

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

*Regional Councillor Ferri declared an interest with respect to this matter as his son is employed by the law firm that represents the applicant, and did not take part in the discussion or vote on the matter.*

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

1. THAT the Public Hearing report for File Z.14.035 (1639722 Ontario Limited, et al.) 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 such as site and building design initiatives 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: December 19, 2014
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association
- c) The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca), and a Notice Sign was installed on the subject lands in accordance with the City's Sign Notification Protocol.
- d) Comments Received as of January 5, 2015:

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

### Item 1, CW(PH) Report No. 3 – Page 2

- i) G. Swinkin, Blakes, Cassels & Graydon LLP, with correspondence dated December 10, 2014, on behalf of their client Royal Building Products. Their clients concerns are with respect to the potential impact of noise pollution generated from their clients existing neighbouring industrial use that may generate complaints from certain noise-sensitive uses such as, but not limited to, hotels, motels, convention centre, outdoor patios, banquet halls, funeral home, day nurseries, and correctional or crisis care group homes, etc., that may be proposed on the lands subject to this zoning by-law amendment.

### Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.035 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from C2 General Commercial Zone and C8 Office Commercial Zone, subject to site-specific Exception 9(654A), to C7 Service Commercial Zone to facilitate the development of one and two-storey multi-unit buildings adjacent to Regalcrest Court and a two-storey multi-unit building adjacent to Regional Road 27, for commercial and industrial uses in the respective manner identified on Attachments #3 to #8, together with the following site specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to 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"> <li>- Automobile Service Station, Automobile Gas Bar, Car Wash</li> <li>- Automotive Retail Store</li> <li>- Bank and Financial Institution</li> <li>- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the GFA of the banquet hall.</li> <li>- Business and Professional Office</li> <li>- Car Rental Service</li> <li>- Club or Health Centre</li> <li>- Day Nursery</li> <li>- Eating Establishment/Outdoor Patio, subject to Section 5.1.6</li> <li>- Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6</li> <li>- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6</li> <li>- Education or Training Facility</li> </ul>	<p>In addition to the list of permitted C7 Zone uses, permit the following use in Buildings "A" (Units 1-11), "B", and "C" (Units 1 and 2) and with no outside storage:</p> <ul style="list-style-type: none"> <li>- Retail Store</li> </ul> <p>Permit only the following uses in Building "A" (Units 12 to 19) and Building "C" (Units 3-11) and with no outside storage:</p> <ul style="list-style-type: none"> <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,</li> <li>- Bowling Alley</li> <li>- Business and Professional Office</li> <li>- One (1) Pharmacy</li> <li>- Club, Health Centre</li> </ul>

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	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of C7 Service Commercial Zone</b>	<b>Proposed Exceptions to C7 Service Commercial Zone</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>-- Hotel, Motel, Convention Centre Office Building</li> <li>- Office and Stationary Supply, Sales, Service, Rental</li> <li>- Parks and Open Space</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Print Shop, Accessory Retail Sales</li> <li>- Parking Garage</li> <li>- Place of Entertainment</li> <li>- Personal Service Shop</li> <li>- One (1) Convenience Retail Store</li> <li>- One (1) Pharmacy</li> <li>- Recreational Use as Defined in Section 2.0</li> <li>- Service or Repair Shop</li> <li>- Tavern</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>- Convention Centre, Hotel, Motel</li> <li>- Car Brokerage</li> <li>- Office Building</li> <li>- Service and Repair Shop</li> </ul>
b.	Maximum Driveway Width	7.5 m	9 m (Regional Road 27)
c.	Minimum Parking Requirement	9,394 m <sup>2</sup> @ 6.0 spaces/100 m <sup>2</sup> = 564 spaces	9,394 m <sup>2</sup> @ 2.81 spaces /100 m <sup>2</sup> = 264 spaces
d.	Minimum Number of Barrier Free Parking Spaces	6 spaces	5 spaces

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"> <li>▪ The subject lands are located on the east side of Regional Road 27, south of Regional Road 7, municipally known as 7681 Regional Road 27, shown as "Subject Lands" on</li> </ul>
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Location	<p>Attachments #1 and #2.</p> <ul style="list-style-type: none"><li>▪ The subject site forms the southern portion of Block 1 on Plan 65M-3033, as shown on Attachment #3.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ Block 1 on Plan 65M-3033 (3.58 ha) has frontage on Regional Road 7 and is located within a “Regional Intensification Corridor (Regional Road 7) within Employment Areas”. The Owner is proposing to develop the subject lands (1.94 ha) being the southern portion of Block 1 as shown on Attachments #2 and #3. Once the subject lands are developed, they will be severed from the larger block, leaving a 1.64 ha northern parcel of land with road frontage on Regional Road 7 and Regional Road 27 to facilitate future development.</li><li>▪ “Intensification Areas” front onto major streets to accommodate the most intensive and greatest mix of development in the City and supports transit investments. Once severed, the subject lands will not have frontage on Regional Road 7 and will no longer contribute or function as part of an intensification area. Thereafter, the northerly property will be developed with a higher intensive mixed-use development that meets the development and locational criteria for lands located within “Intensification Areas” as set out in Sections 2.2.1.1.d., 2.2.5 and in 9.1.2.5. of the Vaughan Official Plan 2010 (VOP 2010). Accordingly, the subject lands do not need to be developed in accordance with the “Intensification Area” policies.</li><li>▪ Portion “A” of the subject lands are designated “Employment Commercial Mixed-Use” and Portion “B” is designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010) as shown on Attachments #2 to #4.</li></ul> <p>The “Employment Commercial Mixed-Use” designation permits a range of office, cultural and entertainment uses and retail uses provided that no retail unit shall exceed a gross floor area of 3,500 m<sup>2</sup>. In addition, a minimum of 30% of the total gross floor area of all uses shall consist of uses other than retail uses. The Owner is proposing units smaller than 3,500 m<sup>2</sup> and has indicated that 45% of the total gross floor area of all uses will consist of uses other than retail uses.</p> <p>The “Prestige Employment” designation permits manufacturing, warehousing, processing and distribution uses, with no outside storage. Office uses not related to the employment uses noted above are also permitted to a maximum of 10,000 m<sup>2</sup>. Ancillary retail uses are permitted, provided that: the gross floor area of any one retail unit shall not exceed 185 m<sup>2</sup>; the total gross floor area of all retail uses shall not exceed 20% of the total gross floor area of all uses on the lot, or 1,000 m<sup>2</sup>, whichever is less; and, the ancillary</p>

