

**COMMITTEE OF THE WHOLE   FEBRUARY 7, 2012**

**ZONING BY-LAW AMENDMENT FILE Z.11.008  
1350150 ONTARIO LIMITED  
WARD 3**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.008 (1350150 Ontario Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C10 Corporate District Zone, together with the zoning exceptions identified in Table 1 of this report, to facilitate a multi-unit retail development as shown on Attachment #3.

**Contribution to Sustainability**

The Owner will be required to submit a Sustainable Development Brief at the site plan stage, to address issues including, but not limited to: LEED (Leadership in Energy and Environmental Design), TDM (Transportation Demand Management) to promote active and public modes of transportation, permeable pavers, bio-swales, drought tolerant landscaping, efficiency in energy and water consumption, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, reduction in construction waste and waste diversion, etc., where appropriate.

**Economic Impact**

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

**Communications Plan**

On May 6, 2011, a Notice of a Public Hearing was circulated to all property owners within 150 m of the subject lands, as well as, to the East Woodbridge Community Association. Notice signs were also installed on the property in accordance with City of Vaughan procedures. To date, no comments have been received by the Vaughan Development Planning Department with respect to this application.

The Committee of the Whole's recommendation to receive the Public Hearing report of May 31, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on June 7, 2011.

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.008 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C10 Corporate District Zone, together with the site-specific exceptions identified in Table 1 of this report. The rezoning will facilitate a proposed one-storey, 3,989.78 m<sup>2</sup> multi-unit retail development with 193 parking spaces, as shown conceptually on Attachment #3.

**Background - Analysis and Options**

**Location**

The 1.389 ha subject lands are located at the northeast corner of Chrislea Road and Portage

Parkway, municipality known as 167 Chrislea Road, as shown on Attachments #1 and #2. The subject lands are currently vacant and the surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #663 (Avenue Seven Land Use Futures Study). The proposed rezoning conforms to the in-force Official Plans.

The subject lands are designated "Commercial Mixed-Use" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011), and is pending approval from York Region.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to C10 Corporate District Zone to facilitate a proposed multi-unit retail development shown on Attachment #3. The Development Planning Department is satisfied that the as-of-right C10 Zone uses shown on Attachment #4 are appropriate for the site, and compatible with the surrounding employment and commercial land use context and conforms with the Official Plan.

The following site-specific exceptions to Zoning By-law 1-88 are required to implement the proposal:

<b>Table 1: By-law 1-88 Exceptions Proposed for the C10 Corporate District Zone</b>			
	<b>By-law Standard</b>	<b>By-law 1-88 C10 Zone Requirements</b>	<b>Proposed Exceptions to C10 Zone</b>
a.	Minimum Required Parking	<ul style="list-style-type: none"> <li>▪ 6.0 parking spaces per 100 m<sup>2</sup> of GFA (Total required: 240 spaces)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.8 parking spaces per 100 m<sup>2</sup> of GFA (Total proposed: 193 spaces)</li> </ul>
b.	Minimum Aisle Width (One-way as shown on Attachment #3)	<ul style="list-style-type: none"> <li>▪ 6.0 m</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.78 m</li> </ul>

The Development Planning Department can support the proposed parking reduction and reduced minimum aisle width, in accordance with the comments of the Vaughan Development /Transportation Engineering Department, which are discussed later in this report.

Development Concept Plan

The Owner has submitted a Development Concept Plan for a proposed one-storey multi-unit retail development, shown on Attachment #3. The built form, massing, design and landscaping will be reviewed in detail at the site plan stage. The Development Planning Department has advised the Owner that improvements to the streetscape and pedestrian realm, as well as, additional landscaping, TDM measures, and sustainability initiatives, will be required to be identified at the site plan stage.

As per development criteria in the City of Vaughan Official Plan 2010, although not in effect, provides guidance and the Owner is encouraged to provide a high level of landscaping treatment and pedestrian pathways within the surface parking area, as well as, to design the grading and landscaping as part of the site's overall stormwater management system.

#### Cultural Services Division

The Cultural Services Division has indicated that an Archaeological Assessment will be required for review at the site plan stage.

#### Vaughan Development/Transportation Engineering Department

The Owner submitted a Transportation Impact and Parking Assessment Study completed by Paradigm Transportation Solutions Ltd. in October 2011. The Vaughan Development /Transportation Engineering Department has reviewed the study and is satisfied with its conclusions and recommendations, including the proposed access to the site (two driveways, north and south on Chrislea Road).

