

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

**37**

**ZONING BY-LAW AMENDMENT FILE Z.13.029  
REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD.  
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.029 (Squire Ridge Investments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
  - a) rezone a portion of the subject lands (shown as "Additional Lands Owned by Applicant" on Attachment #4) from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone and include these lands within site-specific Exception 9(1294);
  - b) rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone;
  - c) rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)" to OS1 Open Space Conservation Zone; and,
  - d) remove the Holding Symbol "(H)" from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone as shown on Attachment #3, thereby zoning the lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4.
2. THAT revised Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.) prepared by KLM Planning Partners Inc. dated April 5, 2013, and shown on Attachment #4, BE APPROVED, and that the original conditions of final approval (dated June 25, 2007) be repealed and replaced with the Conditions of Approval provided on Attachment #1.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

#### Item 37, CW Report No. 36 – Page 2

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

#### **Economic Impact**

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

#### **Communications Plan**

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the West Woodbridge Homeowner's Association. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Sign Notification Protocol. To date, no comments have been received. The recommendation to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.13.029 to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
  - a) rezone a portion of the subject lands (shown as "Additional Lands Owned by Applicant" on Attachment #4) from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone, in the manner shown on Attachment #4;
  - b) rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone;
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2. An application to revise approved Plan of Subdivision File 19T-06V01 as shown on Attachment #5, in the manner shown on Attachment #4, as follows:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, CW Report No. 36 – Page 3

- a) remove the area identified as the “Highway #427 Protection Study Limit” (as shown on Attachment #5) from the subject lands, which was established through the original approval of Plan of Subdivision File 19T-06V01, and no longer applicable;
- b) relocate the Storm Water Management pond (Blocks 7 and 15 as shown on Attachment #5) to Block 7 as shown on Attachment #4;
- c) remove the road connection (shown as Street 1, Block 19 on Attachment #5) intended to connect to New Enterprise Way on the lands to the south, and terminate the road in a cul-de-sac as shown on Attachment #4; and,
- d) reconfigure Blocks 7, 14, and 15 as shown on Attachment #5, to be shown as Blocks 7 and 14 on Attachment #4.

**Background - Analysis and Options**

Location

The subject lands are located on the southeast corner of Huntington Road and Langstaff Road, shown as “Subject Lands” on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3. The subject lands are currently vacant.

Previous Approval for Plan of Subdivision File 19T-06V01 and Zoning By-law Amendment File Z.06.018

On June 25, 2007, Vaughan Council approved Zoning By-law Amendment File Z.06.018 and Plan of Subdivision File 19T-06V01 for the subject lands shown on Attachment #5, to facilitate an industrial/employment subdivision on the subject lands with a total of 19 Blocks consisting of: 2 Prestige Employment Area blocks; 2 Future Prestige Employment blocks; 1 General Employment Area block and 1 Future General Employment Area block; 1 Retail Warehouse block; 1 Service Commercial block; 1 Open Space block; and, 4 Future Open Space blocks (including 1 future stormwater management pond), with the remaining blocks allocated for roads, reserves and widening, as shown on Attachment #5. To date, the subdivision plan has not been registered. The Owner is proposing amendments to the previously approved subdivision, which are described in the “Purpose” section of this report.

Official Plan #450 (Employment Area Plan)

The applications were submitted in August 2013, prior to the approval of VOP 2010, and therefore, are being reviewed under the policies of OPA #450 (Employment Area Plan). The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” by in-effect OPA #450.

The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses, with no outside storage. The “Employment Area General” designation permits a full range of processing, warehousing and transportation and distribution facilities, with or without outside storage.

The Owner is proposing to rezone the northwest corner of the property to C7 Service Commercial Zone, as shown on Attachment #4 as “Additional Lands Owned by Applicant”. This property abuts Block 5 (as shown on Attachment #4), which is currently zoned C7 Service Commercial Zone to create a Service Node. A Service Node, as defined by OPA #450, is located at the intersections of arterial and collector roads (Langstaff Road and Huntington Road) and shall be a maximum of

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, CW Report No. 36 – Page 4

1.2 ha in size, however, may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as a retail warehouse. Block 1, as shown on Attachment #4, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The Owner intends to convey the northwest corner of the subject lands to Block 5 resulting in a Service Node with a total area of 3.23 ha, and when developed in conjunction with Block 1, conforms to OPA #450.

The “Valley Lands” designation does not permit any buildings or structures except where such structures are intended for flood and erosion control purposes and meet the requirements of the Toronto and Region Conservation Authority (TRCA). The precise limits of the Valley Lands and the Valley Corridor were established by the Huntington Business Park (Block 57/58) Plan, as shown on Attachment #6.

The proposed revised Draft Plan of Subdivision conforms to Official Plan #450.

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Prestige Employment”, “General Employment”, “Natural Areas”, and “Infrastructure and Utilities” by Vaughan Official Plan 2010 (VOP 2010), which was approved by the Ontario Municipal Board (OMB) on February 3, 2014. A portion of the subject lands, shown on Attachment #4 as “Additional Lands Owned by Applicant”, are located within the West Vaughan Employment Area Secondary Plan, which forms part of Volume 2 of VOP 2010, and approved by the OMB on June 4, 2014. These lands are also designated “Prestige Employment”, and are proposed to be developed in conjunction with the lands to the south.

The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings that do not require outside storage. Office and retail uses are permitted accessory to the employment uses listed above. The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, and distribution, any of which may or may not include outdoor storage.

The “Natural Areas” designation prohibits most development and/or site alteration. The “Infrastructure and Utilities” designation applies to lands that are used at-grade for the provision of infrastructure, such as utility corridors and stormwater management ponds. The Owner is proposing to relocate the stormwater management pond, which will not conform to Schedule 13 - Land Use Designations of VOP 2010, however, is located in the same general area and maintains the intent of this Plan.

The proposed location of the stormwater management pond will need to be amended on the VOP 2010 Schedule 13, if the applications are approved. Although VOP 2010 does not permit a retail warehouse use, the applications are subject to OPA #450 and are permitted through this document and the corresponding lands are already zoned EM3 Retail Warehouse Zone as-of-right that permits this use. The remainder of the proposal conforms to VOP 2010.

Block Plan - Huntington Business Park

The subject lands are located within the Huntington Business Park Block 57/58 Plan. The revised Draft Plan of Subdivision is consistent with the most recent Huntington Business Park Block Plan, approved by Vaughan Council on June 25, 2013, as shown on Attachment #6.

Zoning

The subject lands are zoned A Agricultural Zone, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, CW Report No. 36 – Page 5

Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone, both with a Holding Symbol “(H)” by Zoning By-law 1-88. The majority of lands are subject to site-specific Exception 9(1294), save and except for the lands identified as “Other Lands Owned by the Applicant”, as shown on Attachment #4.

