

**4. ZONING BY-LAW AMENDMENT FILE Z.09.029
 JOHN DUCA
 WARD 3**

P.2009.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.029 (John Duca) 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: November 6, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of November 17, 2009: None

Purpose

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from PBM7 Parkway Belt Industrial Zone under Exception 9(691) to EM1 Prestige Employment Area Zone. The proposed rezoning would facilitate the development of the property with a 9-storey, 12,546 m² office building as shown on Attachments #3, #4, and #5, and requires the following (but not limited to) site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements (EM1 Zone)	Proposed Exceptions to By-law 1-88 (EM1 Zone)
a.	Maximum Building Height	15m	33m
b.	Minimum Lot Frontage	65m	34.9m (existing)
c.	Minimum Lot Area	8000m ²	5,294.8m ² (existing)
d.	Minimum Number of Parking Spaces	509 spaces	332 spaces on the subject lands (the applicant is also proposing to utilize and construct 178 additional parking spaces on the PB1(S) Zone lands to the south, which are also owned by the Applicant.

	By-law Standard	By-law 1-88 Requirements (EM1 Zone)	Proposed Exceptions to By-law 1-88 (EM1 Zone)
e.	Minimum Regular Parking Space Size	2.7m x 6.0m	2.7m x 5.8 m
f.	Minimum Handicapped Parking Space Size	3.9m x 6.0m	3.65m x 6.0m
g.	Minimum Number of Handicapped Parking Spaces	1 space per 100/spaces	1 space per 300/spaces
h.	Minimum Setback for Portions of the Building Below Grade (Weston Road and Century Place)	1.8m	0m
i.	Minimum Landscape Strip Width Abutting a Regional Road (Weston Road)	9.0m	6.0m
j.	Minimum Front Yard Setback (Weston Road)	9.0m	6.0m

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Southeast corner of Century Place and Weston Road, being southwest of Highways #400 and #407, 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 Growth and Management Plan). The implementing zoning is EM1 Prestige Employment Area Zone in By-law 1-88. ▪ The proposed rezoning conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ PBM7 Parkway Belt Industrial Zone by By-law 1-88, subject to Exception 9(691). ▪ Although the proposed office building use is permitted in the existing PBM7 Zone, the Applicant is proposing to rezone the site to EM1 Prestige Employment Area Zone to be consistent and in conformity with the "Prestige Area" designation in OPA #450.
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.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none">▪ The appropriateness of rezoning the lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone including the proposed uses and the site-specific exceptions required to facilitate the proposed development will be reviewed in consideration of the policies of the Official Plan, the requirements of the Zoning By-law, and the surrounding land uses.
b.	Traffic Impact and Parking Study	<ul style="list-style-type: none">▪ The Traffic Impact and Parking Study submitted in support of the application must be reviewed and approved by the Region of York, the Ministry of Transportation, and the Vaughan Engineering Department. The adequacy of the parking supply for the proposed development on the subject lands will be reviewed.▪ The additional parking on the PB1(S) Zone lands to the south (in their ownership) cannot be included in the required parking count for the proposed EM1 Zone land, as the PB1(S) lands may be required in the future by the Ministry of Transportation (MTO) for its' transitway line, which maybe located to the north of the CN Rail line shown on Attachment #2.
c.	Ministry of Transportation (MTO)	<ul style="list-style-type: none">▪ The application has been circulated to the Ministry of Transportation (MTO) for their review, as the site is in close proximity to both Highway's 400 and 407 and the MTO transitway right-of-way.
d.	Future Site Plan Application	<ul style="list-style-type: none">▪ The Owner will be required to submit a future Site Plan Application, which will be reviewed to ensure appropriate building and site design, access, internal pedestrian and vehicular circulation, parking, landscaping, servicing and grading.▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required in support of the proposed development.

