

**1.    ZONING BY-LAW AMENDMENT FILE Z.05.015  
CITY OF VAUGHAN  
PRELIMINARY REPORT**

**P.2005.15**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.015 (City of Vaughan) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The City of Vaughan has initiated an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone, C1 Restricted Commercial Zone, R1 Residential Zone, R2 Residential Zone, M1 Restricted Industrial Zone and OS2 Open Space Park Zone to a site-specific Vaughan Civic Centre Zone to implement the Master Plan for the Vaughan Civic Centre. The Master Plan includes a new City Hall building, a resource library, an office building, the existing civic park, a civic square, and the potential relocation of Maple Manor (senior's building). The amendment would also establish site-specific development standards to facilitate the concept Master Plan as shown on Attachment #3.

The site design reflects the long-term Master Plan for the Civic Centre site that was part of the winning submission by KPMB Architects, in the Vaughan Civic Centre Design Competition. The Master Plan has been updated to show the Vaughan Public Libraries Resource Library being located adjacent to the Neighbourhood Park, with an office building component located adjacent to the Major Mackenzie Drive frontage.

The Master Plan envisions a new City Hall with a floor area of 25,758 sq.m (277,260 sq.ft); a Resource Library with a floor area of 3,344 sq.m (36,000 sq.ft); and an office building with a maximum floor area of 6,503 sq.m (70,000 sq.ft). The plan accommodates a new residential (senior's) building of 80 units. No changes are planned to the Beaverbrook House.

Phase 1 of the Civic Centre project is now in the Design Development Phase. Phase 1 entails the design and construction of the portion of the site devoted to the new City Hall building, which is located to the east of the existing signalized access driveway, which connects to Major Mackenzie Drive.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, between Keele Street and the GO Rail Line, and known municipally as 2141 Major Mackenzie Drive, Vaughan Civic Centre, 2185 Major Mackenzie Drive (Maple Manor), 9995 Keele Street (Beaverbrook House), and 299 Marlott Road (Civic Park), in Part of Lot 20, Concession 3, City of Vaughan.

The irregular-shaped parcel has a lot area of 10.3ha and approximately 500m of frontage on Major Mackenzie Drive. The site is currently developed with the existing Civic Centre administration building, civic park, Maple Manor Seniors' Residence, the Beaverbrook House, two former residential dwellings, the Annex Building (former Works Garage) and portables, and the appurtenant parking areas.

The site is designated "Institutional", "Park" and "Settlement Area" by OPA #350 (Maple Community Plan), and zoned A Agricultural Zone, C1 Restricted Commercial Zone, R1

Residential Zone, R2 Residential Zoning, M1 Restricted Industrial Zone and OS2 Open Space Park Zone by By-law 1-88. The current zoning is shown on Attachment #2. The surrounding land uses are:

- North - Major Mackenzie Drive; residential dwellings (R1 and R2 Residential Zones) and commercial (C1 Restricted Commercial Zone)
- South - residential community (R2 and R3 Residential Zones) and professional building (C1 Restricted Commercial Zone)
- West - Keele Street; residential (R2 Residential Zone, RM2(H) Residential Multiple Zone with Holding provision and vacant commercial building (C1 Restricted Commercial Zone)
- East - GO Rail line (M3 Transportation Industrial Zone); existing residential dwelling, new residential community – Block 18 (A Agricultural Zone)

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, those individuals previously circulated as part of the Vaughan Civic Centre design competition, every registered Ratepayer Association in the City of Vaughan, the Vaughan Chamber of Commerce, the Vaughan Public Library Board, CN Rail and GO Transit. A Notice of Public Hearing was also published in the March 23, 2005 edition of The Weekly, the March 24, 2005 and March 31, 2005 (City Page) editions of the Vaughan Citizen, and the March 25, 2005 edition of Lo Specchio. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

#### Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- The zoning amendment application will be reviewed in the context of the applicable Official Plan policies;
- The Civic Centre lands have been assembled over many years and each parcel has retained its original zoning as shown on Attachment #2. Therefore, review will be given to providing a consistent zoning for the entire Civic Centre site, which would eliminate the historical zonings, simplify the administrative application and interpretation of zoning on the site, and reflect the site's intended use;
- The uses proposed in the Master Plan will be considered in light of the requirements for "Public Uses" as provided in Section 3.10 of By-law 1-88, with a view to developing appropriate site-specific zoning standards for the entire Civic Centre lands that will permit the development of the site in accordance with the Master Plan.

