

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

3 ZONING BY-LAW AMENDMENT FILE Z.13.026
1801402 ONTARIO INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated October 15, 2013, be approved; and
- 2) That the deputation of Mr. Gerard Borean, Parente Borean LLP, Highway 7, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.13.026 (1801402 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- Date the Notice of a Public Hearing was circulated: September 20, 2013
- Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- Comments received as of October 1, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.13.026 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone subject to site-specific Exception 9(343), to permit 974.98 m² (66.6%) of the 1,462.48 m² one-storey office building currently under construction on the site (Attachments #3 and #4) to be used for commercial uses, and the remaining 487.5 m² (33.3%) for office uses, whereas Zoning By-law 1-88, only permits office uses within the building. The following site-specific zoning exceptions are required to implement the proposal:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 3, CW(PH) Report No. 44 – Page 2

	By-law Standard	By-law Requirements of the C2 General Commercial Zone, subject to Exception 9(343)	Proposed Exceptions to the C2 General Commercial Zone subject to Exception 9(343)
a.	Minimum Parking Requirements (Commercial/office mixed use)	Commercial: 974.98 m ² @ 5.5 spaces/100 m ² GFA = 54 spaces + Office: 487.5 m ² @ 3.5 spaces/100 m ² GFA = 17 spaces Total Parking Required = 71 spaces	Total Parking Provided/Built for Commercial and Office Uses: 55 parking spaces (minimum 3.65 spaces/100 m ²)
b.	Permitted Uses	i) Office building with a minimum GFA of 1,371.25 m ²	i) permit a minimum of 487.5 m ² of Office uses; and, ii) permit the following Commercial uses to a maximum combined GFA of 974.98 m ² : - Bank/Financial Institution; - Business or Professional Offices; - Car Rental Service; - Club or Health Centre; - Eating Establishment; - Eating Establishment, Convenience; - Eating Establishment, Take Out; - Laboratory; - Office Building; - Personal Service and Repair Shop; - Pet Grooming Establishment; - Pharmacy; - Photography Studio; - Radio Transmission Establishment; - Retail Store; - Veterinary Clinic; and, - Video Store.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 3, CW(PH) Report No. 44 – Page 3

Analysis and Options

Background

In June 2012, Vaughan Council approved Site Development File DA.12.009 to facilitate the approval of a one-storey office building as shown on Attachments #3 and #4, which is currently under construction. There are no changes proposed to the approved site plan, and only to the site-specific zoning Exception 9(343). The Vaughan Committee of Adjustment also approved two minor variance applications to implement the approved site plan: File A184/10 to reduce the minimum required front yard setback from 15 m to 9 m and to reduce the minimum parking requirement from 5.5 to 3.5 parking spaces/100 m² GFA; and, File A124/12 to reduce the minimum front yard setback from 9 m to 3 m, the minimum required side yard setback from 6 m to 3 m, and to permit a 1-storey office building on the subject lands, whereas an office building is defined as more than one-storey by Zoning By-law 1-88.

Location	<ul style="list-style-type: none">West side of Regional Road 27, north of Milani Boulevard, known municipally as 8290 Regional Road 27, City of Vaughan, as shown on Attachments #1 and #2.The 0.45 ha parcel has 71.3 m frontage on Regional Road 27, and is currently being developed with a one-storey office building with 55 parking spaces.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “General Commercial” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Structure Policy), as further amended by site-specific OPA #451. OPA #451 requires an office component to be provided on the subject lands, and that the percentage or amount of office space to be provided will be identified in the zoning by-law. Site-specific zoning Exception 9(343) currently requires that an office building with a minimum GFA of 1,371.25 m² be provided on the subject lands. An office component (487.5 m²) is proposed, which is to be defined through this Zoning By-law Amendment Application.The subject lands are designated “Employment Commercial Mixed Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Vaughan Council on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013. The “Employment Commercial Mixed-Use” designation permits office uses to a maximum of 12,500 m² GFA and retail uses to a maximum of 3,500 m² GFA.The proposed development conforms to the Official Plans.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 3, CW(PH) Report No. 44 – Page 4

