

COMMITTEE OF THE WHOLE FEBRUARY 3, 2003

**ZONING BY-LAW AMENDMENT FILE Z.01.030
CITY OF VAUGHAN (DUFFERIN STREET ZONING STUDY – WEST SIDE)
REPORT # P.2001.49**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.030 (City of Vaughan, Dufferin Street Zoning Study - West Side) BE APPROVED, to rezone the subject lands to EM1-H Prestige Employment Area Zone with Holding provision, and that the implementing zoning by-law shall:

- i) Permit the following uses in the EM1 Zone:
 - Employment Use
 - Accessory Retail Sales to an Employment Use
 - Accessory Office Uses to an Employment Use
 - Business and Professional Offices, not including medical practitioners
 - Convention Centre, Hotel
 - Office Building
- ii) Provide an exception to the EM1 Zone requiring all buildings to be setback a minimum distance of 13.7m from the Highway 407 and Transitway Corridor right-of-way;
- iii) For the permitted Public Uses, provide an exception to the minimum coverage and yard requirements and permit open storage uses; and
- iv) Place a Holding Symbol (H) on the lands in accordance with the Official Plan policies, to be lifted upon appropriate land assembly and approval of a comprehensive concept plan providing for efficient development of the parcels and co-ordinated access to Dufferin Street; interim uses permitted while the Holding Zone is in place shall include Public Uses on the City-owned lands.

Purpose

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

Background - Analysis and Options

The subject lands are bounded by Dufferin Street, Centre Street and Highway 407, in Part of Lots 6, 7 and 8, Concession 3, City of Vaughan.

The subject lands are comprised of a northerly and southerly block, which are separated by a hydro corridor, and include areas under utility and municipal ownership (Hydro Vaughan Distribution Inc. and the City of Vaughan) and several private ownerships. The northerly block contains the Ministry of Transportation Ontario's 30m wide-transitway corridor, and Hydro Vaughan's Greenwood Transformer Station. Along Dufferin Street, there are 3 lots occupied by commercial and residential buildings. In the southerly block, there is a community centre (Patricia Kemp Community Centre) and associated playing fields, the Concord Motel, and vacant lands.

The surrounding land uses are:

- North - Highway 407 (PB1S Zone)
- South - Centre Street; vacant (A Agricultural)
- East - Dufferin Street; commercial (C1, C2 and C6 Zones), residential (R1, R3 Zones), hydro corridor (PB1S Zone)
- West - Highway 407 (PB1S Zone)

On May 24, 2001, a notice of public hearing was published in The Vaughan Liberal. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing on June 18, 2001, and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by OPA #555, which permits a wide range of industrial, office, business and civic uses, provided that the priority uses for this area shall be offices, hotels with related hospitality and conference facilities, major corporate complexes and other prestige employment uses. Civic and hydro-electric utility facilities are also permitted. The proposed rezoning to EM1 Prestige Employment Area Zone would implement the "Prestige Area" designation.

Zoning

a) Permitted Uses

The subject lands are 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. An amendment to the by-law is required to rezone the subject lands to EM1 Prestige Employment Area Zone.

Staff has reviewed the list of uses that are permitted in the EM1 Zone and can support the following, which are reflective of the priority uses identified in the Official Plan:

- Employment Use
- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Business and Professional Offices, not including medical practitioners
- Convention Centre, Hotel
- Office Building

The recommended uses are functionally compatible with the uses in the neighbouring Trullwrook employment area to the east and physically compatible with the surrounding built form, urban design and streetscape character of the area. Staff is satisfied that these uses are appropriate to the "Prestige Area" and EM1 Zone.

Other EM1 uses were also considered, including a bowling alley, banquet hall, club and health centre, car brokerage, funeral home, motel, service and repair shop, and recreational uses. These uses were not considered to be one of the priority uses identified in the Official Plan, and were excluded from the recommended list.

b) Public Uses

Section 3.10 of the By-law permits lands in public ownership to be used or developed for public purposes, provided the lot coverage and yard requirements are complied with for the EM1 Zone.