The new City Hall will be four-storeys in height, and will be the centre-piece of the plan, and will establish the maximum height for the overall development.

- Transportation issues related to site access and on-site parking will be reviewed.

#### Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

## **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies, the intended use of the site, and the development of an appropriate site-specific zoning that will allow for the implementation of the Master Plan.

## **Attachments**

1. Location Map
2. Current Zoning
3. Concept Master Plan

## **Report prepared by:**

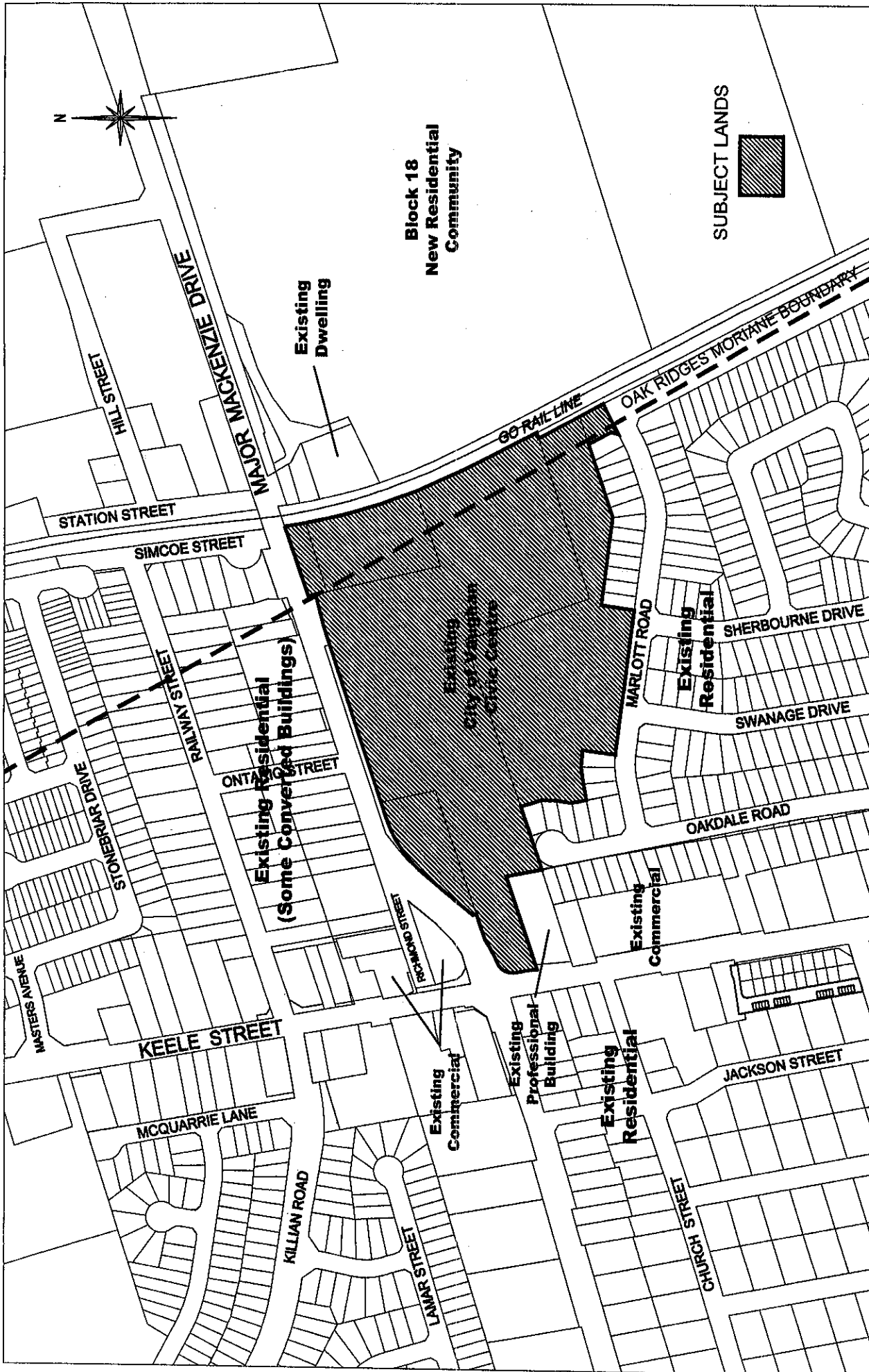
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Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



