

COMMITTEE OF THE WHOLE JUNE 16, 2008

**ZONING BY-LAW AMENDMENT FILE Z.08.010
ROYAL GATE (LAND) NOMINEE INC.
REPORT #P.2008.11**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.010 (Royal Gate (Land) Nominee Inc.) BE APPROVED, subject to the following:
 - a) rezone the westerly 0.32 ha of the subject lands shown on Attachment #2 from C8 Office Commercial Zone to C7 Service Commercial Zone; and,
 - b) permit the following site-specific exceptions to the C7 and C8 Zones:
 - i) a minimum lot frontage (west) of 43 m, whereas the By-law requires 65m in the C7 Zone;
 - ii) a minimum lot area of 3,200 m², whereas the By-law requires 8,000 m² in the C7 Zone;
 - iii) a minimum lot area of 5,784.7 m², whereas the By-law requires 8,000 m² in the C8 Zone; and,
 - iv) shared access along Royal Gate Boulevard between the C7 and C8 zoned parcels.

Economic Impact

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

Communications Plan

On February 29, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association. Through the circulation, no written comments were received by the Development Planning Department and there were no concerns expressed by the public at the Public Hearing on March 25, 2008. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 25, 2008, was ratified by Council on March 31, 2008.

Purpose

The Owner has submitted a Zoning By-law Amendment application on the subject lands, shown on Attachment #1. The Owner is currently using the subject lands for surface parking in conjunction with the industrial uses to the south at 1 Royal Gate Boulevard, in accordance with the Variance and Consent (easement) approvals granted by the Committee of Adjustment respecting the provision of 101 parking spaces on the subject lands. There are also three display model homes located on the easterly portion of the site, which were erected by the previous owner for product display purposes. The applicant proposes to remove these model display homes and relocate the existing surface parking from the westerly portion of the site (0.32 ha) to the easterly portion of the site (0.58 ha). The applicant also intends to subdivide the subject lands and transfer the westerly portion to a third party, and is requesting that this vacant remnant westerly parcel be rezoned from C8 Office Commercial Zone to C7 Service Commercial Zone in

the manner shown on Attachment #2, and to maintain the C8 Zone on the easterly portion of the site.

The Owner is also requesting the following site-specific exceptions to the C7 and C8 Zones:

- i) a minimum lot frontage (west) of 43 m, whereas the By-law requires 65 m in the C7 Service Commercial Zone;
- ii) a minimum lot area of 3,200 m², whereas the By-law requires 8,000 m² in the C7 Service Commercial Zone;
- iii) a minimum lot area of 5,784.7 m², whereas the By-law requires 8,000 m² in the C8 Office Commercial Zone; and,
- iv) shared access on Royal Gate Boulevard between the C7 and C8 zoned parcels.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Regional Road #27 and Royal Gate Boulevard, being Part of Block 1 on Plan 65M-3033, municipally known as 20 Royal Gate Boulevard, in Part of Lot 5, Concession 8, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The "Prestige Area" designation is located adjacent to arterial roads and highways, and accommodates uses that require high visual exposure, good accessibility and an attractive working environment, and no outside storage. The "Service Node" policies of OPA #450 are also applicable, which include parcels located at the intersections of arterial and/or collector roads and are intended to provide for the day-to-day convenience and service needs of businesses, industries and their employees. The proposed rezoning of the westerly parcel from C8 Zone to C7 Zone would conform to the Official Plan. Future supporting studies (eg. traffic and urban design) may be required at the site plan stage, in accordance with the land use policies in OPA #450, upon confirmation of the exact uses for the site.

Zoning

The subject lands are zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(654A).

The applicant advises that the existing model home/display buildings on the easterly portion of the subject lands are to be demolished. The parking, which is currently located on the westerly portion of the site is to be relocated to the easterly portion of the site, in order to satisfy the requirements of the easement in favour of the industrial lands to the south of Royal Gate Boulevard. The lands to the south located at 1 Royal Gate Boulevard, by virtue of a Committee of Adjustment Variance approval for File A051/07, are required to maintain 101 off-site parking spaces on the subject lands as well as an easement (Consent Application B14/07) to allow access to off-site parking in favour of the lands to the south. The applicant will be providing 186 parking spaces on the easterly parcel.