The Owner is proposing an amendment to Zoning By-law 1-88, and site-specific Exception 9(1294), as shown on Attachment #4, as follows:

- a) rezone a portion of the subject lands, shown as “Additional Lands Owned by Applicant” on Attachment #4, from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone, in the manner shown on Attachment #4;
- b) rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol “(H)” to EM2 General Employment Area Zone;
- c) rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol “(H)” to OS1 Open Space Conservation Zone; and,
- d) remove the Holding Symbol “(H)” from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone as shown on Attachment #3, thereby zoning the lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4.

The proposed rezoning of the “Additional Lands Owned by the Applicant” from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone is appropriate as it conforms to OPA #450 and provides an appropriate location for service commercial and prestige employment development in accordance with the Official Plan. The Owner has advised that they intend to convey the rezoned parcels to be combined with the C7 and EM1 zoned lands (Blocks 2 and 5 respectively) to the south, through a future consent application. Once conveyed, the C7 Service Commercial Zone parcel will create a Service Node, as defined by OPA #450, being located at the intersection of an arterial and collector road (Langstaff Road and Huntington Road) and shall be a maximum of 1.2 ha in size. However, a service node may exceed 1.2 ha if the site is developed in conjunction with a predominant use such as a retail warehouse. It is also recommended that these lands be included in Exception 9(1294) to maintain a consistent zoning over each block.

Block 1, as shown on Attachment #4, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The parcel proposed to be rezoned to EM1 Prestige Employment Area Zone will be conveyed to Block 2, as shown on Attachment #4, which is currently zoned EM1 Prestige Employment Area Zone. This will facilitate prestige employment uses on the site, which conforms to the Official Plan and is appropriate and compatible with the existing zoning on the subject lands.

The proposal to rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol “(H)” to EM2 General Employment Area Zone is appropriate as the Owner is proposing Block 14 to be used for general employment uses. The lands were originally zoned OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol “(H)” as Block 14 was the original intended location for a stormwater management pond (SWM Pond). However, as the SWM Pond is proposed to be relocated to Block 7, as shown on Attachment #4, the EM2 General Employment Area Zone is the appropriate zone to implement and permit general employment uses, and the location of this general employment block conforms to the Official Plan.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

#### Item 37, CW Report No. 36 – Page 6

The proposal to rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol “(H)” to OS1 Open Space Conservation Zone is appropriate as the Owner is proposing Block 7 to be used for a SWM Pond. The new location of the SWM Pond has been reviewed and approved by the Vaughan Development/Transportation Engineering Department, and can accommodate a drainage area of 48.1 ha, as discussed later in this report. The appropriate zone to implement and permit a SWM Pond is the OS1 Open Space Conservation Zone.

In accordance with the comments from the MTO, the Holding Symbol “(H)” must remain on Block 13, as shown on Attachment #4, and that the Holding Symbol “(H)” can be removed from the remainder of the subject lands. The Vaughan Planning Department can support the removal of the Holding Symbol “(H)”, as the Holding Symbol “(H)” is no longer required on the majority of the lands as discussed later in the Ministry of Transportation Ontario (MTO) section of this report.

#### Revised Subdivision Design

The Owner is proposing to revise approved Plan of Subdivision File 19T-06V01, as shown on Attachment #5, in the manner shown on Attachment #4, as follows:

- a) remove the area identified as the “Highway #427 Protection Study Limit” (as shown on Attachment #5) from the subject lands, which was established through the original Draft Approved Plan of Subdivision File 19T-06V01;
- b) relocate the Storm Water Management pond (Blocks 7 and 15 as shown on Attachment #5) to Block 7 as shown on Attachment #4;
- c) remove the road connection (shown as Street 1, Block 19 on Attachment #5) intended to connect to New Enterprise Way on the lands to the south, and terminate the road in a cul-de-sac as shown on Attachment #4; and,
- d) reconfigure Blocks 7, 14, and 15 as shown on Attachment #5, to be shown as Blocks 7 and 14 on Attachment #4.

The revised Plan of Subdivision as shown on Attachment #4, consists of the following:

<u>Blocks</u>	<u>Hectares (ha)</u>
Block 1 – EM3 Retail Warehouse Employment Area Zone	3.077
Blocks 2, 3, 12 and 13 – EM1 Prestige Employment Area Zone	18.623
Blocks 4 and 14 – EM2 General Employment Area Zone	5.675
Block 5 – C7 Service Commercial Zone	1.234
Block 6 – OS1 Open Space Conservation Zone	1.094
Block 7 – Stormwater Management Pond (OS1 Zone)	2.365
Blocks 8 and 9 – 0.3 m Reserves	0.001
Block 11 – Road Widening	0.130
Block 16 – Valley Lands (OS1 Zone)	5.956
Blocks 17 and 18 – 10 m Buffer from Valley Lands (OS1 Zone)	0.798
<u>Street “1” – 23.0 m wide and a total length of 694 m</u>	<u>1.596</u>
Total Area (Blocks and Street “1”)	40.549 ha

Plan of Subdivision File 19T-06V01 was originally draft approved by Vaughan Council on June 25, 2007, with conditions of approval. The Plan of Subdivision has not been registered to date. Should the proposed revisions to Plan of Subdivision File 19T-06V01 be approved by Vaughan Council, the previous conditions of approval shall be repealed and replaced with the revised conditions included in Attachment #1. A condition to this effect is included in the recommendation of this report.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, CW Report No. 36 – Page 7

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the revised Draft Plan of Subdivision and provides the following comments:

i. Development Engineering

Stormwater Management

The Owner has submitted a subdivision servicing letter dated August 22, 2013, prepared by Schaeffers Consulting Engineers. The original draft plan of subdivision was approved based on the servicing scheme presented in the Master Environmental Servicing Plan (MESP). Since the original design, the proposed draft plan has been changed. As per the latest proposed plan, the new proposed plan has been designed to accommodate the drainage area of 48.1 ha.

Sanitary Servicing

The sanitary sewer will be discharged to the existing 750 mm diameter sanitary sewer located on Huntington Road. A new sanitary sewer should be designed and constructed on Street "1" according to the requirement of the site. The new sanitary sewer should be connected to the existing 750 mm diameter sanitary sewer on Huntington Road.

Water Servicing

The Owner will be required to provide a 300 mm diameter watermain on Street "1", connecting to the southerly adjacent lands at the north limit of New Enterprise Way (cul-de-sac), as per the approved Block 57/58 West MESP.

Storm Sewer Servicing

According to the Block 57/58 MESP report prepared by Urban Ecosystems Limited, the storm sewer system should be installed to convey the flow to the proposed storm water management pond located on the south east of the site.

Servicing Capacity Allocation

The Engineering Planning and Studies Division has no comments or objections to the proposed revised draft plan of subdivision. All recommendations for the proposed revised draft plan of subdivision shall be in accordance with the conclusions of the MESP for Block 57/58 West.

