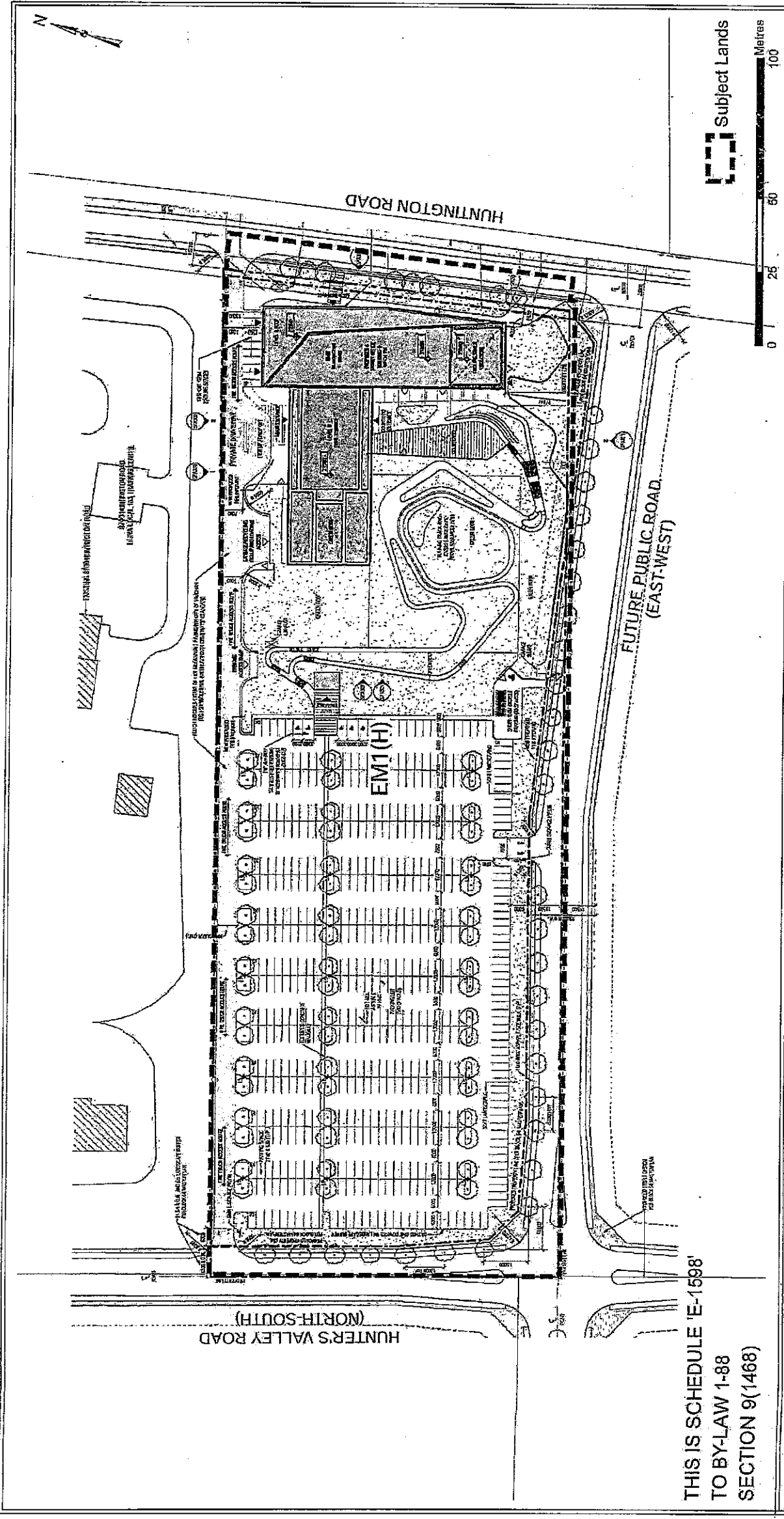
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

