

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

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ZONING BY-LAW AMENDMENT FILE Z.16.041
TONLU HOLDINGS LIMITED
WARD 3 - VICINITY OF LANGSTAFF ROAD AND WESTON ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated January 17, 2017, be approved; and
- 2) That the deputation of Mr. Oz Kemal, MHBC Planning Limited, Weston Road, Woodbridge, on behalf of the applicant, be received.

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.041 (Tonlu Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: December 16, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m of the subject lands.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.041 to amend Zoning By-law 1-88, specifically to rezone the subject lands

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shown on Attachments #1 and #2, from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone as shown on Attachment #3. The proposed zoning amendment also seeks to expand the list of permitted uses under the C7 Zone identified in Table 1 below by also permitting a retail store and supermarket. The current application does not include any development or redevelopment of the site or building at this time.

	By-law Standard	By-law 1-88 C7 Service Commercial Zone Requirements	Proposed Exceptions (Additional Uses) to the C7 Service Commercial Zone Requirements
a.	Permitted Uses	<p>The following uses are permitted in the C7 Service Commercial Zone:</p> <ul style="list-style-type: none"> - Church or Synagogue - Community Centre - Day Nursery - Post Office - Public, Technical or Private School - Public Library - Recreational Uses (defined in Section 2.0) - Veterinary Clinic provided all boarding of animals is within a wholly enclosed building - Automobile Service Station, Automotive Gas Bar, Car Wash - Automotive Retail Store - Bank and Financial Institution - Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the (GFA) of the Banquet Hall - Business and Professional Office - Car Rental Service - Club or Health Centre - Day Nursery - Eating Establishment/Outdoor Patio, subject to Section 5.1.6 - Eating Establishment, Convenience with Drive Through/Outdoor Patio subject to Section 5.1.6 - Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 - Education or Training Facility - Hotel, Motel, Convention Centre 	<p>Permit the following additional uses in the C7 Zone:</p> <ul style="list-style-type: none"> - Retail Store - Supermarket

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		<ul style="list-style-type: none">- Office Building- Office and Stationary Supply, Sales, Service, Rental- Parks and Open Space- Pet Grooming Establishment, to be contained within a wholly enclosed building- Print Shop, Accessory Retail Sales- Parking Garage- Place of Entertainment- Personal Service Shop- One (1) Convenience Retail Store- One (1) Pharmacy- Service or Repair Shop- Tavern- Video Store	
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A site plan showing the existing site layout and building location is included as Attachment #3. The Owner is not proposing any revisions to the existing site layout or building as part of this application.

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

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The 0.926 ha subject lands are located on the east side of Weston Road, south of Langstaff Road, and are municipally known as 8311 Weston Road, shown as “Subject Lands” on Attachments #1 and #2. The site is developed with an existing one-storey, 1,904.28 m² banquet hall use, which will continue to operate, and 183 parking spaces.▪ The subject property functions as a through lot with frontage on both Weston Road and Jevlan Drive. There are 2 existing full movement access driveways on Jevlan Drive and one north bound right-in access driveway on Weston Road.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Employment Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010) and is located in a Non-Intensification Area.
	<ul style="list-style-type: none">▪ This “Employment Commercial Mixed-Use” designation in a Non-Intensification Area permits Office Uses to a maximum of 12,500 m² gross floor area (GFA) per lot, Cultural and Entertainment Uses, Retail Uses provided that no retail unit shall exceed a GFA of 3,500 m², and Gas Stations subject to Policy 5.2.3.10.

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	<ul style="list-style-type: none">▪ The subject lands are not located in an Intensification Area as identified by VOP 2010 and the Owner has confirmed the existing building is 1,904.28 m², therefore no retail unit would exceed the maximum GFA of 3,500 m².▪ The proposal to rezone the subject site to a C7 Service Commercial Zone is intended to implement the Employment Commercial Mixed-Use designation of the Official Plan, thereby allowing the C7 Service Commercial Zone to conform with the policies of VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88.▪ In order to implement the Employment Commercial Mixed-Use Official Plan designation, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone as shown on Attachment #3, and to permit the additional commercial uses being requested.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Policies	<ul style="list-style-type: none">▪ The application will be reviewed in the context of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning and Additional Proposed Uses	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone (with additional site-specific uses) will be reviewed in the context of the applicable VOP 2010 policies, Zoning By-law 1-88, the existing zoning of lands in the immediate area, and the surrounding existing and planned land uses.
c.	Proposed Parking	<ul style="list-style-type: none">▪ The existing 183 parking spaces currently provided on-site that serve the banquet hall, would be retained for the proposed future use(s) of the site.

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		<ul style="list-style-type: none">Some of the proposed uses may not be suitable as they may be high parking generators in comparison to the amount of parking spaces available on site, or are inappropriate or incompatible with other uses on the site or in the vicinity, and may be eliminated upon further review.The Owner has submitted a Traffic Impact Study that includes a Parking Requirement Summary in support of the proposed Zoning By-law Amendment Application, which will need to be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none">The Owner has submitted the following reports and studies in support of the application, which must be approved to the satisfaction of the City:<ul style="list-style-type: none">Planning Justification ReportDraft Zoning By-lawTraffic Impact Study

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The subject lands are located on Weston Road, which is under the jurisdiction of York Region. The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

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

Attachments

1. Concept Location Map
2. Location Map
3. Existing Site Plan and Proposed Rezoning

Report prepared by:

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