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.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Underground Parking Layout
5. Conceptual Rendering

Report prepared by:

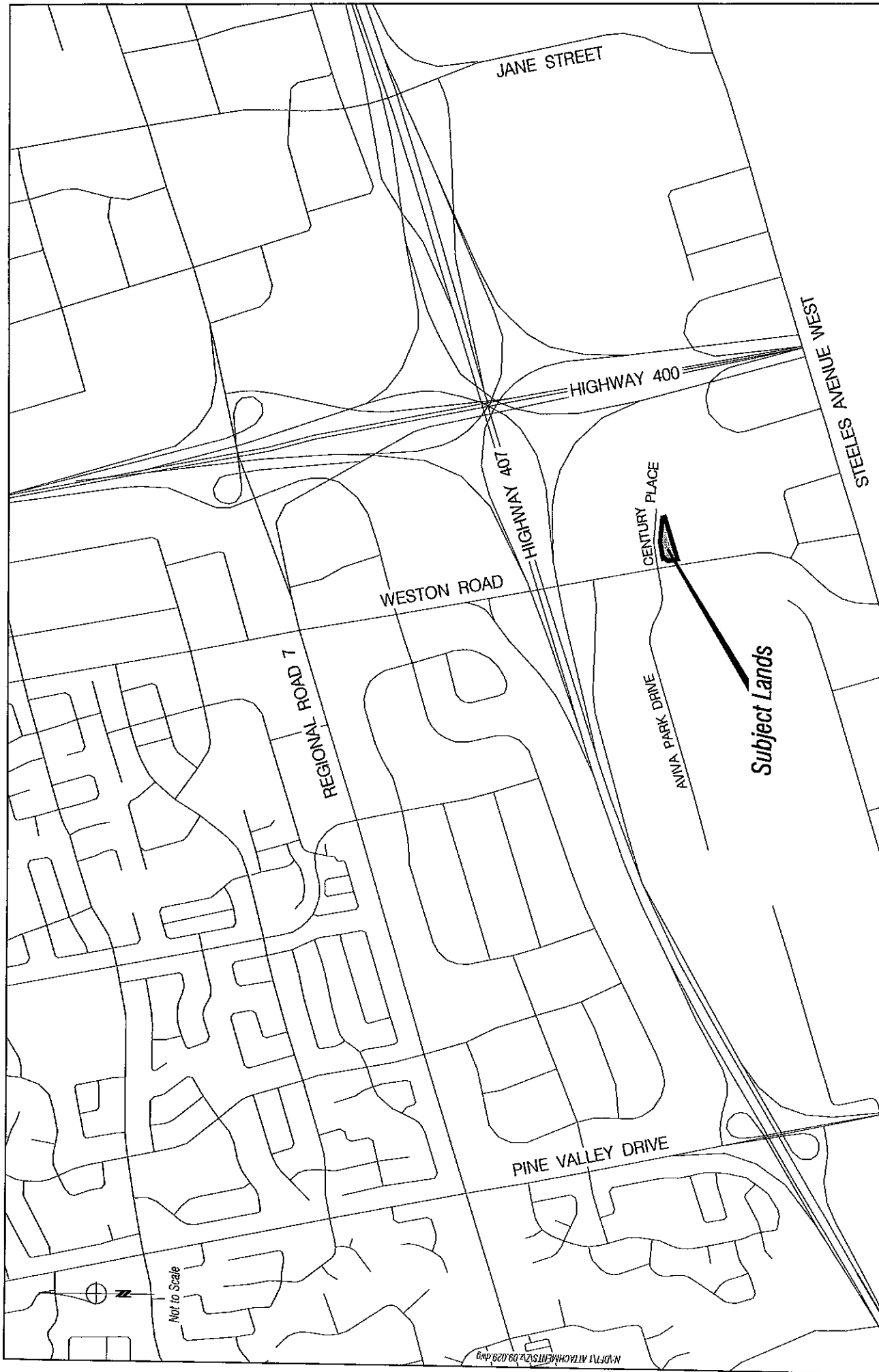
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lot 2, Concession 5

