

COMMITTEE OF THE WHOLE JULY 6, 2010

ZONING BY-LAW AMENDMENT FILE Z.10.007 ISADAN HOLDINGS LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.007 (Isadan Holdings Limited) BE APPROVED, to rezone the western 0.9 ha portion of the subject lands shown on Attachment #3 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, and maintain the EM1 Zone on the balance of the property.
2. THAT the implementing Zoning By-law:
 - a) permit site-specific C7 Service Commercial Zone and EM1 Prestige Employment Area Zone uses on the C7 Zone lands, as identified in Table 1 of this report; and,
 - b) permit site-specific exceptions to the EM1 Prestige Employment Area Zone and C7 Service Commercial Zone of By-law 1-88 as identified in Table 2 of this report, including a minimum 6m rear yard (southerly) setback for both the C7 and EM1 Zones.

Contribution to Sustainability

The proposal constitutes a change in zoning only, and therefore, there is no contribution to sustainability at this time, which will be determined through the site plan process.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. Through the notification, no written comments were received by the Vaughan Development Planning Department. The recommendation of the Committee of the Whole on April 20, 2010, to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 4, 2010.

Purpose

The Owner has submitted a Zoning By-law Amendment Application to rezone the western 1.2 ha of the overall 1.66 ha subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone to permit site-specific C7 and EM1 uses identified in Table 1 of this report on the C7 Zone lands; maintain the EM1 Zone on the easterly remaining lands (0.76.ha); and, to permit the exceptions to the C7 and EM1 Zones identified in Table 2 of this report.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2, are located at the southeast corner of Regional Road 50 and Trade Valley Drive, being Block 6 on Registered Plan 65M-4150, in Part of Lots 12 and 13, Concession 10, Planning Block 64, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan/Block Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by OPA #631, and subject to the approved Block 64 Plan, and the following policies:

a) "Prestige Area" (OPA #450 and OPA #631)

The "Prestige Area" designation is located adjacent to arterial roads and highways, which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses and is implemented through the EM1 Prestige Employment Area Zone category in Zoning By-law 1-88.

OPA #450 also contains policies respecting Service Nodes, which allow service commercial uses at the intersection of arterial and/or collector roads. The Service Node designation provides policies for uses that supply the day-to-day convenience and service needs of the surrounding businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the employment area. The maximum area of a Service Node is 1.2 ha. The proposed C7 Service Commercial Zone satisfies the Official Plan criteria respecting the location of a Service Node, as the property is located at the intersection of Regional Road 50 and Trade Valley Drive, and is less than 1.2 ha in size (ie. site is 0.9 ha).

b) Block 64 Plan

The approved Block 64 Plan shown on Attachment #4 designates the subject lands as "Prestige Area". The Block Plan was approved by Vaughan Council on June 26, 2006. The proposed C7 Service Commercial Zone is consistent with and conforms to OPA #450, OPA #631 and the approved Block 64 Plan.

Zoning

The subject lands are currently zoned EM1 Prestige Employment Area Zone by By-law 1-88. The applicant is requesting that the following site-specific C7 Service Commercial Zone and EM1 Prestige Employment Area Zone uses be permitted on a 0.9 ha portion of the overall 1.66 ha property that is proposed to be zoned C7 Zone as shown on Attachment #3:

Table 1: Proposed C7 Service Commercial Zone Uses

- Automobile Service Station, Automobile Gar Bar, Car Wash;
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A. of the banquet hall;
- Bank and Financial Institution;
- Business and Professional Office;
- Club or Health Centre;
- Eating Establishment, Outdoor Patio;
- Eating Establishment, Convenience with Drive-Through, Outdoor Patio, subject to Section 5.1.6;

- Eating Establishment, Take Out, Outdoor Patio;
- Hotel, Motel, Convention Centre;
- Office Building;
- One (1) Convenience Retail Store; and,
- Recreational Uses, including a golf driving range and miniature golf course;
- Technical School; and,

- The following EM1 Prestige Employment Area Zone uses within the C7 Zone:
 - Day Nursery;
 - Parks and Open Space;
 - Employment Use;
 - Accessory Retail Sales to an Employment Use;
 - Accessory Office Uses to an Employment Use;
 - Bowling Alley, subject to Section 3.8;
 - Funeral Home in a Single Unit building and subject to Section 3.8;
 - Car Brokerage;
 - Service and Repair Shop (Note: includes the service and repair of small machinery such as lawn care equipment and small household appliances but shall not include the repair or servicing of motor vehicles or heavy equipment).