The parking study recommends a supply of 193 spaces, whereas Zoning By-law 1-88 requires 240 spaces. Justification of the parking reduction is based on the data collected from similar types of facilities located within the City of Vaughan. The parking reduction is also considered appropriate based on the preliminary findings of the City of Vaughan Draft Parking Standards, completed by IBI Group.

The overall aisle width at the north side of the building complies with the 6.0 m Zoning By-law requirement, except in the loading bay area at the north side of the building, where the aisle width is reduced to 4.78 m to accommodate trucks in the loading bay (shown on Attachment #3). The reduced aisle width at two points on the north side of the building is satisfactory, given that the north aisle is restricted to one-way traffic movements.

The Development/Transportation Engineering Department has indicated that the following plans and reports, at a minimum, will be required at the site plan stage: Stormwater Management Report, Functional Servicing Report, and Site Servicing and Grading Plans.

In addition, the Development/Transportation Engineering Department has provided further comments to the Owner with respect to pedestrian and bicycle circulation, sidewalks and pedestrian connections, bicycle parking, and Transportation Demand Management (TDM). The Owner will be required to address these comments and provide active transportation and TDM implementation measures at the site plan stage.

#### Ministry of Transportation (MTO)

The MTO has no objection to the proposed rezoning, and requires the following materials for review at the site plan stage: Drainage Report, Site Servicing and Grading Plans, and an Illumination Plan. The MTO requires a minimum 14.0 m setback from Highway 400 for all above and below ground structures, which is being provided. As the subject lands are located within the MTO's Permit Control Area, Ministry review and approval is required for any future development.

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

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

### **Regional Implications**

The subject zoning application was circulated to the Region of York for review, and they have no comments or objections to its approval. The future Site Development Application will be circulated to York Region for review and comment.

### **Conclusion**

The Vaughan Development Planning Department has reviewed the proposed amendment to Zoning By-law 1-88 in accordance with OPA #500, OPA #663, the City of Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed rezoning is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support approval of Zoning By-law Amendment File Z.11.008.

### **Attachments**

1. Context Location Map
2. Location Map
3. Development Concept Plan
4. Proposed C10 Corporate District Zone Uses

### **Report prepared by:**

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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Context Location Map

# Attachment 1

Part of Lot 7,  
Concession 5  
Applicant:  
1350150 ONTARIO LIMITED  
NA0F11 ATTACHMENTS\z.11.008.dwg



