

**2.    ZONING BY-LAW AMENDMENT FILE Z.08.028  
      VAUGHAN CROSSINGS INC.  
      WARD 4**

**P.2011.17**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.08.028 (Vaughan Crossings Inc.) 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 a Public Meeting was circulated: May 6, 2011
- b)    Circulation Area: 150 m and to the Glen Shields Ratepayers' Association, Brownridge Ratepayers' Association and Beverley Glen Ratepayers' Association
- c)    Comments Received as of May 17, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.08.028, specifically to amend Zoning By-law 1-88, to:

- i)    rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to C7 Service Commercial Zone and C7 Service Commercial Zone with the Holding Symbol "(H)" in the manner shown on Attachment #3 to facilitate the phased development of the property. The first phase includes a three storey office building and four service commercial buildings as shown on Attachments #4 to #7; and,
- ii)   to permit the following exceptions to the C7 Service Commercial Zone standards of Zoning By-law 1-88:

	By-law Standard	By-law 1-88, C7 Service Commercial Zone Requirements	Proposed Exceptions to C7 Zone
a.	Permitted Uses	<p>The following uses shall only be permitted with no outside storage:</p> <ul style="list-style-type: none"> <li>- Automobile Service Station,</li> <li>- Automobile Gas Bar, Car Wash</li> <li>- Automotive Retail Store</li> <li>- Bank and Financial Institution</li> <li>- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A of the banquet hall</li> <li>- Business and Professional Office</li> <li>- Car Rental Service</li> <li>- Club or Health Centre</li> <li>- Day Nursery</li> <li>- Eating Establishment/Outdoor Patio, subject to Section 5.1.6</li> <li>- Eating Establishment, Convenience with Drive –Through/Outdoor Patio subject to Section 5.1.6</li> <li>- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6</li> <li>- Education or Training Facility</li> <li>- Hotel, Motel, Convention Centre</li> <li>- Office Building</li> <li>- Office and Stationary Supply, Sales, Service, Rental</li> <li>- Parks and Open Space</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Print Shop Accessory Retail Sales</li> <li>- Parking Garage</li> <li>- Place of Entertainment</li> <li>- Personal Service Shop</li> <li>- One (1) Convenience Retail Store</li> <li>- One (1) Pharmacy</li> <li>- Recreational Use as Defined in Section 2.0</li> <li>- Service or Repair Shop</li> <li>- Tavern</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> </ul>	<p>Permit the following additional uses with no outside storage:</p> <ul style="list-style-type: none"> <li>- Bank or Financial institution (with a drive-through)</li> <li>- Clinic, including a medical laboratory, and an x-ray facility.</li> </ul>

	<b>By-law Standard</b>	<b>By-law 1-88, C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to C7 Zone</b>
b)	Building Setbacks	<p>i) A minimum 9 m setback is required along Centre Street and Dufferin Street;</p> <p>ii) A minimum 6 m setback is required along the westerly property line; and,</p> <p>iii) A minimum 22 m setback is required along the north property line.</p>	<p>i) A minimum 3.0 m setback along Centre Street and Dufferin Street.</p> <p>ii) A minimum 3.0m setback along the westerly property line.</p> <p>iii) A minimum 3.0 m setback along the north property line.</p>
c)	Driveway access	1 driveway access per lot.	Shared driveway access between separate property ownership.
d)	Parking	<p>Office building: 3.5 parking spaces per 100 m<sup>2</sup> of GFA devoted to office uses plus the requirement for any other use; and,</p> <p>Service Commercial uses: 6.0 spaces per 100 m<sup>2</sup> of GFA.</p>	3.5 parking spaces per 100 m <sup>2</sup> of GFA for all of the permitted uses on the property.
e)	Landscaping	A strip of land not less than 6m shall be provided along a lot line abutting a street line for no other purpose than landscaping. This shall not prevent the provision of driveways across the said strip.	A strip of land not less than 3.0 m in width.
f)	Patio Uses	<p>Outdoor patios are permitted as an accessory use to an "Eating Establishment", "Convenience Eating Establishment", "Convenience Eating Establishment with Drive Through" and "Take-out Eating Establishment" and then only in accordance with the following (in part):</p> <p>- parking required for outdoor patio is equal to the parking required to the main use.</p>	Exclude a patio from the calculation for required parking for each Eating Establishment use.

	By-law Standard	By-law 1-88, C7 Service Commercial Zone Requirements	Proposed Exceptions to C7 Zone
g)	Definition of a Lot	Lot – means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the <u>Planning Act</u> , RSO, 1983 would not be required for its conveyance. For the purpose of this paragraph land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Notwithstanding Section 2.0 of By-law 1-88, the lands subject to the C7 Commercial Zone shall be considered as one lot for the purposes of zoning, notwithstanding any existing lot arrangement or future land division.