The following site-specific exceptions to the C7 Service Commercial Zone and EM1 Prestige Employment Area Zone requirements are proposed:

Table 2: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Minimum Landscape Strip Width (along Trade Valley Drive – EM1 Prestige Employment Area Zone)	9.0m	6.0m
b.	Minimum Front Yard (Trade Valley Drive – C7 Service Commercial Zone)	9.0m	6.0m
c.	Minimum Exterior Side Yard (Regional Road 50 – C7 Service Commercial Zone)	9.0m	6.0m
d.	Minimum Rear Yard (southerly property line)	22m (C7 Zone) 12m (EM1 Zone)	3.0m (proposed by Applicant) 6.0m (recommended by Development Planning Department)

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
e.	Parking and Building Setbacks for C7 Service Commercial and EM1 Prestige Employment Area Zone	Parking and building setback requirements applied separately to each respective zone category.	For the purposes of zoning, the lands zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone shall be deemed to be a single lot for the purposes of applying minimum parking and building setback requirements.
f.	Permitted Uses in the C7 Service Commercial Zone	C7 Service Commercial Zone uses only.	To permit EM1 Prestige Employment Area Zone uses within the C7 Service Commercial Zone.

The proposal to rezone the westerly portion of the subject lands in the manner shown on Attachment #3, to permit site-specific C7 Service Commercial Zone and EM1 Prestige Employment Area Zone uses in the C7 Zone noted in Table 1, implements the "Prestige Area" policies of OPA #450 and OPA #631 and the approved Block 64 Plan, and is consistent and compatible within an employment area setting.

The proposed C7 Service Commercial Zone will allow additional complimentary uses on the lands that will serve the needs of the existing and proposed employment uses in the surrounding area. On this basis, the Development Planning Department has no objection to the proposed rezoning of the western portion (0.9 ha) of the site to C7 Zone to permit site-specific C7 Service Commercial and EM1 Prestige Employment Area Zone uses.

The Owner is also requesting various reductions to the required landscape strips and building setbacks. The proposed reductions to the landscaping and building setbacks along Trade Valley Drive and Regional Road 50 are consistent and compatible with recent similar applications in the area (eg. Lega Holdings at northeast corner of Regional Road 50 and Langstaff Road).

The applicant has requested a rear yard setback of 3.0m, whereas the By-law requires 22m for the C7 Zone and 12m for the EM1 Zone. The property is a corner lot that faces Regional Road 50, which is an arterial road, and therefore, any development is likely to front this road, with the southerly rear yard functioning in a similar manner as an interior side yard. The Development Planning Department has no objection to the reduction of the rear yard, but suggests that a rear yard setback of 6.0m is more appropriate as it reflects a setback that would be used in the interior side yard for employment zones. On this basis, the Development Planning Department is recommending a rear yard setback of 6.0m.

The Development Planning Department has reviewed the above-noted proposed exceptions to the Zoning By-law, and have no objections, subject to the provision of a minimum 6m rear yard (southerly) setback for both C7 and EM1 Zones.

Traffic

The applicant provided a Traffic Impact Brief in accordance with the policies of OPA #450 to justify service commercial uses on the subject lands. The Report was reviewed and approved by the Region of Peel, the Region of York, and the Vaughan Engineering Department. The Owner will be required to provide a more comprehensive Traffic Impact Study at the Site Development Application stage.

Future Site Development Application

The Owner will be required to submit a Site Development Application for Council's approval on the subject lands, to ensure an appropriate site layout and building design, site servicing and grading, stormwater management, parking and access, urban design, streetscaping and sustainable design, are appropriately addressed.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The application was circulated to the Region of York and the Region of Peel for review. Both public agencies have reviewed the proposed rezoning and have indicated they have no concerns, and that the technical review will occur upon the submission of the required Site Development Application.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450 (Employment Area Plan) as amended by OPA #631, the Council approved Block 64 Plan, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding employment area context.

