

**3.      ZONING BY-LAW AMENDMENT FILE Z.09.027  
TOROMONT INDUSTRIES LTD.  
WARD 4**

**P.2010.7**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.027 (Toromont Industries Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of Public Hearing was circulated: January 8, 2010
- b)      Circulation Area: 150 m
- c)      Comments Received as of January 21, 2010: None

**Purpose**

To amend the City's Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone and to maintain the existing site-specific By-law Exception 9(144), which permits a construction equipment dealership on the property, as shown on Attachment #3.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ 3131 Regional Road 7, located at the southwest corner of Jane Street and Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Corporate Centre Node" by OPA #500, as amended by OPA #663 (Avenue 7 Land Use Future Study). OPA #500 includes policies that permit the continuation of existing uses approved under previous Amendments.</li><li>▪ The proposal to rezone the subject lands from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone and to permit the maintenance of the existing construction equipment dealership use on the property conforms to the Official Plan.</li></ul>

Zoning	<ul style="list-style-type: none"> <li>▪ EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(144), which permits a construction equipment dealership on the property.</li> <li>▪ An amendment to By-law 1-88 is requested to rezone the property from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone, consistent with the Official Plan policies of OPA #663 and to maintain the existing construction equipment dealership use on the lands.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>• The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> <li>• The application will be reviewed in consideration of the pending focused area study for the Vaughan Metropolitan Centre, which is expected to be completed by the City's consultant, Urban Strategies, in the Spring of 2010.</li> <li>• The application will be reviewed in the context of the planned infrastructure for the Vaughan Metropolitan Centre's future subway station, located between Edgeley Boulevard and Jane Street, north of Regional Road 7.</li> </ul>
b.	Appropriateness of the Proposed Use and the Continuance of Existing Use	<ul style="list-style-type: none"> <li>• Review will be given to applying an "(H)" Holding Symbol on the subject lands, to permit the continuance of the existing construction equipment dealership on the subject lands, until the property is re-developed at a future date in accordance with the Official Plan.</li> <li>• The Holding Symbol may only be removed in whole or in part from the property when a Site Development Application is approved by Vaughan Council, pursuant to Section 41 of the <u>Planning Act</u>. The site plan must show and protect for the approved transportation plan/network shown on Attachment #4, specifically the following roads and rights-of-ways which traverse the subject lands:</li> </ul>

		<ul style="list-style-type: none"> <li>i) the extension of Commerce Street east to Jane Street;</li> <li>ii) the approved east/west local road, north of Commerce Street and south of Regional Road 7;</li> <li>iii) the extension of Millway Avenue, south to Commerce Street;</li> <li>iv) the two (2) approved north/south local roads, east of Interchange Way and west of Millway Avenue; and,</li> <li>v) the approved north/south, 23m wide sub-surface, Higher Order Transit (subway) Right-of-Way.</li> </ul>
c.	Planning Justification Report	<ul style="list-style-type: none"> <li>• The Planning Justification Report submitted by IBI Group in support of the application must be reviewed and approved to the satisfaction of the Development Planning Department.</li> </ul>
d.	Toronto Transit Commission (TTC)	<ul style="list-style-type: none"> <li>• The subject lands are located within the Toronto Transit Commission (TTC) Development Review Zone for the Spadina Subway Extension Project. The application will be reviewed in consideration of comments from the TTC.</li> </ul>
e.	Future Site Development Application	<ul style="list-style-type: none"> <li>• The Owner will be required to submit a future Site Development Application to facilitate any development on the property (or phase thereof) to address issues such as, but not limited to, building form, massing and design, traffic and transportation related issues, environmental issues, sustainability initiatives, securing required infrastructure (e.g. roads, subway requirements), and site design.</li> </ul>

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

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

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Avenue 7 Plan (OPA #663) Schedule "B"-Transportation Plan