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Official Plan Designation	<p>retail use must be located within 200 m of the intersection of two arterial and/or collector streets.</p> <ul style="list-style-type: none"> <li>▪ The Owner is proposing a maximum of 734 m<sup>2</sup> of retail uses in Portion “B” of the subject lands in units that do not exceed 185 m<sup>2</sup> in unit size. The total gross floor area of all retail uses do not exceed 20% of the total gross floor area of all uses on the lot and the ancillary retail uses are located within 200 m of the intersection of Regional Road 7 and Regional Road 27.</li> <li>▪ To address the split Official Plan designations, the Owner has proposed that only site-specific uses be permitted within the proposed building or portion of the building, that are consistent with the respective Official Plan designations.</li> <li>▪ In consideration of the above, the proposed development conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned C2 General Commercial Zone, and C8 Office Commercial Zone, subject to Exception 9(654A), by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to C7 Service Commercial Zone with site-specific zoning requirements, and accordingly, a Zoning By-law Amendment application 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 Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity to City Official Plan	<p>The application will be reviewed in consideration of the applicable land use and built form policies of VOP 2010.</p> <p>The Official Plan designation boundary runs through the subject lands creating a split Official Plan designation on the lands. The boundary limit also traverses through proposed Buildings “A” and “C” as shown on Attachments #3 and #4. The Vaughan Planning Department will review the appropriateness of the proposed commercial and industrial uses co-locating in the same building that are split designated.</p>

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b.	Appropriateness of Proposed Uses and Site-specific Zoning Exceptions	<p>The appropriateness of rezoning the subject lands to C7 Service Commercial Zone and permitting all of the C7 Zone uses plus the proposed commercial/retail use within the “Employment Commercial Mixed-Use” designation (Portion “A”), and employment uses within the “Prestige Employment” designation (Portion “B”), together with the site-specific zoning exceptions, will be reviewed in consideration of appropriateness with the policies of VOP 2010 and compatibility of the proposed uses with the surrounding uses.</p> <p>Review will be given to paring down the list of C7 uses to be permitted on the northern half of the property that are considered to be more appropriate and conducive with the multi-unit buildings and layout shown on the conceptual site plan, and eliminating those uses that are inconsistent (eg. gas bar).</p>
c.	Related Site Development Application	<p>The related Site Development File DA.14.060 will also be reviewed to ensure appropriate building and site design, pedestrian connectivity, barrier free access, vehicular access, building elevations that appropriately address Regional Road 27 and Regalcrest Court, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading.</p> <p>The related Site Development Application shall conform with the built form criteria for Low-Rise Buildings (Section 9.2.3.4) and the Employment/Industrial Buildings (Section 9.2.3.7) in VOP 2010.</p> <p>Once the subject lands are severed, reciprocal access easements over the proposed driveway from Regalcrest Court and Regional Road 27 must be created to facilitate access to future development on the lands to the north.</p>
d.	Sustainable Development	<p>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</p>
e.	Studies and Reports	<p>The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department:</p>

**CITY OF VAUGHAN**

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e.	Studies and Reports	<ul style="list-style-type: none"><li>- Stormwater Management Report</li><li>- Functional Servicing Report</li><li>- Phase One Environmental Site Assessment</li></ul> <p>The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York Transportation and Community Planning Department and the Vaughan Development Engineering and Infrastructure Planning Services Department.</p>
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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 lands that are subject to the zoning by-law amendment application are located on Regional Road 27, which is a regional road. The owner must satisfy all requirements of the York Region. Transportation and Community Planning Department. The Owner will be required to dedicate any lands, as may be required, for the widening of regional roads at the site plan stage, to the satisfaction of York Region.

**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.

**Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Site Plan
5. Landscape Plan
6. Elevations - Building "A"
7. Elevations - Building "B"
8. Elevations - Building "C"

**Report prepared by:**

Mary Caputo, Planner, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

*Regional Councillor Ferri declared an interest with respect to the foregoing matter as his son is employed by the law firm that represents the applicant, and did not take part in the discussion or vote on the matter.*



**WESTON  
CONSULTING**

planning + urban design

C	1
COMMUNICATION	
CW (PH)	JAN 13/15
ITEM	1

January 13, 2015

File 6722

City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Attention: Jeffrey A. Abrams

Dear Sir,

**RE: Zoning By-law Amendment File Z.14.035  
1639722 Ontario Limited, et al.**

Weston Consulting is the planning consultant for 1676893 Ontario Limited c/o Picard Peanuts which owns the lands immediately south of the lands affected by the above noted application, at the northeast corner of Royal Gate Blvd and Regional Road 7.