Additional Comments

Prior to final approval, the Owner shall provide an easement on the subject lands, shown on the plan of subdivision, for the watermain connected to the north limit of New Enterprise Way.

ii. Transportation Engineering

The Transportation Engineering section has reviewed the Response to City Comments letter dated November 8, 2012, by Transtech regarding the elimination of the north and south segments of New Enterprise Way. The Elimination Studies, as revised in response to the City's comments, are approved in-principle, subject to the following recommended modification of Draft Plan of Subdivision File 19T-06V01:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

#### Item 37, CW Report No. 36 – Page 8

A multi-use pathway is recommended on one side of New Huntington Road between Langstaff Road and Regional Road 7. The 3.0 m wide multi-use pathway is to replace existing sidewalks. If a 3.0 m pathway width is not achievable due to constraints, a 2.5 m pathway will be acceptable. Once the lands to the south of Zenway Boulevard proceed, the City will require an extension of the multi-use pathway to connect pedestrians and cyclists to Regional Road 7. A 1.5 m wide sidewalk should also be located on the other side of New Huntington Road between Langstaff Road and Regional Road 7.

As the lands adjacent to New Huntington Road are zoned EM1 Prestige Employment Area Zone, the City prefers a concrete multi-use pathway. Concrete is preferred instead of asphalt as the area should have a higher standard of design that is more visually appealing. The developers/owners shall agree to work with the Vaughan Development/Transportation Engineering Department on detailed design for the new multi-use pathway on New Huntington Road (between Langstaff Road and Regional Road 7).

#### Ministry of Transportation Ontario (MTO)

Through the previous approval for Plan of Subdivision File 19T-06V01 and Zoning By-law Amendment File Z.06.018, a majority of the subject lands were zoned with a Holding Symbol “(H)”, as shown on Attachment #3, to protect for the future Highway #427 extension, to the satisfaction of the MTO.

On May 21, 2014, the MTO advised that the Holding Symbol “(H)” can be removed from Blocks 7, 12, 14, 17 and 18, as shown on Attachment #4 as “Lands Subject to Holding Symbol “(H)” Removal”. Therefore, the conditions of removal noted above have been satisfied, and the lands can be rezoned to remove the Holding Symbol “(H)”.

A condition of MTO approval is included in Attachment #1 to this report.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the above noted proposal and, in a letter dated December 16, 2013, stated that they have no objections to its approval. Specifically, the TRCA reviewed the technical submission regarding the relocation of the Storm Water Management (SWM) pond and facility, and note that the TRCA is supportive of the relocation of the SWM pond and facility.

TRCA conditions of approval to this report are included in Attachment #1 of this report..

#### Utilities

Bell Canada has no objection to the proposed applications subject to the conditions of subdivision approval in Attachment #1 to this report.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### **i) Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 37, CW Report No. 36 – Page 9

#### **Regional Implications**

York Region, in a letter dated May 15, 2014, stated that they have no objection to approval of the above noted proposal, subject to the revised conditions included in Attachment #1. Further, they note the plan of subdivision is located within the Rainbow Creek West wastewater area and will be serviced from Water Pressure District No. 5W.

#### **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.029 and Revised Plan of Subdivision File 19T-06V01 in consideration of the policies of in-effect OPA #450, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed rezoning and revisions to the approved plan of subdivision are appropriate and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department recommends approval of the Zoning By-law Amendment and revised Plan of Subdivision applications, subject to the comments, recommendations and conditions in this report.

#### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Amendments to Approved Plan of Subdivision File 19T-06V01 and Proposed Zoning
5. Approved Plan of Subdivision File 19T-06V01
6. Huntington Business Park - Block Plan

#### **Report prepared by:**

Daniel Woolfson, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**COMMITTEE OF THE WHOLE SEPTEMBER 2, 2014**

**ZONING BY-LAW AMENDMENT FILE Z.13.029  
REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD.  
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.13.029 (Squire Ridge Investments Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
  - a) rezone a portion of the subject lands (shown as "Additional Lands Owned by Applicant" on Attachment #4) from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone and include these lands within site-specific Exception 9(1294);
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2. THAT revised Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.) prepared by KLM Planning Partners Inc. dated April 5, 2013, and shown on Attachment #4, BE APPROVED, and that the original conditions of final approval (dated June 25, 2007) be repealed and replaced with the Conditions of Approval provided on Attachment #1.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

### **Economic Impact**

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

### **Communications Plan**

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the West Woodbridge Homeowner's Association. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Sign Notification Protocol. To date, no comments have been received. The recommendation to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.13.029 to amend Zoning By-law 1-88, specifically Exception 9(1294) as follows:
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### **Background - Analysis and Options**

#### **Location**

The subject lands are located on the southeast corner of Huntington Road and Langstaff Road, shown as “Subject Lands” on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3. The subject lands are currently vacant.

#### **Previous Approval for Plan of Subdivision File 19T-06V01 and Zoning By-law Amendment File Z.06.018**

On June 25, 2007, Vaughan Council approved Zoning By-law Amendment File Z.06.018 and Plan of Subdivision File 19T-06V01 for the subject lands shown on Attachment #5, to facilitate an industrial/employment subdivision on the subject lands with a total of 19 Blocks consisting of: 2 Prestige Employment Area blocks; 2 Future Prestige Employment blocks; 1 General Employment Area block and 1 Future General Employment Area block; 1 Retail Warehouse block; 1 Service Commercial block; 1 Open Space block; and, 4 Future Open Space blocks (including 1 future stormwater management pond), with the remaining blocks allocated for roads, reserves and widening, as shown on Attachment #5. To date, the subdivision plan has not been registered. The Owner is proposing amendments to the previously approved subdivision, which are described in the “Purpose” section of this report.

#### **Official Plan #450 (Employment Area Plan)**

The applications were submitted in August 2013, prior to the approval of VOP 2010, and therefore, are being reviewed under the policies of OPA #450 (Employment Area Plan). The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” by in-effect OPA #450.

The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses, with no outside storage. The “Employment Area General” designation permits a full range of processing, warehousing and transportation and distribution facilities, with or without outside storage.

The Owner is proposing to rezone the northwest corner of the property to C7 Service Commercial Zone, as shown on Attachment #4 as “Additional Lands Owned by Applicant”. This property abuts Block 5 (as shown on Attachment #4), which is currently zoned C7 Service Commercial Zone to create a Service Node. A Service Node, as defined by OPA #450, is located at the intersections of arterial and collector roads (Langstaff Road and Huntington Road) and shall be a maximum of 1.2 ha in size, however, may exceed 1.2 ha if the site is to be developed in conjunction with a

predominant use such as a retail warehouse. Block 1, as shown on Attachment #4, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The Owner intends to convey the northwest corner of the subject lands to Block 5 resulting in a Service Node with a total area of 3.23 ha, and when developed in conjunction with Block 1, conforms to OPA #450.

The "Valley Lands" designation does not permit any buildings or structures except where such structures are intended for flood and erosion control purposes and meet the requirements of the Toronto and Region Conservation Authority (TRCA). The precise limits of the Valley Lands and the Valley Corridor were established by the Huntington Business Park (Block 57/58) Plan, as shown on Attachment #6.

The proposed revised Draft Plan of Subdivision conforms to Official Plan #450.

#### Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated "Prestige Employment", "General Employment", "Natural Areas", and "Infrastructure and Utilities" by Vaughan Official Plan 2010 (VOP 2010), which was approved by the Ontario Municipal Board (OMB) on February 3, 2014. A portion of the subject lands, shown on Attachment #4 as "Additional Lands Owned by Applicant", are located within the West Vaughan Employment Area Secondary Plan, which forms part of Volume 2 of VOP 2010, and approved by the OMB on June 4, 2014. These lands are also designated "Prestige Employment", and are proposed to be developed in conjunction with the lands to the south.

The "Prestige Employment" designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings that do not require outside storage. Office and retail uses are permitted accessory to the employment uses listed above. The "General Employment" designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, and distribution, any of which may or may not include outdoor storage.

The "Natural Areas" designation prohibits most development and/or site alteration. The "Infrastructure and Utilities" designation applies to lands that are used at-grade for the provision of infrastructure, such as utility corridors and stormwater management ponds. The Owner is proposing to relocate the stormwater management pond, which will not conform to Schedule 13 - Land Use Designations of VOP 2010, however, is located in the same general area and maintains the intent of this Plan.

The proposed location of the stormwater management pond will need to be amended on the VOP 2010 Schedule 13, if the applications are approved. Although VOP 2010 does not permit a retail warehouse use, the applications are subject to OPA #450 and are permitted through this document and the corresponding lands are already zoned EM3 Retail Warehouse Zone as-of-right that permits this use. The remainder of the proposal conforms to VOP 2010.

#### Block Plan - Huntington Business Park

The subject lands are located within the Huntington Business Park Block 57/58 Plan. The revised Draft Plan of Subdivision is consistent with the most recent Huntington Business Park Block Plan, approved by Vaughan Council on June 25, 2013, as shown on Attachment #6.

#### Zoning

The subject lands are zoned A Agricultural Zone, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone, both with a Holding Symbol "(H)" by

Zoning By-law 1-88. The majority of lands are subject to site-specific Exception 9(1294), save and except for the lands identified as "Other Lands Owned by the Applicant", as shown on Attachment #4.

The Owner is proposing an amendment to Zoning By-law 1-88, and site-specific Exception 9(1294), as shown on Attachment #4, as follows:

- a) rezone a portion of the subject lands, shown as "Additional Lands Owned by Applicant" on Attachment #4, from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone, in the manner shown on Attachment #4;
- b) rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone;
- c) rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)" to OS1 Open Space Conservation Zone; and,
- d) remove the Holding Symbol "(H)" from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone as shown on Attachment #3, thereby zoning the lands EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4.

The proposed rezoning of the "Additional Lands Owned by the Applicant" from A Agricultural Zone to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone is appropriate as it conforms to OPA #450 and provides an appropriate location for service commercial and prestige employment development in accordance with the Official Plan. The Owner has advised that they intend to convey the rezoned parcels to be combined with the C7 and EM1 zoned lands (Blocks 2 and 5 respectively) to the south, through a future consent application. Once conveyed, the C7 Service Commercial Zone parcel will create a Service Node, as defined by OPA #450, being located at the intersection of an arterial and collector road (Langstaff Road and Huntington Road) and shall be a maximum of 1.2 ha in size. However, a service node may exceed 1.2 ha if the site is developed in conjunction with a predominant use such as a retail warehouse. It is also recommended that these lands be included in Exception 9(1294) to maintain a consistent zoning over each block.

Block 1, as shown on Attachment #4, is proposed to be used for a Retail Warehouse and is currently zoned EM3 Retail Warehouse Employment Area Zone. The parcel proposed to be rezoned to EM1 Prestige Employment Area Zone will be conveyed to Block 2, as shown on Attachment #4, which is currently zoned EM1 Prestige Employment Area Zone. This will facilitate prestige employment uses on the site, which conforms to the Official Plan and is appropriate and compatible with the existing zoning on the subject lands.

The proposal to rezone Block 14, as shown on Attachment #4, from OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" to EM2 General Employment Area Zone is appropriate as the Owner is proposing Block 14 to be used for general employment uses. The lands were originally zoned OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)" as Block 14 was the original intended location for a stormwater management pond (SWM Pond). However, as the SWM Pond is proposed to be relocated to Block 7, as shown on Attachment #4, the EM2 General Employment Area Zone is the appropriate zone to implement and permit general employment uses, and the location of this general employment block conforms to the Official Plan.

The proposal to rezone Block 7, as shown on Attachment #4, from EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)" to OS1 Open Space Conservation Zone is appropriate as

the Owner is proposing Block 7 to be used for a SWM Pond. The new location of the SWM Pond has been reviewed and approved by the Vaughan Development/Transportation Engineering Department, and can accommodate a drainage area of 48.1 ha, as discussed later in this report. The appropriate zone to implement and permit a SWM Pond is the OS1 Open Space Conservation Zone.

In accordance with the comments from the MTO, the Holding Symbol "(H)" must remain on Block 13, as shown on Attachment #4, and that the Holding Symbol "(H)" can be removed from the remainder of the subject lands. The Vaughan Planning Department can support the removal of the Holding Symbol "(H)", as the Holding Symbol "(H)" is no longer required on the majority of the lands as discussed later in the Ministry of Transportation Ontario (MTO) section of this report.

#### Revised Subdivision Design

The Owner is proposing to revise approved Plan of Subdivision File 19T-06V01, as shown on Attachment #5, in the manner shown on Attachment #4, as follows:

- a) remove the area identified as the "Highway #427 Protection Study Limit" (as shown on Attachment #5) from the subject lands, which was established through the original Draft Approved Plan of Subdivision File 19T-06V01;
- b) relocate the Storm Water Management pond (Blocks 7 and 15 as shown on Attachment #5) to Block 7 as shown on Attachment #4;
- c) remove the road connection (shown as Street 1, Block 19 on Attachment #5) intended to connect to New Enterprise Way on the lands to the south, and terminate the road in a cul-de-sac as shown on Attachment #4; and,
- d) reconfigure Blocks 7, 14, and 15 as shown on Attachment #5, to be shown as Blocks 7 and 14 on Attachment #4.

The revised Plan of Subdivision as shown on Attachment #4, consists of the following:

<u>Blocks</u>	<u>Hectares (ha)</u>
Block 1 – EM3 Retail Warehouse Employment Area Zone	3.077
Blocks 2, 3, 12 and 13 – EM1 Prestige Employment Area Zone	18.623
Blocks 4 and 14 – EM2 General Employment Area Zone	5.675
Block 5 – C7 Service Commercial Zone	1.234
Block 6 – OS1 Open Space Conservation Zone	1.094
Block 7 – Stormwater Management Pond (OS1 Zone)	2.365
Blocks 8 and 9 – 0.3 m Reserves	0.001
Block 11 – Road Widening	0.130
Block 16 – Valley Lands (OS1 Zone)	5.956
Blocks 17 and 18 – 10 m Buffer from Valley Lands (OS1 Zone)	0.798
<u>Street "1" – 23.0 m wide and a total length of 694 m</u>	<u>1.596</u>
Total Area (Blocks and Street "1")	40.549 ha

Plan of Subdivision File 19T-06V01 was originally draft approved by Vaughan Council on June 25, 2007, with conditions of approval. The Plan of Subdivision has not been registered to date. Should the proposed revisions to Plan of Subdivision File 19T-06V01 be approved by Vaughan Council, the previous conditions of approval shall be repealed and replaced with the revised conditions included in Attachment #1. A condition to this effect is included in the recommendation of this report.

## Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the revised Draft Plan of Subdivision and provides the following comments:

### i. Development Engineering

#### Stormwater Management

The Owner has submitted a subdivision servicing letter dated August 22, 2013, prepared by Schaeffers Consulting Engineers. The original draft plan of subdivision was approved based on the servicing scheme presented in the Master Environmental Servicing Plan (MESP). Since the original design, the proposed draft plan has been changed. As per the latest proposed plan, the new proposed plan has been designed to accommodate the drainage area of 48.1 ha.

#### Sanitary Servicing

The sanitary sewer will be discharged to the existing 750 mm diameter sanitary sewer located on Huntington Road. A new sanitary sewer should be designed and constructed on Street "1" according to the requirement of the site. The new sanitary sewer should be connected to the existing 750 mm diameter sanitary sewer on Huntington Road.

#### Water Servicing

The Owner will be required to provide a 300 mm diameter watermain on Street "1", connecting to the southerly adjacent lands at the north limit of New Enterprise Way (cul-de-sac), as per the approved Block 57/58 West MESP.

#### Storm Sewer Servicing

According to the Block 57/58 MESP report prepared by Urban Ecosystems Limited, the storm sewer system should be installed to convey the flow to the proposed storm water management pond located on the south east of the site.

#### Servicing Capacity Allocation

The Engineering Planning and Studies Division has no comments or objections to the proposed revised draft plan of subdivision. All recommendations for the proposed revised draft plan of subdivision shall be in accordance with the conclusions of the MESP for Block 57/58 West.

#### Additional Comments

Prior to final approval, the Owner shall provide an easement on the subject lands, shown on the plan of subdivision, for the watermain connected to the north limit of New Enterprise Way.

### ii. Transportation Engineering

The Transportation Engineering section has reviewed the Response to City Comments letter dated November 8, 2012, by Transtech regarding the elimination of the north and south segments of New Enterprise Way. The Elimination Studies, as revised in response to the City's comments, are approved in-principle, subject to the following recommended modification of Draft Plan of Subdivision File 19T-06V01:



A multi-use pathway is recommended on one side of New Huntington Road between Langstaff Road and Regional Road 7. The 3.0 m wide multi-use pathway is to replace existing sidewalks. If a 3.0 m pathway width is not achievable due to constraints, a 2.5 m pathway will be acceptable. Once the lands to the south of Zenway Boulevard proceed, the City will require an extension of the multi-use pathway to connect pedestrians and cyclists to Regional Road 7. A 1.5 m wide sidewalk should also be located on the other side of New Huntington Road between Langstaff Road and Regional Road 7.

As the lands adjacent to New Huntington Road are zoned EM1 Prestige Employment Area Zone, the City prefers a concrete multi-use pathway. Concrete is preferred instead of asphalt as the area should have a higher standard of design that is more visually appealing. The developers/owners shall agree to work with the Vaughan Development/Transportation Engineering Department on detailed design for the new multi-use pathway on New Huntington Road (between Langstaff Road and Regional Road 7).

#### Ministry of Transportation Ontario (MTO)

Through the previous approval for Plan of Subdivision File 19T-06V01 and Zoning By-law Amendment File Z.06.018, a majority of the subject lands were zoned with a Holding Symbol “(H)”, as shown on Attachment #3, to protect for the future Highway #427 extension, to the satisfaction of the MTO.

On May 21, 2014, the MTO advised that the Holding Symbol “(H)” can be removed from Blocks 7, 12, 14, 17 and 18, as shown on Attachment #4 as “Lands Subject to Holding Symbol “(H)” Removal”. Therefore, the conditions of removal noted above have been satisfied, and the lands can be rezoned to remove the Holding Symbol “(H)”.

A condition of MTO approval is included in Attachment #1 to this report.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the above noted proposal and, in a letter dated December 16, 2013, stated that they have no objections to its approval. Specifically, the TRCA reviewed the technical submission regarding the relocation of the Storm Water Management (SWM) pond and facility, and note that the TRCA is supportive of the relocation of the SWM pond and facility.

TRCA conditions of approval to this report are included in Attachment #1 of this report..

#### Utilities

Bell Canada has no objection to the proposed applications subject to the conditions of subdivision approval in Attachment #1 to this report.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### i) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

### **Regional Implications**

York Region, in a letter dated May 15, 2014, stated that they have no objection to approval of the above noted proposal, subject to the revised conditions included in Attachment #1. Further, they note the plan of subdivision is located within the Rainbow Creek West wastewater area and will be serviced from Water Pressure District No. 5W.

### **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.029 and Revised Plan of Subdivision File 19T-06V01 in consideration of the policies of in-effect OPA #450, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed rezoning and revisions to the approved plan of subdivision are appropriate and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department recommends approval of the Zoning By-law Amendment and revised Plan of Subdivision applications, subject to the comments, recommendations and conditions in this report.

### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Amendments to Approved Plan of Subdivision File 19T-06V01 and Proposed Zoning
5. Approved Plan of Subdivision File 19T-06V01
6. Huntington Business Park - Block Plan

### **Report prepared by:**

Daniel Woolfson, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG

**ATTACHMENT NO. 1**

**STANDARD CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD. (OWNER)  
LOT 10, CONCESSION 9, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-06V01, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Subdivision (Plan), prepared by KLM Planning Partners Inc., Drawing #13:8, dated April 5, 2013.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of The Planning Act.
3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with Tariff of Fees By-law 187-2012, or the Tariff of Fees By-law in-effect at the time of final approval.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Region of York.
8. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments. The required multi-use pathway along Huntington Road shall be designed to the satisfaction of the City.
9. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
10. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
11. Easements as may be required for utility, drainage, or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.

12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

13. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this Draft Plan of Subdivision, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

14. The Owner shall agree in the subdivision agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.

16. Prior to final approval of the Plan, the Owner shall provide a hydrogeological report to the City for review and approval. The hydrogeological report is required to ensure that existing wells in the vicinity of the Plan will not be adversely affected by the subsurface construction activities. The hydrogeological report shall include the monitoring of the existing wells before, during, and after construction.

17. The timing, construction and funding of the required spine services details shall be to the satisfaction of the Vaughan Development/Transportation Engineering Department such that all proposed development applications within the Block 57/58 West Plan may only proceed if the following infrastructure is adequately available: a sanitary outlet; a primary and secondary water supply with proper looping; and, a secondary roadway access. As a result, front-end financing for the detailed design and construction of the following Development Charge projects may be required:

- a) The Pressure District 5 West Watermain works including Langstaff Road, Zenway Boulevard and Royal Group Crescent; and
- b) The reconstruction and re-alignment of Huntington Road between Regional Road 7 and Langstaff Road.