# Location Map

Lots 19 & 20,  
Concession 3  
APPLICANT:  
CITY OF VAUGHAN

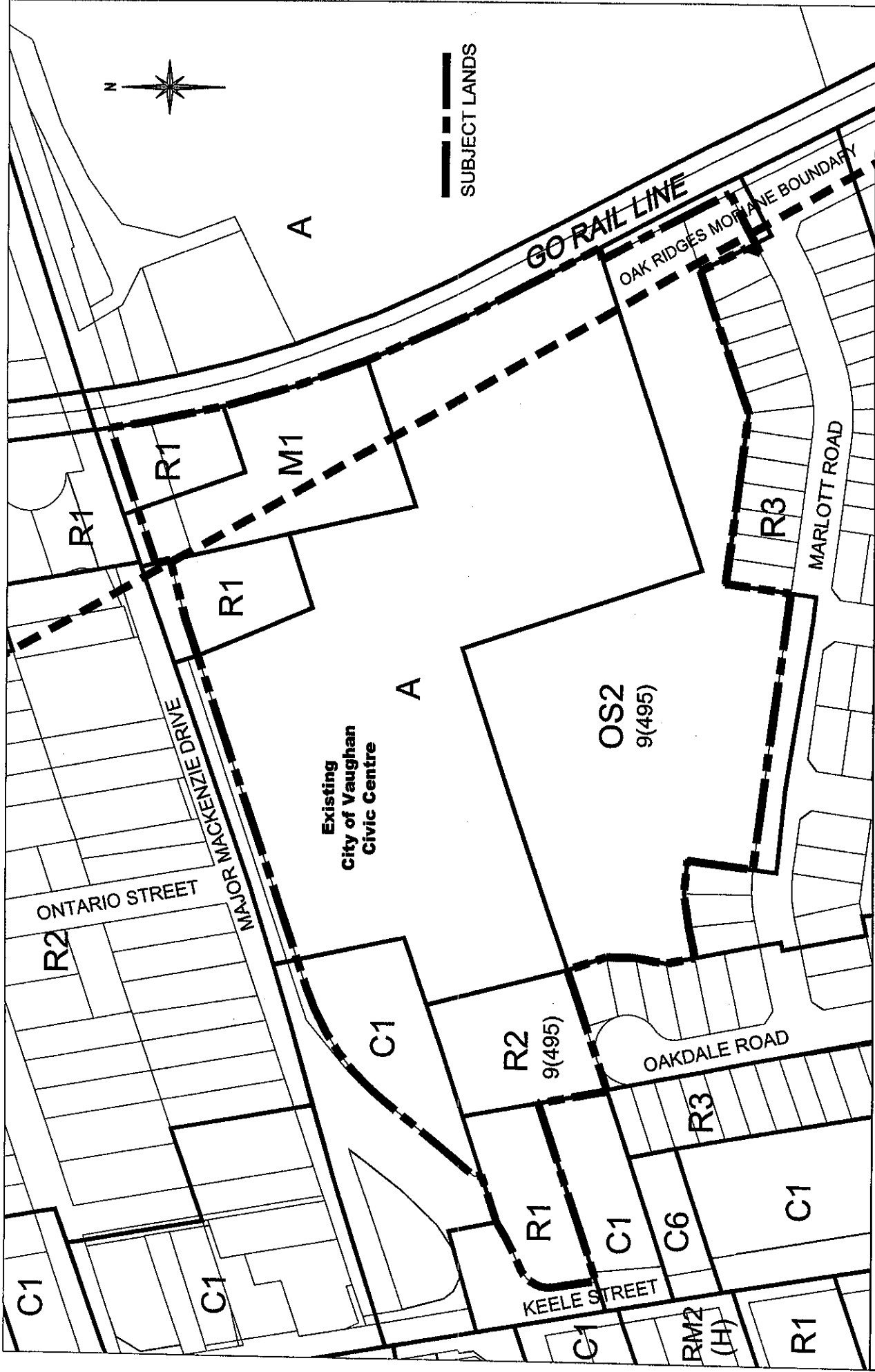
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Development Planning Department