**Report prepared by:**

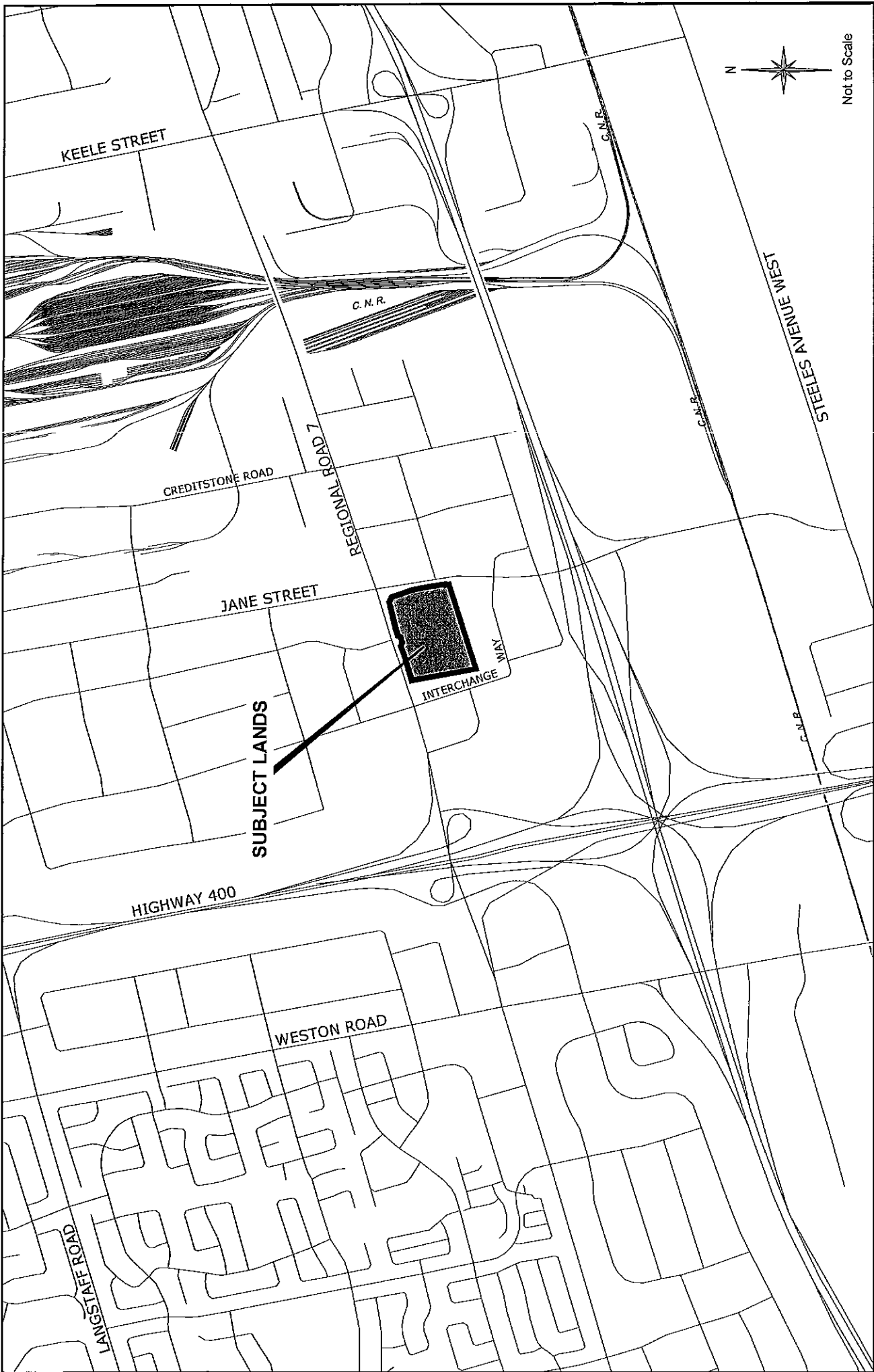
Christina Napoli, Planner, ext. 8483  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Context Location Map

Location: Part of Lot 5,  
Concession 5

Applicant:  
Toromont Industries Ltd.

