

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

**3                      ZONING BY-LAW AMENDMENT FILE Z.13.013**  
**VECTOR (STEELES WEST) PROPERTIES LIMITED**  
**WARD 3 - VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE**

- ## Recommendation

1. THAT the Public Hearing report for File Z.13.013 (Vector (Steeles West) Properties 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, once the new City of Vaughan Official Plan 2010 is in full force and effect.

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 a Public Hearing was circulated: May 24, 2013
- b) Circulation Area: 150 m and the East Woodbridge Community Association
- c) Comments Received as of June 4, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.13.013 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone and identified as a Commercial Complex ("CC"), to permit the following site specific uses and zoning exceptions, which are to be considered in light of the policies in the new City of Vaughan Official Plan 2010, once this Plan is in full force and effect:

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	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone ("CC" Commercial Complex)	Proposed Exceptions to the EM1 Prestige Employment Area Zone ("CC" Commercial Complex)
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- Day Nursery</li> <li>- Technical School</li> <li>- Parks and Open Space</li> <li>- Recreational Uses</li> <li>- Employment Use</li> <li>- Accessory Retail Sales to an Employment Use</li> <li>- Accessory Office Uses to an Employment Use</li> <li>- Banquet Hall, in a Single Unit Building</li> <li>- Bowling Alley</li> <li>- Business and Professional Office, not including Regulated Health Professional</li> <li>- Club, Health Centre</li> <li>- Convention Centre, Hotel, Motel</li> <li>- Funeral Home in a Single Unit Building</li> <li>- Car Brokerage</li> <li>- Office Building</li> <li>- Any Public Garage legally existing as of the date of enactment of By-law 80-95</li> <li>- Bank</li> <li>- Business Office</li> <li>- Eating Establishment</li> <li>- Place of Amusement</li> </ul>	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> <li>- Retail Uses, to a maximum of 70% of the total gross floor area for all existing buildings</li> <li>- Banquet Hall, as part of a multi-unit building, with a maximum gross floor area of 2,300 m<sup>2</sup></li> <li>- Personal Service Shop</li> </ul>
b.	Minimum Required Parking	<p>Banquet Hall - 11.0 spaces / 100 m<sup>2</sup> x 2,300 m<sup>2</sup> = 253 spaces</p> <p align="center">+</p> <p>70% of GFA for Retail Uses - 6.0 spaces/100 m<sup>2</sup> x 6,128.77 m<sup>2</sup> = 310 spaces</p> <p align="center">+</p> <p>30% of GFA for Employment Uses - 2.0 spaces/100 m<sup>2</sup> x 2,208.9 m<sup>2</sup> = 45 spaces</p> <p>Total Required Parking = 608 spaces</p>	322 spaces

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#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>North side of Steeles Avenue West, east of Pine Valley Drive, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>“Prestige Area” by OPA #450 (Employment Area Plan), which permits industrial, office, business and civic uses. The proposal to rezone the subject lands to permit retail and commercial uses does not conform to the in-effect Official Plan.</li><li>“Employment Commercial Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The new City of Vaughan Official Plan permits retail uses, provided that a minimum of 30% of the total gross floor area of all uses shall consist of uses other than retail uses (ie. employment uses). As the Applicant is requesting retail uses to a maximum of 70% of the total gross floor area for all buildings, the proposed rezoning conforms to the City of Vaughan Official Plan 2010. Accordingly, consideration of a report for the subject application by the Committee of the Whole will need to wait until the new Vaughan Official Plan 2010 is approved and is in full force and effect.</li></ul>
Zoning	<ul style="list-style-type: none"><li>EM1 Prestige Employment Area Zone and identified as a Commercial Complex “CC” by Zoning By-law 1-88, as shown on Attachment #2.</li><li>The proposed commercial and retail uses are not permitted in the EM1 Prestige Employment Area Zone, therefore, an amendment to Zoning By-law 1-88 is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

#### Preliminary Review

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

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies. The appropriateness of the proposed commercial uses in light of the policies in VOP 2010 will be reviewed.</li><li>▪ As noted earlier, consideration of the subject application by the Committee of the Whole must wait until the new Vaughan Official Plan 2010, is approved and in-effect, as commercial uses are permitted only in the new VOP 2010, and not by the in-effect Official Plan.</li></ul>
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the compatibility with other proposed uses on the site and in the surrounding existing and planned land use context.</li></ul>
c.	Parking Study	<ul style="list-style-type: none"><li>▪ The appropriateness of the reduction in the number of parking spaces on the subject lands from 608 spaces to 322 spaces will be reviewed in consideration of the parking demand for the existing and proposed uses. The Vaughan Committee of Adjustment approved Minor Variance Application A005/07 on January 11, 2007, to permit a total of 330 parking spaces for the existing uses on the site. However, as the proposed zoning amendment seeks to permit 70% of the total gross floor area for retail uses, a total of 608 parking spaces are required (as calculated earlier) by Zoning By-law 1-88.</li><li>▪ The Owner is required to submit a parking study in support of the proposed parking reduction, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>

**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, once the new City of Vaughan Official Plan 2010 is in full force and effect.

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**Attachments**

1. Context Location Map
2. Location Map
3. Existing Site 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.)