A Pre-Application Consultation Meeting was held on October 29, 2014 to discuss our client's development proposal for a service commercial building containing a convenience retail store and eating establishment, which will be occupied by Picard's Peanuts, and two other commercial units. We are currently in the process of preparing a site plan application to facilitate the proposed development.

The purpose of this letter is to request notification of the scheduling of the 1639722 Ontario Limited et al. application for further consideration by the City. While we do not oppose the application, we would like to ensure that development of the neighbouring lands does not preclude or prejudice our client's development proposal.

If you have any questions or require additional information, please contact the undersigned or Deborah Alexander at ext. 296.

Yours truly,

**Weston Consulting**

Per:

*for*  
Sandra Patano BES, MES, MCIP, RPP  
Senior Planner

c. John Picard, 1676893 Ontario Limited c/o Picard Peanuts  
Grant Uyeyama, Director of Development Planning, City of Vaughan  
Mary Caputo, Senior Planner, City of Vaughan



**1. ZONING BY-LAW AMENDMENT FILE Z.14.035**

**P.2015.1**

**1639722 ONTARIO LIMITED, ET AL.**

**WARD 2 - VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

**Recommendation**

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.14.035 (1639722 Ontario Limited, et al.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives 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 Hearing was circulated: December 19, 2014
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association
- c) The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca), and a Notice Sign was installed on the subject lands in accordance with the City's Sign Notification Protocol.
- d) Comments Received as of January 5, 2015:
  - i) G. Swinkin, Blakes, Cassels & Graydon LLP, with correspondence dated December 10, 2014, on behalf of their client Royal Building Products. Their clients concerns are with respect to the potential impact of noise pollution generated from their clients existing neighbouring industrial use that may generate complaints from certain noise-sensitive uses such as, but not limited to, hotels, motels, convention centre, outdoor patios, banquet halls, funeral home, day nurseries, and correctional or crisis care group homes, etc., that may be proposed on the lands subject to this zoning by-law amendment.

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.035 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from C2 General Commercial Zone and C8 Office Commercial Zone, subject to site-specific Exception 9(654A), to C7 Service Commercial Zone to facilitate the development of one and two-storey multi-unit buildings adjacent to Regalcrest Court and a two-storey multi-unit building adjacent to Regional Road 27, for commercial and industrial uses in the respective manner identified on Attachments #3 to #8, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to 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"> <li>- Automobile Service Station, Automobile Gas Bar, Car Wash</li> <li>- Automotive Retail Store</li> <li>- Bank and Financial Institution</li> <li>- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the GFA of the banquet hall.</li> <li>- Business and Professional Office</li> <li>- Car Rental Service</li> <li>- Club or Health Centre</li> <li>- Day Nursery</li> <li>- Eating Establishment/Outdoor Patio, subject to Section 5.1.6</li> <li>- Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6</li> <li>- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6</li> <li>- Education or Training Facility</li> <li>- Hotel, Motel, Convention Centre</li> <li>- Office Building</li> <li>- Office and Stationary Supply, Sales, Service, Rental</li> <li>- Parks and Open Space</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Print Shop, Accessory Retail Sales</li> <li>- Parking Garage</li> <li>- Place of Entertainment</li> <li>- Personal Service Shop</li> <li>- One (1) Convenience Retail Store</li> <li>- One (1) Pharmacy</li> <li>- Recreational Use as Defined in Section 2.0</li> <li>- Service or Repair Shop</li> <li>- Tavern</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> </ul>	<p>In addition to the list of permitted C7 Zone uses, permit the following use in Buildings "A" (Units 1-11), "B", and "C" (Units 1 and 2) and with no outside storage:</p> <ul style="list-style-type: none"> <li>- Retail Store</li> </ul> <p>Permit only the following uses in Building "A" (Units 12 to 19) and Building "C" (Units 3-11) and with no outside storage:</p> <ul style="list-style-type: none"> <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,</li> <li>- Bowling Alley</li> <li>- Business and Professional Office</li> <li>- One (1) Pharmacy</li> <li>- Club, Health Centre</li> <li>- Convention Centre, Hotel, Motel</li> <li>- Car Brokerage</li> <li>- Office Building</li> <li>- Service and Repair Shop</li> </ul>

	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to C7 Service Commercial Zone
b.	Maximum Driveway Width	7.5 m	9 m (Regional Road 27)
c.	Minimum Parking Requirement	9,394 m <sup>2</sup> @ 6.0 spaces/100 m <sup>2</sup> = 564 spaces	9,394 m <sup>2</sup> @ 2.81 spaces /100 m <sup>2</sup> = 264 spaces
d.	Minimum Number of Barrier Free Parking Spaces	6 spaces	5 spaces

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"> <li>▪ The subject lands are located on the east side of Regional Road 27, south of Regional Road 7, municipally known as 7681 Regional Road 27, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The subject site forms the southern portion of Block 1 on Plan 65M-3033, as shown on Attachment #3.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ Block 1 on Plan 65M-3033 (3.58 ha) has frontage on Regional Road 7 and is located within a “Regional Intensification Corridor (Regional Road 7) within Employment Areas”. The Owner is proposing to develop the subject lands (1.94 ha) being the southern portion of Block 1 as shown on Attachments #2 and #3. Once the subject lands are developed, they will be severed from the larger block, leaving a 1.64 ha northern parcel of land with road frontage on Regional Road 7 and Regional Road 27 to facilitate future development.</li> <li>▪ “Intensification Areas” front onto major streets to accommodate the most intensive and greatest mix of development in the City and supports transit investments. Once severed, the subject lands will not have frontage on Regional Road 7 and will no longer contribute or function as part of an intensification area. Thereafter, the northerly property will be developed with a higher intensive mixed-use development that meets the development and locational criteria for lands located within “Intensification Areas” as set out in Sections 2.2.1.1.d., 2.2.5 and in 9.1.2.5. of the Vaughan Official Plan 2010 (VOP 2010). Accordingly, the subject lands do not need to be developed in accordance with the “Intensification Area” policies.</li> </ul>