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 7818 Dufferin Street, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Prestige Area" by OPA #450, as amended by OPA #555 and OPA #672. The proposal conforms to the Official Plan.</li> <li>▪ "Commercial Mixed Use" with a maximum height of 4-storeys and a maximum density of 1.0 FSI by the new City Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is subject to final approval by the Region of York. The proposal conforms to the Official Plan.</li> <li>▪ Identified as a "Required Secondary Plan Area" on Schedule "14A" of the new City of Vaughan Official Plan 2010. However, on April 5, 2011, Vaughan Council approved Item 13, Report 14 allowing Files Z.08.028 and DA.11.004 to be processed in advance of the required Secondary Plan for Dufferin Street and Centre Street pursuant to Section 10.1.1.10 of the new City of Vaughan Official Plan 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ EM1 (H) Prestige Employment Area Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1186).</li> <li>▪ The application does not comply with Zoning By-law 1-88 and therefore, an amendment to By-law 1-88 has been submitted.</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.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The application will be reviewed in the consideration of the applicable City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"><li>▪ The appropriateness of permitting all of the proposed service commercial uses on the subject lands will be reviewed in consideration of compatibility with other proposed uses on the site and the surrounding land use context.</li></ul>
c.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of permitting the proposed zoning exceptions will be reviewed in the context of achieving a desirable built form, site layout, and achieving the goals and objectives for the development of this site as a gateway location into the Thornhill Community.</li></ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The Urban Design Brief, dated January 2011, submitted in support of the proposal must be reviewed and approved by the Vaughan Development Planning Department.</li></ul>
e.	Related Site Plan Application	<ul style="list-style-type: none"><li>▪ The related Site Development File DA.11.004 will be reviewed to ensure appropriate building and site design, access, pedestrian connectivity, building materials, building setbacks, internal traffic circulation, parking, landscaping, servicing and grading. The proposed site plan, building elevations and landscape plan are shown on Attachments #3 to #7.</li></ul>
f.	Traffic Impact Study	<ul style="list-style-type: none"><li>▪ The Traffic Impact Study, dated January 2011, submitted in support of the application must be reviewed and approved by the Region of York Transportation Services Department and the Vaughan Development/Transportation Engineering Department.</li></ul>
g.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
h.	Proposed Holding Symbol "(H)" and Future Site Development Application	<ul style="list-style-type: none"> <li>▪ Review will be given to the applicant's proposal to apply the Holding Symbol "(H)" to a portion (Phase II lands) of the proposed C7 Service Commercial Zone as shown on Attachment #3. The applicant proposes that the Holding Symbol not be removed to permit C7 Service Commercial uses on the northerly portion of the site, until such time as a Site Development Application(s) has been approved by Vaughan Council. The Owner will be required to submit a future Site Development Application(s) to facilitate development on the C7(H) Zone Phase 2 lands, to address issues including but not limited to, built form, massing and design, pedestrian connectivity, traffic and transportation related issues, environmental issues, sustainability initiatives and site design.</li> </ul>
i.	Centre Street Streetscape Study	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the Centre Street Streetscape study that is currently on-going, if applicable.</li> </ul>
j.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>▪ The subject lands are located in close proximity to the existing Highway 407 and Dufferin Street interchange. The MTO has advised that it is protecting lands in this area for a future interchange at Centre Street and Highway 407. In addition a 14m setback for all buildings above and below grade is required from the MTO owned lands along Centre Street and Dufferin Street. Access to the site cannot cross the MTO owned property on Dufferin Street and Centre Street. The application will be reviewed in consideration of comments from the MTO.</li> </ul>
k.	Hydro One	<ul style="list-style-type: none"> <li>▪ The subject lands are located adjacent to the Hydro Corridor and a transformer station. The application will be reviewed in consideration of comments from Hydro One.</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. Proposed Zoning & Site Plan
4. Proposed Elevations Building 'C'
5. Proposed Elevations Buildings 'A' & 'B'
6. Proposed Elevations Buildings 'D' & 'E'
7. Proposed Landscape Plan

## **Report prepared by:**

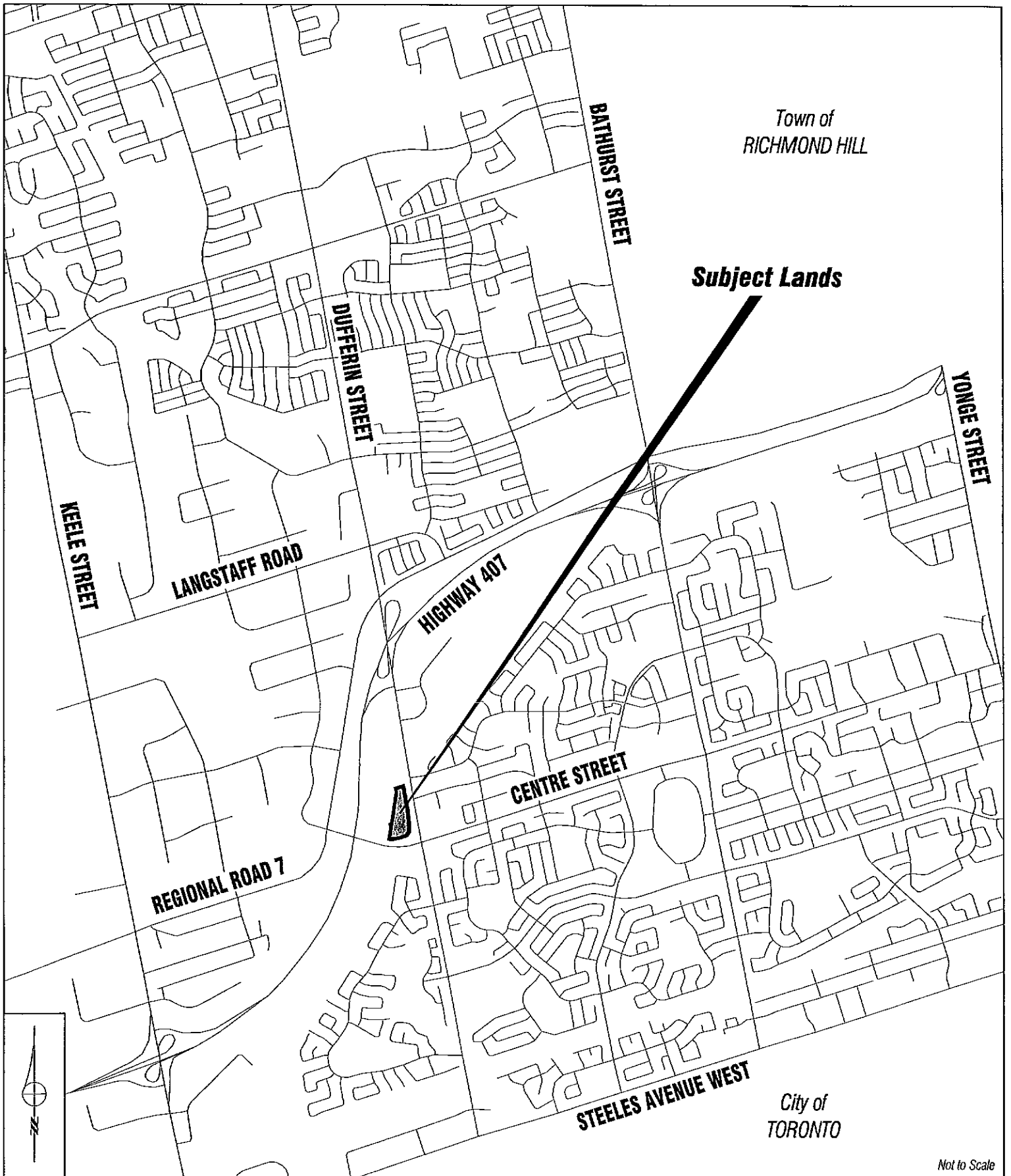
Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