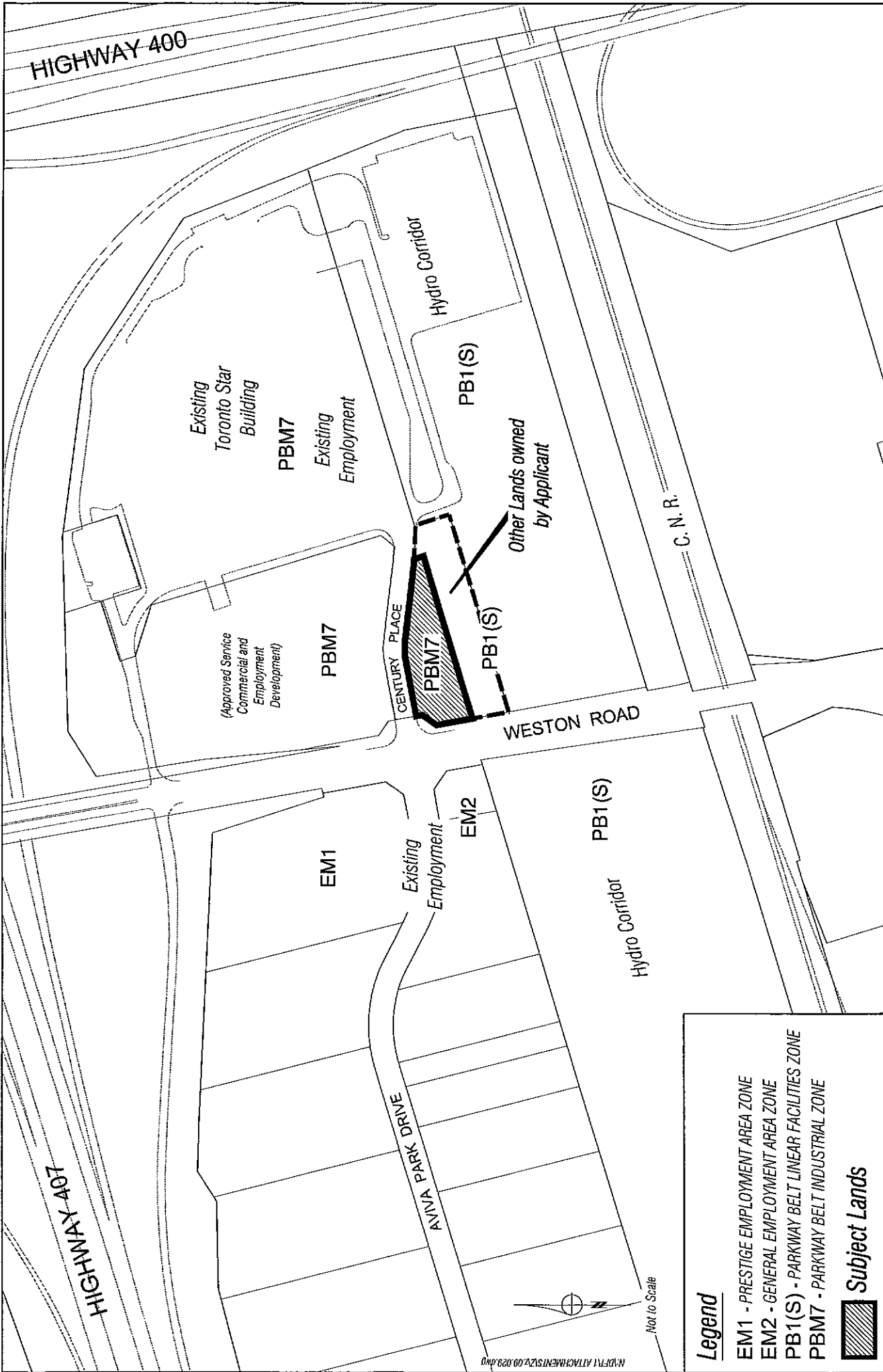
APPLICANT:
John Duca



Attachment 1

FILE:
Z.09.029

DATE:
October 22, 2009



HIGHWAY 400

HIGHWAY 407

Existing Toronto Star Building

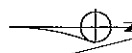
(Approved Service Commercial and Employment Development)

Hydro Corridor

WESTON ROAD

AVIVA PARK DRIVE


C. N. R.



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Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PBM7 - PARKWAY BELT INDUSTRIAL ZONE
-  Subject Lands