18. The Owner shall submit a revised Transportation Management Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
19. The Owner shall agree that the final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final plan, to the satisfaction of the City.
20. The Owner shall agree that all blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
21.
  - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of the peer review of the reports.
  - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
  - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
22.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a separate subdivision agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, and compatible with the existing and/or proposed systems in surrounding plans of subdivision, all in accordance with the latest standards and specifications of PowerStream Inc. and the City, and latest revisions.
23. Prior to final approval, the Owner shall prepare an urban design brief and a streetscape landscape master plan. The master plan shall address but not be limited to the following issues:
  - Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - Edge restoration along the valley and open space lands;
  - The appropriate landscaping within the stormwater management pond Block #7;
  - The appropriate community edge treatments along Huntington Road and Langstaff Road; and,
  - Trail system and network within the valley / open space blocks and the storm pond block.
24. Prior to final approval, the Owner shall provide a minimum 10m buffer block abutting the valley and open space blocks along the employment area blocks, to the satisfaction of the TRCA and the City.
25. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be

preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.

26. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the employment area blocks that abut storm pond Block #7.
27. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
  - a) The Owner shall provide a report for a 20 m zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
28. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the employment area blocks that abut valley and open space Blocks #6, #17, and #18.
29.
  - a) Prior to final approval and prior to commencement of any work on the site, the Owner shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the Owner shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
  - b) Prior to final approval and prior to the commencement of any work on site, the Owner shall deliver to the City (Cultural Heritage Division) two copies of the Archaeological Assessment.
  - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
30. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site.
31. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual units within the subdivision as and when each unit is constructed.

Toronto and Region Conservation Authority (TRCA)

32. a) Prior to prior to the initiation of grading and prior to the registration of this Plan or any phase thereof, the Owner shall submit a detailed engineering report for the review and approval of the Toronto and Region Conservation Authority (TRCA) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report shall include:
- i. plans illustrating how this drainage system will tie into surrounding drainage systems, *i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
  - ii. stormwater management techniques which may be required to control minor or major flows;
  - iii. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
  - iv. proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - v. location and description of all outlets and other facilities which may require a Permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
  - vi. overall grading plans for the subject lands.
33. The Owner shall agree that this Draft Plan of Subdivision is subject to red-line revisions in order to meet the requirements of the TRCA conditions as outlined in Condition 32 above, if necessary.
34. The Owner shall convey valley and open space Blocks #6 and #16 to the TRCA or the City, free of all cost and encumbrances. The Owner shall convey valley buffer Blocks #17 and #18 to the TRCA or the City, free of all cost and encumbrances.
35. The implementing Zoning By-law shall recognize open space Blocks #6, #16, #17 and #18 (including any additional buffer blocks), in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
36. The Owner shall prepare a detailed restoration planting plan for open space Blocks #16, #17 and #18 to the satisfaction of the TRCA.
37. The Owner shall successfully obtain a TRCA Permit under Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) for the proposed natural channel works within open space Block #6.
38. The Owner shall agree in the subdivision agreement, in wording acceptable to the TRCA:
- a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition 32;
  - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;

- c) to obtain all necessary Permits pursuant to Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA; and,
  - d) to erect a permanent fence adjacent to the open space blocks for Blocks #3, #4, #12, #13 and #14.
39. The Owner shall submit a copy of the fully executed subdivision agreement to the TRCA, in order to expedite the clearance of conditions of draft approval.

#### Region of York Conditions

- 40. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
- 41. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 42. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Capital Planning and Delivery Branch for review.
- 43. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a Functional Transportation Report/Plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation and Community Planning Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- 44. Prior to final approval, the Owner shall have prepared, by a qualified professional, a Functional Servicing Report (FSR), and copy of same shall be submitted to the Region for review.
- 45. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation and Community Planning Department that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department.
- 46. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
- 47. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, the overall grading plans and all proposed accesses onto York Region roads, for all lands within this plan of subdivision, to the Transportation and Community Planning Department for verification that all York Region's concerns have been satisfied.
- 48. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Community Planning Branch, Attention: Manager, Development Approvals, that includes the following drawings:



- a. Plan and Profile for the York Region road and intersections;
  - b. Grading and Servicing;
  - c. Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d. Construction Access Design;
  - e. Utility and Underground Services Location Plans;
  - f. Signalization and Illumination Designs;
  - g. Line Painting;
  - h. Traffic Control/Management Plans;
  - i. Erosion and Siltation Control Plans;
  - j. Landscaping Plans, including tree preservation, relocation and removals;
  - k. Requirements of York Region Transit/Viva
49. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and Ministry of the Environment (MOE) forms together with any supporting information shall be submitted to the Transportation and Community Planning Department, Attention: Mrs. Eva Pulnicki, P.Eng.
50. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Community Planning Department and illustrated on the Engineering Drawings.
51. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
52. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Transportation and Community Planning Department.
53. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) All existing woody vegetation within the York Region road right-of-way;
  - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right-of-way vegetation to be preserved;
  - c) Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal;
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:
- Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

54. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Langstaff Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Langstaff Road; and,
  - b) A 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening.
55. Prior to final approval, in order to determine the property dedications required to achieve the ultimate right-of-way width of Langstaff Road abutting the subject site, the Owner shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of Langstaff Road.
56. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
57. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
58. Prior to final approval, the Owner shall certify, in wording satisfactory to the Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
59. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
60. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at

an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

61. The Owner shall agree in the Subdivision Agreement that access to Block #13 will be reviewed and approved through a Site Development application.
62. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
63. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
64. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law #2012-36.

