

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

3

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved;
- 2) That the deputation of Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant; be received; and
- 3) That Communication C3 from Mr. Robert Ursini, Evans Planning, Keele Street, Vaughan, dated June 18, 2013, be received.

1. THAT the Public Hearing report for File Z.13.013 (Vector (Steeles West) Properties 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, once the new City of Vaughan Official Plan 2010 is in full force and effect.

- a) Date the Notice of a Public Hearing was circulated: May 24, 2013
- b) Circulation Area: 150 m and the East Woodbridge Community Association
- c) Comments Received as of June 4, 2013: None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 34 – Page 2

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone ("CC" Commercial Complex)	Proposed Exceptions to the EM1 Prestige Employment Area Zone ("CC" Commercial Complex)
a.	Permitted Uses	<ul style="list-style-type: none"> - Day Nursery - Technical School - Parks and Open Space - Recreational Uses - 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 and Professional Office, not including Regulated Health Professional - Club, Health Centre - Convention Centre, Hotel, Motel - Funeral Home in a Single Unit Building - Car Brokerage - Office Building - Any Public Garage legally existing as of the date of enactment of By-law 80-95 - Bank - Business Office - Eating Establishment - Place of Amusement 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> - Retail Uses, to a maximum of 70% of the total gross floor area for all existing buildings - Banquet Hall, as part of a multi-unit building, with a maximum gross floor area of 2,300 m² - Personal Service Shop
b.	Minimum Required Parking	<p>Banquet Hall - 11.0 spaces / 100 m² x 2,300 m² = 253 spaces</p> <p align="center">+</p> <p>70% of GFA for Retail Uses - 6.0 spaces/100 m² x 6,128.77 m² = 310 spaces</p> <p align="center">+</p> <p>30% of GFA for Employment Uses - 2.0 spaces/100 m² x 2,208.9 m² = 45 spaces</p> <p>Total Required Parking = 608 spaces</p>	322 spaces

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 34 – Page 3

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ North side of Steeles Avenue West, east of Pine Valley Drive, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Prestige Area” by OPA #450 (Employment Area Plan), which permits industrial, office, business and civic uses. The proposal to rezone the subject lands to permit retail and commercial uses does not conform to the in-effect Official Plan.▪ “Employment Commercial Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The new City of Vaughan Official Plan permits retail uses, provided that a minimum of 30% of the total gross floor area of all uses shall consist of uses other than retail uses (ie. employment uses). As the Applicant is requesting retail uses to a maximum of 70% of the total gross floor area for all buildings, the proposed rezoning conforms to the City of Vaughan Official Plan 2010. Accordingly, consideration of a report for the subject application by the Committee of the Whole will need to wait until the new Vaughan Official Plan 2010 is approved and is in full force and effect.
Zoning	<ul style="list-style-type: none">▪ EM1 Prestige Employment Area Zone and identified as a Commercial Complex “CC” by Zoning By-law 1-88, as shown on Attachment #2.▪ The proposed commercial and retail uses are not permitted in the EM1 Prestige Employment Area Zone, therefore, 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 Development Planning Department has identified the following matters to be reviewed in greater detail:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 34 – Page 4

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies. The appropriateness of the proposed commercial uses in light of the policies in VOP 2010 will be reviewed.▪ As noted earlier, consideration of the subject application by the Committee of the Whole must wait until the new Vaughan Official Plan 2010, is approved and in-effect, as commercial uses are permitted only in the new VOP 2010, and not by the in-effect Official Plan.
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none">▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the compatibility with other proposed uses on the site and in the surrounding existing and planned land use context.
c.	Parking Study	<ul style="list-style-type: none">▪ The appropriateness of the reduction in the number of parking spaces on the subject lands from 608 spaces to 322 spaces will be reviewed in consideration of the parking demand for the existing and proposed uses. The Vaughan Committee of Adjustment approved Minor Variance Application A005/07 on January 11, 2007, to permit a total of 330 parking spaces for the existing uses on the site. However, as the proposed zoning amendment seeks to permit 70% of the total gross floor area for retail uses, a total of 608 parking spaces are required (as calculated earlier) by Zoning By-law 1-88.▪ The Owner is required to submit a parking study in support of the proposed parking reduction, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering 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 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 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, once the new City of Vaughan Official Plan 2010 is in full force and effect.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 34 – Page 5

