

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

ZONING BY-LAW AMENDMENT FILE Z.14.074

WORLD MEDIA FORUM INC.

WARD 4 - VICINITY OF JANE STREET AND RUTHERFORD ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated March 3, 2015, be approved; and
- 2) That the following deputations and communication be received:
 1. Ms. Jane McFarlane, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant; and
 2. Mr. Michael Pascu, FINE & DEO Barristers and Solicitors, Steeles Avenue West, Vaughan, representing the York Region Standard Condominium Corporation No.1026, and C9, dated March 2, 2015.

1. THAT the Public Hearing report for File Z.14.074 (World Media Forum Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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.

- a) Date the Notice of Public Hearing was circulated: February 6, 2015
- b) Circulation Area: 150 m. 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 subject lands in accordance with the City's Notice Sign and Procedures Protocol.
- c) Comments Received as of February 17, 2015: None

The Video Production Studio would primarily entail video recording of discussion style programs for religious education, and social and moral training. There is also proposed post-production

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computer activities and general office administration related to the video program recorded on-site. No commercial programming will be recorded at the studio, and no programming will be produced for sale. No other sale of any product are proposed on site.

The studio will operate during the afternoon and evening and is intended to be occupied by 10-15 volunteer members. The proposed video programming does not include any studio music recording or propose any uplink transmissions from the studio.

Background - Analysis and Options

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| Location | <ul style="list-style-type: none">South of Rutherford Road, west of Jane Street, municipally known as 130 Bass Pro Mills Drive, shown as “Subject Lands” on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none">The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of industrial uses including manufacturing, warehousing, processing, transportation, and distribution, and office space accessory to and directly related to the permitted employment uses. A video production studio is not specifically listed as a permitted use in any VOP 2010 employment designation. However, the proposed use is carried out completely within the existing building and is considered to be compatible with other General Employment uses, and will not destabilize the planned function of the Employment Area. The proposed addition of a Video Production Studio as a permitted use in the EM1 Zone conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none">The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, and subject to Exception 9(1057), which does not permit a Video Production Studio use. Therefore, a Zoning By-law Amendment is required. |
| Surrounding Land Uses | <ul style="list-style-type: none">Shown on Attachment #2. |

Preliminary Review

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

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---------------------------------|--|
| a. | Appropriateness of Proposed Use | <ul style="list-style-type: none">The appropriateness of permitting a Video Production Studio use in the EM1 Zone will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context. The implementing zoning by-law will include a definition for a Video Production Studio to reflect the |

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| | | operations and functions detailed in the Purpose Section of this report, together with all other zoning exceptions identified through the review of the application, if approved. |
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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 York Region 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. Context Location Map
2. Location Map
3. Site Plan

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483

(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.)