It is recommended that these requirements be exempted, and open storage be permitted on the City-owned lands, in the event that the City proceeds with development of a works yard in this location.

c) Holding (H) Provision

The implementing by-law is to include a Holding (H) provision in accordance with the policies contained in the Official Plan. The specific requirements and process for lifting the holding provision is dependant upon the following matters being addressed:

1. comprehensive assembly of land or agreements with respect to land exchanges that create efficient parcels to accommodate the intended development;
2. master plans or block plans showing the manner in which initial development phases would be undertaken that also provides for full build out and for longer-term expansion and intensification of priority land uses;
3. agreements to ensure the co-ordination of access points to Dufferin Street;
4. site plan approval and agreements to effectively implement such approval; and,
5. studies and approvals as necessary to demonstrate compliance with environmental guidelines, as well as, plans and agreements required to ensure compliance.

It is recommended that Public Uses be included as an interim use while the Holding Provision is in effect, in the event that the City-owned lands are required for the purposes of a works yard.

Land Consolidation

One of the major constraints affecting the future development of the subject lands is the fractured pattern of private land ownership. The size and configuration of the various parcels including their reliance on individual driveway accesses to Dufferin Street, precludes any one property from developing independently.

A comprehensive assembly of the lands in both the northerly and southerly blocks will ensure efficient development parcels which can properly accommodate the recommended development. As well, it will provide a co-ordinated access network connecting the developments to the Dufferin Street signalized locations.

A master plan will be required to show the intended lotting and road pattern, access and servicing requirements for both the northerly and southerly blocks, that would identify a long-term development plan for the area.

Access

The subject lands are currently serviced by numerous individual driveways onto Dufferin Street, which are not an adequate basis for the introduction of new land uses. The only acceptable consolidated access location for the northerly block is opposite Racco Parkway, which is planned to become a signalized intersection by the Region of York Transportation and Works Department and the Ministry of Transportation Ontario. This access is located approximately 200m south of the 407 ETR eastbound exit ramp intersection, and would require land within the northerly block for road purposes. A developers' group would assist in addressing the cost-sharing of the roads and services for each of the north and south blocks.

The access for the southerly block is to be consolidated opposite the existing Dufferin Street/Beverly Glen Boulevard signalized intersection. In addition, it may be possible to provide

a secondary access, with limited movements from Centre Street, which would require approval from the Region of York.

Urban Design

Given the prominent location of the subject lands, enhanced architectural treatment will be required for the entire development. The current by-law standard requiring minimum 9 m wide landscape strips adjacent to arterial roads and highways, and a minimum 3 m wide strip for internal public roads will apply to the north and south blocks.

Buildings are to be designed so that all elevations facing a street or highway present a “front-like” elevation. Additionally, special architectural treatment will be required for any blocks that have building elevations facing the MTO Transitway Corridor. All loading and garbage containment areas will need to be thoroughly screened from the view of roads and highways, with garbage preferably stored internal to the buildings. The outside storage of goods and materials is not permitted, with an exception for public uses.

All development is to be in accordance with the urban design policies in Section 2.3.1 of OPA 450. To achieve these urban design objectives, the City may require a landscape master plan, urban design plan, and a comprehensive development plan where phasing is required, for each of the north and south blocks. The requirements for these studies will be determined through the master plan or block plan process. Following the comprehensive block analysis, site plan approval will be required for all development that abuts an arterial road or highway.

The City, in consultation with the development and ratepayer communities, is currently undertaking the "Corridor and Employment Area Design Standards Study". The purpose of the study is to prepare City-wide urban design standards to direct the design of office, commercial, mixed use and industrial development on major roads and employment areas. In light of the urban design review, Staff is not recommending any changes to the EM1 Zone standards at this time, with the current standards to apply to the north and south blocks. Once the new standards are prepared and approved, the implementing zoning by-law will be applied City-wide, including the subject lands.

An exception to the EM1 Zone requiring all buildings to be set back a minimum distance of 13.7 m from the Highway 407 and Transitway Corridor right-of-way, is required in accordance with Ministry of Transportation Ontario requirements.

Conclusion

Staff have reviewed the City-initiated amendment to rezone the Dufferin Street Zoning Study Area in accordance with the policies in OPA's 450 and 555, the Dufferin Street Land Use Study, the zoning requirements in By-law 1-88, and the area context.

Staff are of the opinion that the proposed rezoning of the subject lands to EM1-H Zone with Holding Provision, to permit prestige employment uses is appropriate, conforms to the policies of the Official plan, and will be compatible with existing and planned uses in the surrounding area. The use of the “H” Holding Symbol will ensure a comprehensive assembly of land and that a master plan is approved to accommodate the intended development, with co-ordinated access to Dufferin Street. Exceptions to the Public Use standards are recommended to accommodate a works yard, if necessary, on the City-owned lands.

