

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

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The Committee of the Whole (Public Hearing) recommends:

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Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.16.028 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to C5 Community Commercial Zone and EM1 Prestige Employment Area Zone as shown on Attachment #3, and to expand the list of permitted uses under the C5 Zone identified in Table 1 below. The current application only seeks to rezone the lands, and does not include a development proposal at this time. The applicant is also seeking to revise the road pattern in the north portion of the employment area, which differs from the approved Block 57/58 Plan on Attachment #4.

Table 1			
	Zoning By-law Standard	By-law 1-88 C5 Community Commercial Zone Requirement	Proposed Exceptions (Additional Uses) to the C5 Community Commercial Zone Requirements
a.	Permitted Uses	<p><u>Commercial:</u></p> <ul style="list-style-type: none"> Office Building <p>The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:</p> <ul style="list-style-type: none"> Any “commercial” use permitted in a C4 Zone as follows: <ul style="list-style-type: none"> Bank or Financial Institution Brewers Retail Outlet Business or Professional Office Club or Heath Centre Eating Establishment Eating Establishment, Convenience Eating Establishment, Take-out LCBO Outlet Personal Service Shop Pet Grooming Establishment Pharmacy Photography Studio Place of Entertainment Retail Store Service or Repair Shop Supermarket Veterinary Clinic Video Store 	<p>The Owner is requesting the following additional uses for the lands proposed to be zoned C5 Community Commercial Zone:</p> <ul style="list-style-type: none"> Automobile Gas Bar Accessory Retail Sales to an Employment Use Banquet Hall Bowling Alley Car Brokerage Convention Centre Cultural and Entertainment Uses Eating Establishment, Convenience with Drive-through Employment Use Funeral Home Hotel Motel Golf Driving Range and Miniature Golf Course

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Table 1			
	Zoning By-law Standard	By-law 1-88 EM1 Prestige Employment Area Zone Requirement	For Information Only
a.	Permitted Uses	<ul style="list-style-type: none"> • Employment Use • Accessory Retail Sales to an Employment Use • Accessory Office Uses to an Employment Use • Banquet Hall, in a Single Unit Building • Bowling Alley • Business or Professional Office, not including a Regulated Health Professional • Club, Health Centre • Convention Centre, Hotel, Motel • Funeral Home in a Single Unit Building • Car Brokerage • Office Building • Recreational Uses • Service and Repair Shop 	No additional uses are proposed for the lands proposed to be zoned EM1 Prestige Employment Area Zone.

The Owner is not proposing a development concept for the subject lands at this time. A conceptual site plan was not submitted in support of the application. As such, the Owner is not requesting exceptions to the regulatory standards of Zoning By-law 1-88 (i.e. setbacks, height, coverage, etc.) at this time.

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands consist of two parcels of land, comprising a total of 31.77 ha, which are located on the west side of Highway 427, south of Regional Road 7 (Part of Lots 4 and 5, Concession 9, being Parts 1, 2, and 3 on Plan 65R-22632, and Part 2 on Plan 65R-29781), shown as “Subject Lands” on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none">• The subject lands have a dual designation. The northern half of the subject lands are designated “Employment Commercial Mixed-Use” and the southern half of the subject lands are designated “General Employment” in Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 12.13 - Huntington Business Park. A small portion at the southern edge of the subject lands are also designated “Natural Areas”, which is more specifically identified as a Core Feature in VOP 2010, Volume 1, Schedule 2 – Natural Heritage Network.• The subject lands are located in a Regional Intensification Corridor (Regional Road 7) within an Employment Area, as identified on Schedule 1 of VOP 2010. Therefore, low-rise building forms, gas stations, or surface parking located between the front face of a building and a public sidewalk are not permitted. Drive-through facilities in Regional Intensification Corridors are only permitted on the basis of a site-specific zoning by-law amendment.▪ The “Employment Commercial Mixed-Use” designation in Intensification Areas permits office uses, hotels, cultural and entertainment uses, and retail uses, provided that no retail unit shall exceed a Gross Floor Area of 3,500 m².▪ The “General Employment” designation permits manufacturing, warehousing, processing, transportation, and distribution uses, any of which may or may not include outdoor storage. Office and/or retail uses accessory to and directly associated with any of the employment uses noted above are also permitted provided that the accessory use is located on the same lot as the primary use, and that the combination of accessory office and accessory retail uses shall not exceed 49% of the total gross floor area devoted to a primary use provided that the accessory retail use is limited to no more than 10% of the total gross floor area of the primary use. Employment/industrial buildings, low-rise buildings, and mid-rise buildings are permitted building types in this designation.▪ The “Natural Areas” designation, specifically in Core Features, prohibits development and/or site alteration. Development or site alteration on lands adjacent to Core Features is not permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.▪ When delineating between “Prestige Employment” and “General Employment” land uses or between “Employment Commercial Mixed-Use” and “Prestige Employment” or “General Employment” land uses, the use abutting an arterial street or Provincial Highway shall be interpreted to extend one lot depth in from the arterial street or Provincial Highway (Section 10.2.1.6).
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	<ul style="list-style-type: none">▪ The proposal conforms with the policies of VOP 2010, subject to eliminating those additional proposed uses such as an Automobile Gas Bar that do not conform to the permitted uses in VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed employment and commercial/retail uses.▪ The proposal does not comply with Zoning By-law 1-88, therefore, a Zoning By-law Amendment application is required to rezone the subject property together with the appropriate additional uses to implement the policies of VOP 2010.
Block Plan	<ul style="list-style-type: none">• The subject lands are located in the Huntington Business Park which forms part of the approved Block 57/58 Plan (Attachment #4).• The subject lands are identified as “Prestige Area” and “Employment Area General”. The subject lands are also identified as being located in a “Centre”.• The Block Plan shows two future roads on the subject lands – a north/south connection to the future New Huntington Road on the north side of Regional Road 7, and an east/west road identified as “Gibraltar Road” that will connect to the future north/south road noted above and Huntington Road to the west. The Block Plan shows the east/west road centrally located within the subject lands and the property to the west, whereas the applicant’s proposal shows the east/west road further to the south along the south property limit and adjacent to the existing Glenview Memorial Gardens Cemetery, which must be reviewed for appropriateness.• The approved Block Plan identifies a possible future Transit Station on the subject lands, which the Ministry of Transportation is protecting for.
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:

