

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

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1813330 ONTARIO LTD.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

THAT the Public Hearing report for File Z.12.048 (1813330 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- Date the Notice of a Public Meeting was circulated: February 1, 2013
- Circulation Area: 150 m
- Comments Received as of February 12, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.12.048 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to rezone the subject lands from C6 Highway Commercial Zone, subject to Exception 9(1135), to C4 Neighbourhood Commercial Zone together with the following site-specific zoning exceptions, to facilitate the redevelopment of the site with a 1,030 m², 8 unit, commercial building, as shown on Attachments #3 to #5:

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	By-law Standard	By-law 1-88 C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to C4 Zone Requirements
a.	Minimum Parking Requirement	Retail Store – (1,030 m ² @ 6.0 spaces per 100m ² GFA) = 62 parking spaces	Permit a minimum of 38 spaces (3.7 spaces/100 m ²)
b.	Minimum Landscape Strip Width Abutting a Residential Zone (West Lot Line)	Where a Commercial Zone abuts the boundary of lands zoned Residential, a strip of land not less than 2.4 m in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping.	Permit a minimum 1.7 m wide strip of land between a Commercial Zone and Residential Zone
c.	Minimum Landscape Strip Width (Abutting Yonge Street and Bunker Road)	6 m	Yonge Street - 2.98 m Bunker Road – 0 m
d.	Minimum Setback from Residential Zone to a Building in a C4 Zone	22.5 m	9.7 m
e.	Minimum Front Yard Setback (Bunker Road)	11 m	0 m
f.	Minimum Exterior Side Yard Setback (Yonge Street)	11 m	2.98 m
g.	Minimum Rear Yard Setback (South Property Line)	15 m	6.0 m
h.	Permitted Uses	Does not permit a “Studio”	Add a “Studio” to the list of permitted uses in the C4 Neighbourhood Commercial Zone

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i.	Maximum Lot Coverage	33%	38.79%
j.	Minimum Lot Depth	60 m	48 m
k.	Minimum Ingress/Egress Driveway Width (Yonge Street and Bunker Road)	7.5 m	6.0 m

Additional zoning exceptions may be identified through the detailed review of the application.

Background – Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The 0.26 ha site is located on the southwest corner of Yonge Street and Bunker Road (8248 Yonge Street), City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The site is currently developed with two, one storey buildings which accommodate a used car sales office and automotive cleaning facility, which are proposed to be demolished to facilitate the development.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Service Station” by in-effect OPA #210 (Thornhill Community Plan), which permits the sale of petrol, oil and lubricants and other related products and may include the provision of repair and maintenance service for vehicles. Any service station site designated by OPA #210 may be developed in accordance with the land use designation of the immediately adjoining land without an amendment to the Plan. The adjoining land to the south is designated “General Commercial” by OPA #210, which permits existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks, and business and professional offices. The proposal to rezone the lands to C4 Neighbourhood Commercial Zone would implement the “General Commercial” policies of OPA #210, and conforms to the Official Plan. ▪ The subject lands are located within the Yonge Steeles Corridor Secondary Plan Area and are designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (Volume 2). Volume 1 of VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. Volume 2 of VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified March 20, 2012) and is also pending approval from the OMB. The “Mid-Rise Mixed-Use” designation permits commercial and residential uses provided the retail uses do not exceed 50% of the total gross floor area (GFA). The application does not conform to the Yonge Steeles Corridor Secondary Plan, as 100% of the building gross floor area is proposed to be devoted to commercial uses.

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Zoning	<ul style="list-style-type: none">▪ C6 Highway Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1135), which permits highway commercial uses and the existing motor vehicle sales establishment.▪ The proposed multi-unit, 1,030 m² commercial building is not permitted in the C6 Highway Commercial Zone. A Zoning By-law Amendment has been submitted to rezone the subject lands to C4 Neighbourhood Commercial Zone together with the site-specific zoning exceptions to facilitate the proposed development shown on Attachments #3 to #5.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable City Official Plan policies, including the Yonge Steeles Corridor Secondary Plan.▪ It is noted that the lands to the immediate north of the subject lands as shown on Attachment #2 are subject to the Dorian Place Land Use Study. The application will be reviewed in consideration of the future intended land uses for this area. A final report respecting the Dorian Place Land Use Study was received by the Committee of the Whole (Public Hearing) on September 4, 2012.
b.	Appropriateness of Proposed Development, Zone Category and Site – Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of amending Zoning By-law 1-88 to facilitate the redevelopment of the site for a 1,030 m², multi-unit commercial building will be reviewed in consideration of the surrounding existing and planned land uses.▪ The applicant has submitted a conceptual site plan and building elevations (Attachments #3 to #5) and has requested site-specific zoning exceptions to the C4 Neighbourhood Commercial Zone standards. The appropriateness of the proposed zoning category and site-specific exceptions will be reviewed in consideration of the surrounding existing and planned land uses.

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c.	Planning Justification Report	<ul style="list-style-type: none"> The applicant has submitted a Planning Justification Report in support of the application, which must be reviewed to the satisfaction of the Vaughan Development Planning Department.
d.	Draft Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of the City's draft Yonge Steeles Corridor Secondary Plan Urban Design Guidelines.
e.	Studies and Reports	<ul style="list-style-type: none"> The Functional Servicing Report and Traffic Study submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
f.	City and Public Agency Review	<ul style="list-style-type: none"> The Owner will be required to address all City and Public Agency review comments.
g.	Region of York	<ul style="list-style-type: none"> The application must be reviewed by the Region of York Transportation and Community Planning Department. Specifically, the Traffic Study, the location of the proposed driveways and any requirements for a road widening will be reviewed by the Region of York. The proposed development will be reviewed in consideration of the South Yonge Corridor-Streetscape Master Plan, which was approved by Region of York Council on January 26, 2012. The Owner must satisfy all requirements of the Region.
h.	Future Site Development Application	<ul style="list-style-type: none"> A Site Development Application is required to implement the proposed multi-unit commercial building on the subject lands, which will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> on-site pedestrian circulation with respect to the proposed parking areas, building access, and connections to Yonge Street and Bunker Road; universal accessibility respecting the site and building design, and the location and accessibility to the handicapped parking spaces and curb depressions; on-site vehicular circulation and driveway access locations; placement of loading and garbage storage areas (should be internal to the building and not external); sustainable site and building development features; urban design including architecture, building materials (particularly, the use of a stucco exterior cladding for the entire building) and colours, relationship to the public realm, and creating an attractive streetscape; upgraded building elevations will be required along the south and west elevations; compatibility with adjacent lands including transition and buffer/landscape areas, appropriate setbacks from public streets and landscape buffers along lot lines will be required; building siting and orientation towards Yonge Street and Bunker Road; and, screening of any rooftop mechanical equipment from the park and residential areas.

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i.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act.
j.	Tree Preservation	<ul style="list-style-type: none">▪ There are existing trees located at the northeast corner and along the west property line of the subject lands. Opportunities for the preservation of these trees will be reviewed and a Tree-Assessment and Preservation Study may be required. The removal of any trees will be reviewed in consideration of the Region of York Forest Conservation By-laws and the City of Vaughan Tree Protection By-law.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York 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 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. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevation Plan
5. Conceptual Ground Floor Plan

Report prepared by:

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(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.)