For these reasons, Staff recommends approval of the zoning by-law amendment, subject to the provisions identified in this report. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Proposed Zoning

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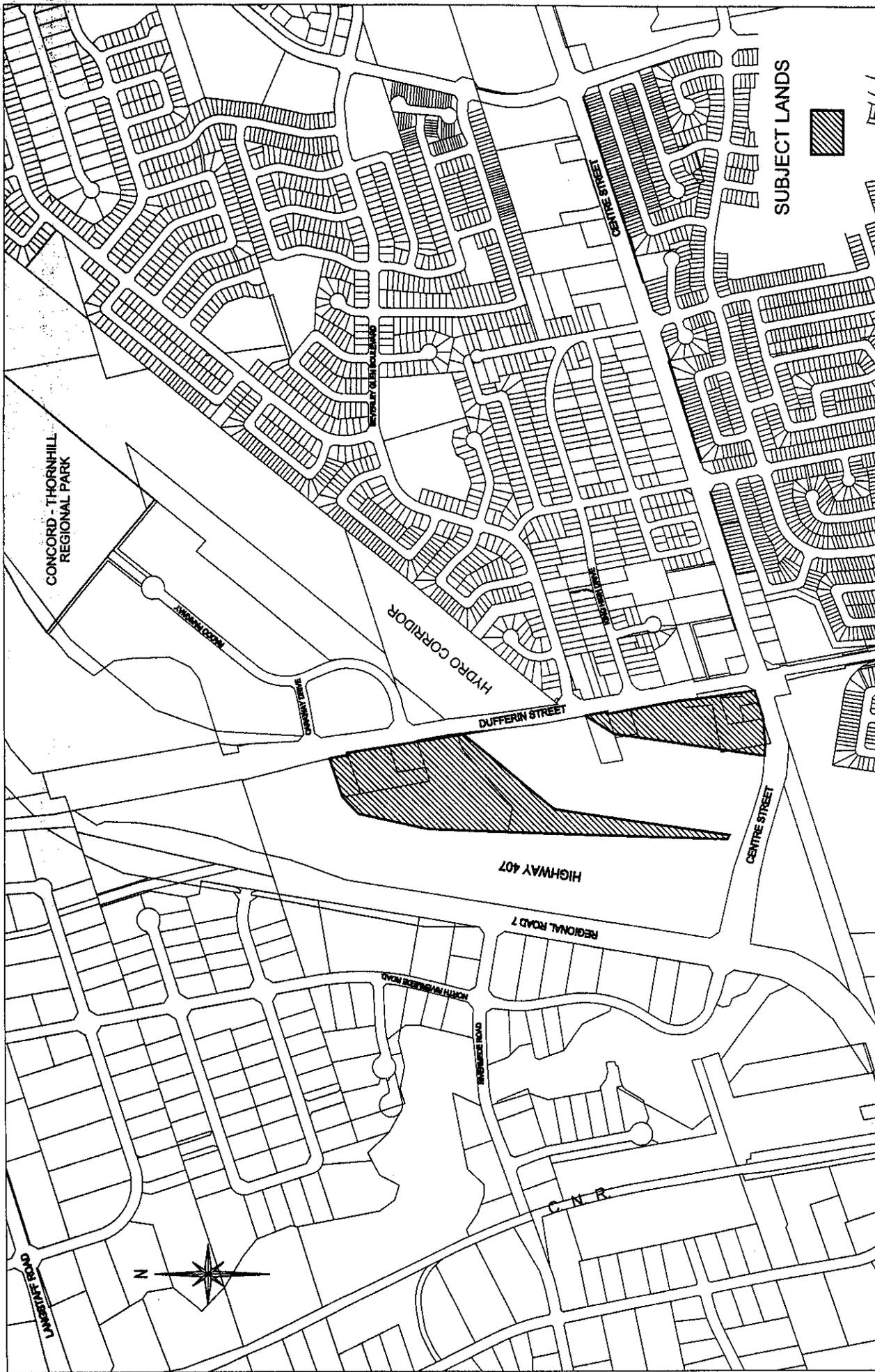
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 6, 7, & 8
Concession 3