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable land use and built form policies in VOP 2010.
b.	Huntington Business Park Block 57/58 Plan	<ul style="list-style-type: none"> • The application will be reviewed in consideration of the approved Block Plan, and the proposed alteration to the approved road pattern in this portion of the employment area.
c.	Appropriateness of the Proposed Rezoning and Site-specific Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands to EM1 Prestige Employment Area Zone and C5 Community Commercial Zone, with additional site-specific uses, will be reviewed in consideration of compatibility with the planned and existing surrounding land uses. ▪ The appropriateness of permitting the full range of uses in the C5 Community Commercial Zone category, with additional site specific uses, will be reviewed in consideration of the permitted uses in the “Employment Commercial Mixed-Use” designation of VOP 2010. ▪ The appropriateness of permitting the full range of uses in the EM1 Prestige Employment Area Zone category will be reviewed in consideration of the permitted uses in the “General Employment” designation of VOP 2010.
d.	Proposed Automobile Gas Bar Use in C5 Zone	<ul style="list-style-type: none"> • The proposed zoning amendment seeks to add an Automobile Gas Bar as a permitted use on the subject lands (C5 Community Commercial Zone). Given the prominence of the subject lands on Regional Road 7 and VOP 2010 policies relating to Regional Intensification Corridors, this use will need to be removed from the list of permitted uses, otherwise an Official Plan Amendment will be required to permit this use on the subject lands.
e.	Functional Servicing Report and MESP Update	<ul style="list-style-type: none"> • The Owner has submitted a Functional Servicing Report and Master Environmental Servicing Plan (MESP) Update document in support of the subject application, which must be approved to the satisfaction of the City, in consultation with external public agencies.

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f.	External Agencies - York Region, Metrolinx, and Toronto and Region Conservation Authority	<ul style="list-style-type: none">• The application has been circulated to York Region, Metrolinx, and the Toronto and Region Conservation Authority (TRCA) for review and comment.
g.	Ministry of Transportation	<ul style="list-style-type: none">• The application has been circulated to the Ministry of Transportation (MTO), which has advised that there is a proposed Transitway station proposed within the subject lands that MTO is protecting for. The design of this station has not been finalized, therefore any future development within the subject lands must be reviewed and considered by the MTO. Any changes that may be required to the rezoning proposal because of the Transitway station will be identified and addressed in the technical review of the application.
h.	Future Draft Plan of Subdivision Application	<ul style="list-style-type: none">• A future Draft Plan of Subdivision Application will be required based on the approved Block Plan that identifies the need for a public road system on the subject lands.
i.	Future Site Development Application	<ul style="list-style-type: none">▪ A future Site Development Application will be required, if the subject application is approved, and will be reviewed to ensure appropriate building and site design, pedestrian connectivity, barrier free access, vehicular access, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading, and sustainable design.▪ The future Site Development Application must conform to the built form criteria and policies in VOP 2010.

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 application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

The subject lands are located on Regional Road 7, which is under the jurisdiction of York Region. The Owner must satisfy all requirements of York Region. The Owner will be required to dedicate any lands, as may be required, for the widening of Regional Road 7 at the site plan stage, to the satisfaction of York Region.

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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. Proposed Zoning
4. Approved Block 57/58 Plan

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