Zoning	<ul style="list-style-type: none">The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, subject to Exception 9(343), which permits an office building with a minimum gross floor area of 1,371.25 m² on the property. An amendment to Zoning By-law 1-88 is required to permit commercial uses within the one-storey 1,462.48 m² building. This would facilitate 487.5 m² (33.35 %) of office uses and 974.98 m² (66.6%) of commercial uses within the building.
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:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	<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 Site-Specific Zoning Exceptions	<ul style="list-style-type: none">The appropriateness of reducing the amount of GFA devoted to office uses and introducing commercial uses on the subject lands, and the appropriate mix (% / m²) of office to commercial uses, will be reviewed in the context of the approved site plan and the surrounding existing and planned land uses, with particular consideration given to land use compatibility.
c.	Parking Study	<ul style="list-style-type: none">The Parking Study submitted in support of the application must be approved by the Vaughan Development/Transportation Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 Transportation and Community Planning Department for review and approval. Any comments will be included in the technical report to the Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 3, CW(PH) Report No. 44 – Page 5

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 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. Site Plan
4. Approved Building Elevations (File DA.12.009)

Report prepared by:

Eugene Fera, Planner, ext. 8064

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.)

3. ZONING BY-LAW AMENDMENT FILE Z.13.026 P.2013.40
1801402 ONTARIO INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

Recommendation

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

1. THAT the Public Hearing report for File Z.13.026 (1801402 Ontario Inc.) 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 Hearing was circulated: September 20, 2013
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments received as of October 1, 2013: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.13.026 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone subject to site-specific Exception 9(343), to permit 974.98 m² (66.6%) of the 1,462.48 m² one-storey office building currently under construction on the site (Attachments #3 and #4) to be used for commercial uses, and the remaining 487.5 m² (33.3%) for office uses, whereas Zoning By-law 1-88, only permits office uses within the building. The following site-specific zoning exceptions are required to implement the proposal:

	By-law Standard	By-law Requirements of the C2 General Commercial Zone, subject to Exception 9(343)	Proposed Exceptions to the C2 General Commercial Zone subject to Exception 9(343)
a.	Minimum Parking Requirements (Commercial/office mixed use)	Commercial: 974.98 m ² @ 5.5 spaces/100 m ² GFA = 54 spaces + Office: 487.5 m ² @ 3.5 spaces/100 m ² GFA = 17 spaces Total Parking Required = 71 spaces	Total Parking Provided/Built for Commercial and Office Uses: 55 parking spaces (minimum 3.65 spaces/100 m ²)

	By-law Standard	By-law Requirements of the C2 General Commercial Zone, subject to Exception 9(343)	Proposed Exceptions to the C2 General Commercial Zone subject to Exception 9(343)
b.	Permitted Uses	i) Office building with a minimum GFA of 1,371.25 m ²	<p>i) permit a minimum of 487.5 m² of Office uses; and,</p> <p>ii) permit the following Commercial uses to a maximum combined GFA of 974.98 m²:</p> <ul style="list-style-type: none"> - Bank/Financial Institution; - Business or Professional Offices; - Car Rental Service; - Club or Health Centre; - Eating Establishment; - Eating Establishment, Convenience; - Eating Establishment, Take Out; - Laboratory; - Office Building; - Personal Service and Repair Shop; - Pet Grooming Establishment; - Pharmacy; - Photography Studio; - Radio Transmission Establishment; - Retail Store; - Veterinary Clinic; and, - Video Store.

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.