	<ul style="list-style-type: none"> <li>Portion “A” of the subject lands are designated “Employment Commercial Mixed-Use” and Portion “B” is designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010) as shown on Attachments #2 to #4.</li> </ul> <p>The “Employment Commercial Mixed-Use” designation permits a range of office, cultural and entertainment uses and retail uses provided that no retail unit shall exceed a gross floor area of 3,500 m<sup>2</sup>. In addition, a minimum of 30% of the total gross floor area of all uses shall consist of uses other than retail uses. The Owner is proposing units smaller than 3,500 m<sup>2</sup> and has indicated that 45% of the total gross floor area of all uses will consist of uses other than retail uses.</p> <p>The “Prestige Employment” designation permits manufacturing, warehousing, processing and distribution uses, with no outside storage. Office uses not related to the employment uses noted above are also permitted to a maximum of 10,000 m<sup>2</sup>. Ancillary retail uses are permitted, provided that: the gross floor area of any one retail unit shall not exceed 185 m<sup>2</sup>; the total gross floor area of all retail uses shall not exceed 20% of the total gross floor area of all uses on the lot, or 1,000 m<sup>2</sup>, whichever is less; and, the ancillary retail use must be located within 200 m of the intersection of two arterial and/or collector streets.</p> <p>The Owner is proposing a maximum of 734 m<sup>2</sup> of retail uses in Portion “B” of the subject lands in units that do not exceed 185 m<sup>2</sup> in unit size. The total gross floor area of all retail uses do not exceed 20% of the total gross floor area of all uses on the lot and the ancillary retail uses are located within 200 m of the intersection of Regional Road 7 and Regional Road 27.</p> <ul style="list-style-type: none"> <li>To address the split Official Plan designations, the Owner has proposed that only site-specific uses be permitted within the proposed building or portion of the building, that are consistent with the respective Official Plan designations.</li> <li>In consideration of the above, the proposed development conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned C2 General Commercial Zone, and C8 Office Commercial Zone, subject to Exception 9(654A), by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to C7 Service Commercial Zone with site-specific zoning requirements, and accordingly, a Zoning By-law Amendment application 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 Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity to City Official Plan	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the applicable land use and built form policies of VOP 2010.</li><li>▪ The Official Plan designation boundary runs through the subject lands creating a split Official Plan designation on the lands. The boundary limit also traverses through proposed Buildings "A" and "C" as shown on Attachments #3 and #4. The Vaughan Planning Department will review the appropriateness of the proposed commercial and industrial uses co-locating in the same building that are split designated.</li></ul>
b.	Appropriateness of Proposed Uses and Site-specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of rezoning the subject lands to C7 Service Commercial Zone and permitting all of the C7 Zone uses plus the proposed commercial/retail use within the "Employment Commercial Mixed-Use" designation (Portion "A"), and employment uses within the "Prestige Employment" designation (Portion "B"), together with the site-specific zoning exceptions, will be reviewed in consideration of appropriateness with the policies of VOP 2010 and compatibility of the proposed uses with the surrounding uses.</li><li>▪ Review will be given to paring down the list of C7 uses to be permitted on the northern half of the property that are considered to be more appropriate and conducive with the multi-unit buildings and layout shown on the conceptual site plan, and eliminating those uses that are inconsistent (eg. gas bar).</li></ul>
c.	Related Site Development Application	<ul style="list-style-type: none"><li>▪ The related Site Development File DA.14.060 will also be reviewed to ensure appropriate building and site design, pedestrian connectivity, barrier free access, vehicular access, building elevations that appropriately address Regional Road 27 and Regalcrest Court, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading.</li><li>▪ The related Site Development Application shall conform with the built form criteria for Low-Rise Buildings (Section 9.2.3.4) and the Employment/Industrial Buildings (Section 9.2.3.7) in VOP 2010.</li><li>▪ Once the subject lands are severed, reciprocal access easements over the proposed driveway from Regalcrest Court and Regional Road 27 must be created to facilitate access to future development on the lands to the north.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department: <ul style="list-style-type: none"> <li>- Stormwater Management Report</li> <li>- Functional Servicing Report</li> <li>- Phase One Environmental Site Assessment</li> </ul> </li> <li>▪ The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York Transportation and Community Planning Department and the Vaughan Development Engineering and Infrastructure Planning Services 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 lands that are subject to the zoning by-law amendment application are located on Regional Road 27, which is a regional road. The owner must satisfy all requirements of the York Region. Transportation and Community Planning Department. The Owner will be required to dedicate any lands, as may be required, for the widening of regional roads at the site plan stage, to the satisfaction of York Region.