The applicant has provided three concept plans shown on Attachments #3a, #3b and #3c, which demonstrates that more intensive C7 and C8 uses can be facilitated on the respective parcels as it relates to parking compliance. Attachment #3a demonstrates how a conceptual one-storey 533.25 m² (5,740 sq. ft.) financial institution can be developed and accommodated on the subject lands (proposed C7 Zone lands). Attachment #3b demonstrates how a conceptual 403.2 m² (4,340 sq. ft.) take-out eating establishment can be accommodated on the subject lands (proposed C7 Zone lands). Attachment #3c demonstrates conceptually, that should the lands to the south (1 Royal Gate Boulevard) no longer require off-site parking in accordance with the

variance noted earlier, then these lands could be developed with a two-storey 2,265.8 m² (24,390 sq. ft.) office building. All three conceptual plans may require additional exceptions to the Zoning By-law, than what is currently being applied for, which would need to be assessed through the review of a formal site plan submission.

The proposed lot area reduction on the C8 parcel from 8000 m² to 5784.7 m² can be supported by the Development Planning Department as the required 101 parking spaces (Variance File A051/07) can be accommodated on the C8 lands (186 spaces will actually be provided) as shown on Attachment #4, and the applicant has demonstrated conceptually that a more intensive C8 use such as 2-storey office building can be accommodated on the parcel.

The proposed zoning exceptions to the C7 Service Commercial Zone include the following:

- i) a minimum lot frontage (west) of 43 m, whereas the By-law requires 65 m; and,
- ii) a minimum lot area of 3200 m², whereas the By-law requires 8000 m².

These exceptions can be supported as the proposed rezoning from C8 to C7 Service Commercial Zone would implement the "Service Node" provisions of the Official Plan, and furthermore, the applicant has demonstrated conceptually that the more intensive C7 uses such as a bank and take-out eating establishment can be accommodated on the parcel.

The existing access on Royal Gate Boulevard is shifting approximately 20 m to the west as shown on Attachment #4. The Development Planning Department can support the proposed exception to facilitate a shared access along Royal Gate Boulevard between the C7 and C8 zoned parcels. The Region of York Transportation Services Department has confirmed that access to the site will not be permitted from Regional Road #27. Therefore, a shared access is appropriate on Royal Gate Boulevard.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York Transportation Service Department has no objections to the proposed zoning amendment, and will provide detailed comments at the site plan stage.

Conclusion

The Development Planning Department has reviewed the proposed application to rezone the westerly portion of the subject lands (0.32 ha) from C8 Office Commercial Zone to C7 Service Commercial Zone as shown on Attachment #2, with exceptions to reduce the minimum Lot Area and Lot Frontage requirements on both the C8 and C7 parcels, and to allow shared access between the two parcels. The Development Planning Department can support the approval of the proposed Zoning By-law Amendment Application, as the proposal is considered to be appropriate and in conformity with the Official Plan, and the C7 and C8 parcels can facilitate development of more intensive uses as demonstrated conceptually in this report.

Attachments

1. Location Map
2. Proposed Zoning
- 3a. Concept Plan #1 on Transferred Lands
- 3b. Concept Plan #2 on Transferred Lands
- 3c. Concept Plan on Retained Lands
4. Proposed Parking Layout (C8 Zone)

Report prepared by:

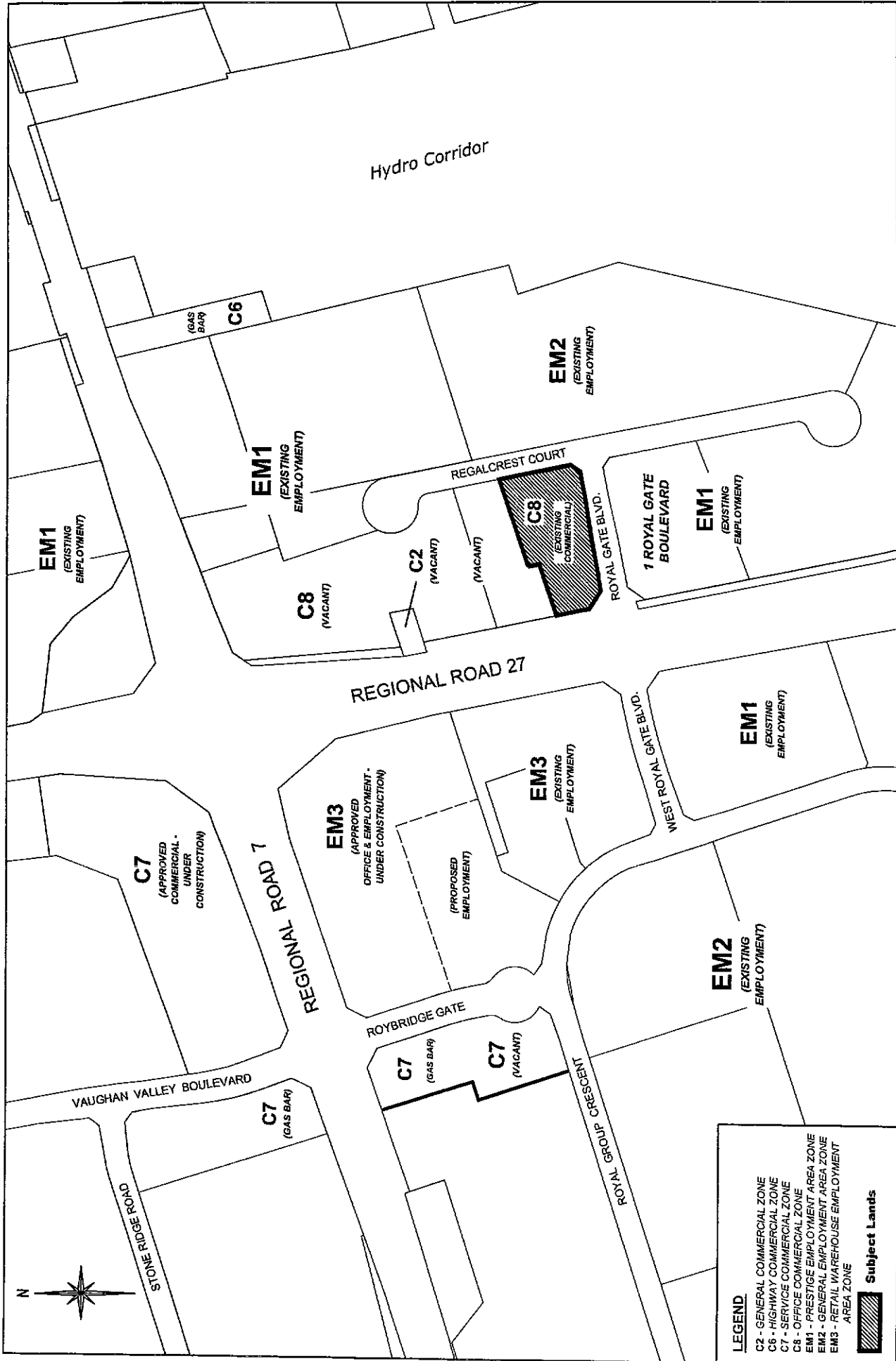
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



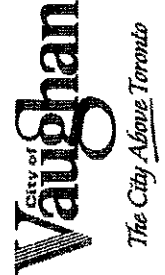
LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