APPLICANT:
CITY OF VAUGHAN

City of Vaughan

Community Planning Department

Attachment

1

FILE No.:
Z.01.030

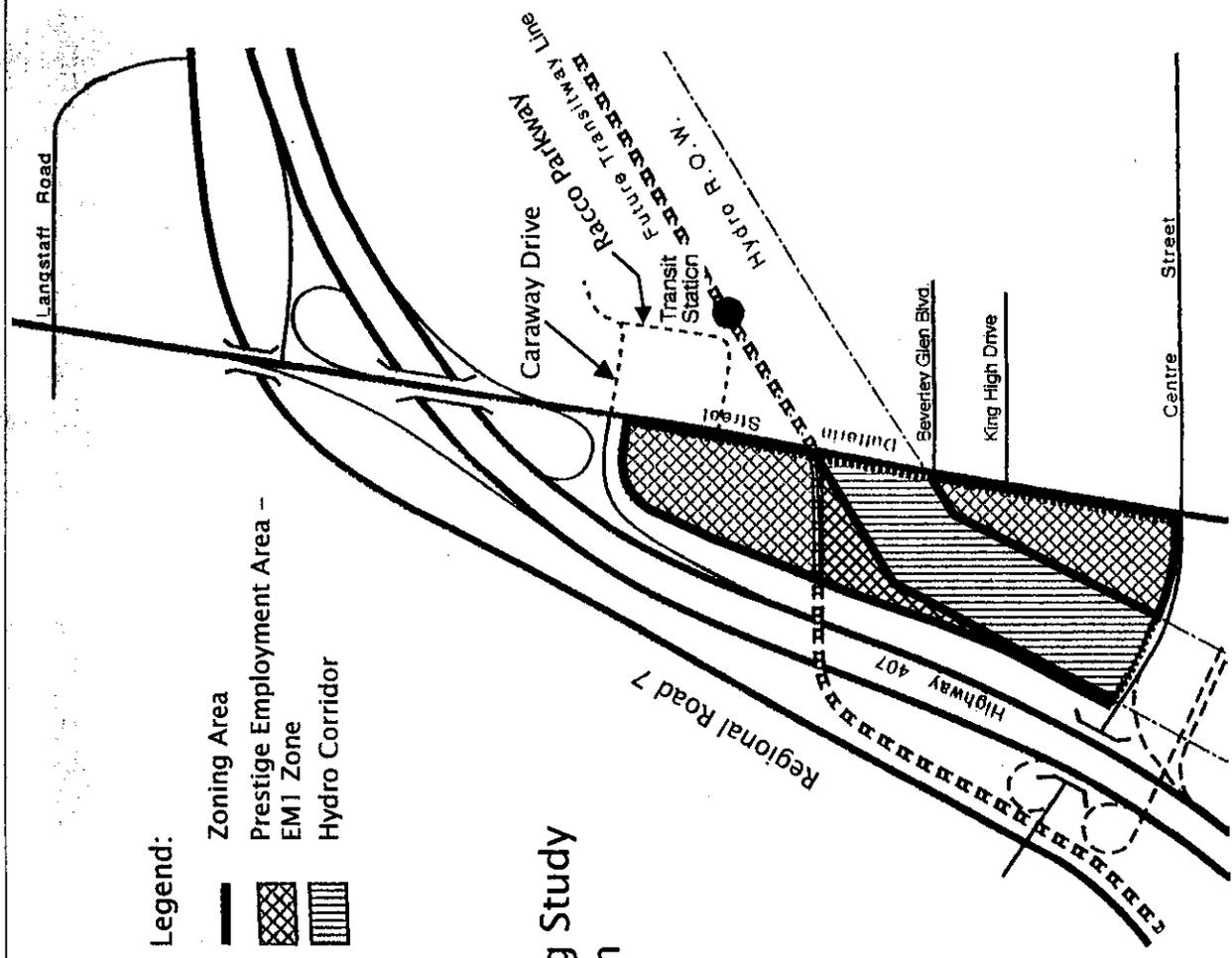
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January 16, 2003



Legend:

-  Zoning Area
-  Prestige Employment Area - EMI Zone
-  Hydro Corridor

**Dufferin Street Zoning Study
City of Vaughan**



Proposed Zoning

Lots 6, 7, & 8
Concession 3

APPLICANT:
CITY OF VAUGHAN



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Attachment 2

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