#### **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.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan

4. Site Plan
5. Landscape Plan
6. Elevations - Building "A"
7. Elevations - Building "B"
8. Elevations - Building "C"

**Report prepared by:**

Mary Caputo, Planner, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791

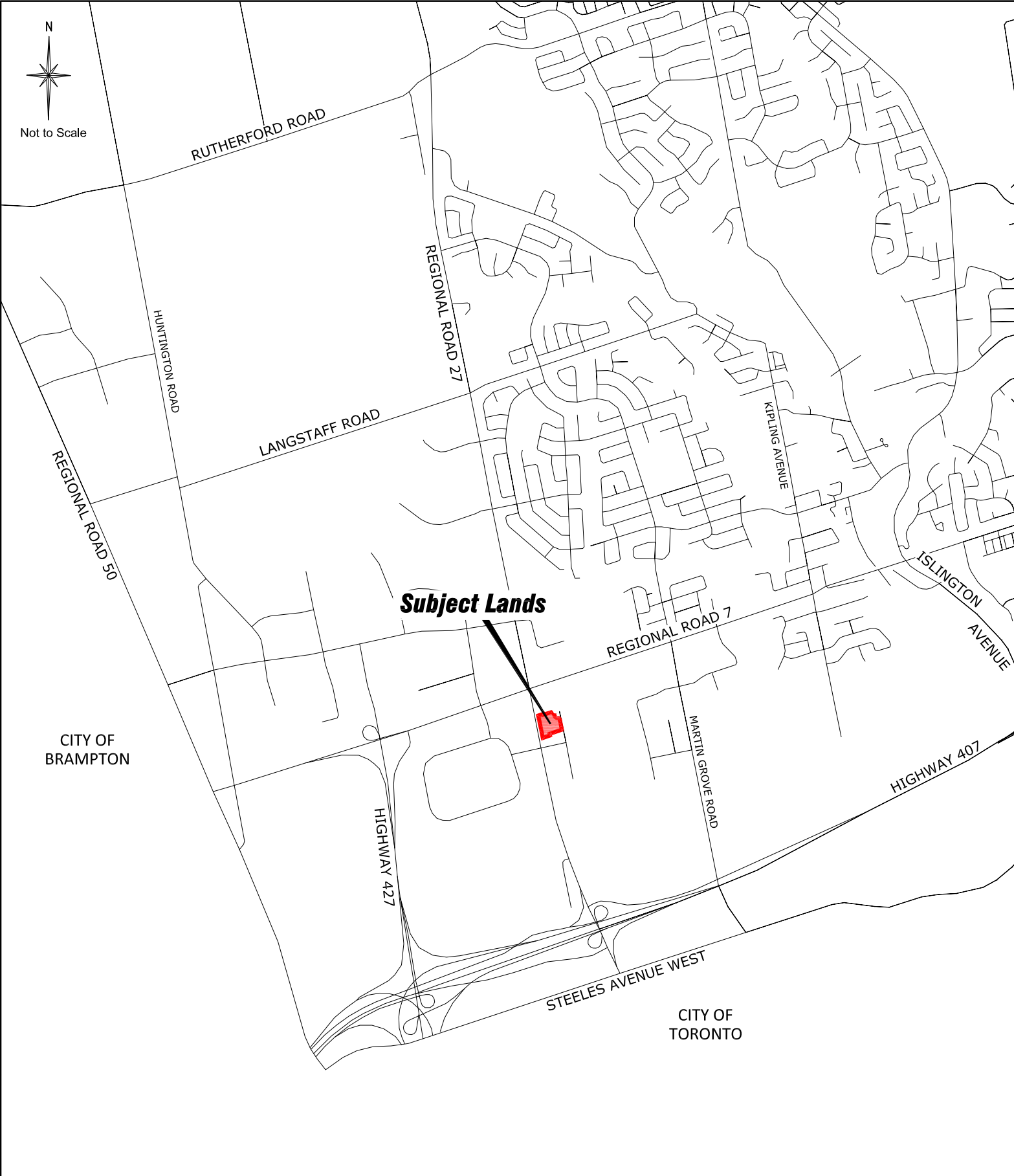
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG



# Context Location Map

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1639722 Ontario Limited, et al.