The Vaughan Development Planning Department is satisfied that the proposal to rezone the westerly 0.9ha of the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone as shown on Attachment #3, to permit site-specific C7 and EM1 uses within the C7 Zone, is appropriate and compatible with the surrounding employment area context, and conforms with the Official Plan and Block Plan. In addition, a Traffic Impact Brief was prepared in support of the application, which was reviewed and approved by the Region's of York and Peel and the Vaughan Engineering Department. The remainder of the applicant's easterly property (0.76ha) will remain zoned EM1 Zone. In light of the above, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Approved Block 64 Land Use Plan

Report prepared by:

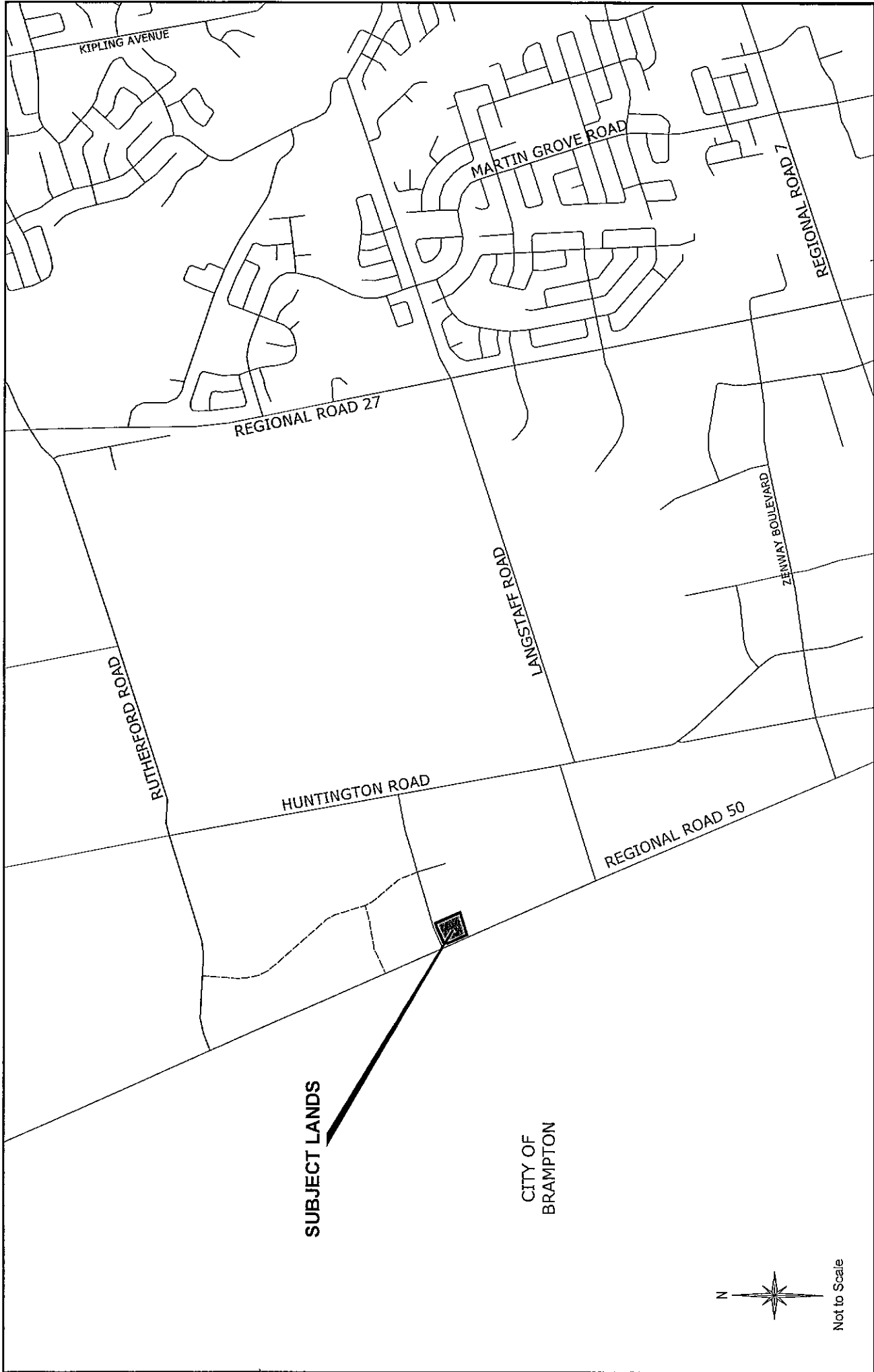
Ryan Mino, Planner, ext. 8213
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Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment

File: Z.10.007
Date: June 17, 2010



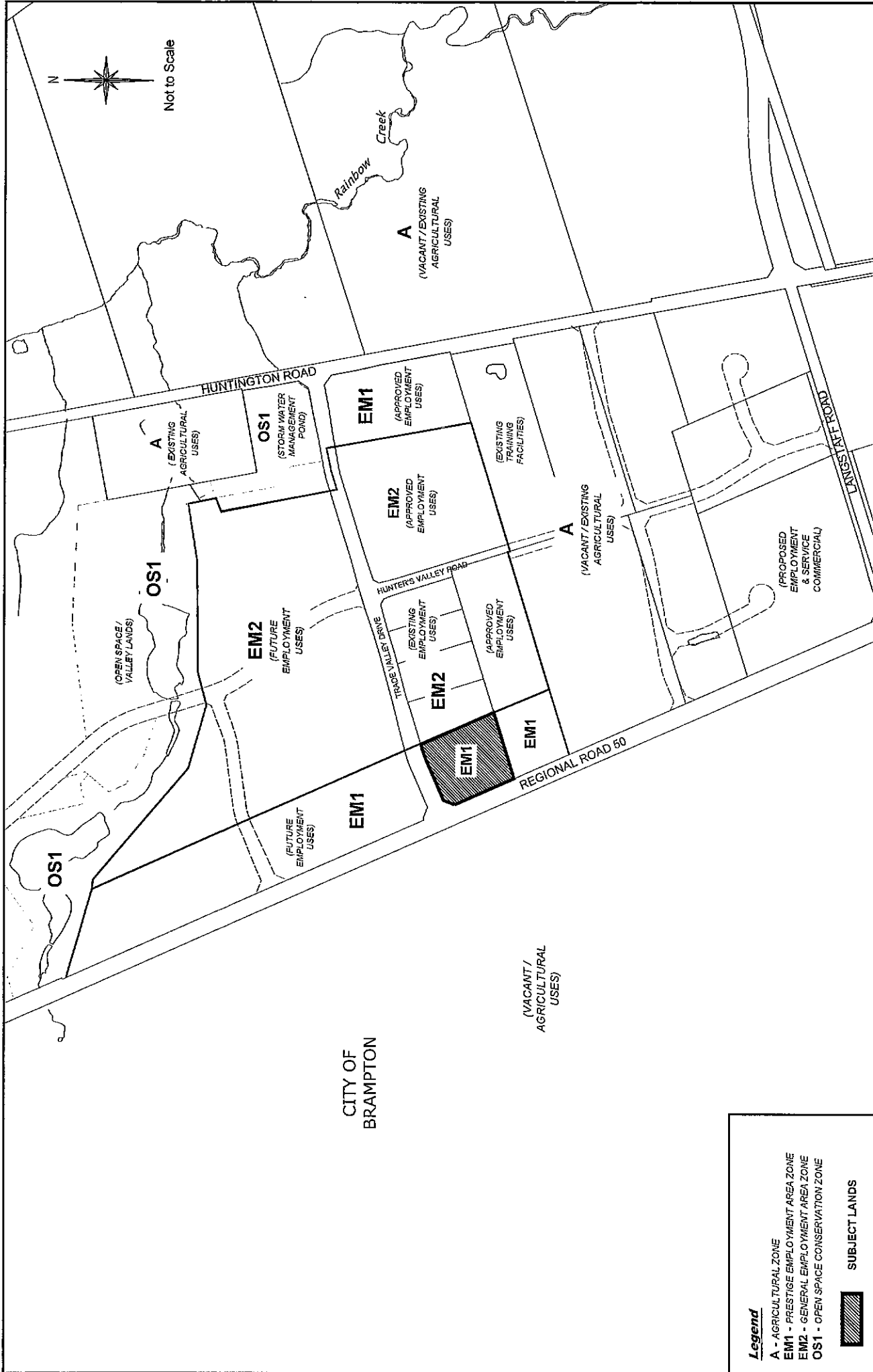
Development Planning Department

Context Location Map

Location: Part of Lots 12 & 13, Concession 10


Applicant: Isadan Holdings Limited

3/14/PT.1 ATTACHMENTS.ZV.10.007.dwg



Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

 SUBJECT LANDS

Location Map

Location: Part of Lots 12 & 13,
Concession 10

Applicant:
Isadan Holdings Limited

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Development Planning Department