Subject Lands

Location Map

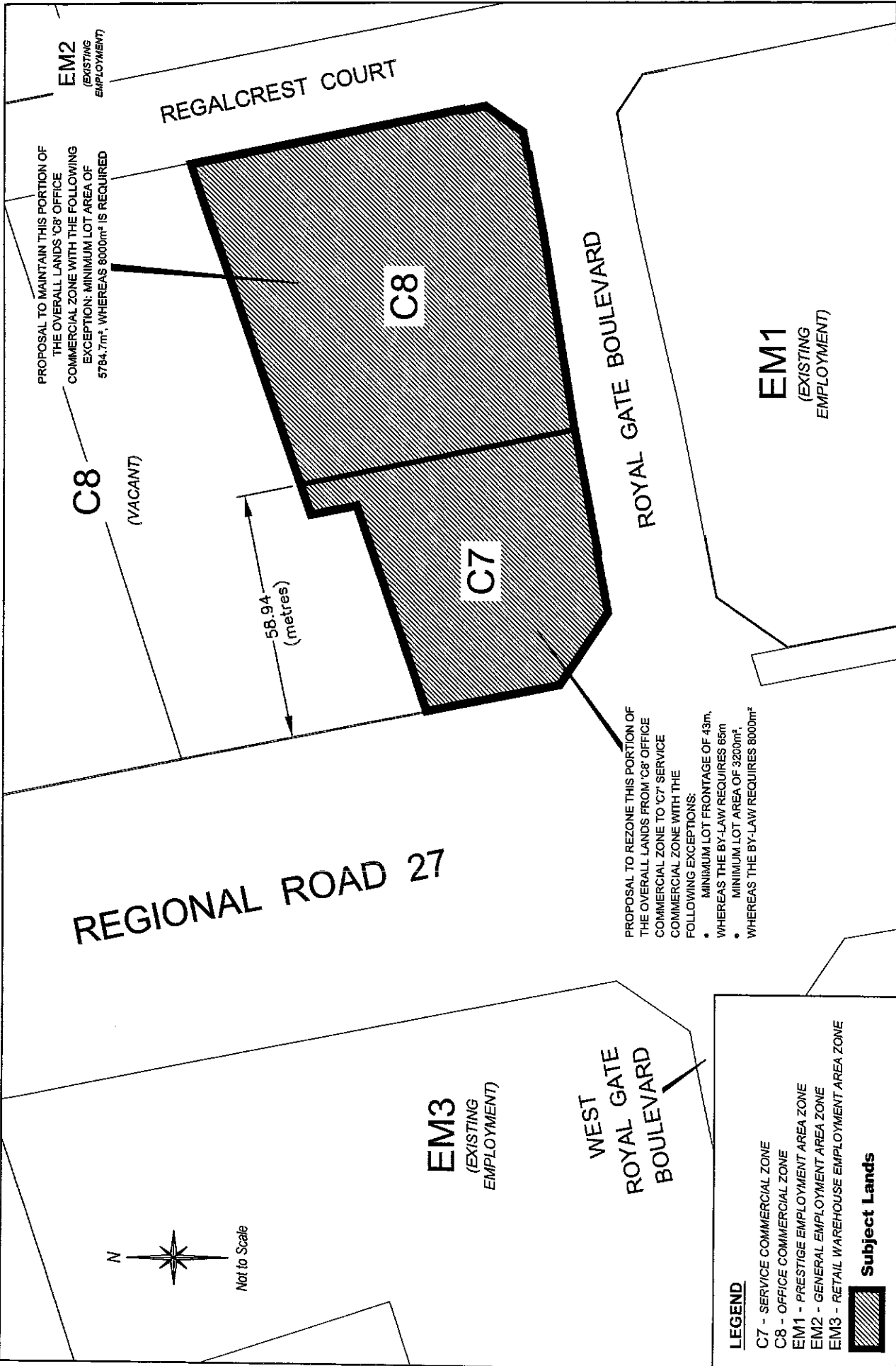
Part of Lot 5,
Concession 8
APPLICANT:
 ROYAL GATE (LAND) NOMINEE INC.
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Development Planning Department

Attachment 1

FILE No.:
Z.08.010
 Not to Scale
 May 20, 2008



PROPOSAL TO MAINTAIN THIS PORTION OF THE OVERALL LANDS 'C8' OFFICE COMMERCIAL ZONE WITH THE FOLLOWING EXCEPTION: MINIMUM LOT AREA OF 5784.7m², WHEREAS 8000m² IS REQUIRED

C8
(VACANT)

58.94
(metres)

C8

C7

PROPOSAL TO REZONE THIS PORTION OF THE OVERALL LANDS FROM 'C8' OFFICE COMMERCIAL ZONE TO 'C7' SERVICE COMMERCIAL ZONE WITH THE FOLLOWING EXCEPTIONS:

- MINIMUM LOT FRONTAGE OF 43m,
- WHEREAS THE BY-LAW REQUIRES 65m
- MINIMUM LOT AREA OF 3200m²,
- WHEREAS THE BY-LAW REQUIRES 8000m²

EM1
(EXISTING EMPLOYMENT)

REGIONAL ROAD 27



Not to Scale

EM3
(EXISTING EMPLOYMENT)