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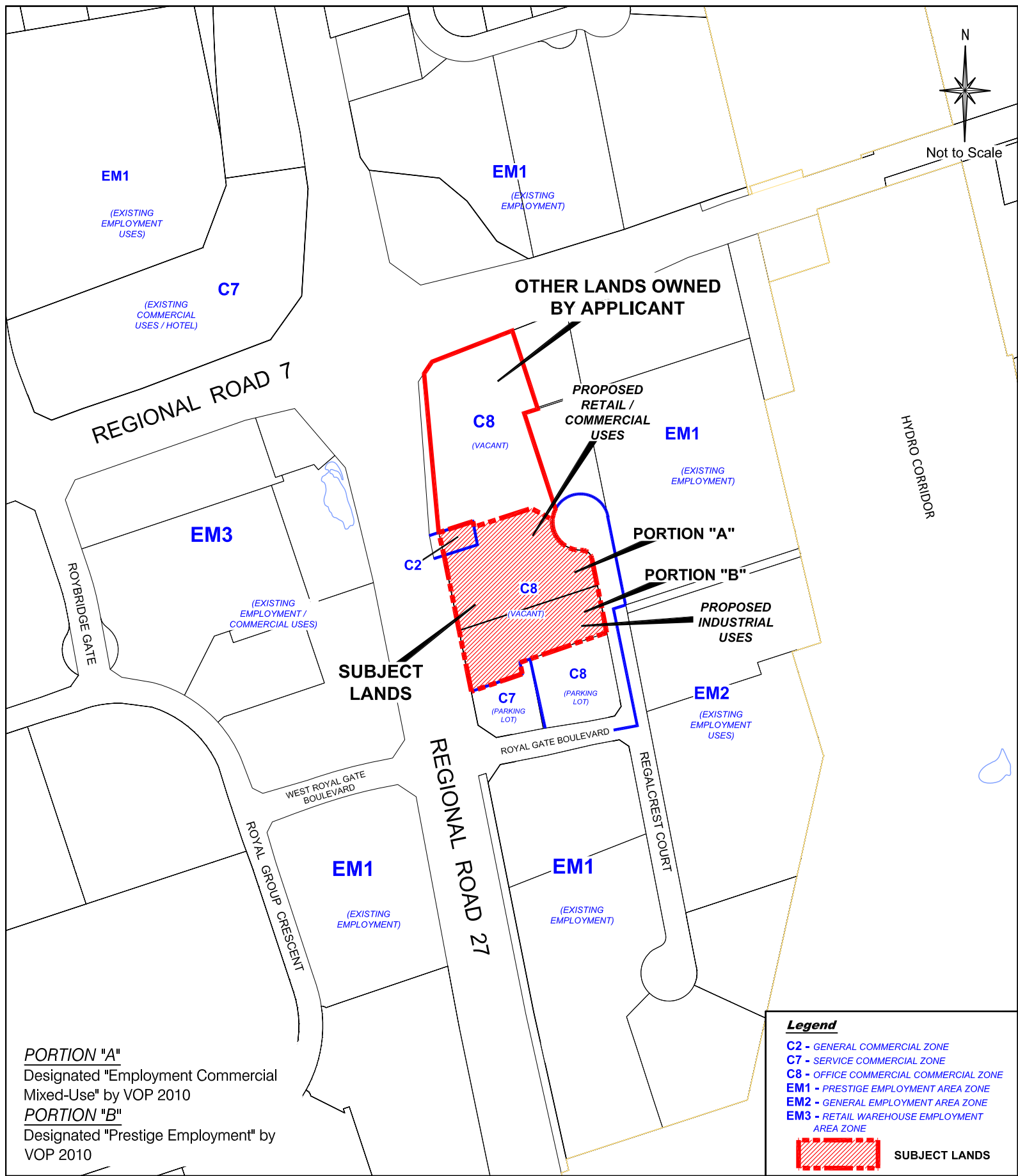
# Attachment

**FILES:** Z.14.035 &  
DA.14.060

**DATE:**  
January 13, 2015

1





# Location Map

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1639722 Ontario Limited, et al.



**Attachment**

**FILES:** Z.14.035 & DA.14.060

**DATE:**  
January 13, 2015

**2**

REGIONAL ROAD 7



Not to Scale

**OTHER LANDS OWNED BY APPLICANT**  
(No Current Applications)

REGIONAL ROAD 27

FUTURE DEVELOPMENT

Proposed Commercial / Retail Uses

BUILDING 'A' TWO-STOREY

**PORTION "A"**  
"Employment Commercial Mixed-Use designation"

Proposed Industrial Uses

**PORTION "B"**  
"Prestige Employment designation"

Proposed Commercial / Retail Uses

BUILDING 'B' TWO-STOREY

BOUNDARY BETWEEN "EMPLOYMENT COMMERCIAL MIXED-USE" AND "PRESTIGE EMPLOYMENT" DESIGNATIONS

Proposed Industrial Uses

BUILDING 'C' ONE-STOREY & MEZZANINE INDUSTRIAL BLOCK

REGALCREST COURT

**SUBJECT LANDS**

ROYAL GATE BOULEVARD

**ZONING BY-LAW AMENDMENT**  
AMEND ZONING BY-LAW 1-88 SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM C2 GENERAL COMMERCIAL ZONE AND C8 OFFICE COMMERCIAL ZONE SUBJECT TO EXCEPTION 9(654A) TO C7 SERVICE COMMERCIAL ZONE WITH SITE SPECIFIC EXCEPTIONS.