Attachments

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

Report prepared by:

Mark Antoine, Planner 1, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

From: Bonsignore, Connie on behalf of Clerks@vaughan.ca
Sent: Tuesday, June 18, 2013 4:28 PM
To: Bellisario, Adelina
Subject: FW: Z.13.013 Public Hearing
Attachments: 4190-4220 Steeles Air photo Context.pdf; April 10 Site Plan.pdf
Importance: High

C 3
COMMUNICATION
CW (Public Hearing)
June 18/13
ITEM - 3

Communication.

From: rursini@evansplanning.com [mailto:rursini@evansplanning.com]
Sent: Tuesday, June 18, 2013 2:28 PM
To: Clerks@vaughan.ca
Subject: Z.13.013 Public Hearing
Importance: High

Hi, I was wondering if we could include these attachments as part of the public hearing tonight for Agenda item No. 3. Z.13.013 Vector Steeles West Properties Limited.

I have been trying to get through to the Clerks Department today, but haven't had any luck. Can someone please confirm they have received these attachments.

Thank you!

Robert Ursini
Associate Planner
Evans Planning
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7
Ph:(905) 669-6992 x 104
Fx:(905) 669-8992



AIR PHOTO CONTEXT MAP
 4190-4220 Steeles Avenue West



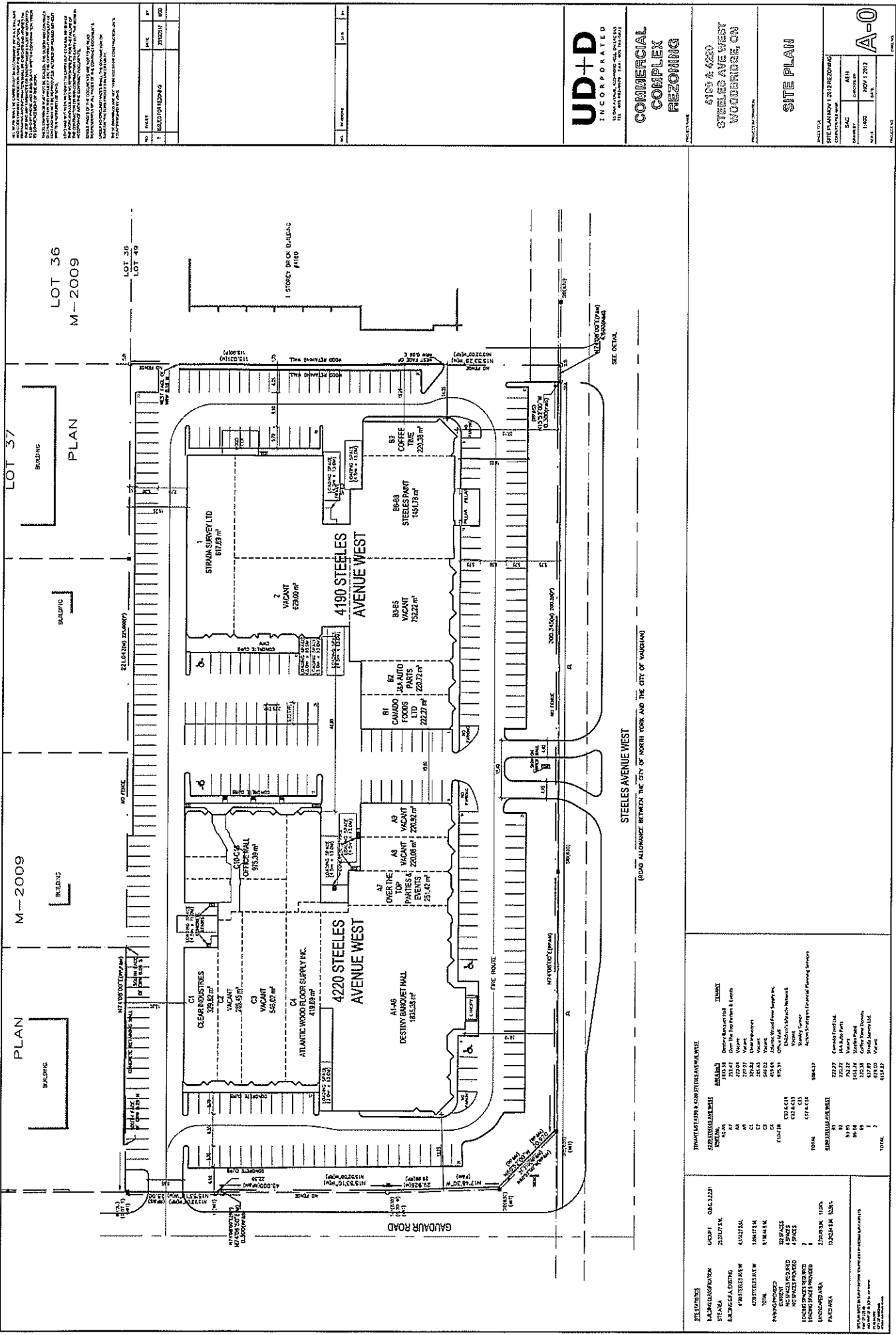
SCALE:

0 200 400m

Source of Air Photo: Google Earth 2010



City of Markham
 Planning and Development
 2010



PLAN M-2009

PLAN M-2009

PLAN M-2009

PLAN M-2009

LOT 36

LOT 37

LOT 49

LOT 50

STRAVA SURVEY LTD

VACANT

COFFEE TIME

STEELERS PARK

BUBBLES

CAVANO

FOODS

PAINTS

OVER THE HILL

VACANT

EVENTS

ATLAS

DESTINY BANQUET HALL

CLEAR INDUSTRIES

VACANT

VACANT

VACANT

ATLANTIC WOODFLOOR SUPPLY INC.

4190 STEELES AVENUE WEST

4220 STEELES AVENUE WEST

GAUDAUR ROAD

STEELES AVENUE WEST

SEE DETAIL

UD+D

INCORPORATED

COMMERCIAL

COMPLEX

REZONING

6105 & 4220

STEELES AVE WEST

WOODBRIDGE, ON

SITE PLAN

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**3. ZONING BY-LAW AMENDMENT FILE Z.13.013
VECTOR (STEELES WEST) PROPERTIES LIMITED
WARD 3 - VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE****P.2013.29****Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.13.013 (Vector (Steeles West) Properties 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, once the new City of Vaughan Official Plan 2010 is in full force and effect.

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 Hearing was circulated: May 24, 2013
- b) Circulation Area: 150 m and the East Woodbridge Community Association
- c) Comments Received as of June 4, 2013: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.13.013 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone and identified as a Commercial Complex ("CC"), to permit the following site specific uses and zoning exceptions, which are to be considered in light of the policies in the new City of Vaughan Official Plan 2010, once this Plan is in full force and effect:

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b.	Minimum Required Parking	<p>Banquet Hall - 11.0 spaces / 100 m² x 2,300 m² = 253 spaces</p> <p>+ 70% of GFA for Retail Uses - 6.0 spaces/100 m² x 6,128.77 m² = 310 spaces</p> <p>+ 30% of GFA for Employment Uses - 2.0 spaces/100 m² x 2,208.9 m² = 45 spaces</p> <p>Total Required Parking = 608 spaces</p>	322 spaces

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Attachments

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

Report prepared by:

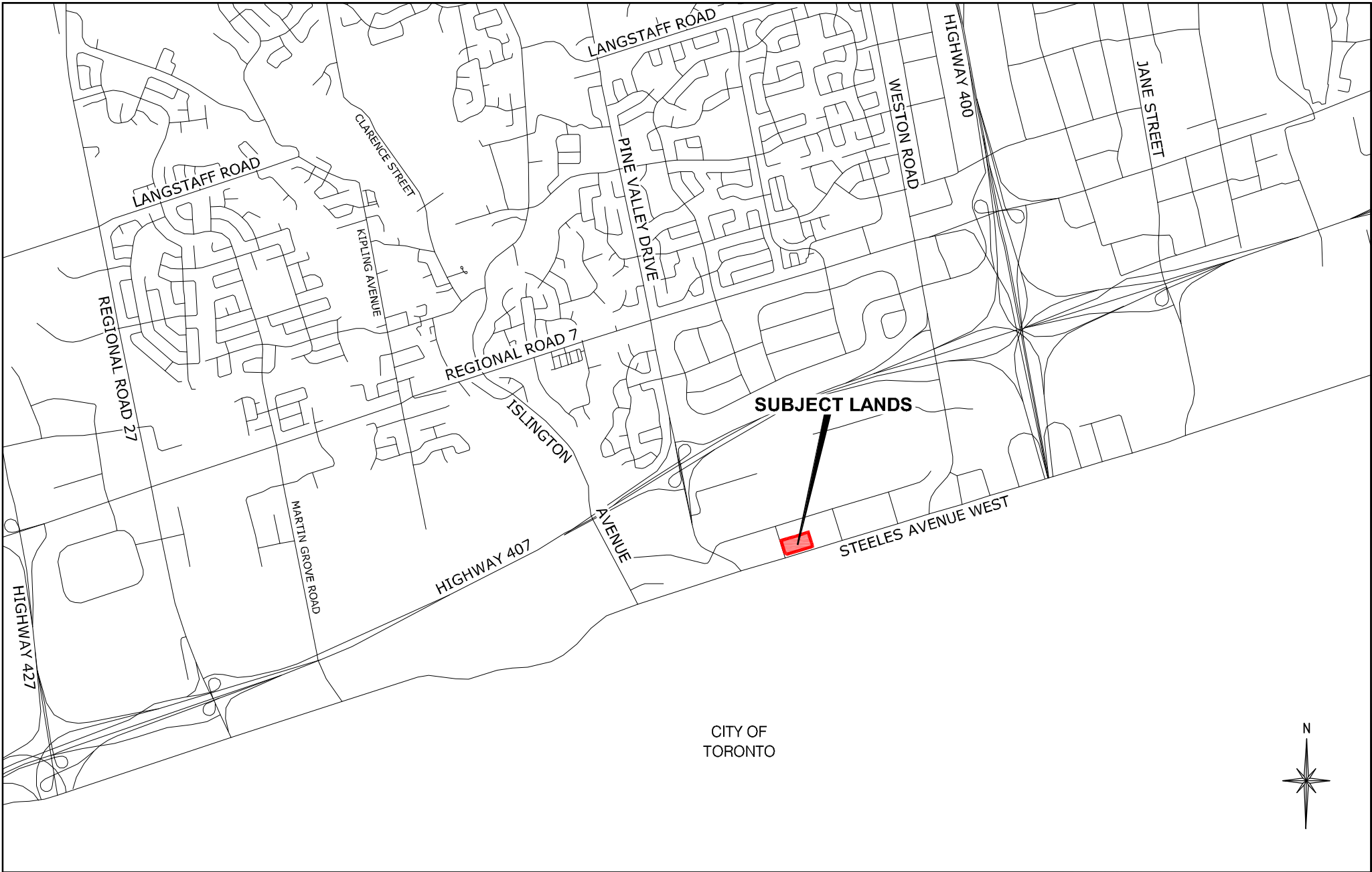
Mark Antoine, Planner 1, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 1,
Concession 6