Not to Scale

# Context Location Map

LOCATION:  
Part of Lot 6, Concession 3

APPLICANT:  
Vaughan Crossings Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.004z.08.028.dwg



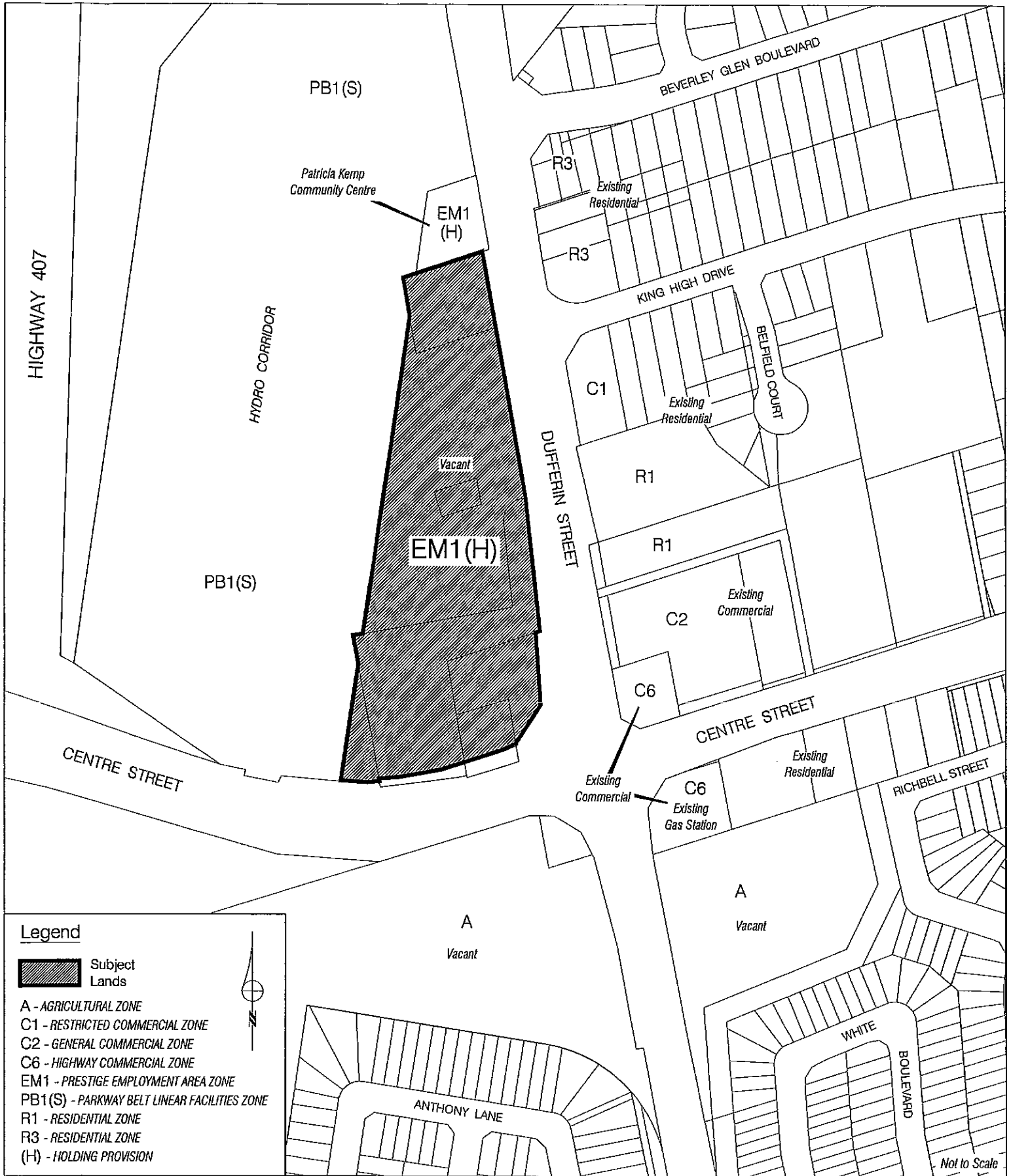
# Attachment

FILE: Z.08.028  
RELATED FILE: DA.11.004

DATE: May 31, 2011

1





# Location Map

LOCATION:  
Part of Lot 6, Concession 3

APPLICANT:  
Vaughan Crossings Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.004z.08.028.dwg