WEST GATE BOULEVARD

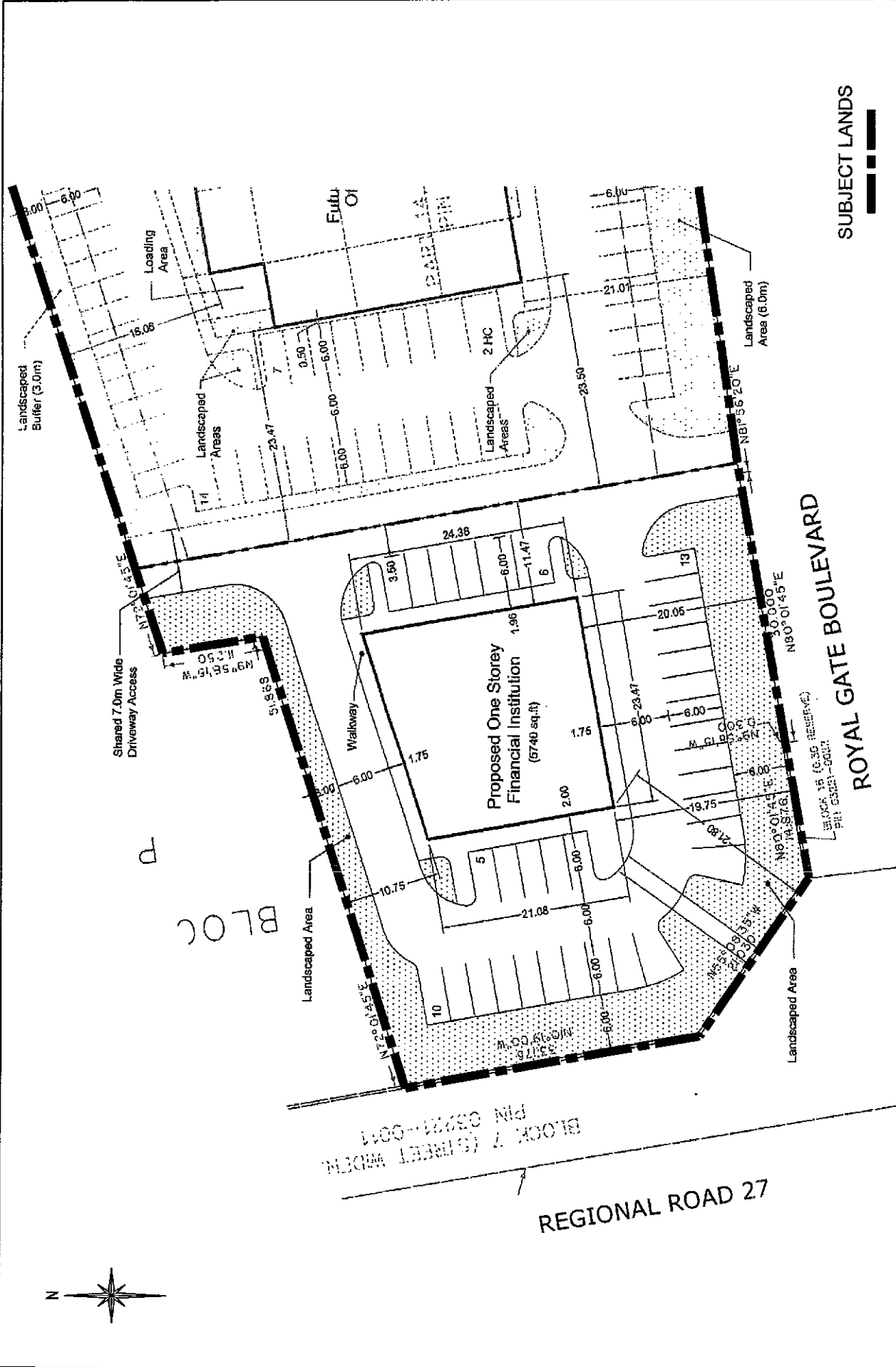
LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

