

**WESTON
CONSULTING**

planning + urban design

COMMUNICATION – C64

ITEM 1

**Committee of the Whole (Public Meeting)
October 29, 2020**

Office of the Clerk, City of Vaughan
2141 Major Mackenzie Dr
Vaughan, ON
L6A 1T1

October 28, 2020

File 8359

Attn: Todd Coles, City Clerk

Dear Sir,

**Re: City Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
8500 Huntington Road**

Weston Consulting is the authorized planning consultant for the Labourers' Union Non-Profit Building Society, the owner of the lands municipally addressed as 8500 Huntington Road (herein referred to as the "subject lands"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the following comments on behalf of the landowner.

The subject lands are located north of Langstaff Road and west of Huntington Road in the City of Vaughan. The lands are located in Block 64 South and the landowner is a participating landowner in the Block 64 South Landowners Group. Site-specific Zoning By-law 168-2018 was approved by City of Vaughan Council on September 27, 2018, to rezone the subject lands to *EM1(H) Prestige Employment Area Zone* (Attachment 1).

We note that the CZBL proposes to zone the subject lands *EM2(H) – 1092, General Employment Zone* subject to Exception 1092 according to Map 81. The proposed EM2 Zone category is incorrect and does not reflect the approved EM1 - Prestige Employment Zone category. Based on our review, the provisions and permitted uses within the site-specific Zoning By-law have been carried over into Exception 1092, as it relates to permitted uses (section 14.1092.1), lot and building requirements (section 14.1092.2), and the 'H' holding provisions (section 12.1092.4). In addition, Figure E-1598 indicates the proposed zoning for the subject lands as EM1(H), which is the correct zoning.

We respectfully request that the zoning for the subject lands within the CZBL be amended to EM1(H) to reflect the approved and in-force site-specific Zoning By-law. We thank you for the opportunity to provide these comments.

Please contact the undersigned at extension 236 or Jenna Thibault at extension 309 should you have any questions or wish to discuss further.

Yours truly,
Weston Consulting
Per:



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

c. Client

Attachment: Site Specific Zoning By-law 168-2018

THE CORPORATION OF THE CITY OF VAUGHAN

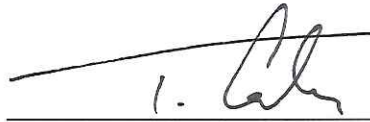
**IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13**

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.

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TODD COLES
City Clerk



A Commissioner, etc.

Christine Marie 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":

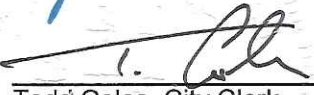
- ai) A minimum of 1,010 parking spaces is permitted on the lands based on the following parking rates:
- 3.27 parking spaces per 100 m² of GFA for an Office Building
 - 7 parking spaces per 100 m² of GFA for an Assembly Hall
- aii) A maximum driveway width for ingress and egress driveway of 7.2 m is 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.

