

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 062-2021**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 168-2018 and by By-law 158-2020.**

**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 an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are 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) Deleting Key Map 10C and substituting therefore the Key Map 10C attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “2” and effectively zoning the Subject Lands “EM1 Prestige Employment Zone”.
  - b) Deleting Paragraph A of Exception 9(1468) and substituting therefor the word “Deleted”.
  - c) Deleting Paragraph B Exception 9(1468) and substituting therefor the word “Deleted”.
  - d) Deleting Schedule “E-1598” and substituting therefor the Schedule “E-1598” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

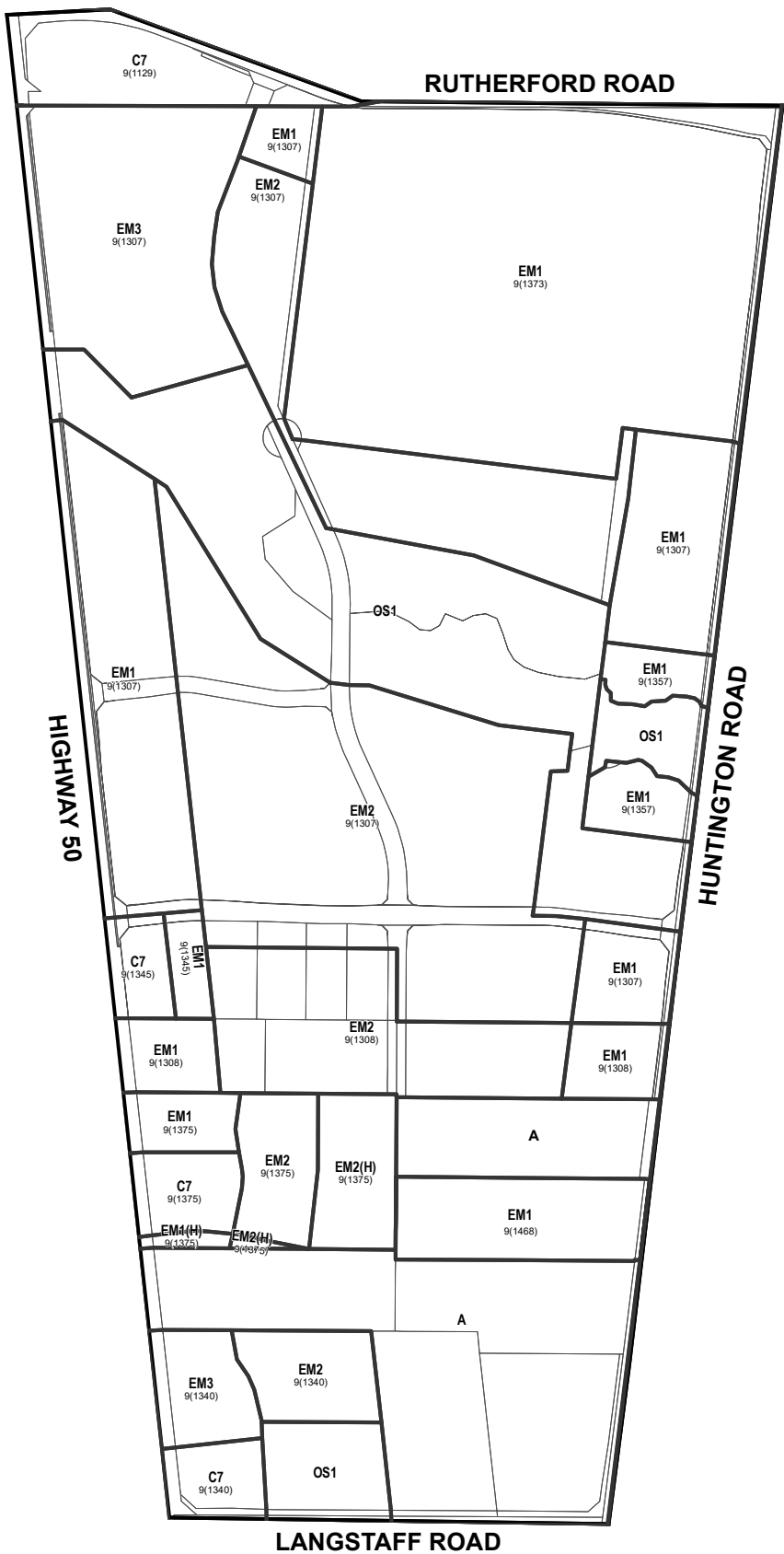
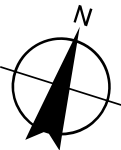
Enacted by City of Vaughan Council this 18<sup>th</sup> day of May, 2021.