# Attachment

FILE: Z.08.028  
RELATED FILE: DA.11.004

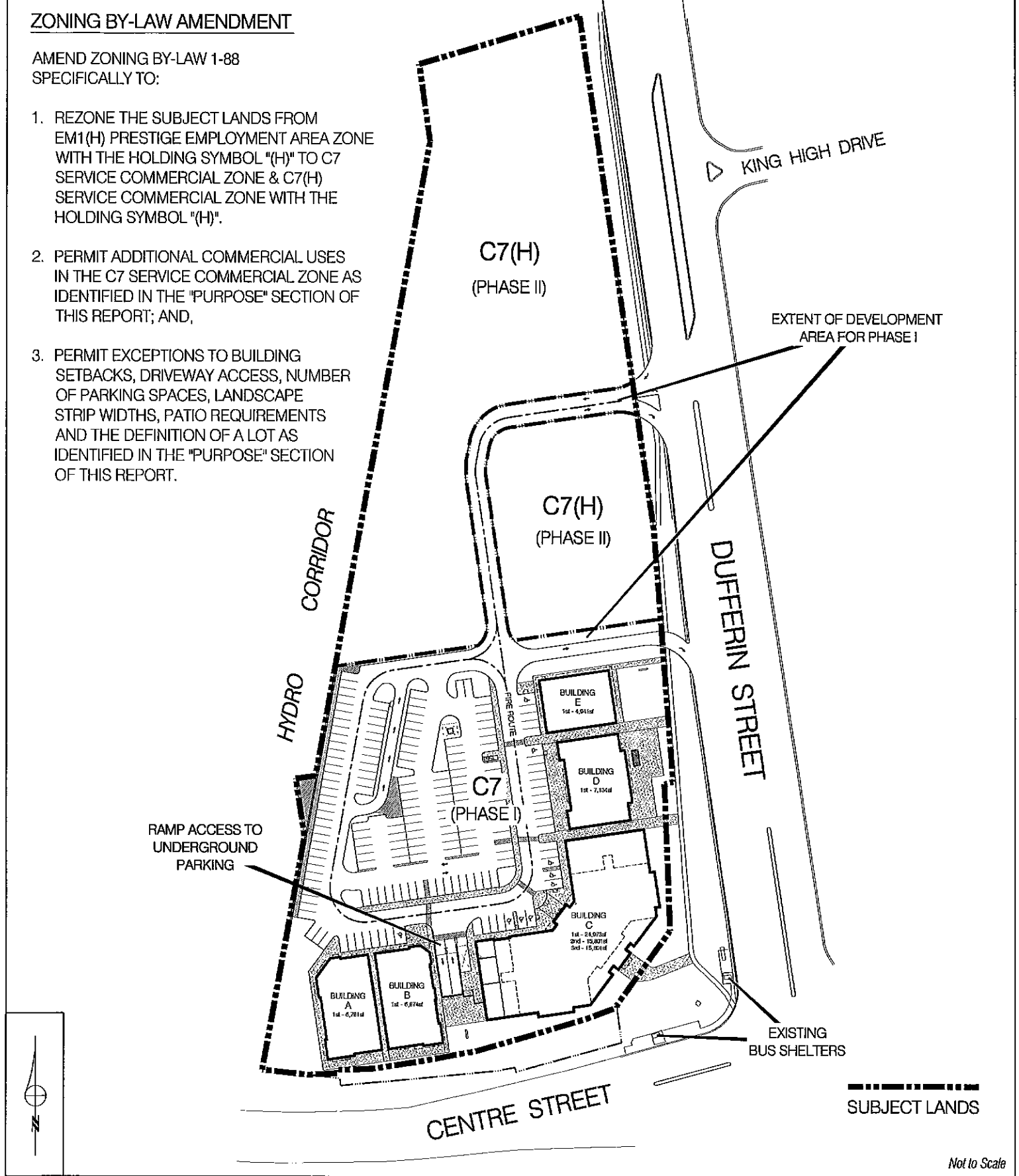
DATE: May 31, 2011

# 2

# ZONING BY-LAW AMENDMENT

AMEND ZONING BY-LAW 1-88  
SPECIFICALLY TO:

1. REZONE THE SUBJECT LANDS FROM EM1(H) PRESTIGE EMPLOYMENT AREA ZONE WITH THE HOLDING SYMBOL "(H)" TO C7 SERVICE COMMERCIAL ZONE & C7(H) SERVICE COMMERCIAL ZONE WITH THE HOLDING SYMBOL "(H)".
2. PERMIT ADDITIONAL COMMERCIAL USES IN THE C7 SERVICE COMMERCIAL ZONE AS IDENTIFIED IN THE "PURPOSE" SECTION OF THIS REPORT; AND,
3. PERMIT EXCEPTIONS TO BUILDING SETBACKS, DRIVEWAY ACCESS, NUMBER OF PARKING SPACES, LANDSCAPE STRIP WIDTHS, PATIO REQUIREMENTS AND THE DEFINITION OF A LOT AS IDENTIFIED IN THE "PURPOSE" SECTION OF THIS REPORT.



