

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18, 2001**

**10. ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.030  
CITY OF VAUGHAN (DUFFERIN STREET ZONING STUDY - WEST SIDE)  
PRELIMINARY REPORT**

**P.2001.49**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.030 (City of Vaughan - Dufferin Street Zoning Study-West Side) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 5, 2000, Council directed Staff to proceed with a study to identify appropriate zoning amendments (zone categories and standards, permitted uses) to implement the approved Dufferin Street Land Use Study and OPA #555, which designated the subject lands for employment use.

**Background - Analysis and Options**

Location

- west side of Dufferin Street, between Centre Street and Highway #407
- Parts of Lots 6, 7 and 8, Concession 3, City of Vaughan

Land Use Status

- Designated "Prestige Area" by OPA #450, as amended by OPA #555
- zoned C2 General Commercial Zone, PB1S Parkway Belt Linear Facilities Zone, PB2 Parkway Belt Complementary Use Zone and A Agricultural Zone by By-law 1-88

Site Description

- study area divided into two parts by hydro corridor
- fragmented public and private land ownership; uses includes residential, hydro facilities, Patricia Kemp Community Centre, motel, and vacant land
- the surrounding land uses are:

North - Highway #407 (PB1S Zone)

South - Centre Street; vacant residential (A Agricultural Zone)

East - Dufferin Street; commercial (C1,C2 and C6 Zones), residential (R1, R3 Zones)

West - Highway #407, (PB1S Zone)

Neighbourhood Circulation

On May 24, 2001, a notice of public hearing was published in The Vaughan Liberal. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed zoning by-law amendment, Staff has identified the following matters to be reviewed in greater detail:

- the “Prestige Area” designation in OPA #555 permits: civic and hydro-electric utility facilities, offices, hotels with related hospitality and conference facilities, major corporate complexes, and other prestige employment uses, with ancillary retail commercial and personal service uses, and no outside storage;
- development of the study area, as envisioned by the Official Plan policies, includes:
  - built-form that is compatible with the lower density Thornhill Community to the east and south;
  - building designs that would encourage landmark development opportunities, and emphasize the visibility of building facades along the surrounding roads and highways;
  - consideration of “Build-to-Zones” to facilitate buildings closer to the street line; and,
  - appropriate landscape strip buffers and parking standards;
- the implementing zoning category is EM1 Prestige Employment Area Zone; an appropriate list of employment uses and zone standards will be developed to implement the Official Plan vision;
- consideration will be given to holding provisions to enable comprehensive assembly or land exchanges to create efficient parcels for development and co-ordinated access to Dufferin Street;
- a number of background studies were completed in support of the Land Use Study which will provide input into this zoning process;
- traffic and noise impact reports will be used to establish the appropriate amount and type of employment and accessory commercial development for the study area; and,
- the area is to be serviced by municipal storm and sanitary sewers and water; a functional servicing report would be required.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the report, together with comments of the public and Council expressed at the public hearing or in writing and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will ensure that appropriate amendments to the Zoning By-law are established to bring the current zoning of the study area up to date with the “Prestige Area” designation of the Official Plan. In addition, a zoning by-law with holding provisions will be considered to provide a pro-active approach to implementing development comprehensively through the site plan review process.

