

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 5, Report No. 35, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.011
ZONING BY-LAW AMENDMENT FILE Z.12.012
7040 YONGE HOLDINGS LIMITED
WARD 5 - VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Roy W. Mason, KLM Planning Partners Inc., Concord, on behalf of the applicant;**
 - 2. Mr. Bob Bak, Brownridge Drive, Thornhill; and**
 - 3. Mr. Roy Lee.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.011 and Z.12.012 (7040 Yonge 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 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 a Public Meeting was circulated: August 10, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of August 21, 2012: None

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to permit the use of the existing 2,787 m² commercial building for a supermarket (currently occupying) as shown on Attachment #3:

1. Official Plan Amendment File OP.12.011, specifically to amend the "General Commercial" policies of OPA #210 (Thornhill Community Plan) to permit a supermarket use, whereas, only existing commercial uses and service commercial uses are permitted; and,

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2. Zoning By-law Amendment File Z.12.012, to amend Zoning By-law 1-88, specifically to permit a supermarket use with accessory meat packing and processing (deli-counter) in the C1 Restricted Commercial Zone with a total of 160 existing parking spaces on the site, whereas 167 spaces are required for this use.

Background - Analysis and Options

Location	<ul style="list-style-type: none">On the west side of Yonge Street, north of Steeles Avenue West (7040 Yonge Street), City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">"General Commercial" by in-effect OPA #210 (Thornhill Community Plan)."High-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, Volume 2, Yonge Steeles Corridor Secondary Plan, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board.The proposal to permit a supermarket use on the subject lands (within the existing building) does not conform to in-effect OPA #210 and requires an amendment to the Official Plan.
Zoning	<ul style="list-style-type: none">C1 Restricted Commercial Zone by Zoning By-law 1-88.A supermarket use with accessory meat packing and processing (deli counter) is not permitted in a C1 Restricted Commercial Zone. In addition, 167 parking spaces are required for the proposed use, whereas 160 spaces exist on the site. Accordingly, amendments to Zoning By-law 1-88 are required.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, 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 applications will be reviewed in consideration of the applicable City Official Plan policies.

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b.	Appropriateness of Proposed Uses and Site-specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of permitting a Supermarket use, including accessory meat packing and processing in the C1 Restricted Commercial Zone will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.▪ The appropriateness of accessory uses related to the supermarket, including a seasonal garden centre, outdoor shopping cart areas, loading areas and outdoor display areas, will be reviewed in consideration of the existing site conditions.
c.	Parking	<ul style="list-style-type: none">▪ A total of 167 parking spaces (2,787 m² GFA @ 6 spaces/100 m²) are required for the proposed supermarket use. The appropriateness of the proposed parking exception to 160 spaces will be reviewed.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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. Site Plan - Existing Building

Report prepared by:

Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)