

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012**

Item 5, Report No. 35, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

**5**

**OFFICIAL PLAN AMENDMENT FILE OP.12.011  
ZONING BY-LAW AMENDMENT FILE Z.12.012  
7040 YONGE HOLDINGS LIMITED  
WARD 5 - VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved; and**
- 2) That the following deputations be received:**
  - 1. Mr. Roy W. Mason, KLM Planning Partners Inc., Concord, on behalf of the applicant;**
  - 2. Mr. Bob Bak, Brownridge Drive, Thornhill; and**
  - 3. Mr. Roy Lee.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.011 and Z.12.012 (7040 Yonge Holdings 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.

**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 Meeting was circulated: August 10, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of August 21, 2012: None

**Purpose**

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to permit the use of the existing 2,787 m<sup>2</sup> commercial building for a supermarket (currently occupying) as shown on Attachment #3:

1. Official Plan Amendment File OP.12.011, specifically to amend the "General Commercial" policies of OPA #210 (Thornhill Community Plan) to permit a supermarket use, whereas, only existing commercial uses and service commercial uses are permitted; and,

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012**

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2. Zoning By-law Amendment File Z.12.012, to amend Zoning By-law 1-88, specifically to permit a supermarket use with accessory meat packing and processing (deli-counter) in the C1 Restricted Commercial Zone with a total of 160 existing parking spaces on the site, whereas 167 spaces are required for this use.

#### **Background - Analysis and Options**

|                           |   |
|---------------------------|---|
| Location                  | <ul style="list-style-type: none"><li>On the west side of Yonge Street, north of Steeles Avenue West (7040 Yonge Street), City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>   |
| Official Plan Designation | <ul style="list-style-type: none"><li>"General Commercial" by in-effect OPA #210 (Thornhill Community Plan).</li><li>"High-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, Volume 2, Yonge Steeles Corridor Secondary Plan, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board.</li><li>The proposal to permit a supermarket use on the subject lands (within the existing building) does not conform to in-effect OPA #210 and requires an amendment to the Official Plan.</li></ul> |
| Zoning                    | <ul style="list-style-type: none"><li>C1 Restricted Commercial Zone by Zoning By-law 1-88.</li><li>A supermarket use with accessory meat packing and processing (deli counter) is not permitted in a C1 Restricted Commercial Zone. In addition, 167 parking spaces are required for the proposed use, whereas 160 spaces exist on the site. Accordingly, amendments to Zoning By-law 1-88 are 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 applications, the Development 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 with City Official Plan | <ul style="list-style-type: none"><li>The applications will be reviewed in consideration of the applicable City Official Plan policies.</li></ul> |

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012**

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|    |  |  |
|----|--|--|
| b. | Appropriateness of Proposed Uses and Site-specific Zoning Exceptions | <ul style="list-style-type: none"><li>▪ The appropriateness of permitting a Supermarket use, including accessory meat packing and processing in the C1 Restricted Commercial Zone will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.</li><li>▪ The appropriateness of accessory uses related to the supermarket, including a seasonal garden centre, outdoor shopping cart areas, loading areas and outdoor display areas, will be reviewed in consideration of the existing site conditions.</li></ul> |
| c. | Parking  | <ul style="list-style-type: none"><li>▪ A total of 167 parking spaces (2,787 m<sup>2</sup> GFA @ 6 spaces/100 m<sup>2</sup>) are required for the proposed supermarket use. The appropriateness of the proposed parking exception to 160 spaces will be reviewed.</li></ul>  |

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have 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 applications will be considered in the technical review of the applications, 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. Site Plan - Existing Building

#### **Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)

5.      **OFFICIAL PLAN AMENDMENT FILE OP.12.011  
ZONING BY-LAW AMENDMENT FILE Z.12.012  
7040 YONGE HOLDINGS LIMITED  
WARD 5 - VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

**P.2012.27**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.011 and Z.12.012 (7040 Yonge Holdings 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.

