

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

**ZONING BY-LAW AMENDMENT FILE Z.14.034
KAU & ASSOCIATES LIMITED PARTNERSHIP
WARD 3 – VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved; and
- 2) That the deputation by Mr. Oz Kemal, MacNaughton Hermesen Britton Clarkson Planning Limited, Weston Road, Woodbridge, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.14.034 (Kau & Associates Limited Partnership) 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 will be reviewed when the technical report is considered, however, the Owner is proposing to utilize the existing buildings and site as currently developed, and shown on Attachment #3.

This will be addressed when the technical report is completed.

- a) Date the Notice of Public Hearing was circulated: January 9, 2015
- b) Circulation Area: 150 m and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedure and Protocol.
- c) Comments Received as of January 20, 2015: None

CITY OF VAUGHAN

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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 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 Stationary 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 - One (1) Convenience Retail Store - One (1) Pharmacy - Recreational Use - Service or Repair Shop - Tavern - Technical School 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> - Retail Store - Supermarket

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		<ul style="list-style-type: none"> - Video Store - Veterinary Clinic 	
b.	Maximum Permitted Unit Size	No maximum unit size is identified in a C7 Zone	Maximum unit size shall be 5,000 m ²
c.	Minimum Parking Requirement	6,716 m ² @ 6.0 spaces/100 m ² = 403 spaces	6,716 m ² @ 4.33 spaces /100 m ² = 291 spaces

Additional zoning exceptions may be identified through a 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, known municipally as 7979 Weston Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
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), subject to Area Specific Official Plan Policy 13.18, which permits retail uses on the subject lands provided no retail unit exceeds 5,000 m². VOP 2010 defines “Retail” as retail, restaurant and service commercial uses. The proposed rezoning of the subject lands to C7 Service Commercial Zone and to permit the proposed retail uses shown in Table 1 with a maximum unit size of 5,000 m² conforms to VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(922). ▪ In order to implement the proposed zoning and the site-specific exceptions identified in Table 1, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands to C7 Service Commercial Zone to permit the proposed uses, together with the proposed site-specific uses and zoning exceptions will be reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88 and the surrounding existing and planned land use context.▪ Review will be given to paring down the list of C7 uses to be permitted on the property that are considered to be more appropriate and conducive with the two existing buildings and layout shown on the existing site plan (Attachment #3), and eliminating those uses that are inconsistent (eg. gas bar).
b.	Proposed Parking	<ul style="list-style-type: none">▪ The Owner has provided a parking study prepared by C.F. Crozier and Associates in support of the proposed parking supply, which must be reviewed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.

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 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 report to a future Committee of the Whole meeting.

Attachments

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

Report prepared by:

Mary Caputo, Senior Planner - OMB, 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.)

**7. ZONING BY-LAW AMENDMENT FILE Z.14.034
KAU & ASSOCIATES LIMITED PARTNERSHIP
WARD 3 - VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

P.2015.10

Recommendation

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

1. THAT the Public Hearing report for File Z.14.034 (Kau & Associates Limited Partnership) 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 will be reviewed when the technical report is considered, however, the Owner is proposing to utilize the existing buildings and site as currently developed, and shown on Attachment #3.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 9, 2015
- b) Circulation Area: 150 m and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedure and Protocol.
- c) Comments Received as of January 20, 2015: None

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM3 Retail Warehouse Employment Area Zone, subject to Exception 9(922) to C7 Service Commercial Zone with the following site-specific zoning exceptions:

Table 1:

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		<p>establishment provided that said eating establishment does not exceed 20% of the GFA of the banquet hall</p> <ul style="list-style-type: none"> - 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 Stationary 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 - 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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Location	<ul style="list-style-type: none">▪ The subject lands are located on the east side of Weston Road, north of Regional Road 7, known municipally as 7979 Weston Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
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Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(922).▪ In order to implement the proposed zoning and the site-specific exceptions identified in Table 1, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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a.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands to C7 Service Commercial Zone to permit the proposed uses, together with the proposed site-specific uses and zoning exceptions will be reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88 and the surrounding existing and planned land use context.▪ Review will be given to paring down the list of C7 uses to be permitted on the property that are considered to be more appropriate and conducive with the two existing buildings and layout shown on the existing site plan (Attachment #3), and eliminating those uses that are inconsistent (eg. gas bar).