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


 Hon. Maurizio Bevilacqua, Mayor


 Todd Coles, City Clerk

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



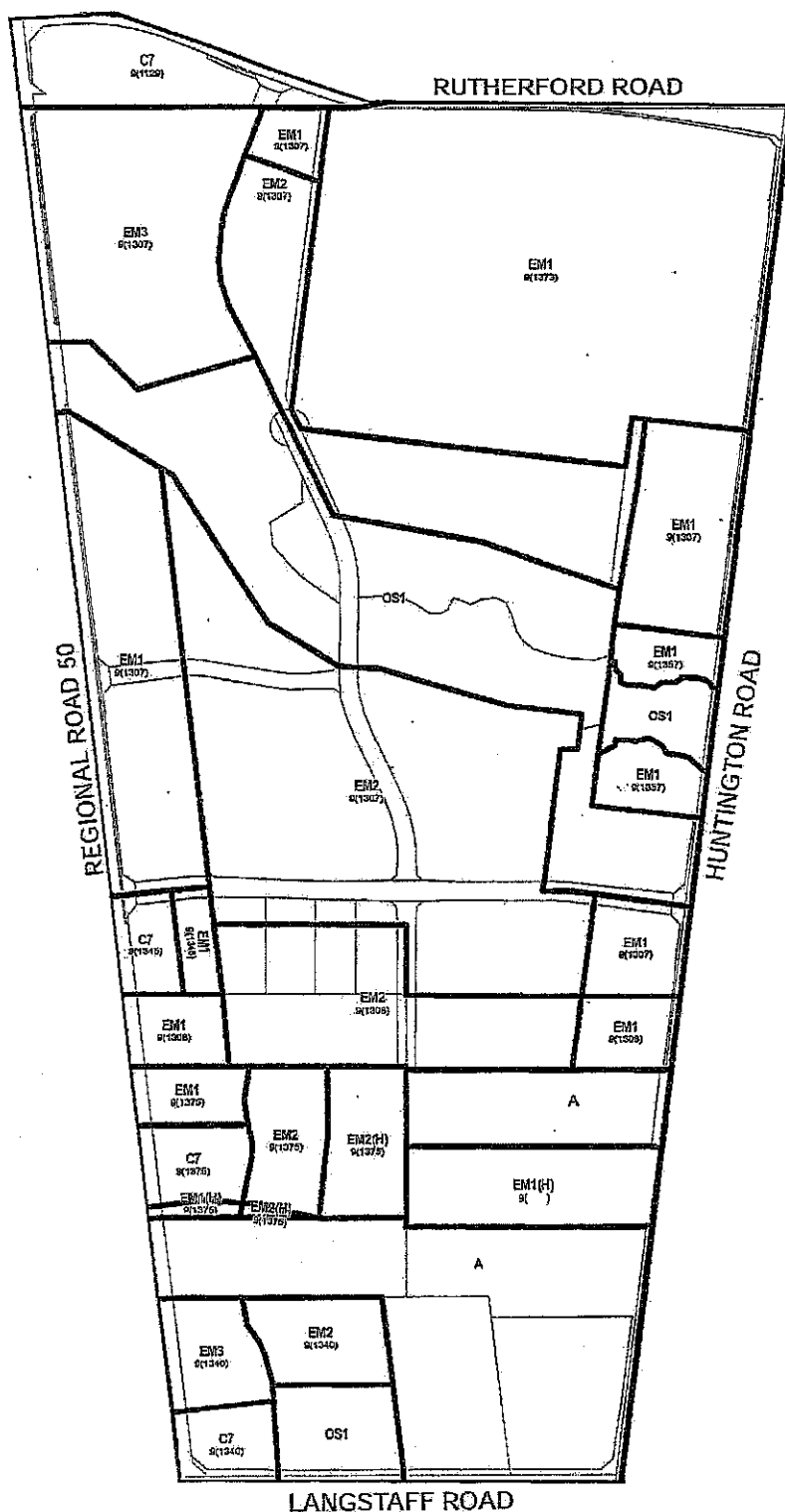
THIS IS SCHEDULE 'E-1598'
TO BY-LAW 1-88
SECTION 9(1468)

Subject Lands
Metres
0 25 50 100

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
[Signature]
MAYOR
[Signature]
CLERK

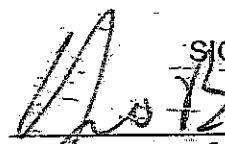
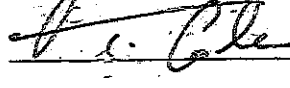