**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 Meeting was circulated: August 10, 2012
- b)      Circulation Area: 150 m
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**Purpose**

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to permit the use of the existing 2,787 m<sup>2</sup> commercial building for a supermarket (currently occupying) as shown on Attachment #3:

- 1.      Official Plan Amendment File OP.12.011, specifically to amend the "General Commercial" policies of OPA #210 (Thornhill Community Plan) to permit a supermarket use, whereas, only existing commercial uses and service commercial uses are permitted; and,
- 2.      Zoning By-law Amendment File Z.12.012, to amend Zoning By-law 1-88, specifically to permit a supermarket use with accessory meat packing and processing (deli-counter) in the C1 Restricted Commercial Zone with a total of 160 existing parking spaces on the site, whereas 167 spaces are required for this use.

**Background - Analysis and Options**

|                           |   |
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| Location                  | ▪ On the west side of Yonge Street, north of Steeles Avenue West (7040 Yonge Street), City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2. |
| Official Plan Designation | ▪ "General Commercial" by in-effect OPA #210 (Thornhill Community Plan).  |

|                       |   |
|-----------------------|---|
|                       | <ul style="list-style-type: none"> <li>▪ "High-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, Volume 2, Yonge Steeles Corridor Secondary Plan, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board.</li> <li>▪ The proposal to permit a supermarket use on the subject lands (within the existing building) does not conform to in-effect OPA #210 and requires an amendment to the Official Plan.</li> </ul> |
| Zoning                | <ul style="list-style-type: none"> <li>▪ C1 Restricted Commercial Zone by Zoning By-law 1-88.</li> <li>▪ A supermarket use with accessory meat packing and processing (deli counter) is not permitted in a C1 Restricted Commercial Zone. In addition, 167 parking spaces are required for the proposed use, whereas 160 spaces exist on the site. Accordingly, amendments to Zoning By-law 1-88 are required.</li> </ul>   |
| Surrounding Land Uses | <ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>   |

### **Preliminary Review**

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|    | <b>MATTERS TO BE REVIEWED</b>  | <b>COMMENT(S)</b>   |
|----|--|---|
| a. | Conformity with City Official Plan                                   | <ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>   |
| b. | Appropriateness of Proposed Uses and Site-specific Zoning Exceptions | <ul style="list-style-type: none"> <li>▪ The appropriateness of permitting a Supermarket use, including accessory meat packing and processing in the C1 Restricted Commercial Zone will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.</li> <li>▪ The appropriateness of accessory uses related to the supermarket, including a seasonal garden centre, outdoor shopping cart areas, loading areas and outdoor display areas, will be reviewed in consideration of the existing site conditions.</li> </ul> |

|    |         |   |
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| c. | Parking | <ul style="list-style-type: none"> <li>A total of 167 parking spaces (2,787 m<sup>2</sup> GFA @ 6 spaces/100 m<sup>2</sup>) are required for the proposed supermarket use. The appropriateness of the proposed parking exception to 160 spaces will be reviewed.</li> </ul> |
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### **Attachments**