Analysis and Options

Background

In June 2012, Vaughan Council approved Site Development File DA.12.009 to facilitate the approval of a one-storey office building as shown on Attachments #3 and #4, which is currently under construction. There are no changes proposed to the approved site plan, and only to the site-specific zoning Exception 9(343). The Vaughan Committee of Adjustment also approved two minor variance applications to implement the approved site plan: File A184/10 to reduce the minimum required front yard setback from 15 m to 9 m and to reduce the minimum parking requirement from 5.5 to 3.5 parking spaces/100 m² GFA; and, File A124/12 to reduce the minimum front yard setback from 9 m to 3 m, the minimum required side yard setback from 6 m to 3 m, and to permit a 1-storey office building on the subject lands, whereas an office building is defined as more than one-storey by Zoning By-law 1-88.

Location	<ul style="list-style-type: none"> West side of Regional Road 27, north of Milani Boulevard, known municipally as 8290 Regional Road 27, City of Vaughan, as shown on Attachments #1 and #2. The 0.45 ha parcel has 71.3 m frontage on Regional Road 27, and is currently being developed with a one-storey office building with 55 parking spaces.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "General Commercial" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Structure Policy), as further amended by site-specific OPA #451. OPA #451 requires an office component to be provided on the subject lands, and that the percentage or amount of office space to be provided will be identified in the zoning by-law. Site-specific zoning Exception 9(343) currently requires that an office building with a minimum GFA of 1,371.25 m² be provided on the subject lands. An office component (487.5 m²) is proposed, which is to be defined through this Zoning By-law Amendment Application. The subject lands are designated "Employment Commercial Mixed Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Vaughan Council on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013. The "Employment Commercial Mixed-Use" designation permits office uses to a maximum of 12,500 m² GFA and retail uses to a maximum of 3,500 m² GFA. The proposed development conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, subject to Exception 9(343), which permits an office building with a minimum gross floor area of 1,371.25 m² on the property. An amendment to Zoning By-law 1-88 is required to permit commercial uses within the one-storey 1,462.48 m² building. This would facilitate 487.5 m² (33.35 %) of office uses and 974.98 m² (66.6%) of commercial uses within the building.
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:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Site-Specific Zoning Exceptions	▪ The appropriateness of reducing the amount of GFA devoted to office uses and introducing commercial uses on the subject lands, and the appropriate mix (% / m ²) of office to commercial uses, will be reviewed in the context of the approved site plan and the surrounding existing and planned land uses, with particular consideration given to land use compatibility.
c.	Parking Study	▪ The Parking Study submitted in support of the application must be approved by the Vaughan Development/Transportation Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 Transportation and Community Planning Department for review and approval. Any comments will be included in the technical report to the Committee of the Whole.

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 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. Site Plan
4. Approved Building Elevations (File DA.12.009)