Location Map

LOCATION:
Part Lot 2, Concession 5

APPLICANT:
John Duca



The City Above Toronto
Development Planning Department

Attachment

FILE:
Z.09.029

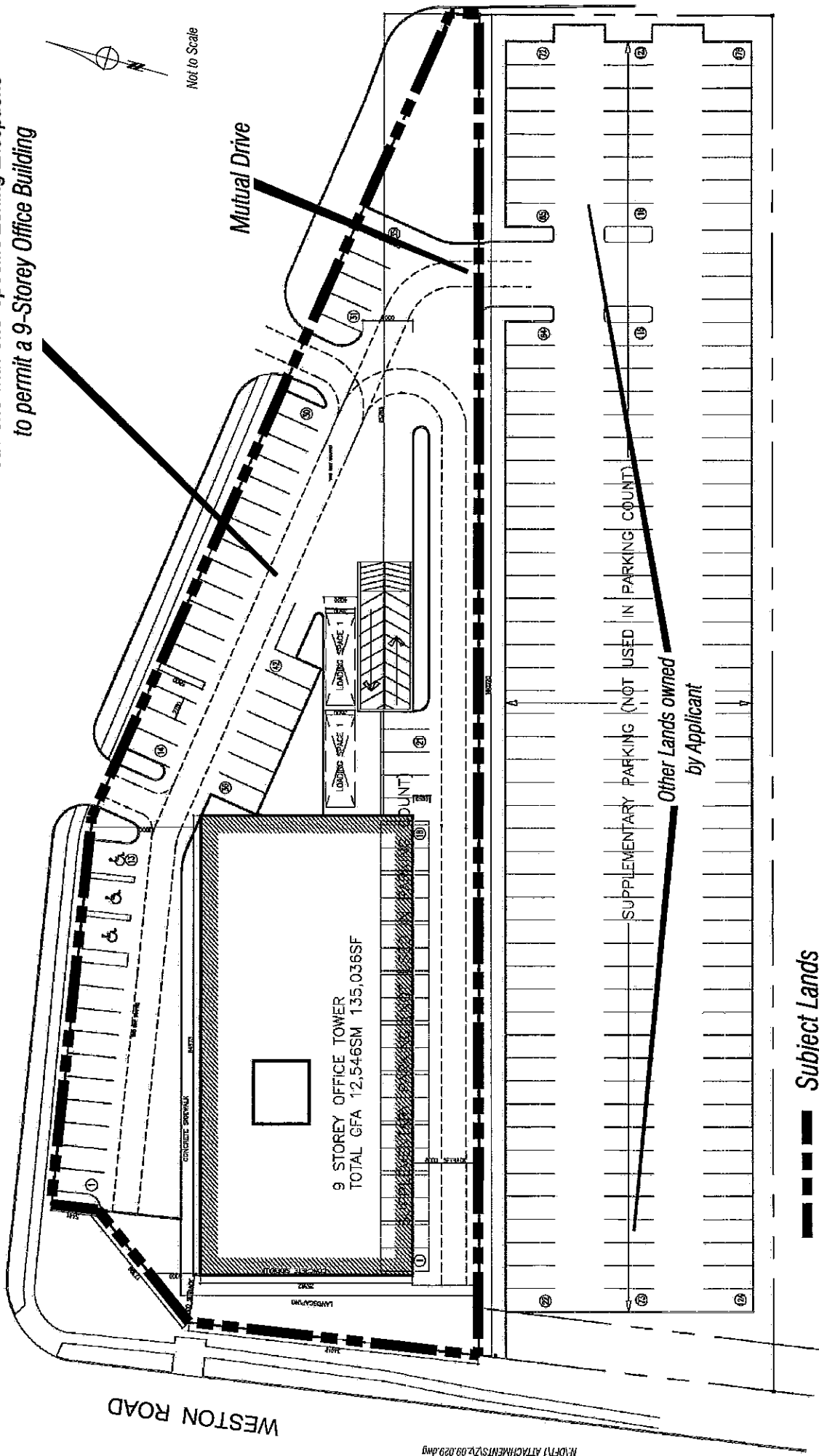
DATE:
November 6, 2009

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Rezone Subject Lands from PBM7 Parkway
 Belt Industrial Zone to EM1 Prestige Employment
 Area Zone with Site-Specific Zoning Exceptions
 to permit a 9-Storey Office Building