## Proposed Zoning & Site Plan (File: DA.11.004)



## Attachment

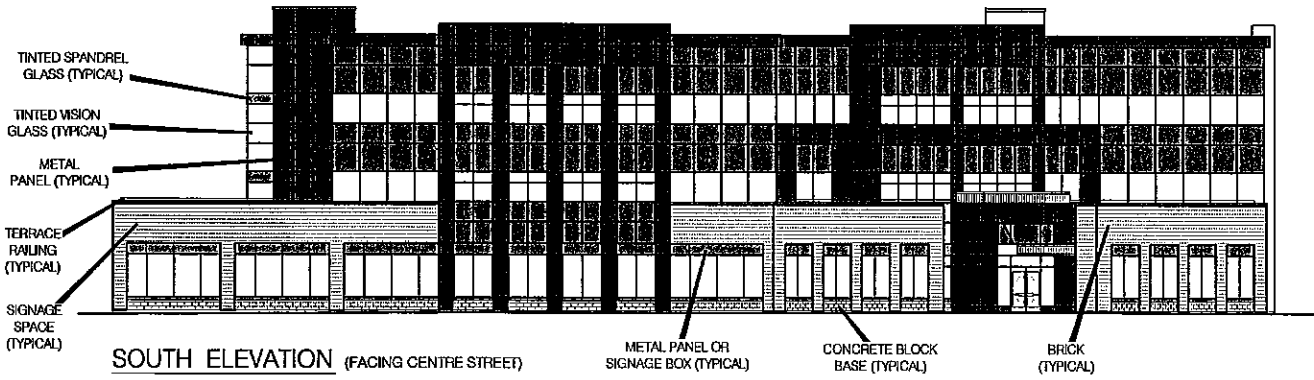
FILE: Z.08.028  
RELATED FILE: DA.11.004

DATE:  
May 31, 2011

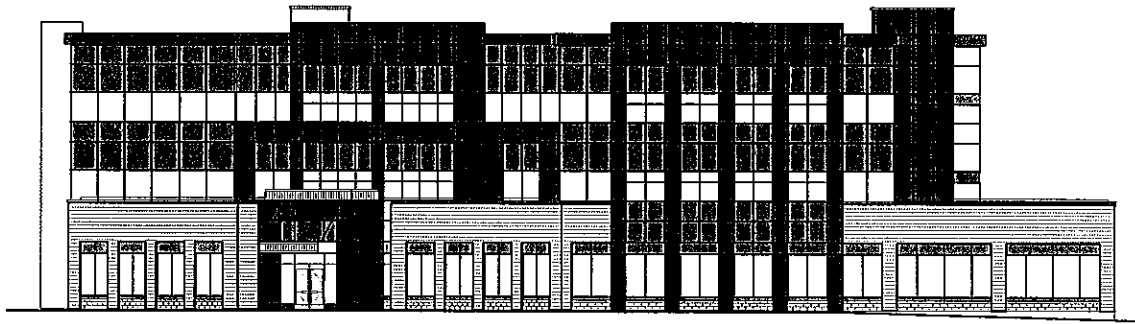
# 3

APPLICANT:  
Vaughan Crossings Inc.

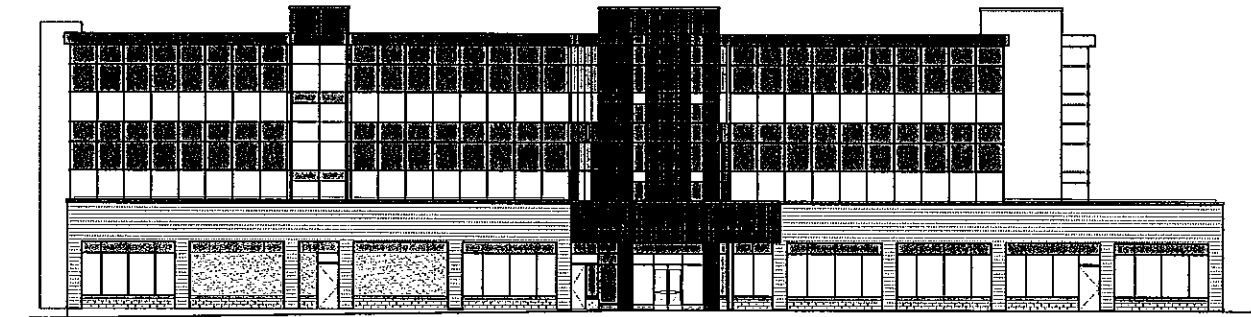
LOCATION:  
Part of Lot 6, Concession 3



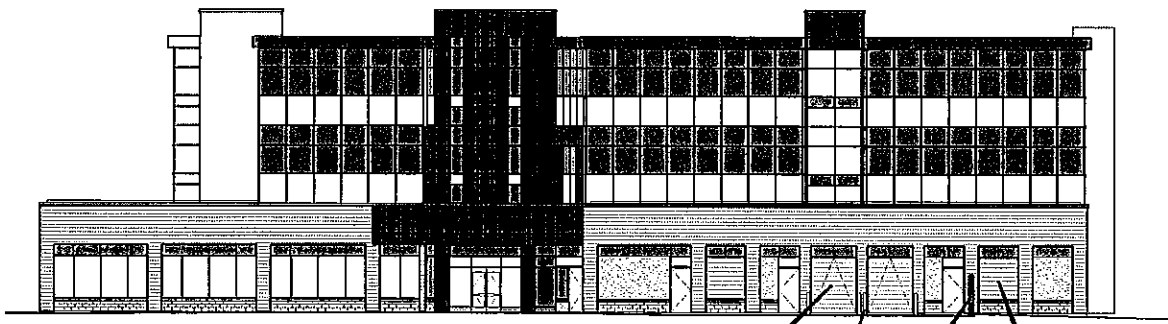
**SOUTH ELEVATION** (FACING CENTRE STREET)



**EAST ELEVATION** (FACING DUFFERIN STREET)



**NORTH ELEVATION**



**WEST ELEVATION**

*Not to Scale*

# Proposed Elevations

## Building 'C' (File: DA.11.004)

APPLICANT:  
Vaughan Crossings Inc.