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

### **Report prepared by:**

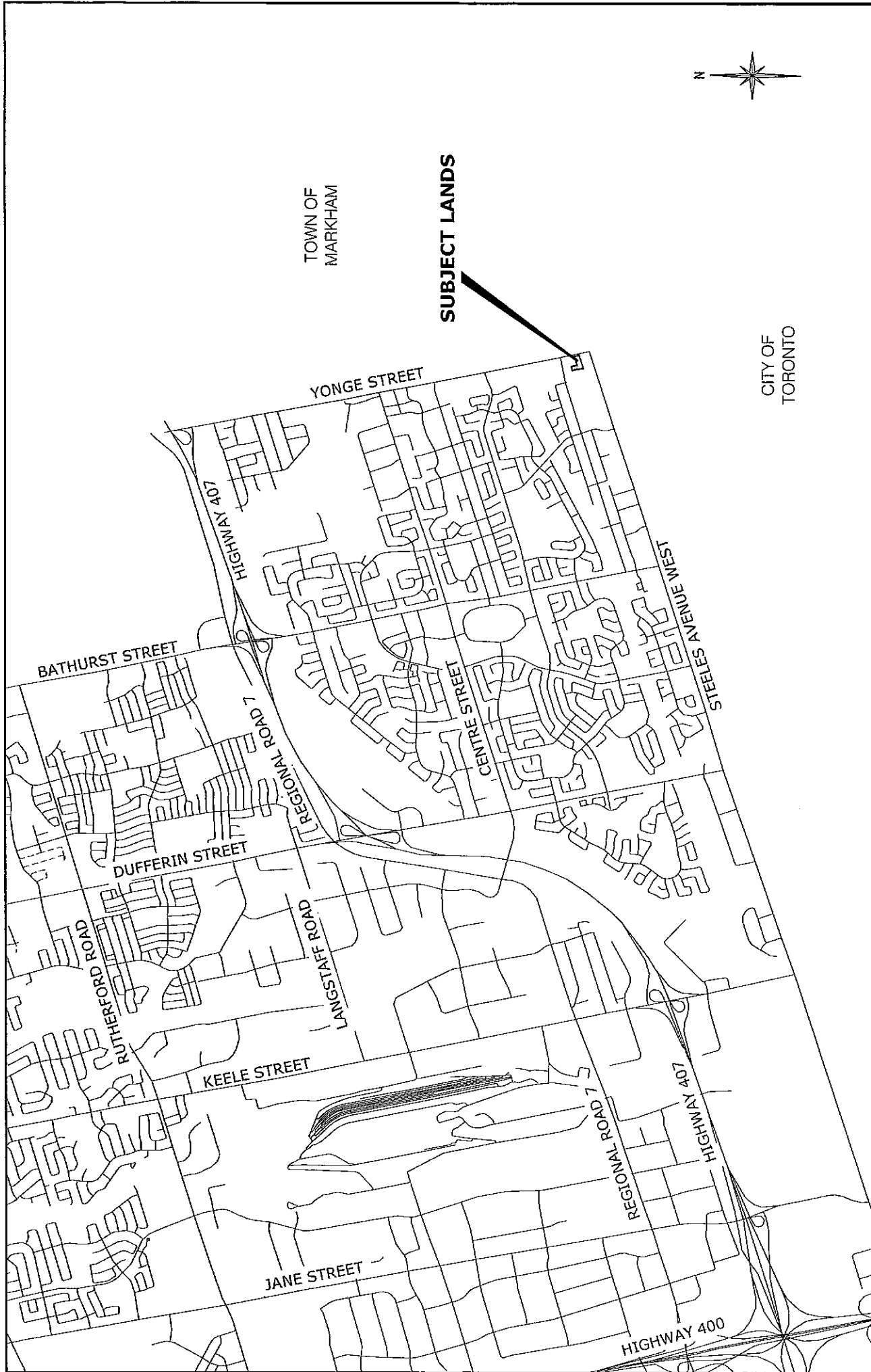
Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



## Context Location Map

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
7040 Yonge Holdings Limited