KEY MAP 10C
BY-LAW NO. 1-88

0 100 200 400 Metres

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

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

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 168-2018

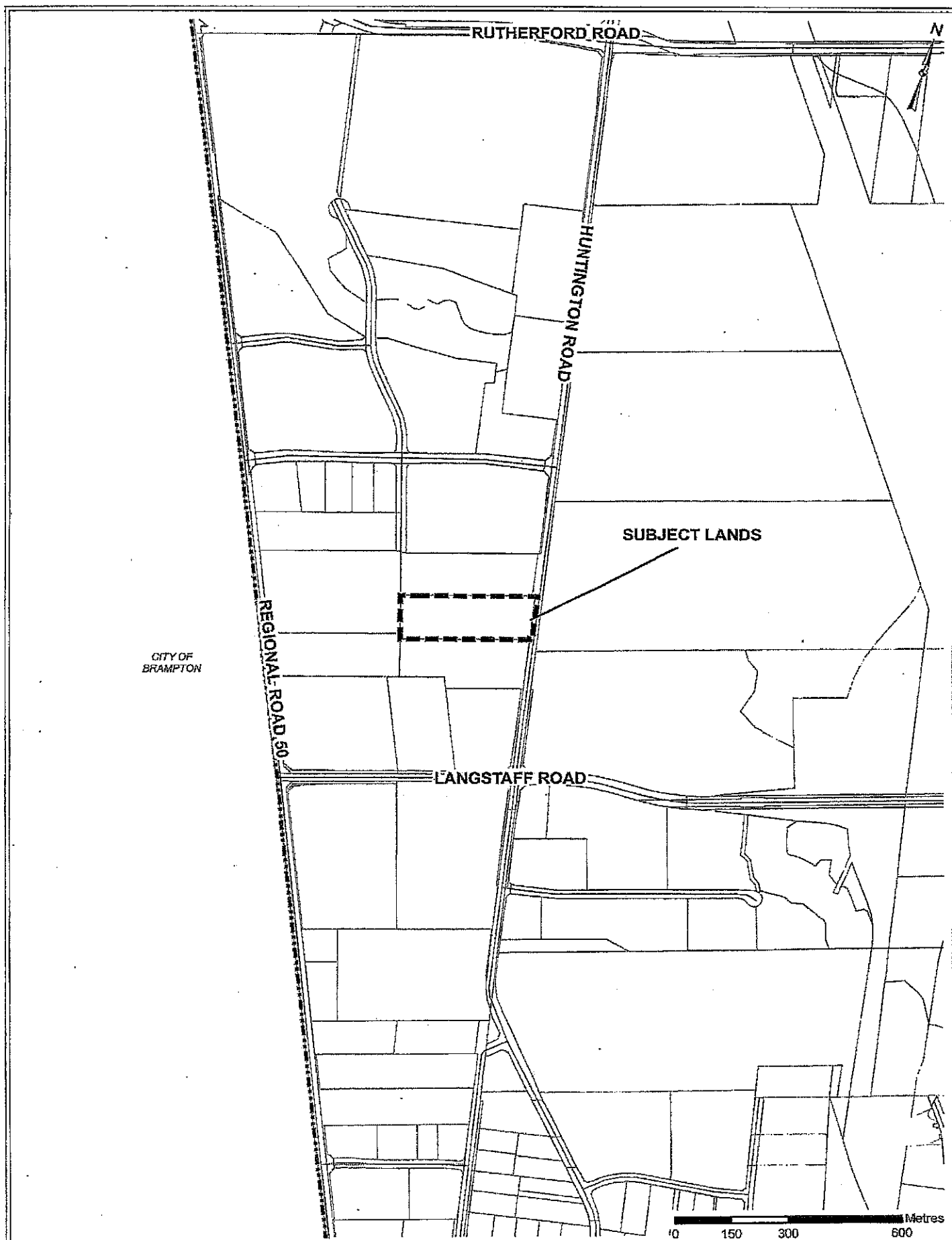
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory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

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

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

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

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



LOCATION MAP TO BY-LAW 168-2018

FILE: Z.18.003

RELATED FILES: OP.18.002

LOCATION: PART OF LOTS 11 & 12, CONCESSION 10

APPLICANT: LABOURERS' INTERNATIONAL UNION OF

NORTH AMERICA - LIUNA LOCAL 183

CITY OF VAUGHAN