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

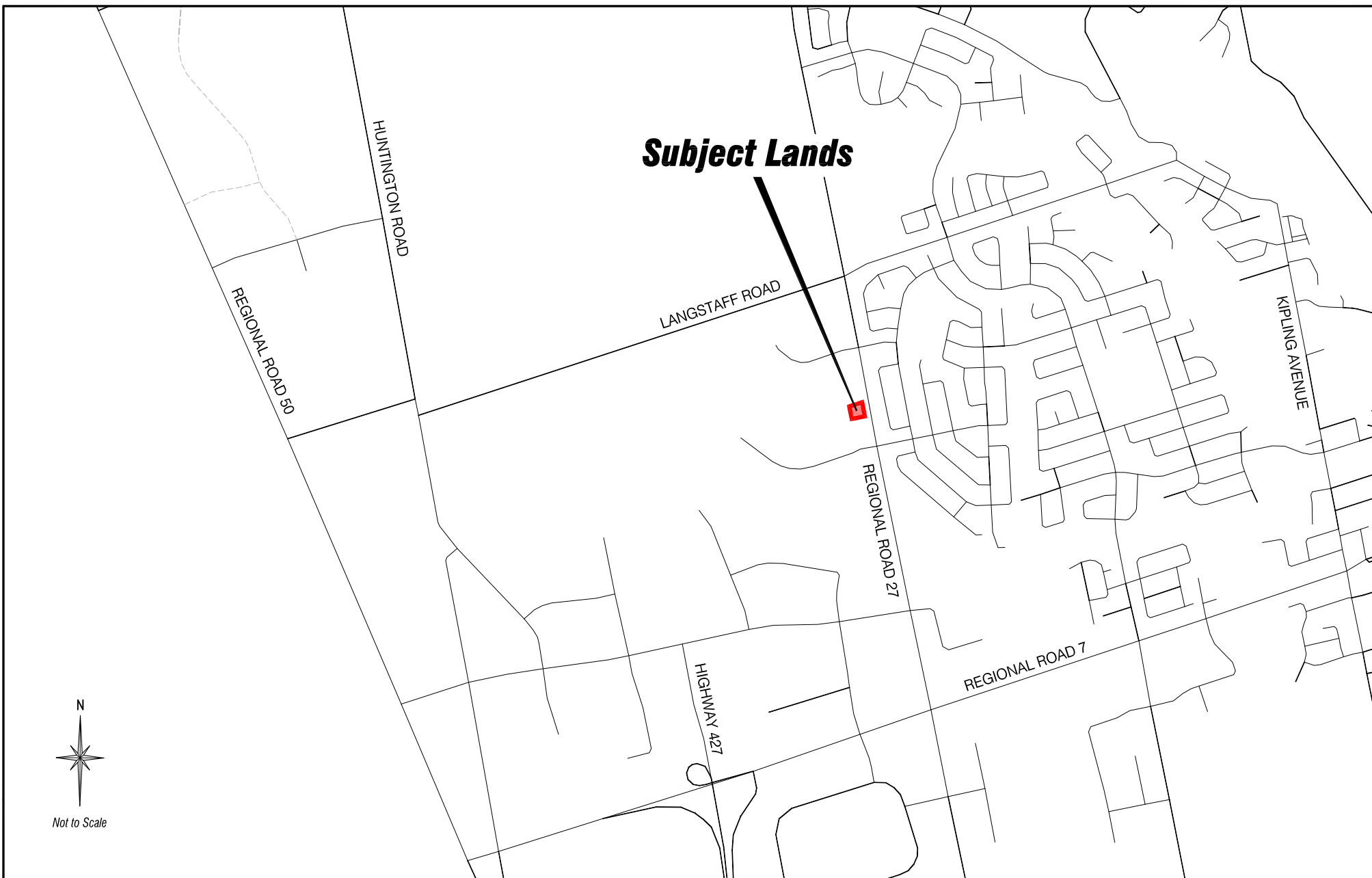
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
1801402 Ontario Inc.