LOCATION:  
Part of Lot 6, Concession 3

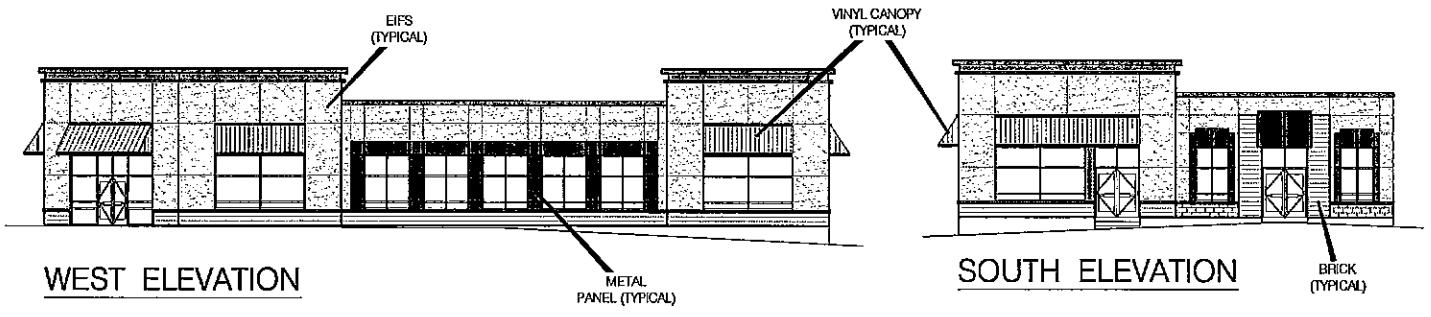
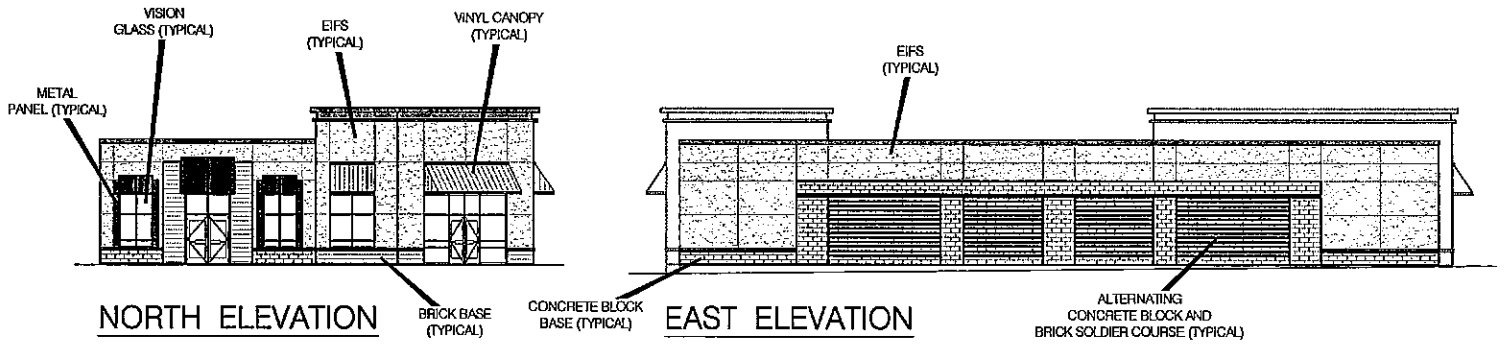


# Attachment

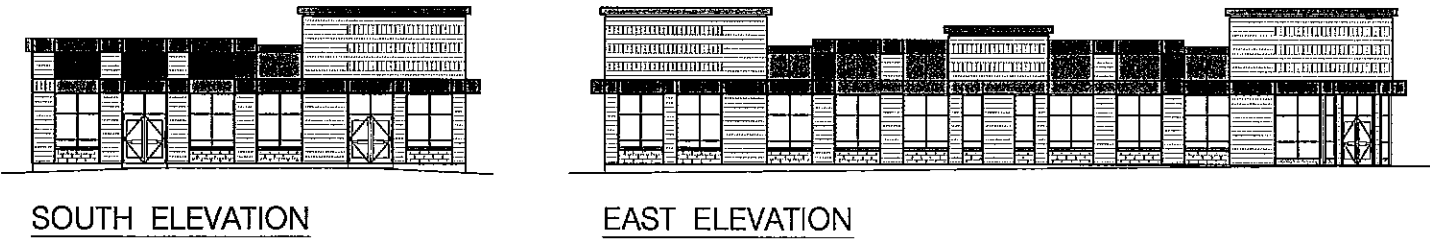
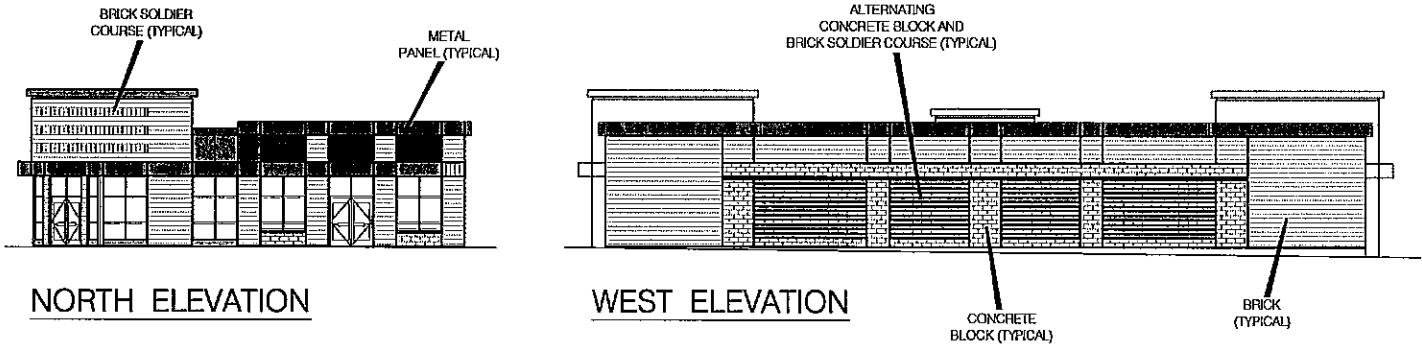
FILE: Z.08.028  
RELATED FILE: DA.11.004