N:\DPT\1 ATTACHMENTS\Z\Z 09.027 6.mxd



*The City Above Toronto*

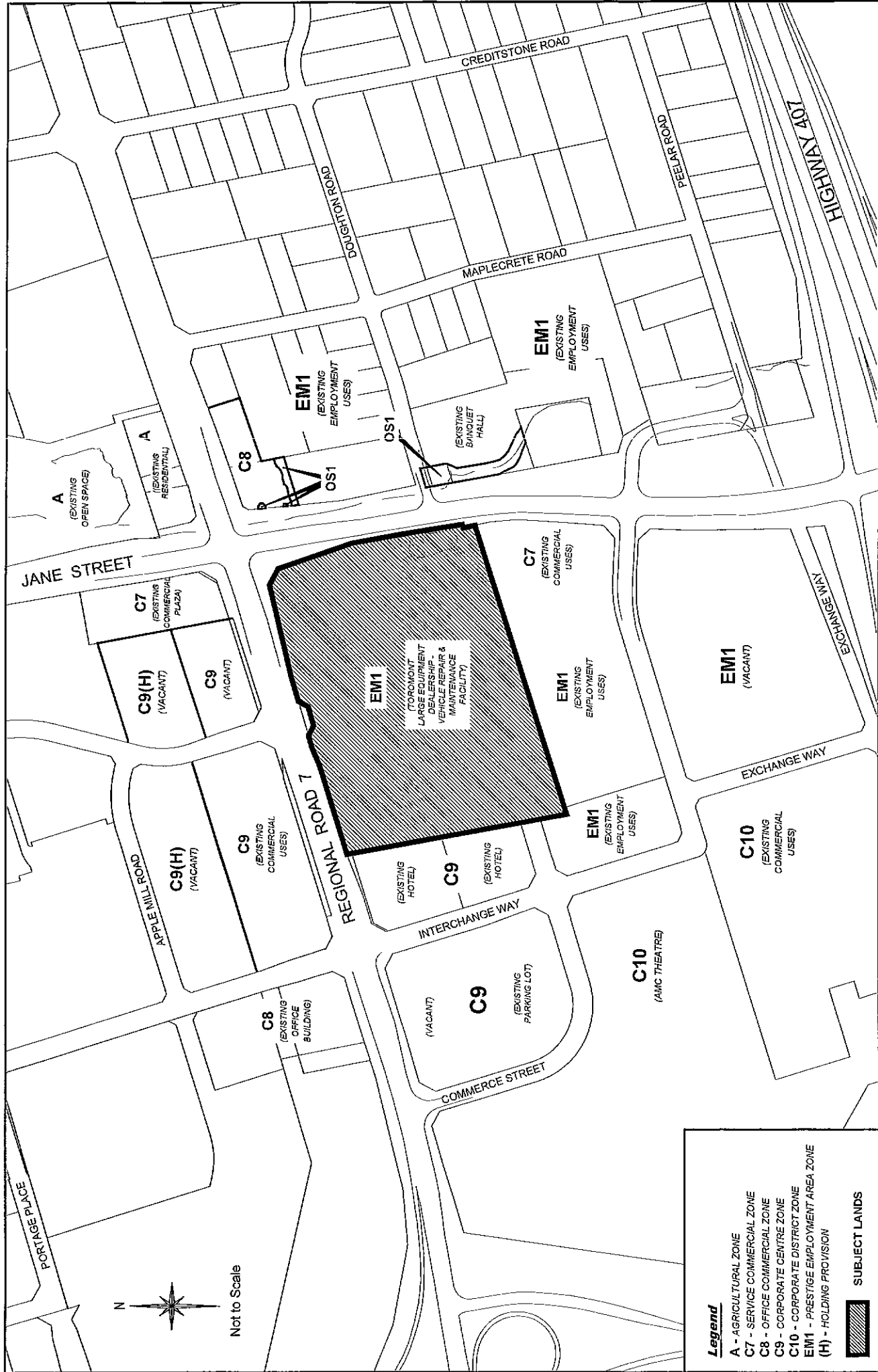
Development Planning Department

# Attachment

File:  
Z.09.027

Date:  
January 11, 2010

1



# Location Map

Location: Part of Lot 5,  
Concession 5

Applicant:  
Toramont Industries Ltd.