#### Bell Canada

65. The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
66. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

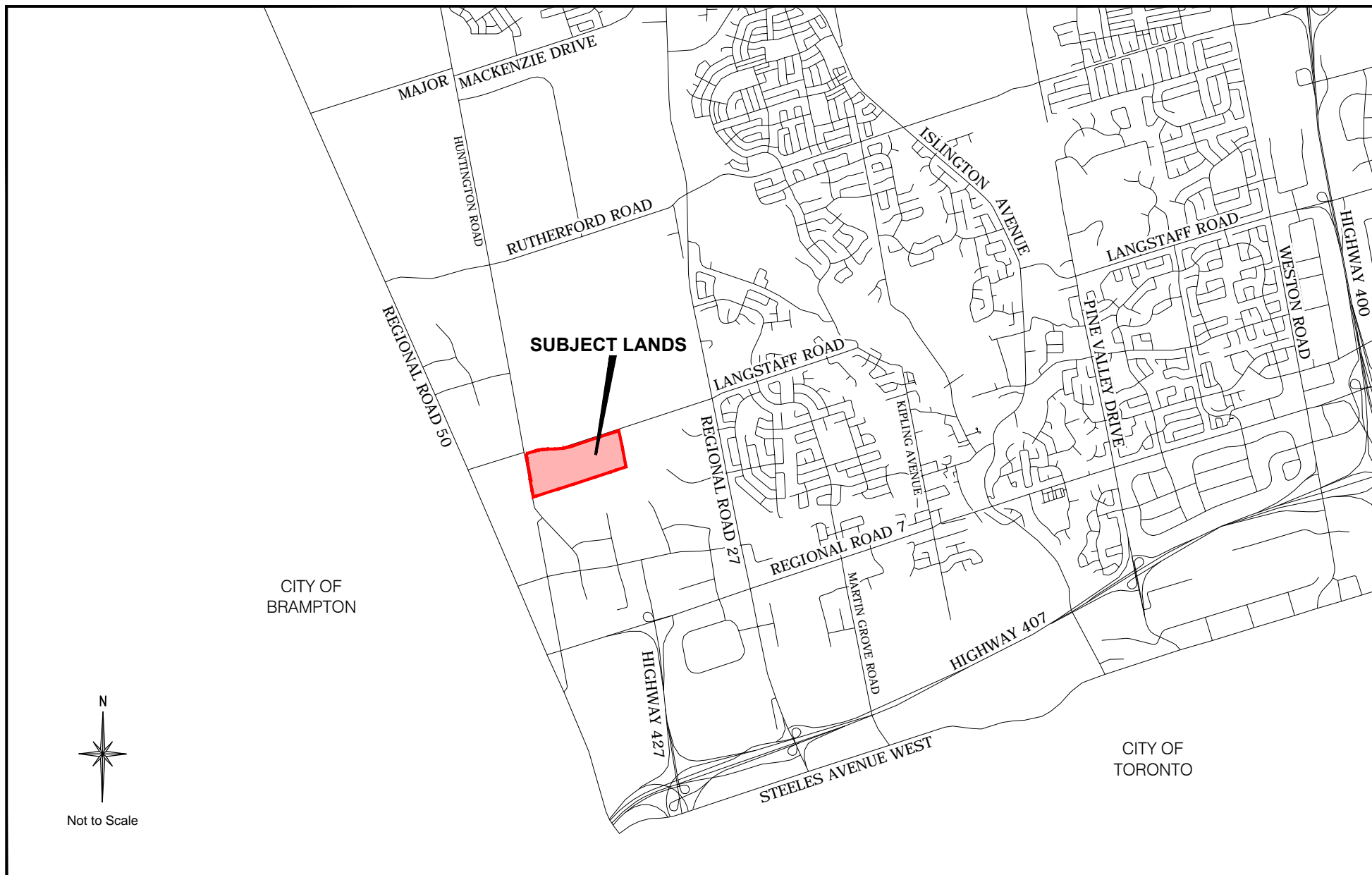
#### Ministry of Transportation Ontario (MTO)

67. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of Stormwater Management Plan, and Site Grading and Servicing Plan, addressing the intended treatment of the calculated run-off.

#### Clearances

68. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 69 to 73 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
69. The City shall advise that Conditions 1 to 31 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
70. The Toronto and Region Conservation Authority shall advise that Conditions 32 to 39 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

71. The Region of York shall advise that Conditions 40 to 64 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
72. Bell Canada shall advise that Conditions 65 and 66 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
73. The Ministry of Transportation Ontario shall advise that Condition 67, has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.



## Context Location Map

Location: Part of Lot 10,  
Concession 9

Applicant:  
Squire Ridge Investments Ltd.

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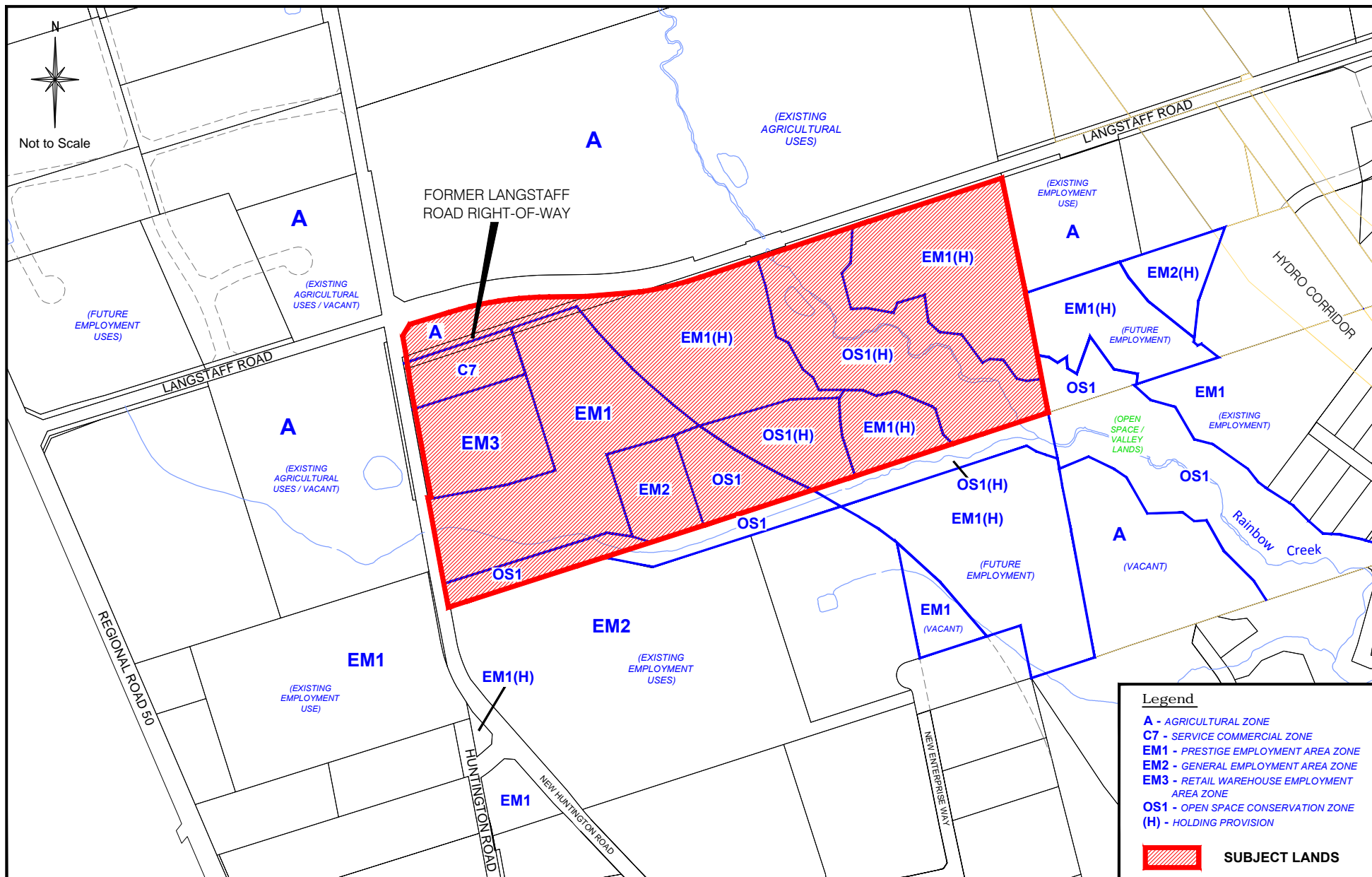


## Attachment

Files: Z.13.029 & 19T-06V01  
Related File: Z.06.018

Date:  
September 2, 2014

2



## Location Map

Location: Part of Lot 10,  
Concession 9

Applicant:  
Square Ridge Investments Ltd.