# Overall Site Plan and Proposed Zoning By-Law Amendment



**APPLICANT:**  
1639722 Ontario Limited, et al.

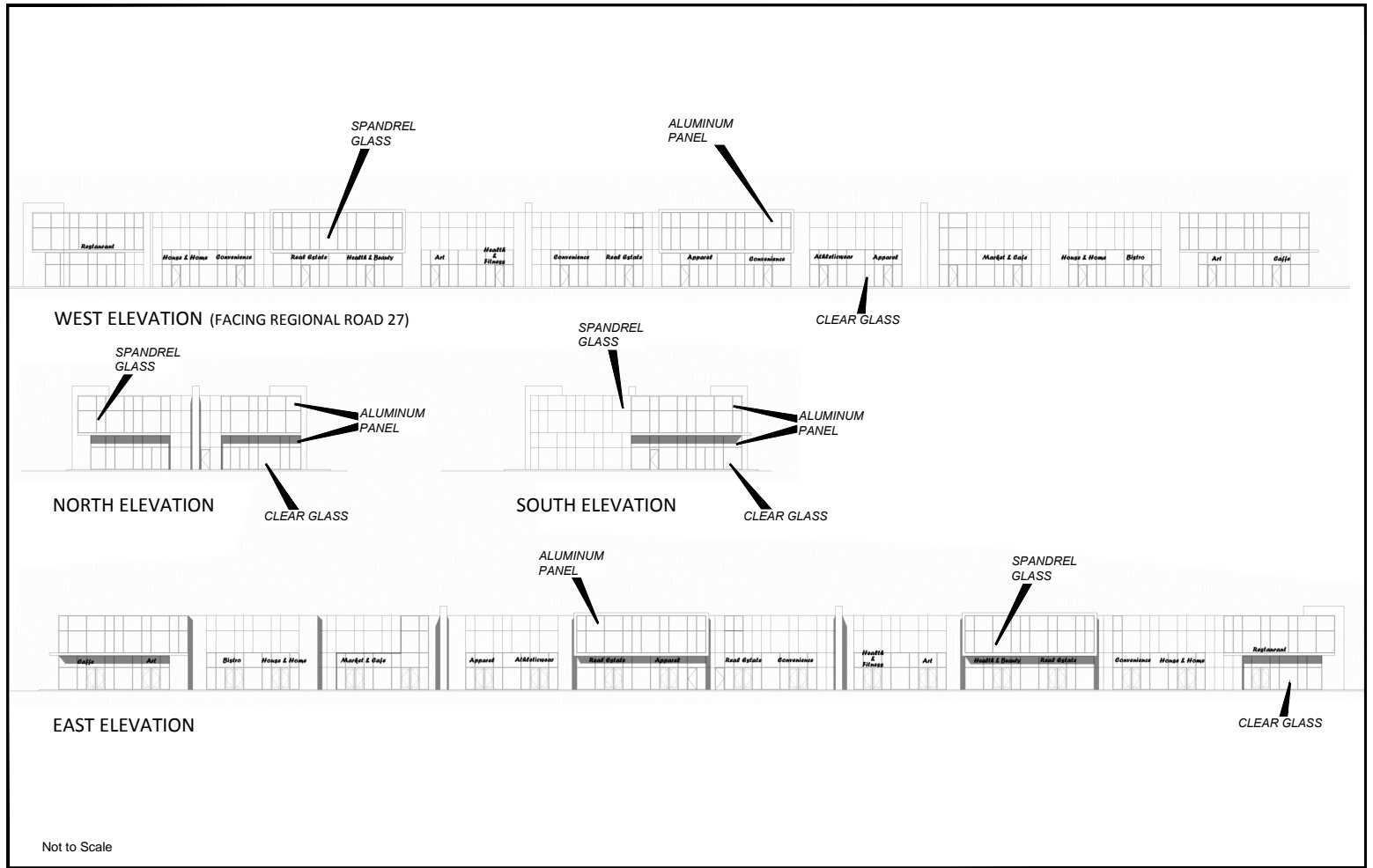
**LOCATION:**  
Part of Lot 5, Concession 8

**Attachment**  
FILES: Z.14.035 & DA.14.060  
DATE: January 13, 2015  
**3**









## Elevations - Building 'A'

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1639722 Ontario Limited, et al.

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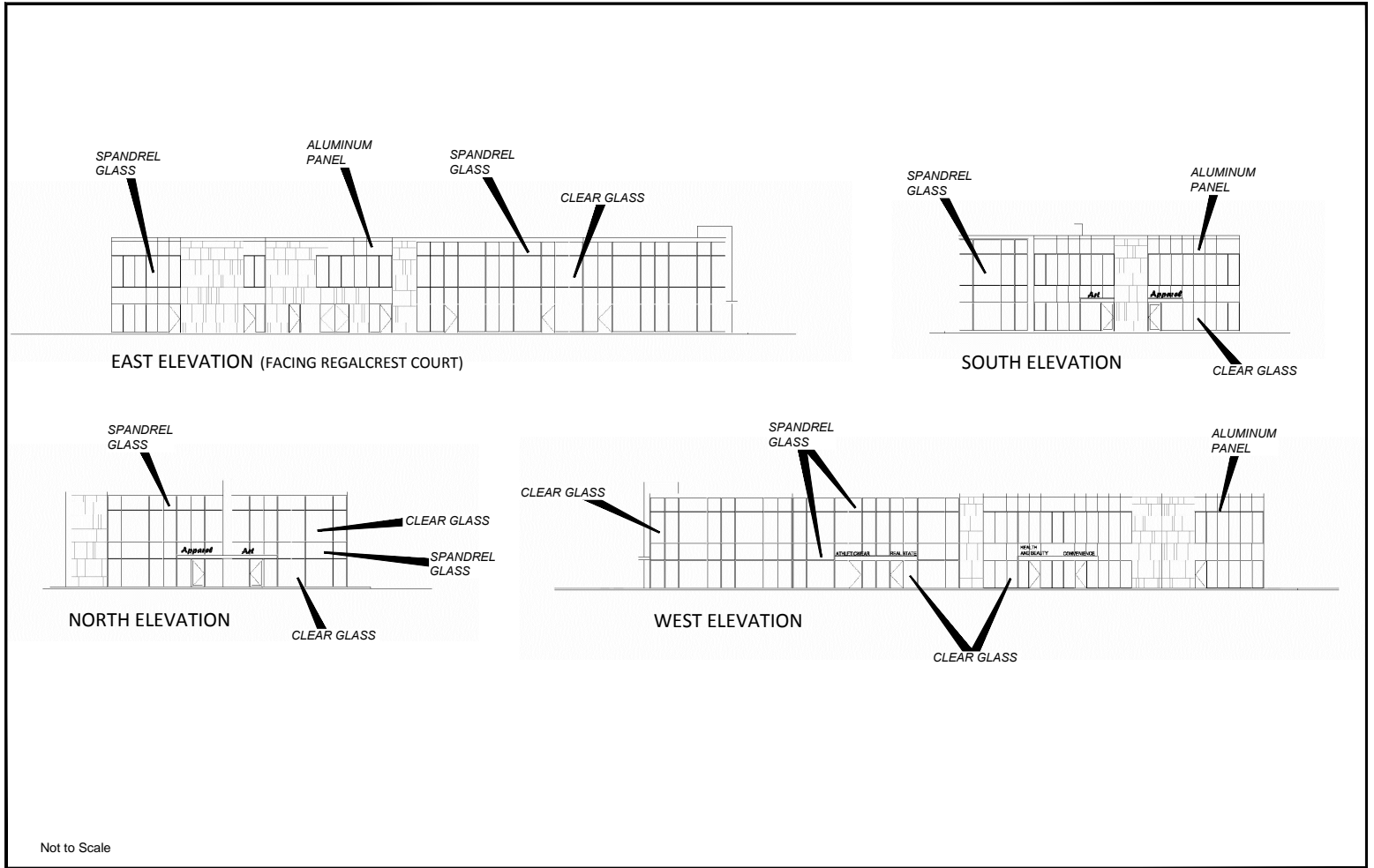