DATE:  
May 31, 2011

# 4



**BUILDING 'A'**



**BUILDING 'B'**

Not to Scale

**Proposed Elevations  
Buildings 'A' & 'B' (File: DA.11.004)**

APPLICANT: Vaughan Crossings Inc. LOCATION: Part of Lot 6, Concession 3



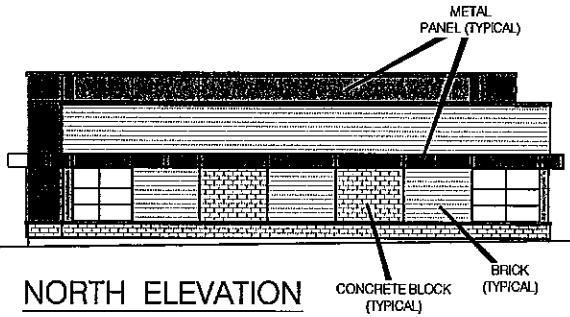
**Attachment**

FILE: Z.08.028  
RELATED FILE: DA.11.004

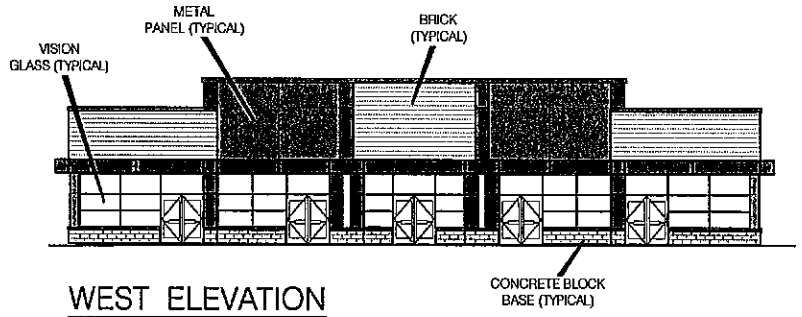
DATE: May 31, 2011

**5**

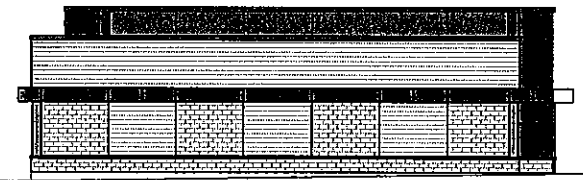
N:\DFT\1 ATTACHMENTS\DA\do.11.004z.08.028.dwg



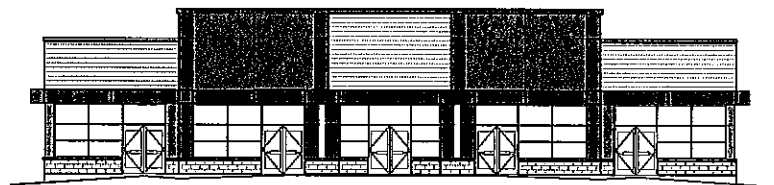
NORTH ELEVATION



WEST ELEVATION

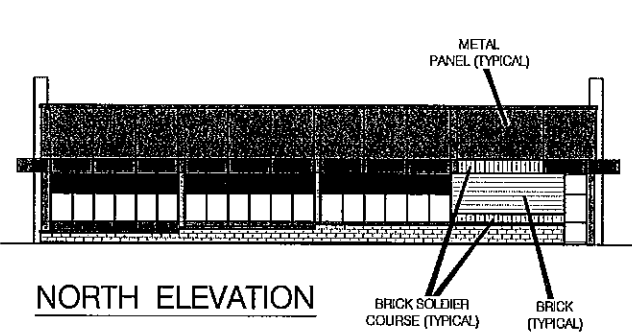


SOUTH ELEVATION

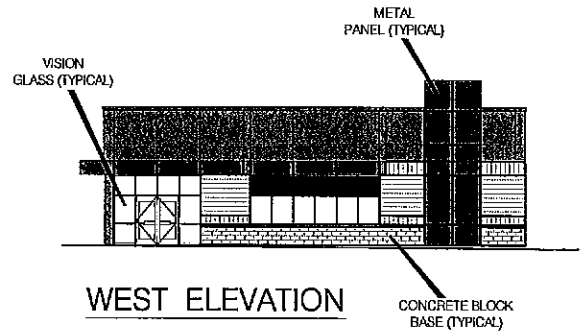


EAST ELEVATION

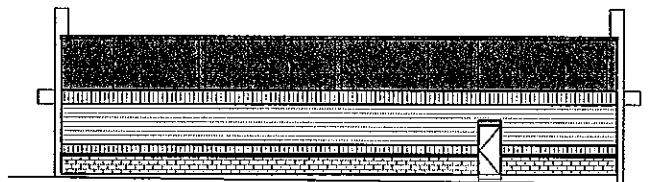
BUILDING 'D'