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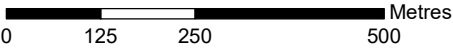
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



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



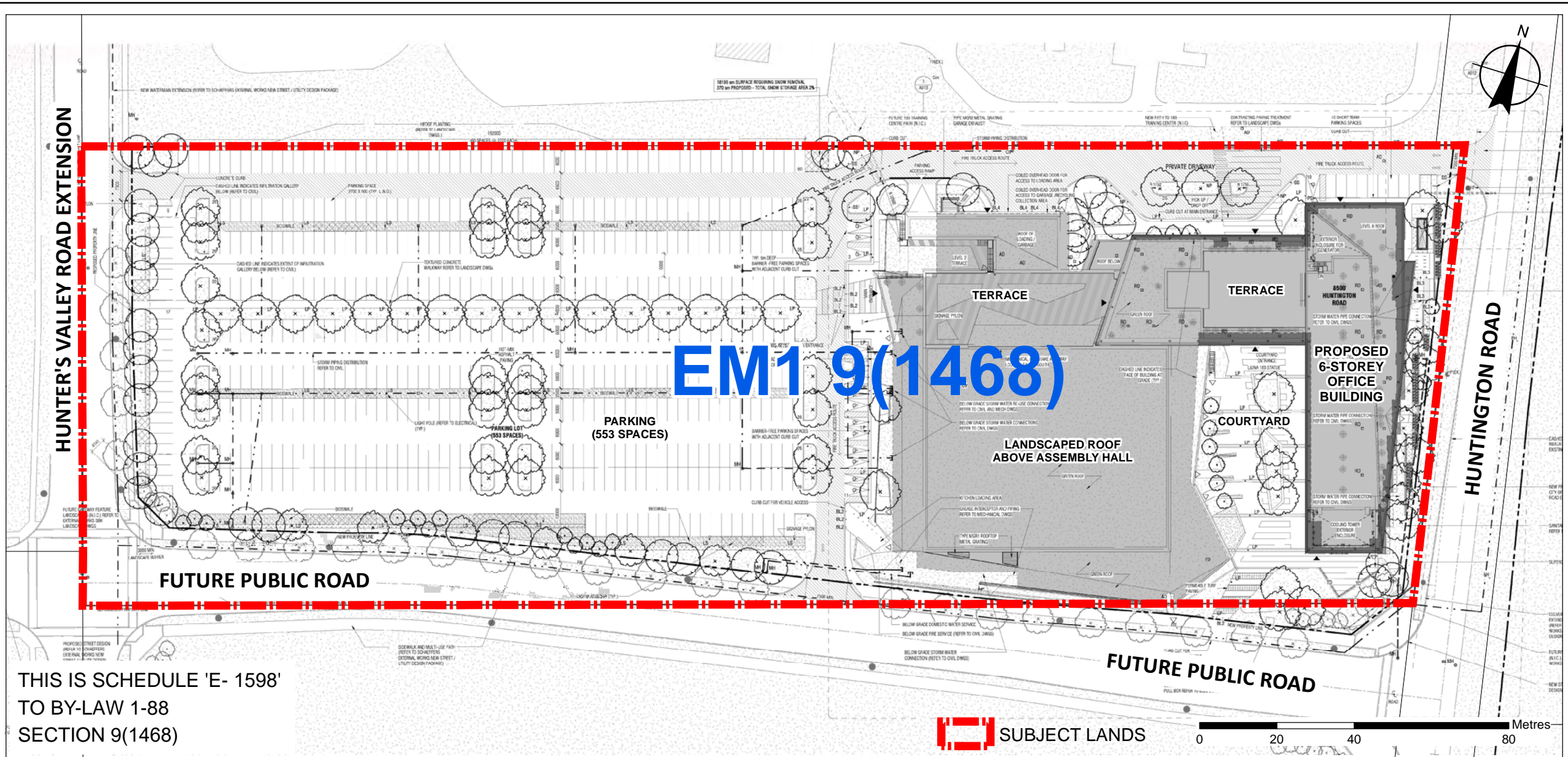
THIS IS SCHEDULE '1'  
TO BY-LAW 062-2021  
PASSED THE 18TH DAY OF MAY, 2021

**FILE:** Z.21.017  
**RELATED FILES:** OP.18.002, Z.18.003, DA.18.025  
**LOCATION:** PART OF LOTS 11 AND 12, CONCESSION 10;  
8500 HUNTINGTON ROAD  
**APPLICANT:** LABOURERS' UNION NON-PROFIT  
BUILDING SOCIETY  
**CITY OF VAUGHAN**

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



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CITY OF VAUGHAN

**THIS IS SCHEDULE '2'**  
**TO BY-LAW 062-2021**  
**PASSED THE 18TH DAY OF MAY, 2021**

**SIGNING OFFICERS**

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**MAYOR**

\_\_\_\_\_  
**CLERK**

## **SUMMARY TO BY-LAW 062-2021**

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 remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “EM1 Prestige Employment”, subject to site-specific Exception 9(1468) with the Holding Symbol “(H)”, to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 168-2018, until such time that:

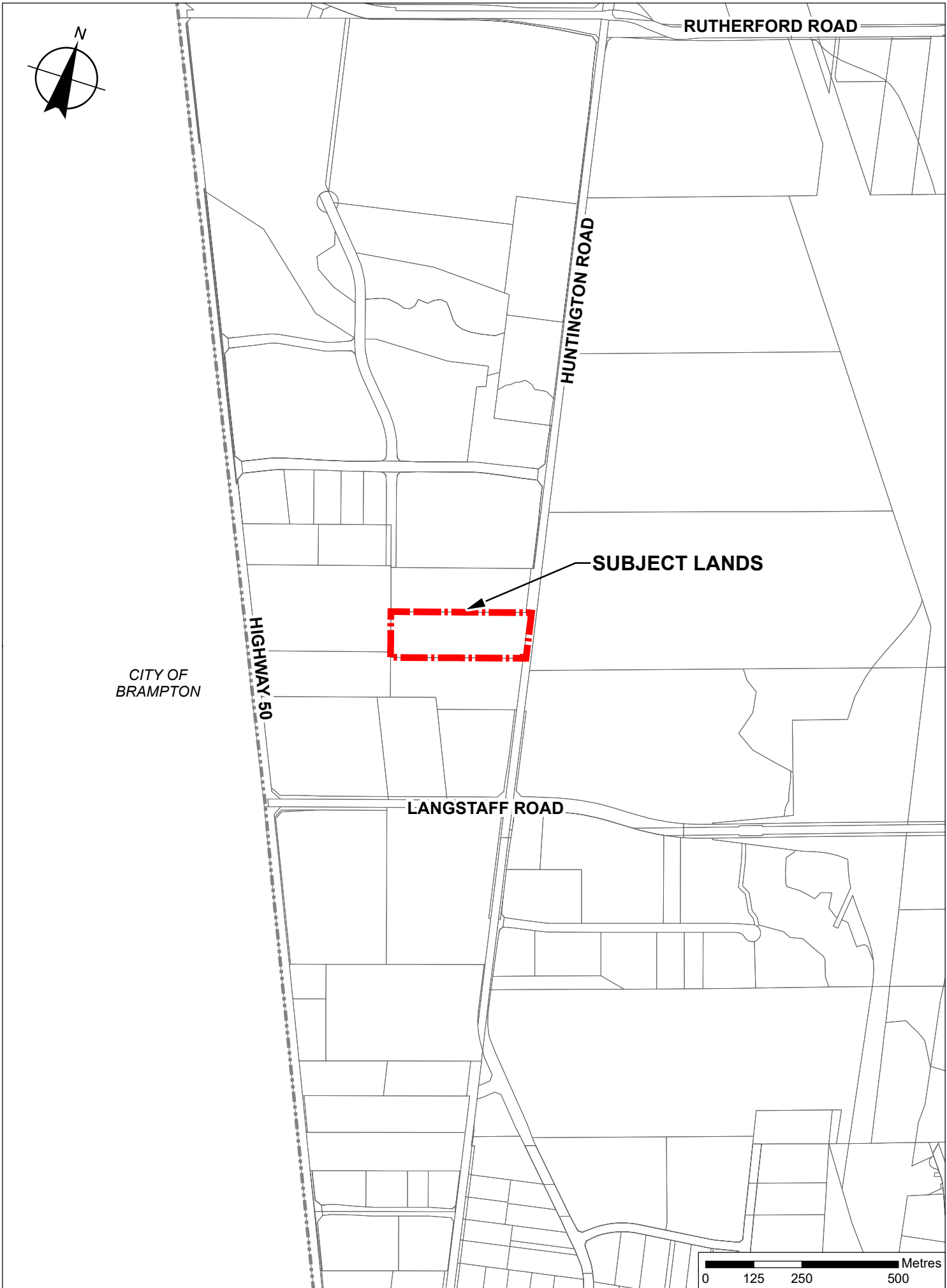
- a) The Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 64 South to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, 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.

On September 27, 2018, Vaughan Council approved Official Plan Amendment File OP.18.002, Zoning By-law Amendment Z.18.003 and Site Development Application DA.18.025 to facilitate the development of a 6-storey, 27,000 m<sup>2</sup> office building including an assembly hall and accessory uses on the Subject Lands.

The Owner has satisfied the holding removal conditions in the following ways:

- A letter from Block 64 South Landowners Group Inc., herein after called the “Trustee” was provided to certify that a Developers’ Group Agreement/Cost Sharing Agreement has been entered into with the participating landowners within Block 64 South;

- A letter from the Trustee was provided to certify that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Developers' Group Agreement/Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- A Spine Services Agreement has been executed and will be registered against the lands for the construction of the municipal services for the Block to the satisfaction of the Development Engineering Department; and
- Updated downstream sanitary design sheets and related drawings have been provided to demonstrate that the Subject Lands can be adequately serviced, to the satisfaction of the Development Engineering Department.



# LOCATION MAP TO BY-LAW 062-2021

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**RELATED FILES:** OP.18.002, Z.18.003, DA.18.025  
**LOCATION:** PART OF LOTS 11 AND 12, CONCESSION 10;  
8500 HUNTINGTON ROAD  
**APPLICANT:** LABOURERS' UNION NON-PROFIT  
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**SUBJECT  
LANDS**