N:\OPT\1 ATTACHMENTS\Z\12.012.dwg



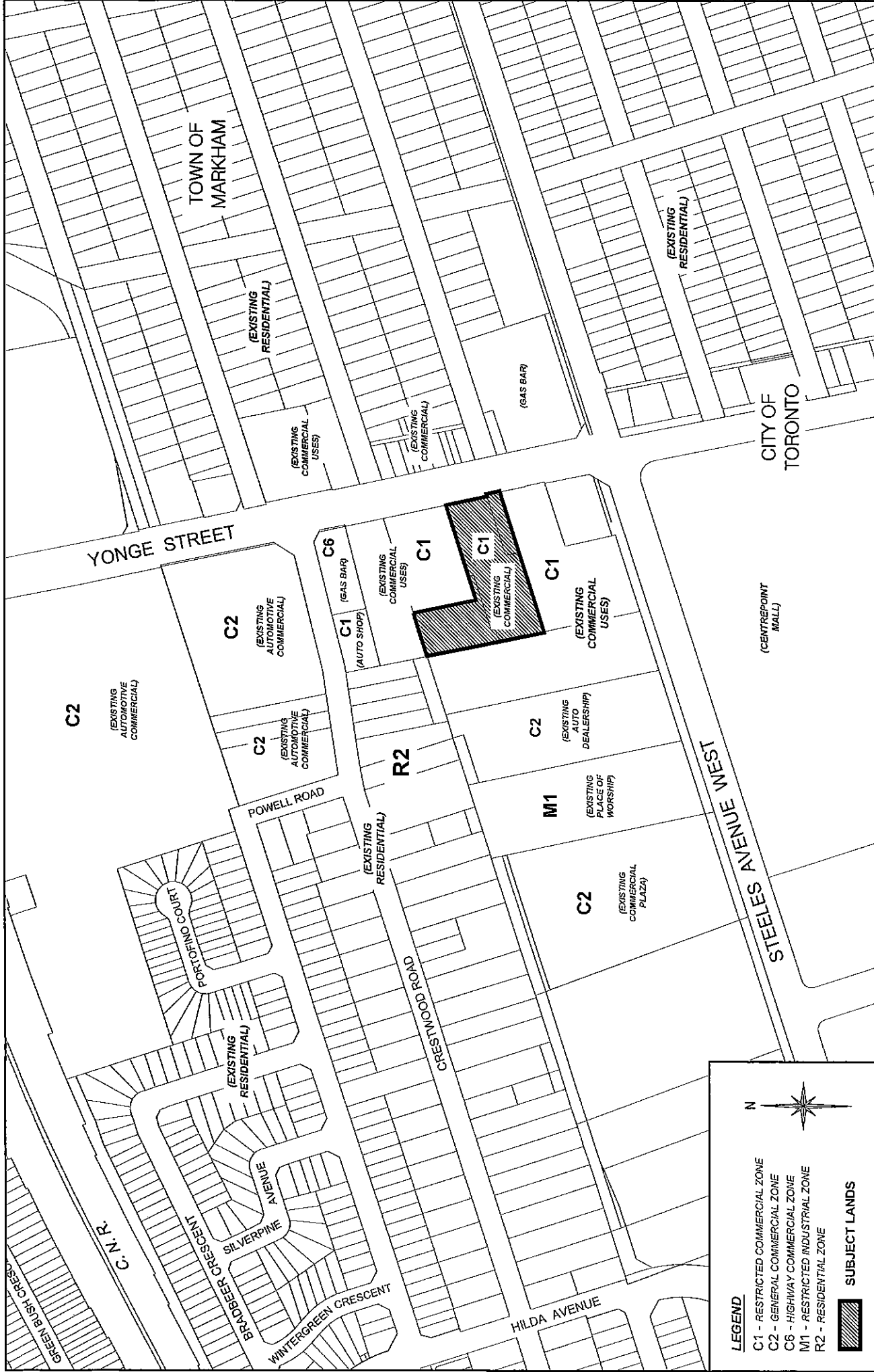
## Attachment

**Files:** Z.12.012 & OP.12.011

**Not to Scale**

**Date:** August 2, 2012

1



**LEGEND**

- C1 - RESTRICTED COMMERCIAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- R2 - RESIDENTIAL ZONE

**SUBJECT LANDS**

■

# Location Map

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
7040 Yonge Holdings Limited

N:\DPT\1 ATTACHMENTS\Z\2.12.012.dwg



# Attachment

Files: Z.12.012 & OP.12.011  
Not to Scale  
Date: August 2, 2012

2





OFFICIAL PLAN AMENDMENT (FILE: OP.12.011)

AMEND OFFICIAL PLAN AMENDMENT No. 210, SPECIFICALLY THE "GENERAL COMMERCIAL" DESIGNATION, TO PERMIT A 2,787 SQUARE METRE SUPERMARKET IN THE EXISTING BUILDING ON THE SUBJECT LANDS.

ZONING BY-LAW AMENDMENT (FILE: Z.12.012)

AMEND ZONING BY-LAW 1-88, SPECIFICALLY THE C1 RESTRICTED COMMERCIAL ZONE TO ADD A "SUPERMARKET" USE WITH ACCESSORY "MEAT PACKING AND PROCESSING" WITH 160 EXISTING PARKING SPACES ON THE SUBJECT LANDS.



Not to Scale

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SUBJECT LANDS

# Site Plan - Existing Building

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
7040 Yonge Holdings Limited

N:\DFT\1 ATTACHMENTS\Z.12.012.dwg



Attachment

Files: Z.12.012 & OP.12.011

Not to Scale

Date: August 2, 2012

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