### **Attachments**

1. Location Map
2. Preferred Land Use Option (Dufferin Street Land Use Study)

### **Report prepared by:**

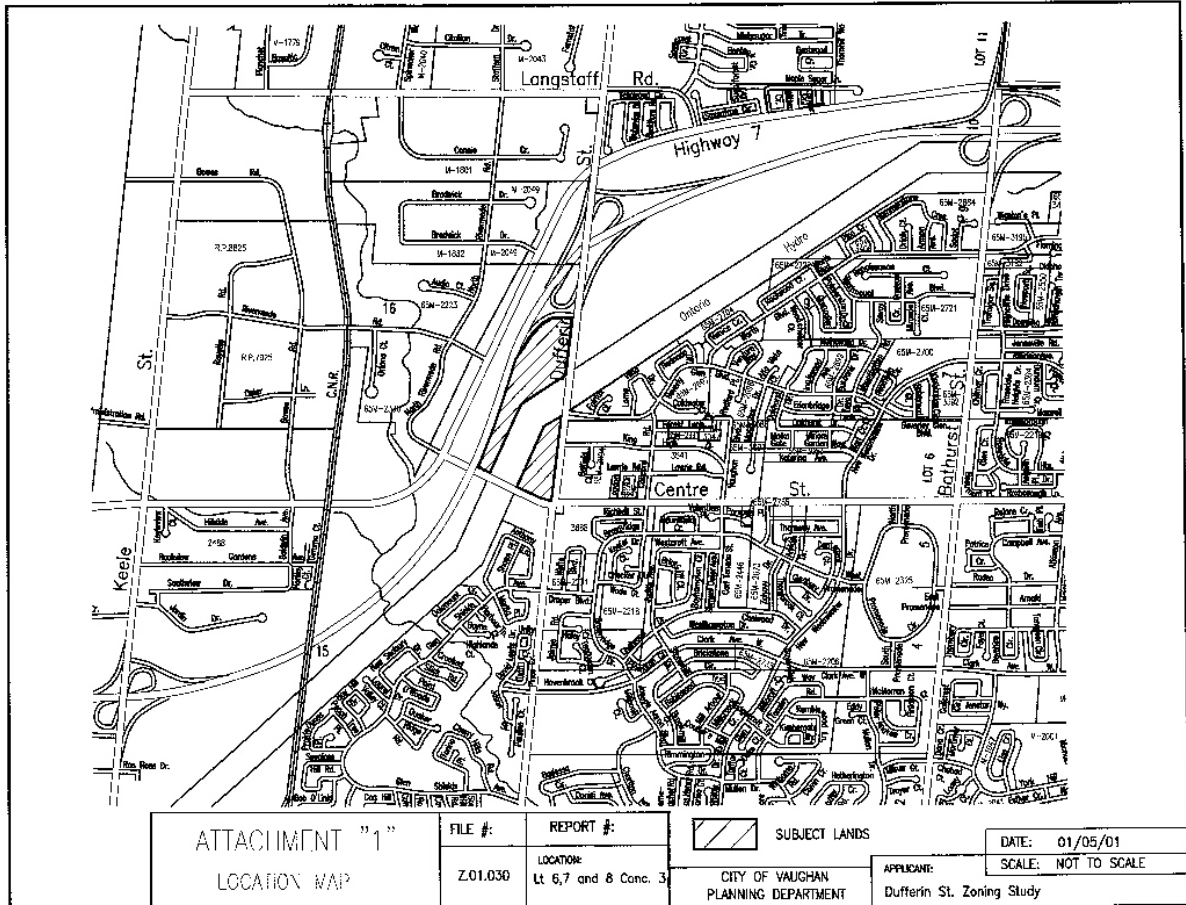
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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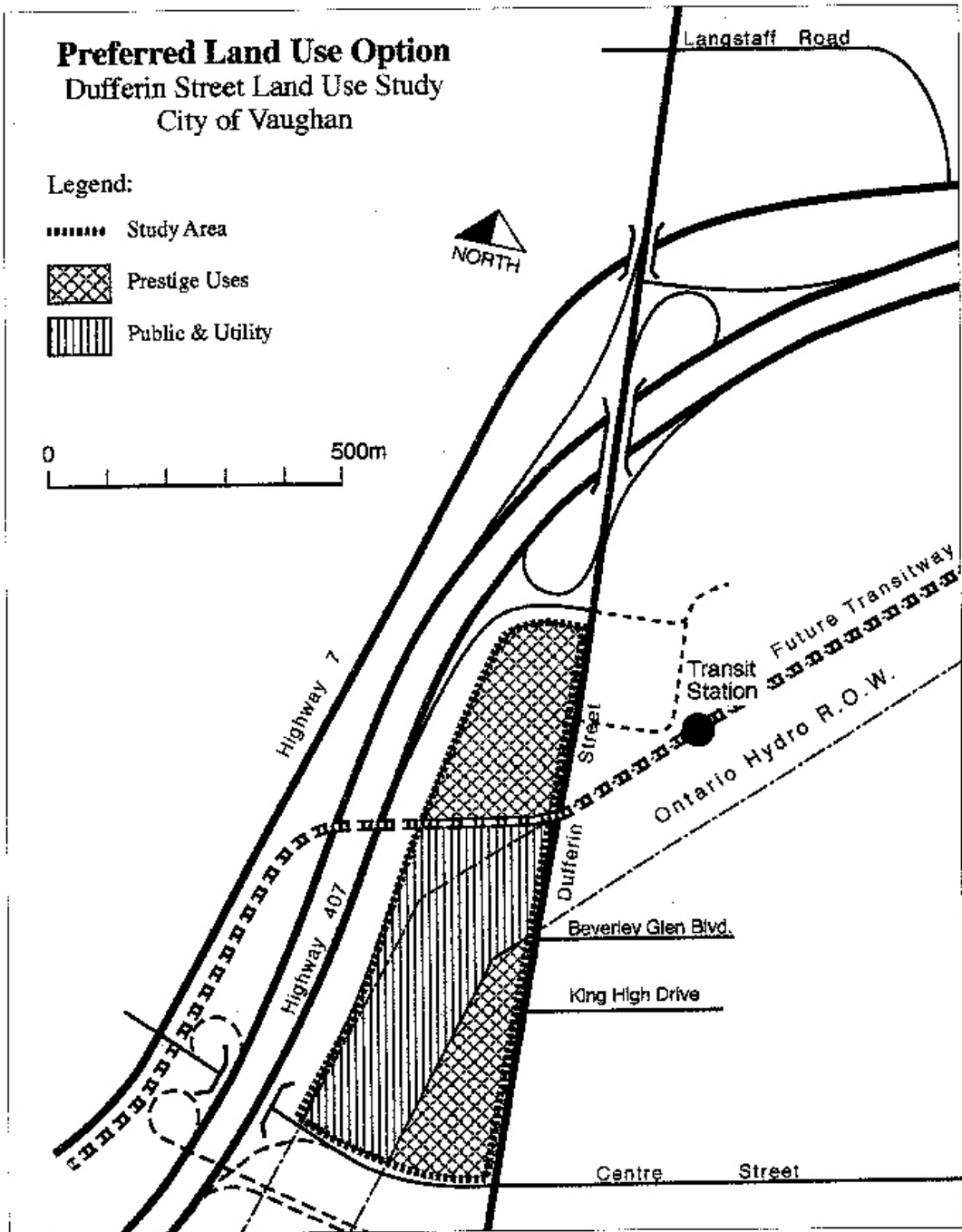
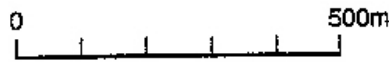
ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	 SUBJECT LANDS	DATE: 01/05/01
	Z.01.030	LOCATION: Lt 6,7 and 8 Conc. 3		CITY OF VAUGHAN PLANNING DEPARTMENT



**Preferred Land Use Option**  
**Dufferin Street Land Use Study**  
 City of Vaughan

**Legend:**

-  Study Area
-  Prestige Uses
-  Public & Utility



ATTACHMENT "2"  
 LAND USE OPTION

FILE #:	REPORT #:
Z.01.030	LOCATION: LI 6,7 and 8 Conc. 3

CITY OF VAUGHAN  
 PLANNING DEPARTMENT

APPLICANT:  
 Dufferin St. Zoning Study

DATE:	01/05/01
SCALE:	NOT TO SCALE