

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

ZONING BY-LAW AMENDMENT FILE Z.15.020
VGI PROPERTIES LIMITED
WARD 3 – VICINITY OF WESTON ROAD AND REGIONAL ROAD 7

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated January 12, 2016, be approved; and
- 2) That the deputation by Mr. Oz Kemal, MHBC Planning Limited, Weston Road, Woodbridge, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.15.020 (VGI Properties Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of Public Hearing was circulated: December 18, 2016.
- b) Circulation Area: 150 m. A copy of 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 property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received:

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.020, to amend Zoning By-law 1-88, specifically to rezone the subject lands

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shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone in the manner shown on Attachment #3. The Owner has also requested a site-specific exception to Zoning By-law 1-88, to permit a retail store and supermarket as additional uses in the C7 Service Commercial Zone as follows:

Table 1:

	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
a.	Permitted Uses	<p>The following uses are permitted in the C7 Service Commercial Zone:</p> <ul style="list-style-type: none"> - Automobile Service Station, Automobile Gas Bar, Car Wash - Automotive Retail Store - Bank and Financial Institution - Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the gross floor area (GFA) of the banquet hall - Business and Professional Office - Car Rental Service - Club or Health Centre - Day Nursery - Eating Establishment/Outdoor Patio, subject to Section 5.1.6 - Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6 - Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 - Education or Training Facility - Hotel, Motel, Convention Centre - Office Building - Office and Stationery Supply, Sales, Service, Rental - Parks and Open Space - Pet Grooming Establishment, to be contained within a wholly enclosed building - Print Shop, Accessory Retail Sales - Parking Garage - Place of Entertainment - Personal Service Shop 	<p>Permit the following additional uses in the C7 Zone:</p> <ul style="list-style-type: none"> - Retail Store - Supermarket

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	<ul style="list-style-type: none">- One (1) Convenience Retail Store- One (1) Pharmacy- Recreational Use- Service or Repair Shop- Tavern- Technical School- Video Store- Veterinary Clinic	
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Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located on the east side of Weston Road, north of Regional Road 7, municipally known as 8055 Weston Road, shown as “Subject Lands” on Attachments #1 and #2. The site includes an existing banquet hall use, which will continue to operate.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Employment Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which in Non-Intensification Areas, permits: Office Uses to a maximum of 12,500 m² gross floor area (GFA) per lot, Cultural and Entertainment Uses, Retail Uses provided that no retail unit shall exceed a GFA of 3,500 m², and gas stations subject to Policy 5.2.3.10.▪ The subject lands are not located in an Intensification Area as identified by VOP 2010 and the Owner has confirmed that no retail unit would exceed a maximum GFA of 3,500 m². The existing building on the subject lands has a GFA of 1,905.48 m².▪ The proposed C7 Service Commercial Zone is intended to implement the Employment Commercial Mixed-Use designation of the Official Plan. The proposed rezoning of the subject lands to C7 Service Commercial Zone conforms to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88.▪ In order to implement the “Employment Commercial Mixed-Use” Official Plan designation, an amendment to Zoning By-law 1-88 is required to rezone the subject lands, and permit the additional proposed uses.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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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:

	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 City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone (with site specific exceptions) will be reviewed in consideration of the policies in the Official Plan, Zoning By-law 1-88, the existing zoning of lands in the immediate area, and the surrounding existing and planned land uses.
c.	Proposed Parking	<ul style="list-style-type: none">▪ The existing 156 parking spaces currently on-site serving the banquet hall would be retained for the proposed future use(s) of the site.▪ The Parking Utilization Study submitted in support of the proposed parking supply must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Services Department.

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 the York Region Transportation and Community Planning Department 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 technical report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan and Proposed Rezoning

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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.)