Applicant:
Vector (Steeles West) Properties Limited



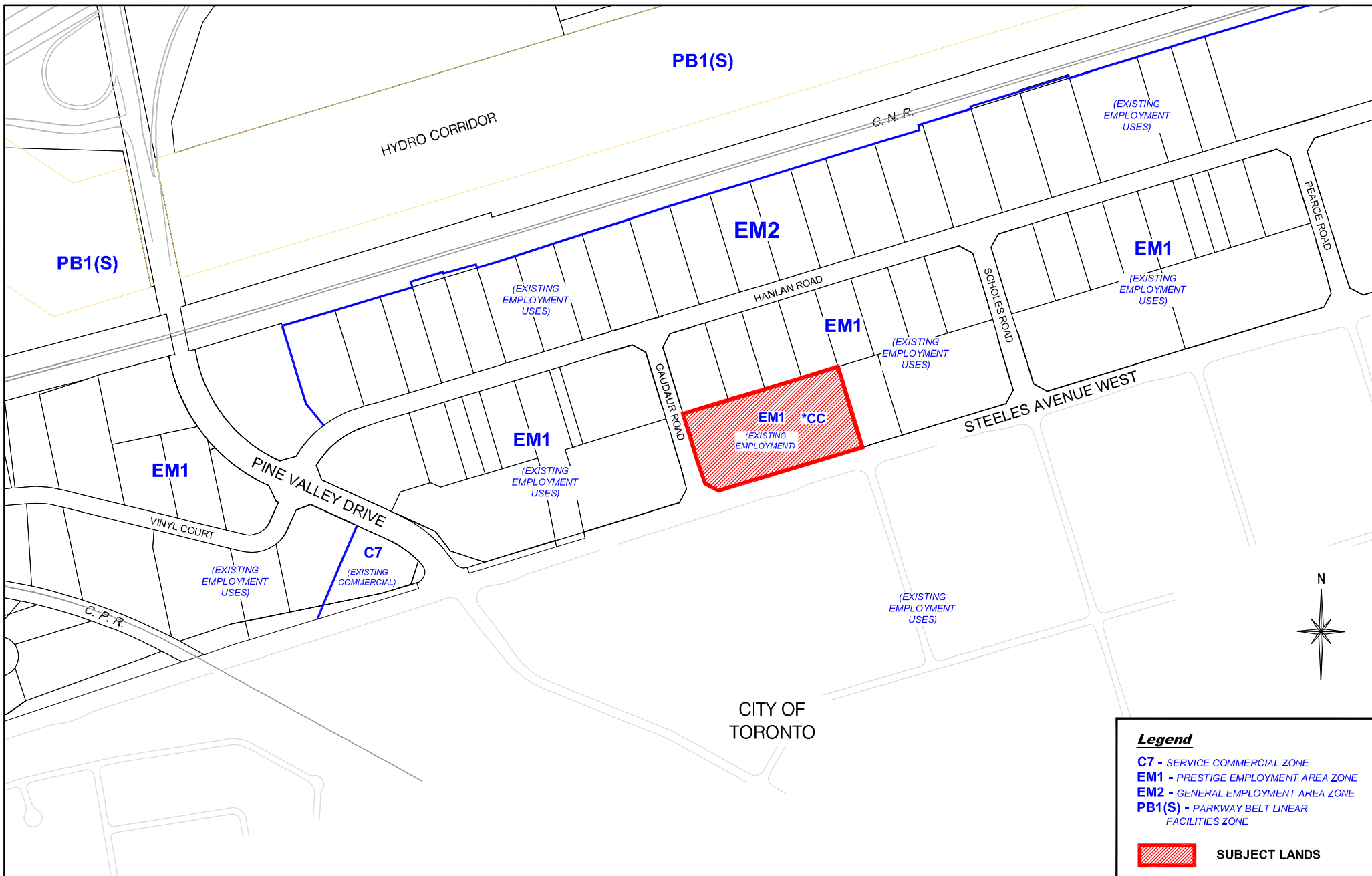
Attachment

File: Z.13.013

Not to Scale

Date: June 6, 2013

1



Location Map

Location: Part of Lot 1,
Concession 6

Applicant:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\Z\z.13.013.dwg



Attachment