# Attachment 1

FILE No.:  
Z.05.015  
Not to Scale  
April 7, 2005



**Current Zoning**

Lots 19 & 20,  
Concession 3  
APPLICANT:  
CITY OF VAUGHAN

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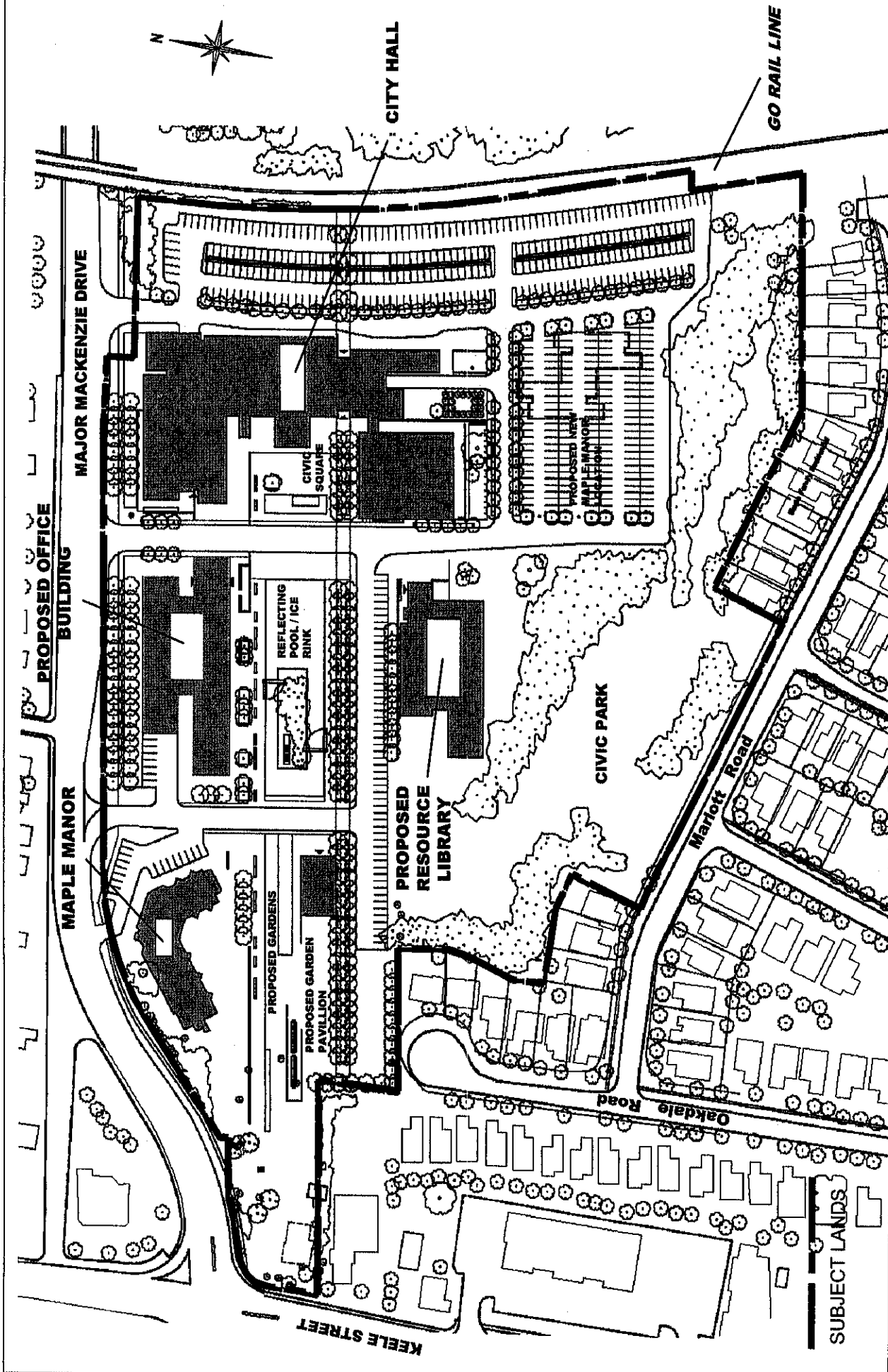


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**Attachment**

**2**

FILE No:  
Z.05.015  
Not to Scale  
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**Concept Master Plan**

Lots 19 & 20,  
Concession 3  
APPLICANT:  
CITY OF VAUGHAN

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City of  
**Vaughan**

Development Planning Department

**Attachment 3**

FILE No.:  
Z.05.015  
Not to Scale  
April 7, 2005