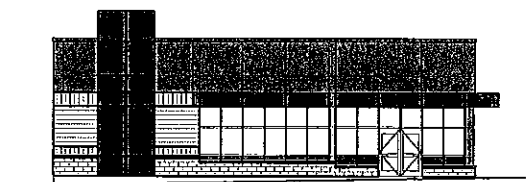
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING 'E'

Not to Scale

Proposed Elevations  
Buildings 'D' & 'E' (File: DA.11.004)

APPLICANT: Vaughan Crossings Inc.  
LOCATION: Part of Lot 6, Concession 3

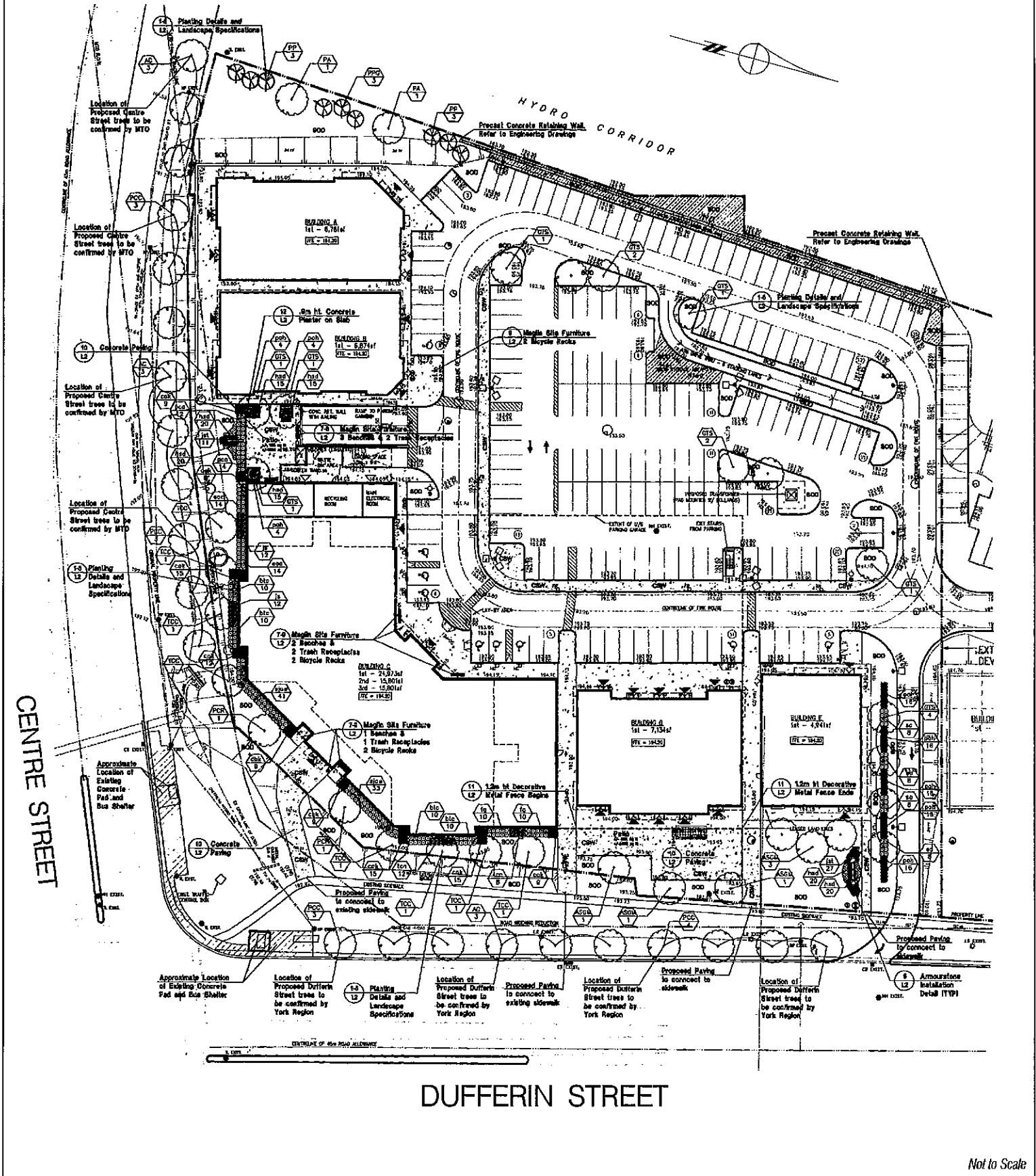


Attachment

FILE: Z.08.028  
RELATED FILE: DA.11.004

DATE:  
May 31, 2011

6



Not to Scale

# Proposed Landscape Plan (File: DA.11.004)

APPLICANT: Vaughan Crossings Inc. LOCATION: Part of Lot 6, Concession 3



# Attachment

FILE: Z.08.028 RELATED FILE: DA.11.004

DATE: May 31, 2011

# 7

N:\OFT\1 ATTACHMENTS\DA\do.11.004z.08.028.dwg