Attachment

File: Z.10.007
Date: June 17, 2010

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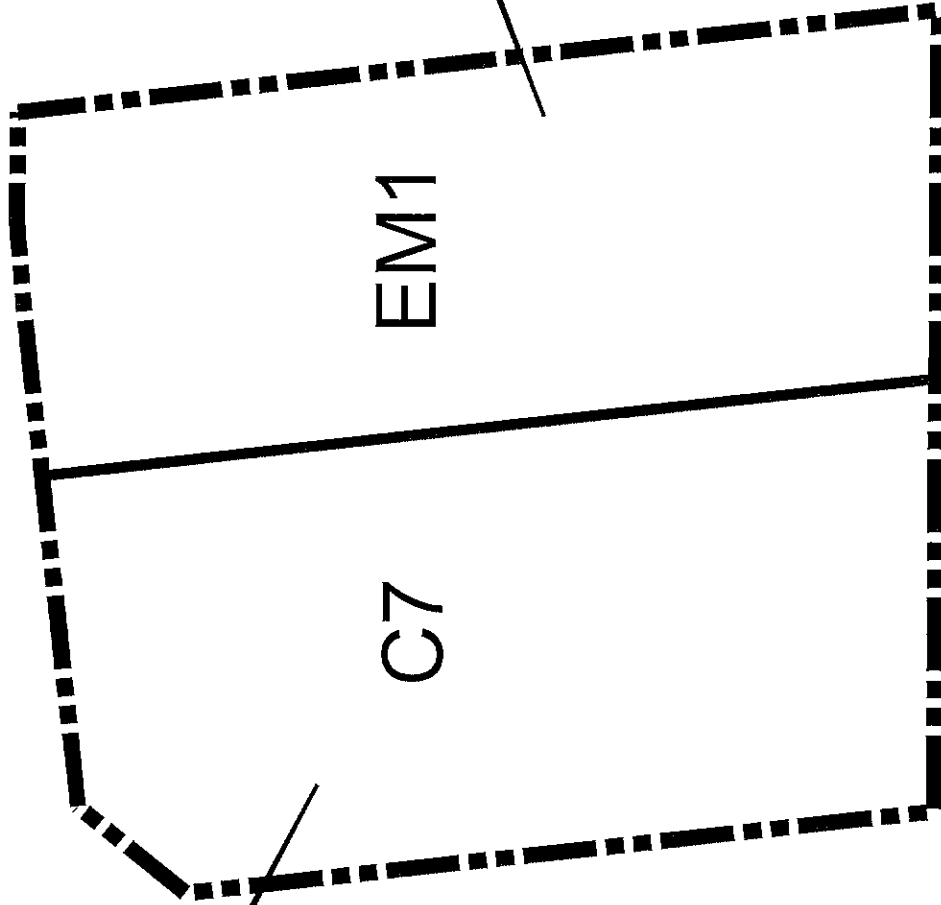


Not to Scale

TRADE VALLEY DRIVE

REZONE WESTERN
0.9 ha. PORTION OF
THE SITE FROM EM1
PRESTIGE
EMPLOYMENT AREA
ZONE TO C7 SERVICE
COMMERCIAL ZONE

REGIONAL ROAD 50



MAINTAIN EXISTING EM1
PRESTIGE EMPLOYMENT
AREA ZONE ON EASTERN
PORTION OF THE PROPERTY
(0.76ha)

 SUBJECT LANDS
(Total Area is 1.66ha)