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Report prepared by:

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

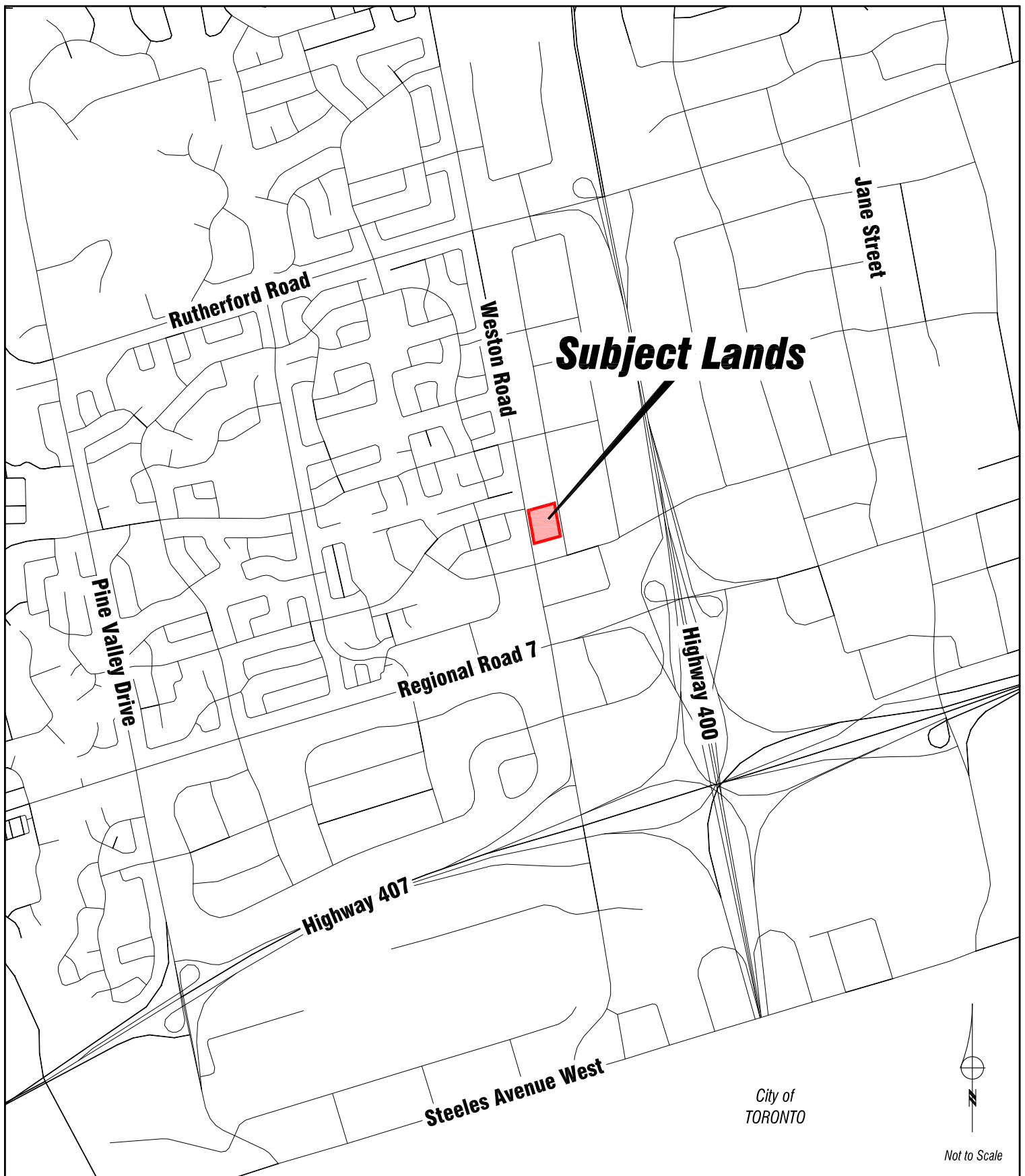
Respectfully submitted,

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 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg

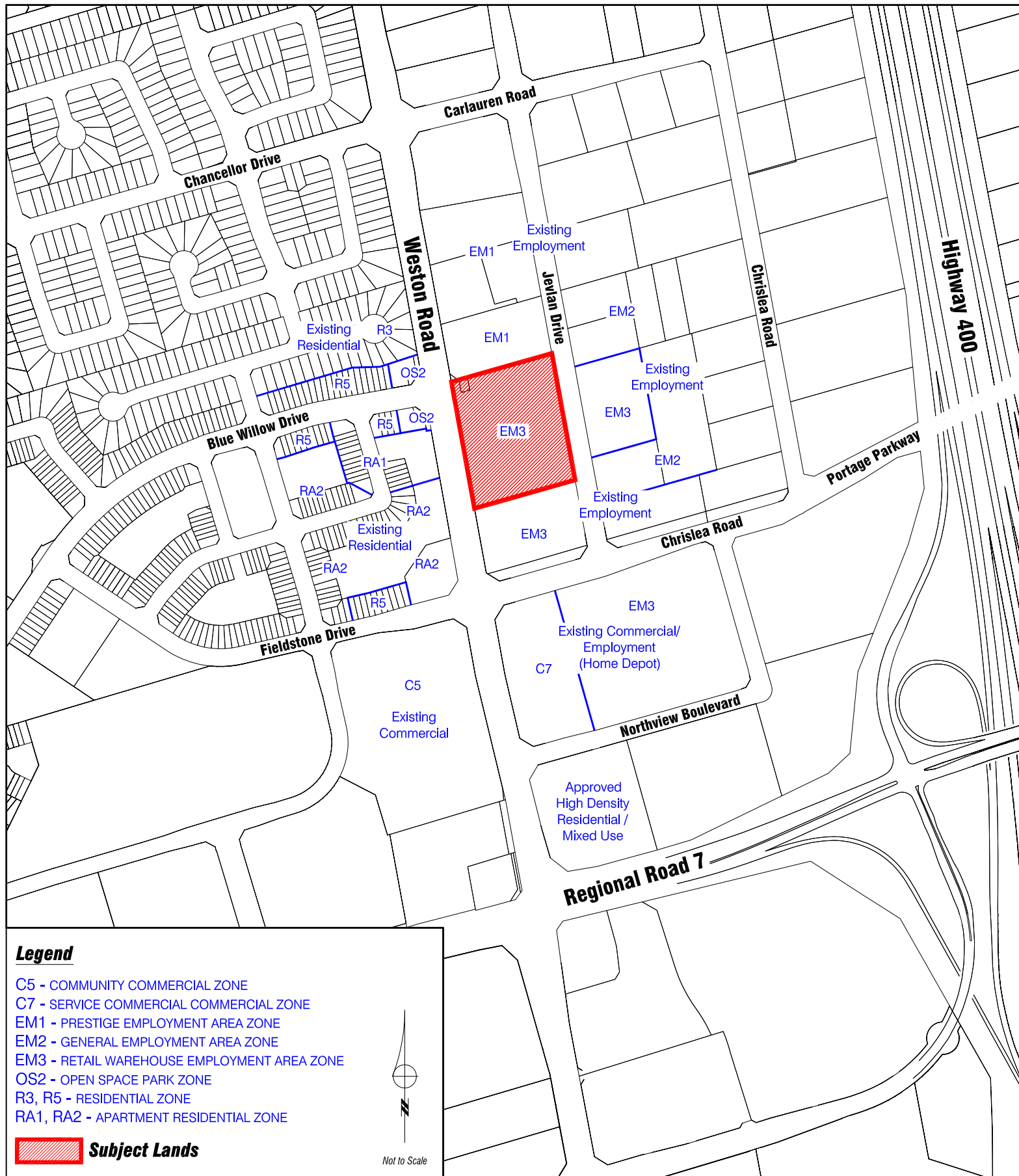


Attachment

FILE:
Z.14.034

DATE:
November 26, 2014

1



Location Map

LOCATION:
Part of Lot 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg

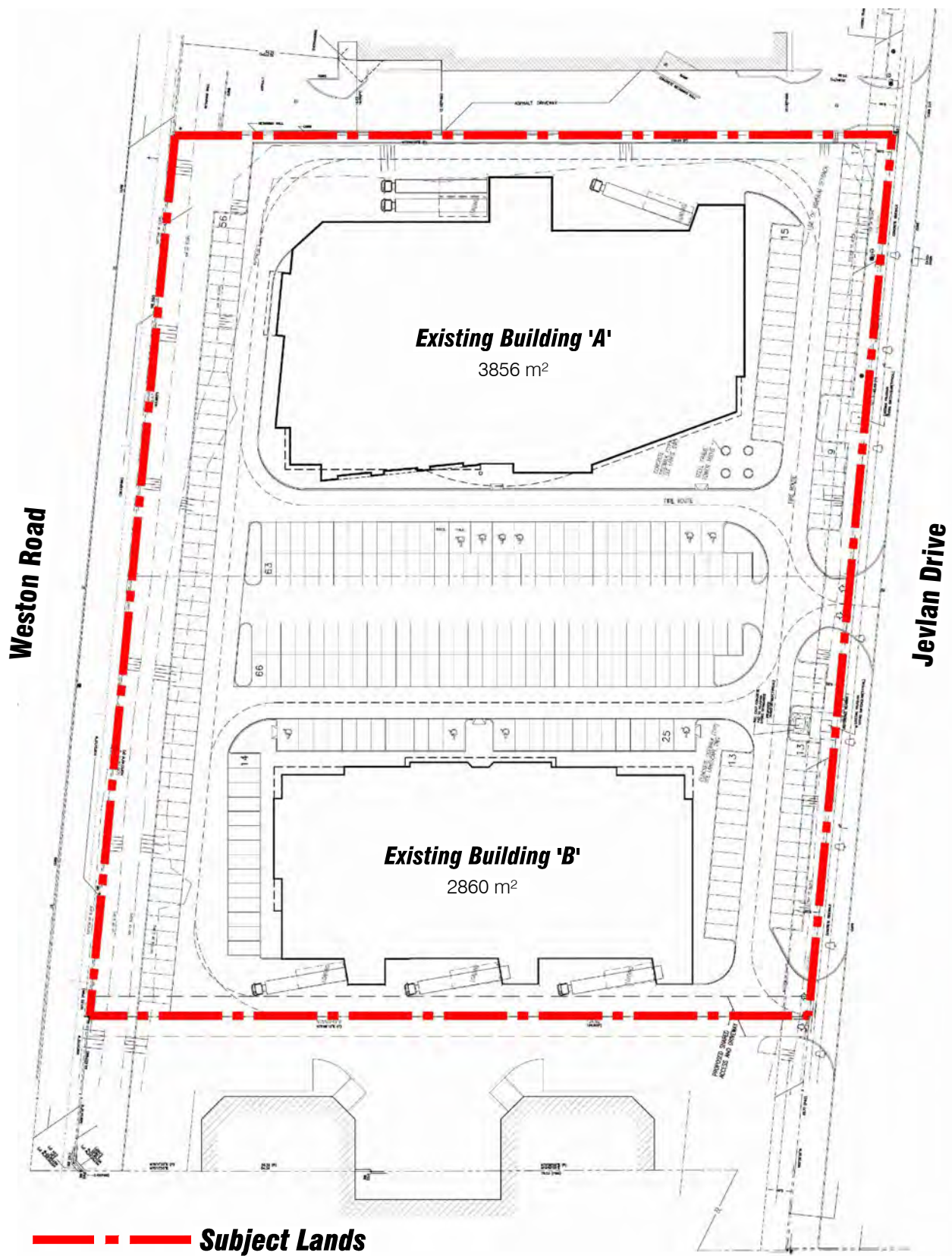


Attachment

FILE:
Z.14.034

DATE:
November 26, 2014

2



Existing Site Plan

LOCATION:
Part of Lot 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg



Attachment

FILE:
Z.14.034

DATE:
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