File:  
Z.11.008  
Date:  
January 4, 2012

CITY OF  
TORONTO




Not to Scale



**LEGEND**

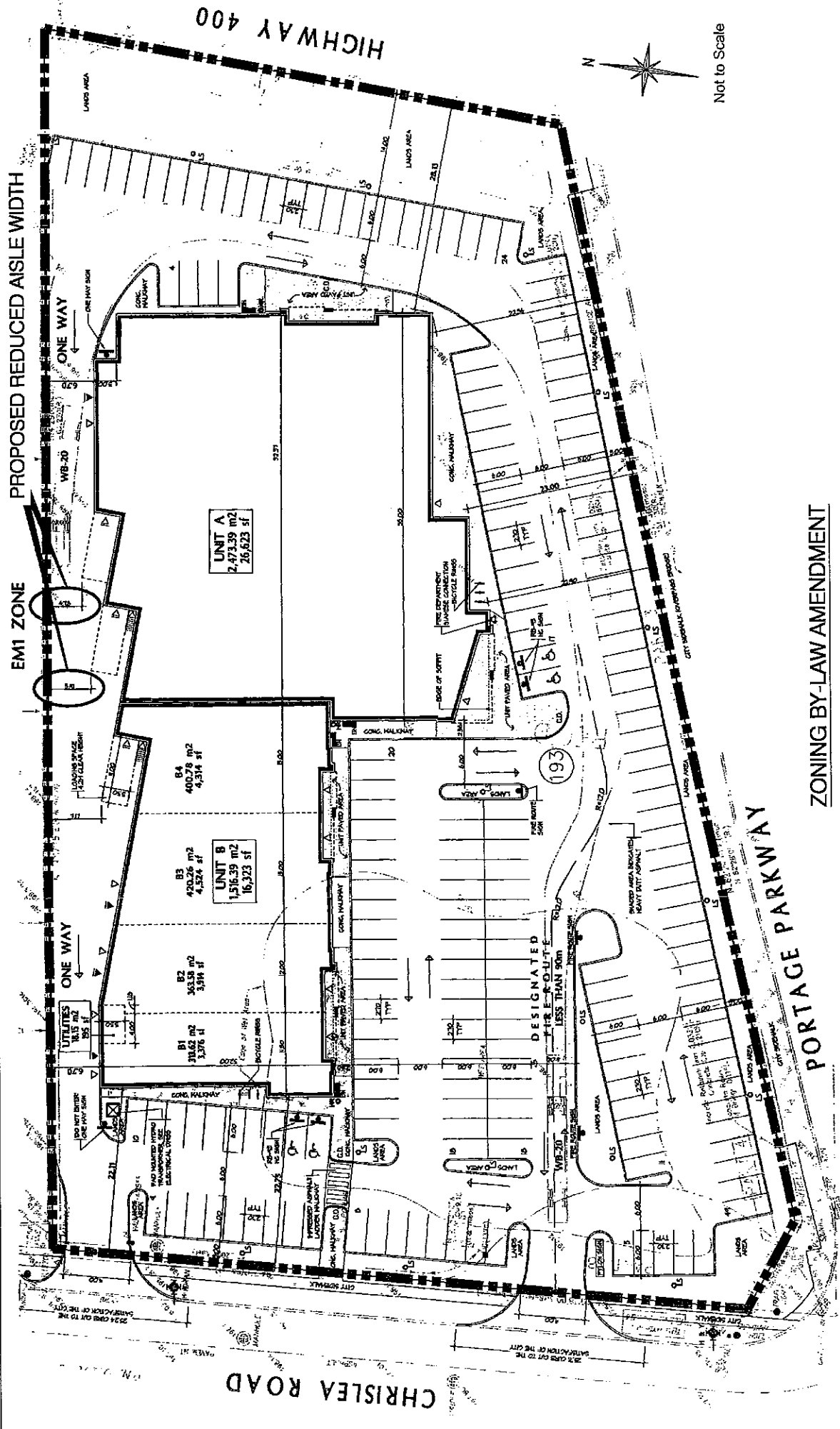
- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**





**Location Map**



Not to Scale

**SUBJECT LANDS**

**ZONING BY-LAW AMENDMENT**

TO REZONE THE SUBJECT LANDS FROM EM1 PRESTIGE EMPLOYMENT AREA ZONE TO C10 CORPORATE DISTRICT ZONE TO FACILITATE A PROPOSED RETAIL DEVELOPMENT.

**Development Concept Plan**



## **ATTACHMENT #4 - Proposed C10 Corporate District Zone Uses**

### **Uses Permitted in the C10 Corporate District Zone - Sections 5.1.4 (a) to (c) and 5.11 of Zoning By-law 1-88**

- Church or Synagogue
- Community Centre
- Day Nursery
- Post Office
- Public, Technical or Private School
- Public Library
- Recreational uses as defined in Section 2.0
- A veterinary clinic provided that all boarding of animals is within a wholly enclosed building.

The following uses are permitted with no outside storage, provided that the limited outside display of merchandise for sale, associated with a retail store or retail warehouse may be permitted to a maximum of 5% of the gross floor area of the ground floor of the building on the lot, subject to a site plan agreement with the City which addresses, amongst other things, the location, extent and screening of the merchandise to be displayed:

- Office Building
- LCBO Outlet
- Brewers – Retail Outlet
- Automotive Retail Store
- Business and Professional Office
- Hotel, Motel, Convention Centre
- Banquet Hall, including an Eating Establishment provided that such eating establishment does not exceed 20% of the GFA of the banquet hall
- Car Rental Service
- Club or Health Centre
- Bank or Financial Institution
- Pharmacy
- Retail Store
- Retail Warehouse
- Supermarket
- Eating Establishment with or without Outdoor Patio
- Eating Establishment, Convenience with or without Outdoor Patio
- Eating Establishment, Convenience with Drive-Through
- Eating Establishment, Take-out
- Tavern
- Service or Repair Shop
- Photography studio
- Personal Service Shop
- Employment Use
- Print Shop
- Place of Entertainment including a multi-screen cinema complex
- Place of Amusement
- Technical School
- Video Store
- Veterinary Clinic
- Recreational Uses as defined in Section 2
- Office and Stationary Supply, Sales, Service and Rental