Subject Lands



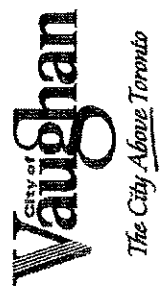
Development Planning Department



SUBJECT LANDS

Concept Plan #1 on Transferred Lands

APPLICANT: ROYAL GATE (LAND) NOMINEE INC.
 Part of Lot 5, Concession 8



Development Planning Department

Attachment

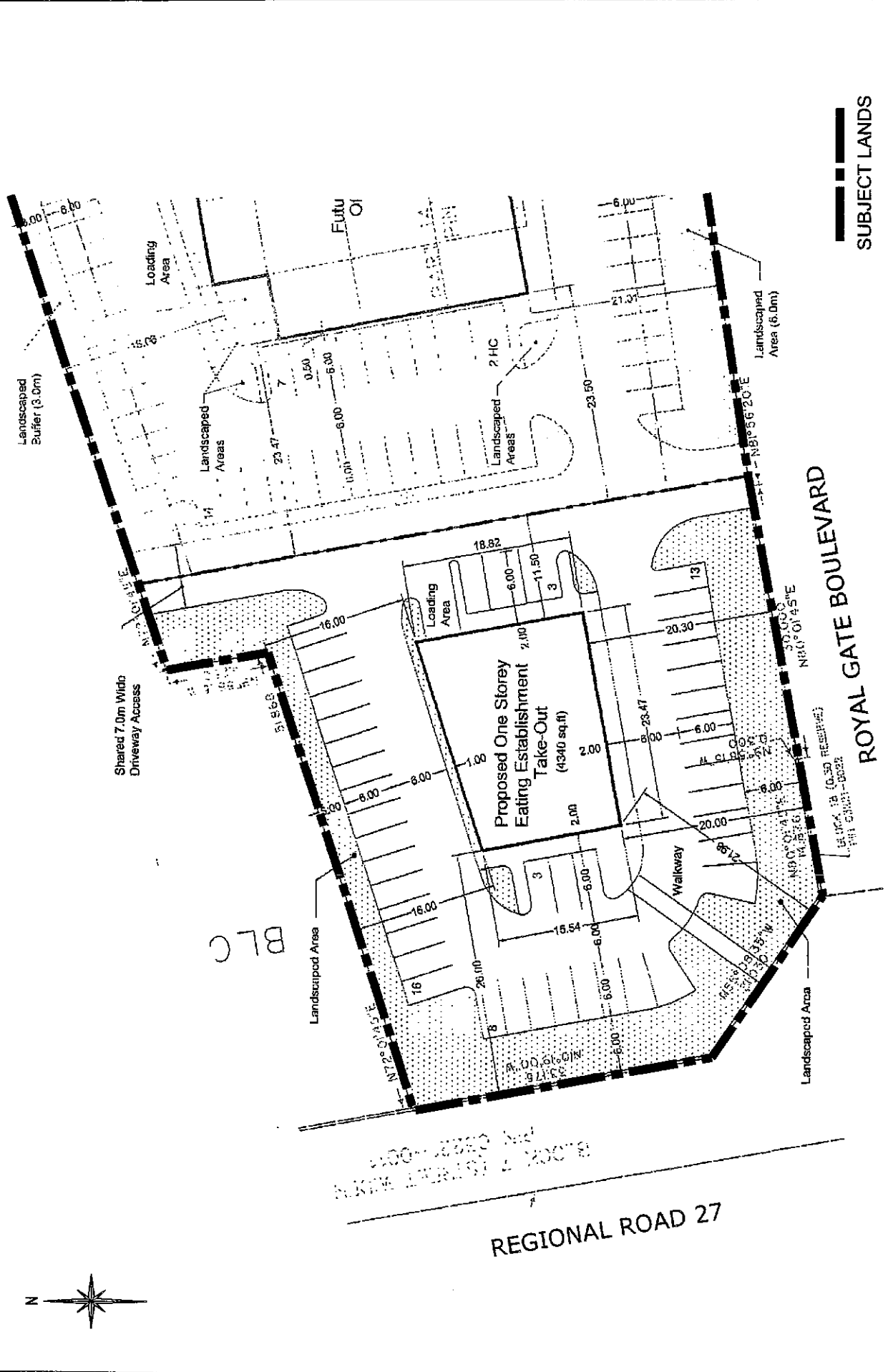
3a

FILE No.: Z.08.010

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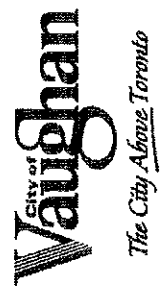
February 13, 2008