## Attachment

**FILES:** Z.14.035 &  
DA.14.060

**DATE:**  
January 13, 2015

6



## Elevations - Building 'B'

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1639722 Ontario Limited, et al.

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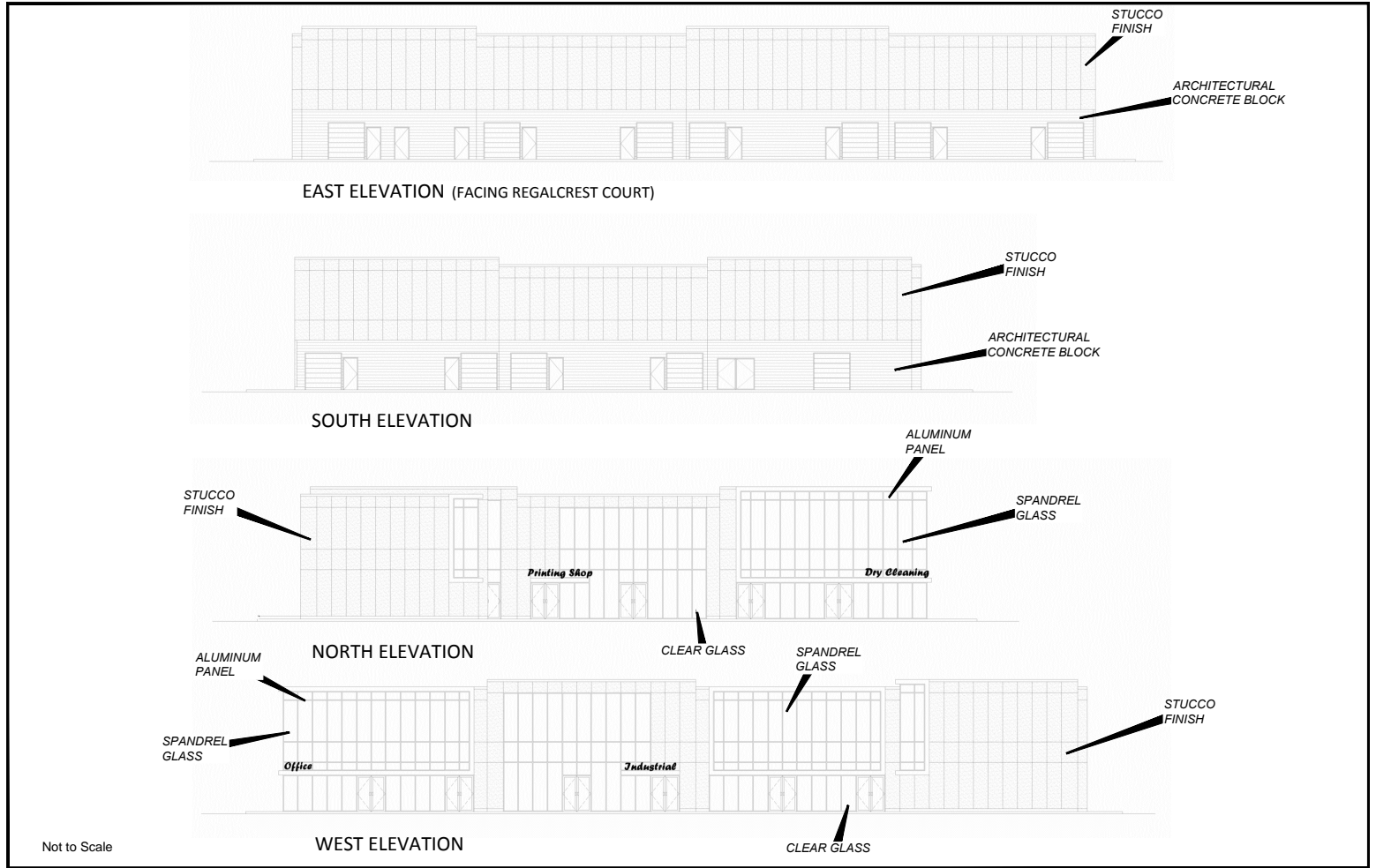


## Attachment

**FILES:** Z.14.035 &  
DA.14.060

**DATE:**  
January 13, 2015

7



## Elevations - Building 'C'

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1639722 Ontario Limited, et al.

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## Attachment

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DA.14.060

**DATE:**  
January 13, 2015

8