MAP.DTY: A:\ARCHMERS\2\09.027.dwg



The City Above Toronto

Development Planning Department

# Attachment

File:  
Z09.027

Date:  
January 11, 2010

# 2

**ZONING BY-LAW AMENDMENT**

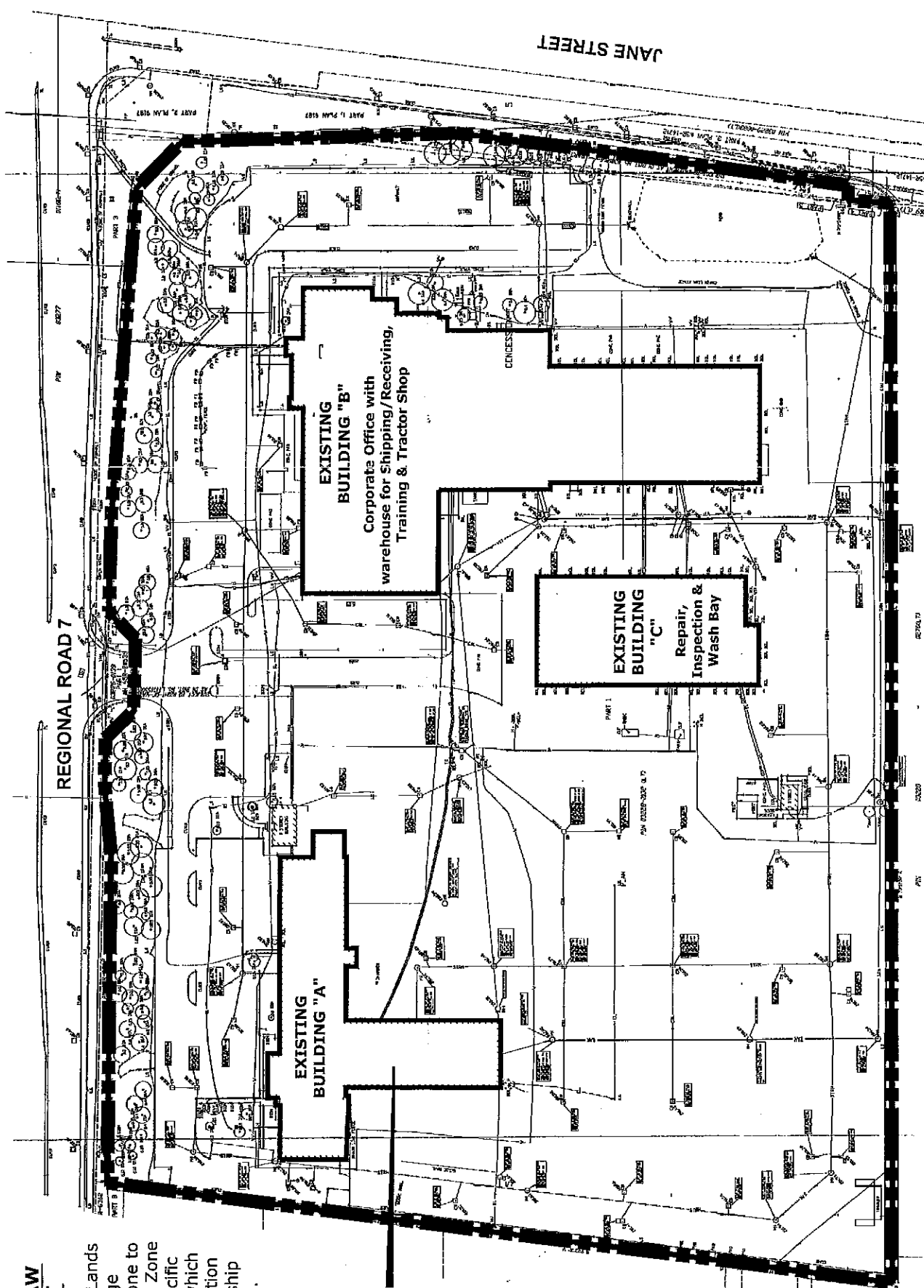
Rezone the Subject Lands from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone and retain site specific Exception 9(144) which permits a construction equipment dealership on the property.

Administrative Office with warehouse for Truck Shop & Parts Depot

**SUBJECT LANDS**



Not to Scale



**Existing Site Plan**

Location: Part of Lot 5, Concession 5

Applicant: Toromont Industries Ltd.