NA\DP\1 ATTACHMENTS\Z.08.010



Attachment 3b

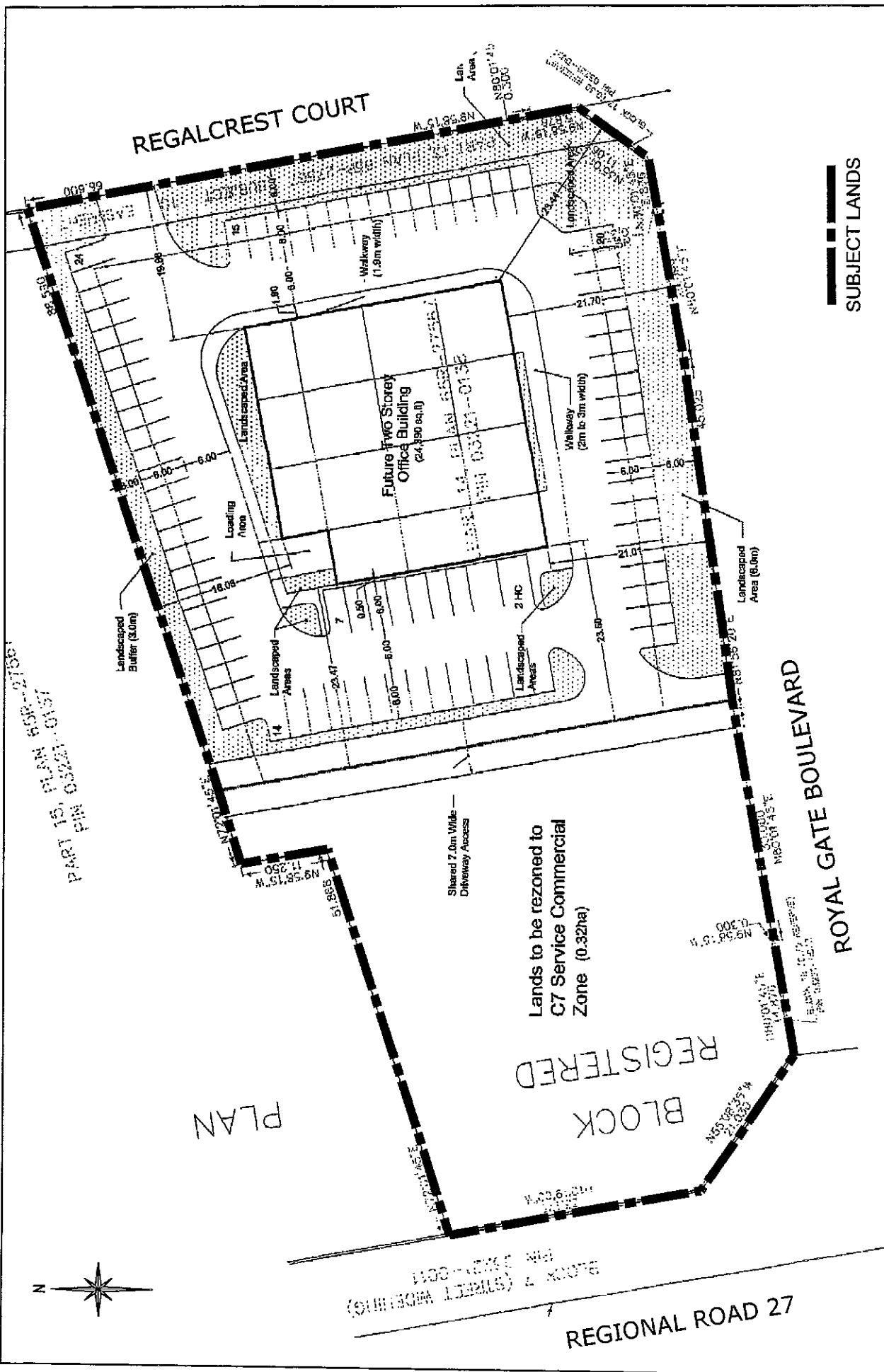
FILE No.: Z.08.010
 Not to Scale
 February 13, 2008



Development Planning Department

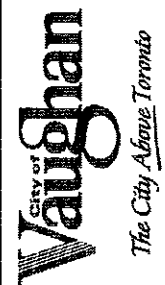
Concept Plan #2 on Transferred Lands

APPLICANT: ROYAL GATE (LAND) NOMINEE INC.
 Part of Lot 5, Concession 8
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Attachment 3C