Proposed Zoning

Location: Part of Lots 12 & 13,
Concession 10

Applicant:
Isadan Holdings Limited

MAP\F\ ATTACHMENTS\Z\z\10.007.dwg

Attachment

3

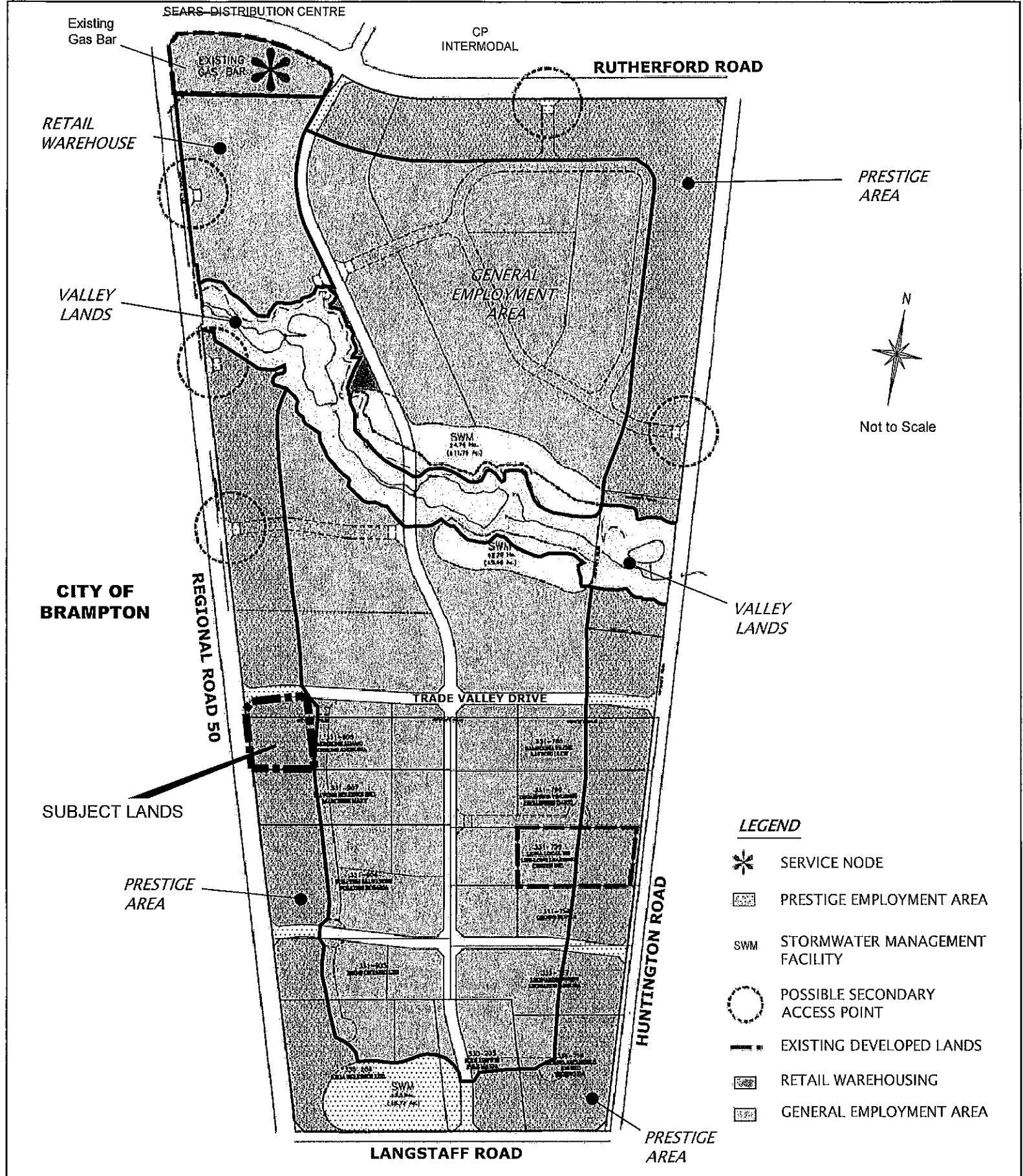
File:
Z.10.007

Date:
June 17, 2010



The City Above Toronto

Development Planning Department



Approved Block 64 Land Use Plan

Applicant: Isadan Holding Limited
Location: Part of Lots 12 & 13, Concession 10



The City Above Toronto

Development Planning Department

Attachment

File: Z.10.007

Date: June 17, 2010

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