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The City Above Toronto

Development Planning Department

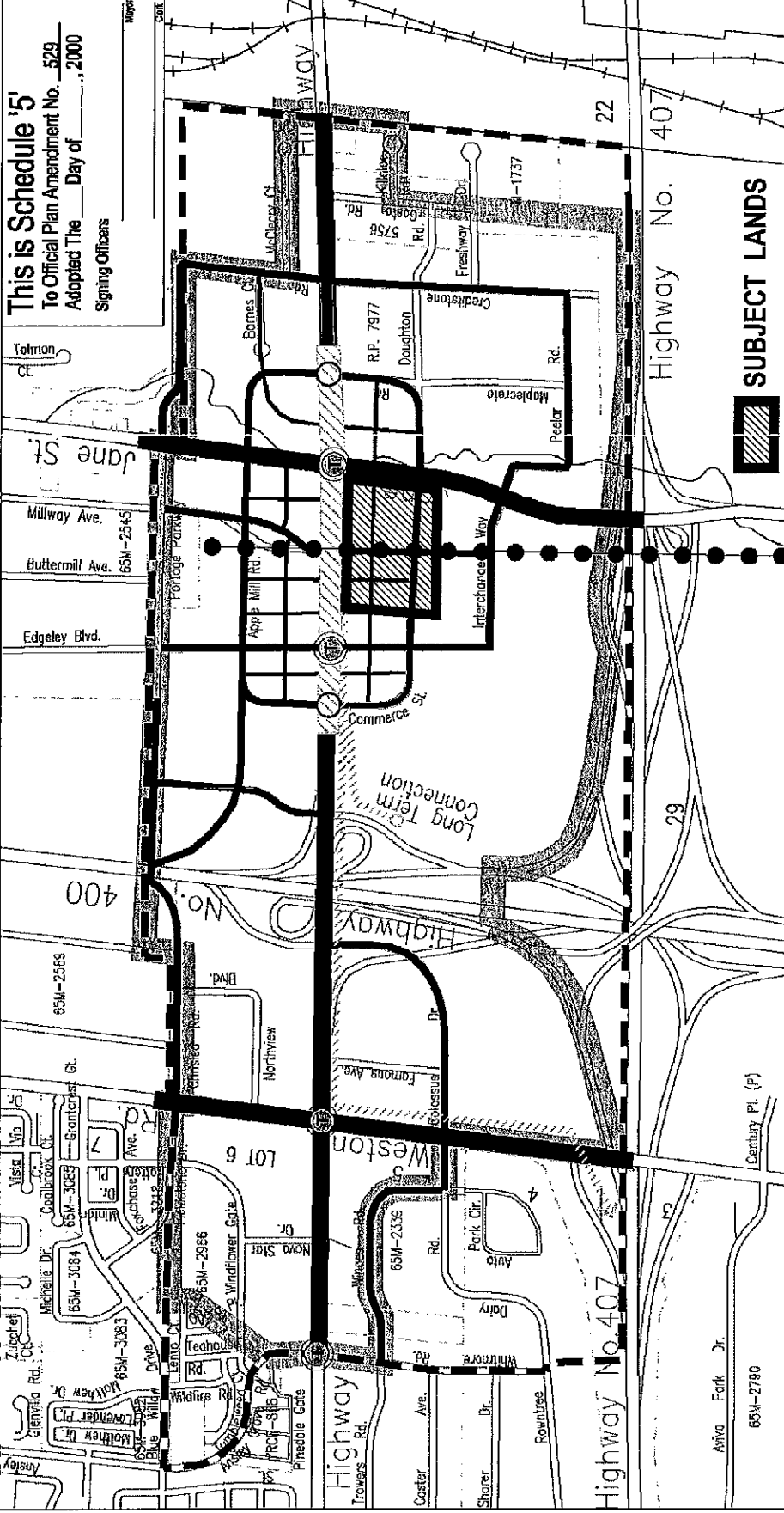
Attachment

File: Z.09.027

Date: January 11, 2010

3

**This is Schedule '5'**  
 To Official Plan Amendment No. 529  
 Adopted The \_\_\_\_\_ Day of \_\_\_\_\_, 2000  
 Signing Officers



**Schedule 'B' - Transportation Plan**  
 See Schedule 'B1' For Implementing Road Width Plan

**Vaughan Corporate Centre Secondary Plan**  
**Amendment No. 500**

- |  |                                       |  |   |
|--|---------------------------------------|--|---|
|  | <b>SUBJECT LANDS</b>                  |  | Traffic Control / Design Feature                      |
|  | Local Road                            |  | Vaughan Corporate Centre Secondary Plan Area Boundary |
|  | Highway 7 / Avenue 7'                 |  | Study Area Boundary                                   |
|  | Arterial Road                         |  |   |
|  | Collector Road                        |  |   |
|  | 23m Higher Order Transit Right of Way |  |   |
|  | Inter-Regional Transitway (Potential) |  |   |
|  | Transit Stop Centres                  |  |   |

This is Schedule "B" to  
 Amendment NO. 663



Not to Scale

**Avenue 7 Plan (OPA 663)**  
**Transportation Plan**



Applicant: **Torontor Industries Ltd.**  
 Location: Part of Lot 5,  
 Concession 5

Development Planning Department

Attachment

File: Z.09.027  
 Date: January 11, 2010

**4**