FILE No.: Z.08.010
 Not to Scale
 February 13, 2008

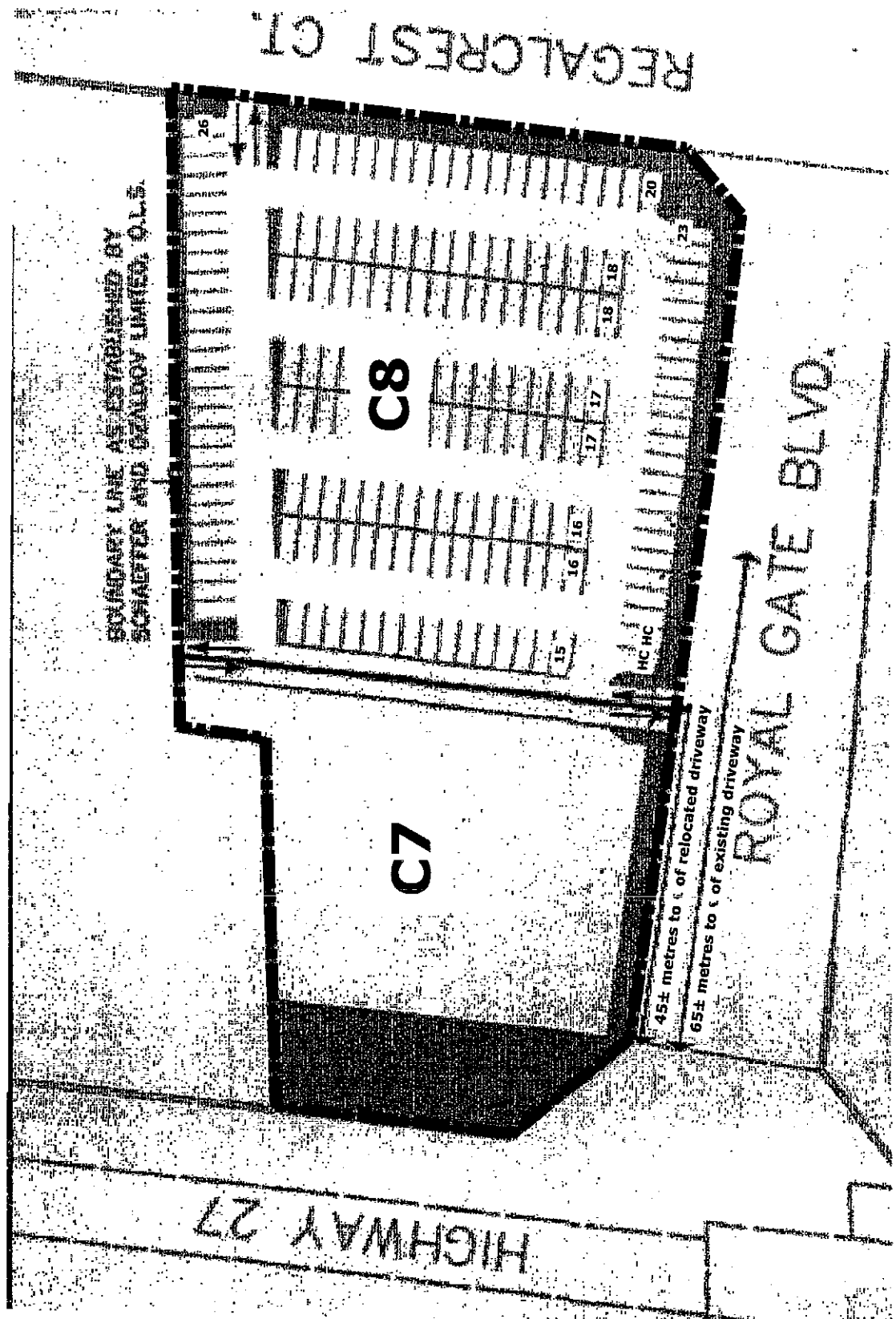


Development Planning Department

Concept Plan on Retained Lands

APPLICANT: ROYAL GATE (LAND) NOMINEE INC.
 Part of Lot 5, Concession 8

MAP 1 ATTACHMENT 3C-08.010



BOUNDARY LINE AS ESTABLISHED BY
SCHAEFFER AND GALBOV LIMITED, O.L.S.

C8

C7

REGALCREST CT.

HIGHWAY 27

ROYAL GATE BLVD.

45± metres to c of relocated driveway
65± metres to c of existing driveway

HC HC

Total Parking Stalls: 186 Spaces
Including 2 Handicapped Spaces
Standard Parking Stall is 6m x 2.7m

SUBJECT LANDS ■■■■■

Proposed Parking Layout

Part of Lot 5,
Concession 8
APPLICANT:
ROYAL GATE (LAND) NOMINEE INC.
N:\CPT\1 ATTACHMENTS\17-08.D10



Development Planning Department