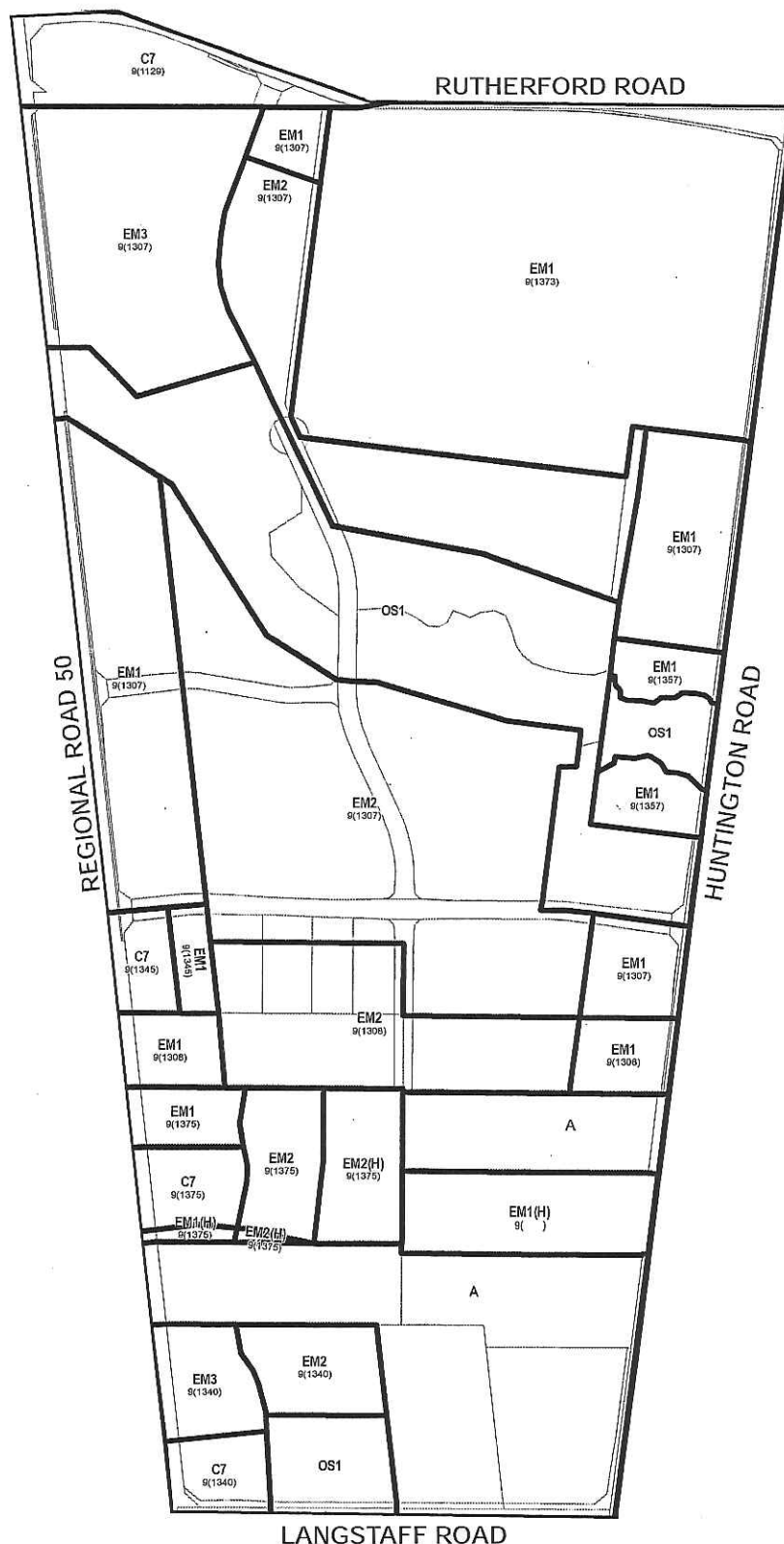


Hon. Maurizio Bevilacqua, Mayor

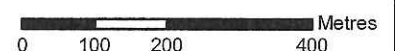


Todd Coles, City Clerk

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





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



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

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

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 168-2018

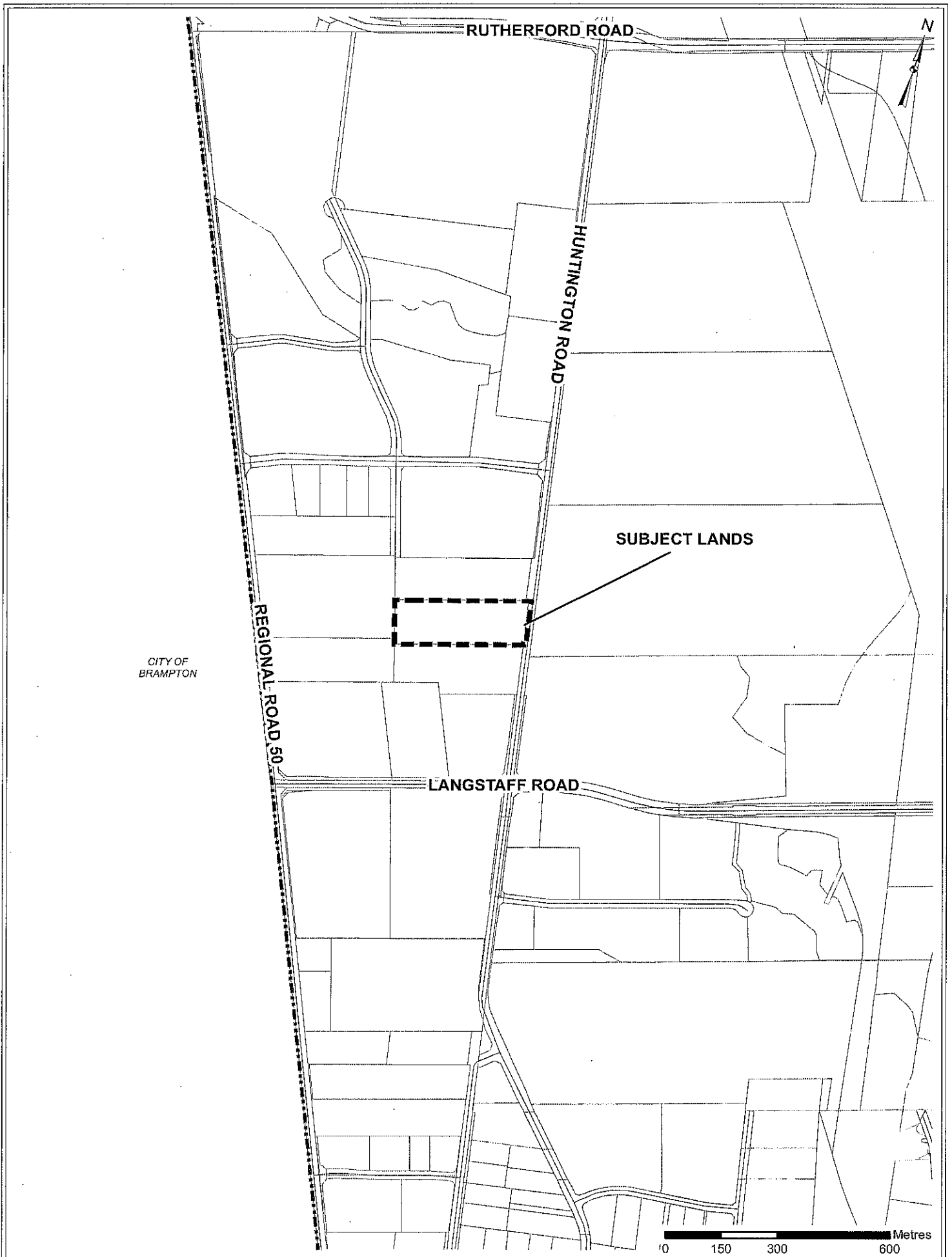
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory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