## Attachment

Files: Z.13.029 & 19T-06V01  
Related File: Z.06.018

Date:  
September 2, 2014

3





[illegible]

*Approved Plan of Subdivision  
File 19T-06V01*

*Location: Part of Lot 10,  
Concession 9*



*Attachment*

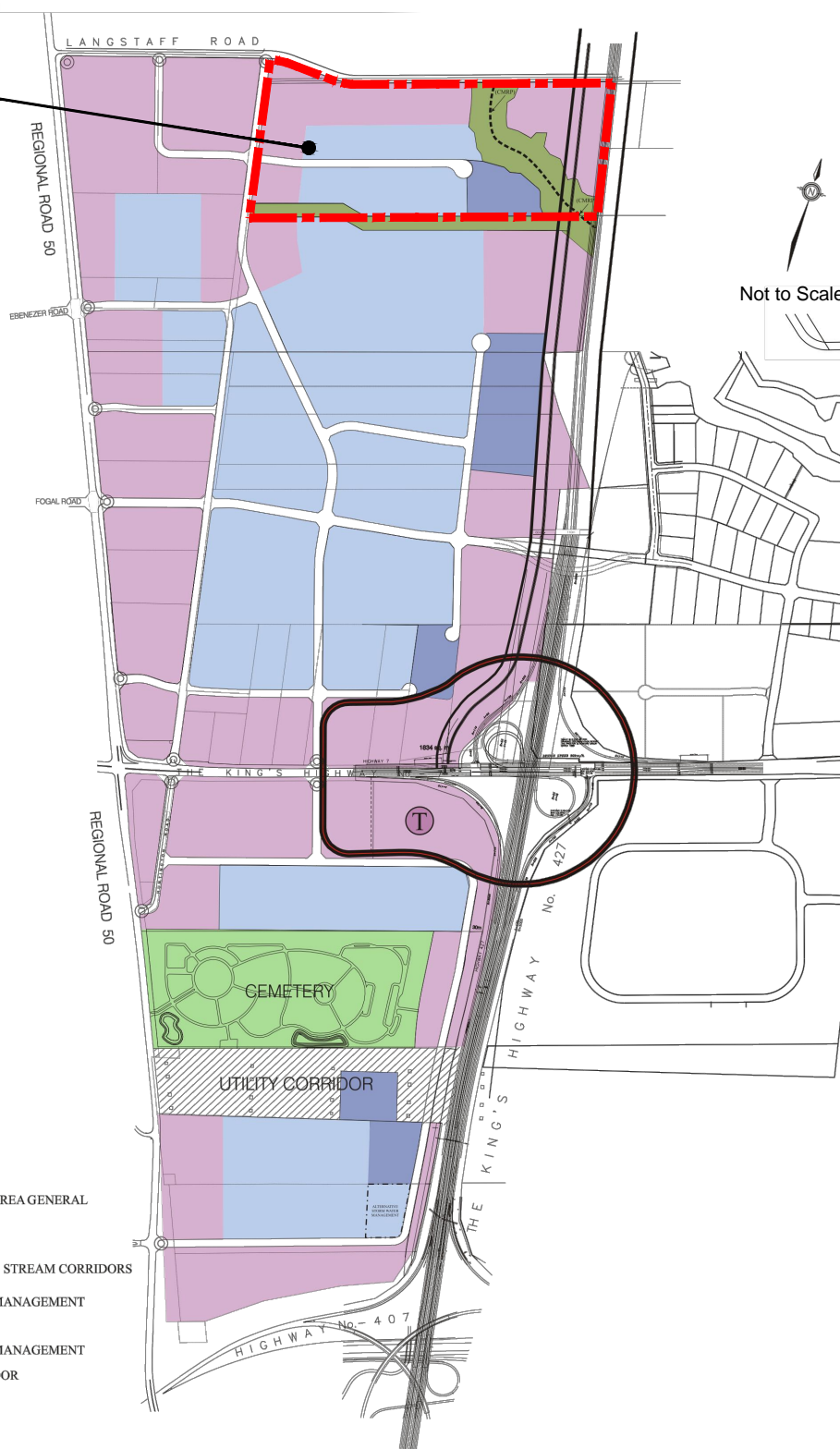
Date:  
September 2, 2014

5



SUBJECT LANDS

- PRESTIGE AREA
- EMPLOYMENT AREA GENERAL
- CEMETERY
- VALLEY LAND & STREAM CORRIDORS
- STORM WATER MANAGEMENT
- ALTERNATIVE STORM WATER MANAGEMENT
- UTILITY CORRIDOR
- SERVICE NODES
- CENTER
- T POSSIBLE FUTURE TRANSIT STATION (6.0 Ha.)
- COMMUNITY MULTI-USE RECREATIONAL PATHWAY (CMRP)



## Huntington Business Park - Block Plan

APPLICANT:  
SQUIRE RIDGE INVESTMENTS LTD.



Development Planning Department

## Attachment

Files: Z.13.029 & 19T-06V01  
Related File: Z.06.018

September 2, 2014

Part of Lot 10,  
Concession 9

6

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 145-2014**

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

**WHEREAS** the matters herein set out are in conformity with the Vaughan 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, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol “(H)”, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol “(H)”, subject to site-specific Exception 9(1294) to C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol “(H)”, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”.
  - b) Deleting clause b) and subclause bi) in Exception 9(1294) and substituting therefor the word “Deleted”;
  - c) Deleting Schedule “E-1422” and substituting therefor the Schedule “E-1422” attached hereto as Schedule “1”.
  - d) Deleting Key Map 9B and substituting therefor the Key Map 9B attached hereto as Schedule “2”.
  - e) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “3”
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 9<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 145-2014**

The lands subject to this By-law are located south of Langstaff Road and east of Huntington Road, municipally known as 6545 Langstaff Road, in Lot 10, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone, C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)", EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone and OS1(H) Open Space Conservation Zone with a Holding Symbol "(H)", subject to site-specific Exception 9(1294) to C7 Service Commercial Zone, EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with a Holding Symbol "(H)", EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone and OS1 Open Space Conservation Zone in the manner shown on the said Schedule "1" and subject to site-specific exception 9(1294). This is to facilitate amendments to draft plan of subdivision File 19T-06V01, which was approved by Vaughan Council on June 25, 2007 and was amended and approved by Vaughan Council on September 9, 2014.