CENTURY PLACE

WESTON ROAD

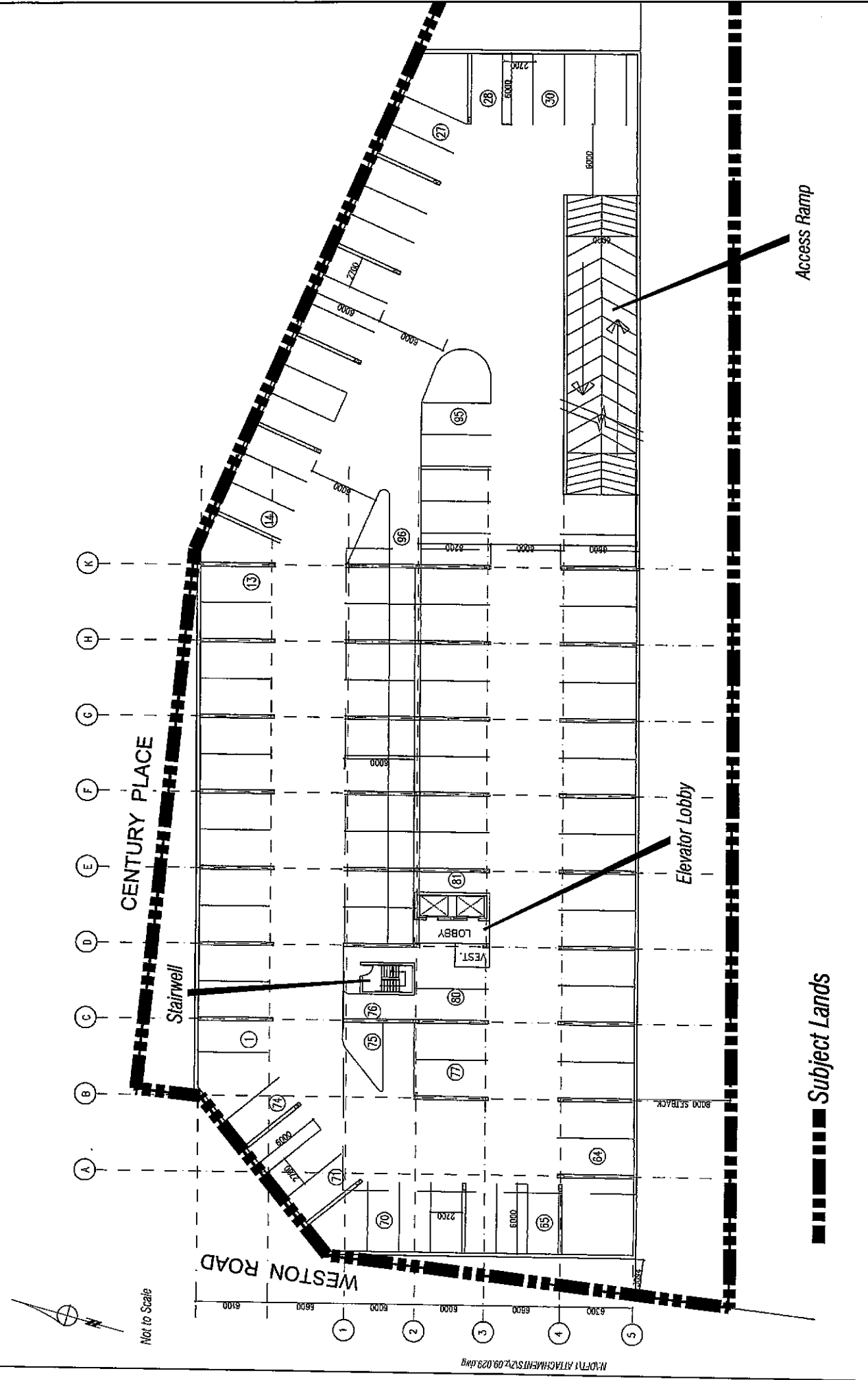


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Conceptual Site Plan

LOCATION:
 Part Lot 2, Concession 5
 APPLICANT:
 John Duca



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Underground Parking Layout

LOCATION: Part Lot 2, Concession 5
 APPLICANT: John Duca

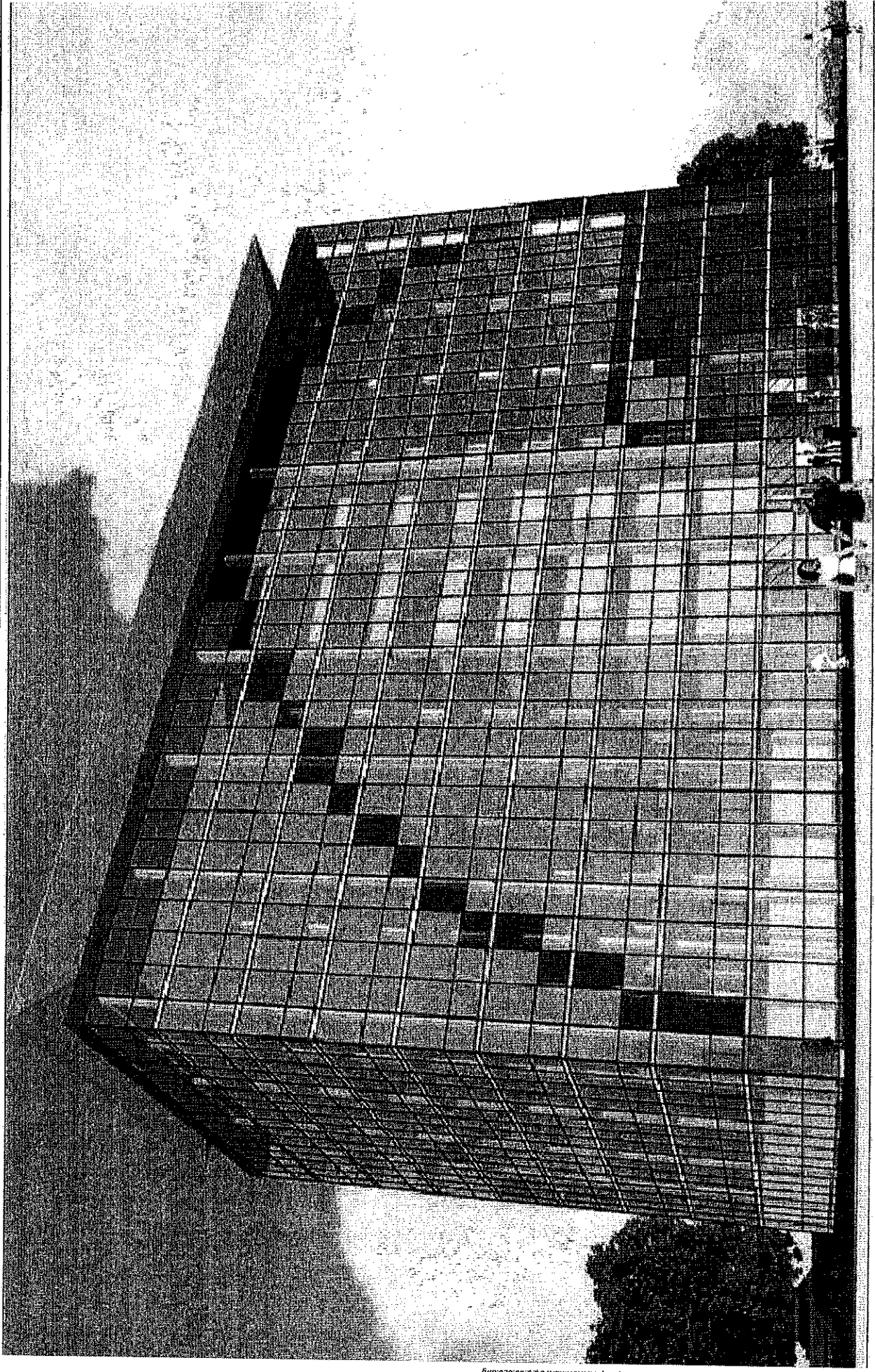
Access Ramp

Elevator Lobby

Subject Lands

CENTURY PLACE

WESTON ROAD



NOTA) ATTACHMENTS\09.029.dwg

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Conceptual Rendering

LOCATION:
Part Lot 2, Concession 5

APPLICANT:
John Duce

CITY OF
Vaughan
The City Above Toronto
Development Planning Department

Attachment

FILE: 7.09.029
DATE: October 22, 2009

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