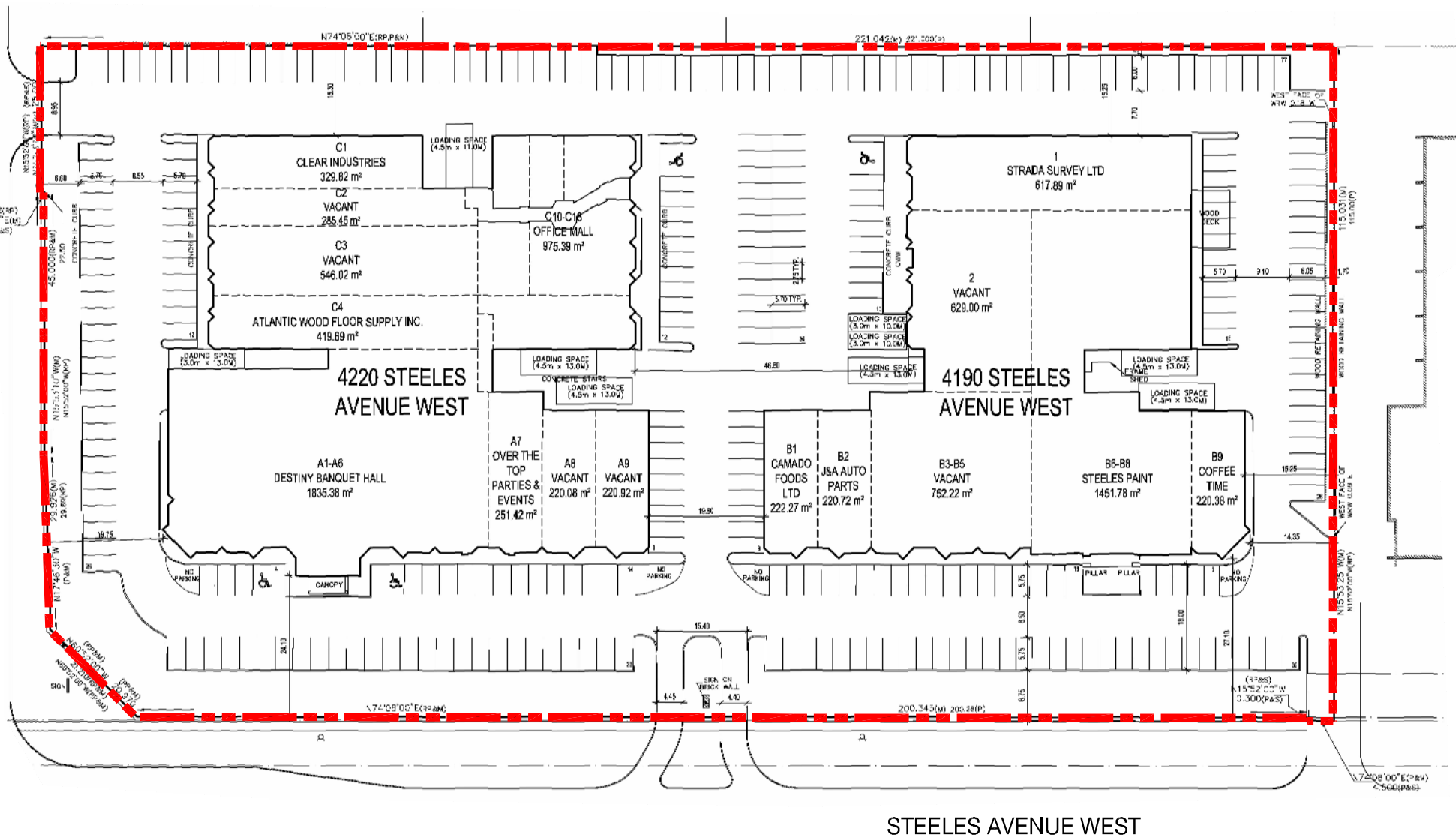
File: Z.13.013

Not to Scale

Date: June 6, 2013

2

GAUDAUR ROAD



--- SUBJECT LANDS

Existing Site Plan

Location: Part of Lot 1,
Concession 6

Applicant:
Vector (Steeles West) Properties Limited



Attachment

File: Z.13.013

Not to Scale

Date: June 6, 2013

3