N:\DFT\1 ATTACHMENTS\Z\z.13.026.dwg

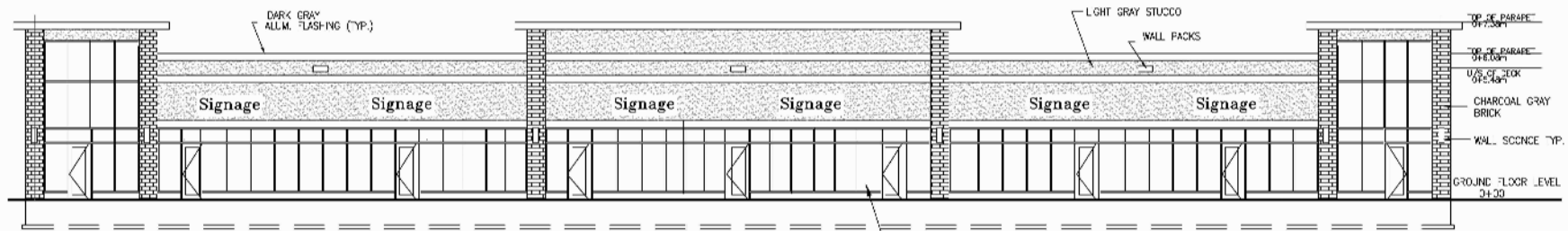


Attachment

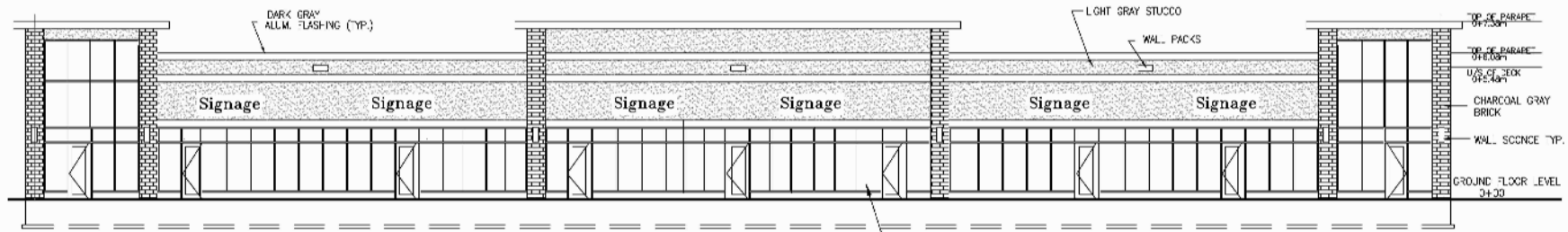
FILE:
Z.13.026

DATE:
August 26, 2013

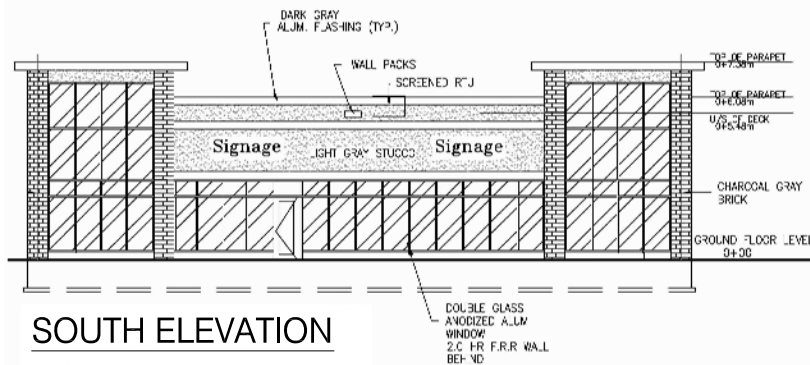
1



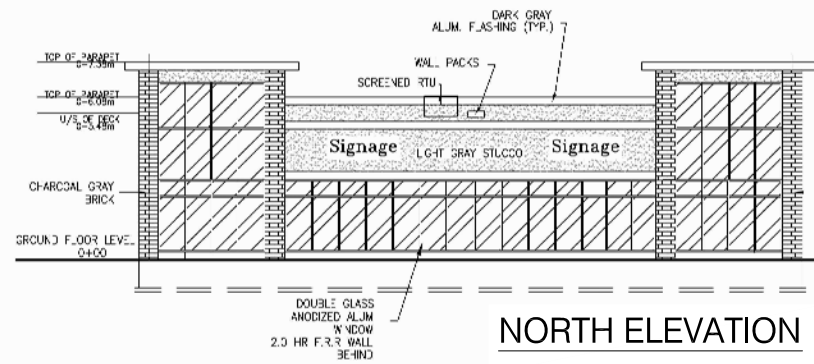
EAST ELEVATION (FACING REGIONAL ROAD 27)



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Not to Scale

Approved Building Elevations (File DA.12.009)

APPLICANT: 1801402 Ontario Inc. LOCATION: Part of Lot 9, Concession 9



Attachment

FILE:
Z.13.026

DATE:
August 26, 2013

4