

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 1, CW(PH) Report No. 40 – Page 2

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northwest corner of Regional Road 27 and Zenway Boulevard, municipally known as 8000 Regional Road 27, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Area” by OPA #450 (Employment Area Growth and Management Plan). ▪ The proposal to permit one (1) additional eating establishment or a bakery with a maximum gross floor area of 495m² conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ EM3 Retail Warehouse Employment Area Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to permit one (1) additional eating establishment or a bakery with a maximum gross floor area of 495 m².
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting one (1) additional eating establishment or a bakery with a maximum gross floor area of 495m² will be reviewed in the context of the compatibility with other uses on the site and the surrounding land use context.
b.	Parking Justification Report	<ul style="list-style-type: none"> ▪ The Parking Justification Report submitted in support of the application must be reviewed and approved to the satisfaction of the City of Vaughan Engineering Department.
c.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 1, CW(PH) Report No. 40 – Page 3

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 Meeting 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. Site Plan

Report prepared by:

Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 2, CW(PH) Report No. 40 – Page 2

- Business and Professional Office
- Car Rental Service
- Club or Health Centre
- Day Nursery
- Eating Establishment/Outdoor Patio
- Eating Establishment, Convenience with Drive-Through/Outdoor Patio
- Eating Establishment, Take Out/Outdoor Patio
- Education or Training Facility
- Hotel, Motel, Convention Centre
- Office Building
- Office and Stationary Supply, Sales, Service, Rental
- Parks and Open Space
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop Accessory Retail Sales
- Parking Garage
- Place of Entertainment
- Personal Service Shop
- One (1) Convenience Retail Store
- One (1) Pharmacy
- Recreational Use
- Service or Repair Shop
- Tavern
- Technical School
- Video Store
- Veterinary Clinic.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Northeast corner of Steeles Avenue West and Alness Street, west of Dufferin Street, municipally known as 1301 and 1311 Alness Street shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Prestige Area” by OPA #450 (Employment Area Growth and Management Plan).▪ Proposal to rezone the property to C7 Service Commercial Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ EM1 Prestige Employment Area Zone by By-law 1-88.▪ An amendment to the Zoning By-law is required to rezone the southerly portion of the property to C7 Service Commercial Zone in conformity with the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 2, CW(PH) Report No. 40 – Page 3

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none">▪ The appropriateness of rezoning the southerly portion of the site from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone to permit service commercial uses will be reviewed in the context of the compatibility with other uses on the site and the surrounding land use context.▪ Additional zoning exceptions may be required to recognize the existing development under the proposed split zoning of the property (EM1 Prestige Employment Area Zone and C7 Service Commercial Zone). The appropriateness of any zoning exceptions will be reviewed.▪ The appropriateness of permitting all of the uses permitted within the C7 Service Commercial Zone under By-law 1-88 on the property will be reviewed.
b.	Parking 1	<ul style="list-style-type: none">▪ The adequacy of the existing on-site parking will be reviewed in the context of the additional C7 uses being proposed.
c.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not be limited to traffic and parking.

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 City of Toronto 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 Meeting 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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 2, CW(PH) Report No. 40 – Page 4

Report prepared by:

Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 3, CW(PH) Report No. 40 – Page 2

manner shown on Attachment #3. The rezoning would facilitate the development of the property with a proposed 9,230m² supermarket use with accessory outdoor display and a seasonal garden centre as shown on Attachments #3 and #4. In addition, the following zoning exceptions to By-law 1-88 are required to facilitate the proposed plan:

	By-law Standard	By-law 1-88 Requirements (C4 Neighbourhood Commercial Zone)	Proposed Exceptions to C4 Neighbourhood Commercial Zone
a.	Maximum Lot Area	25,000 m ²	32,100 m ²
b.	Maximum Driveway Width	7.5 m	8.3 m
c.	Minimum Parking Requirement	6 spaces/100 m ²	5 spaces/100 m ²
d.	Seasonal Garden Centre and Accessory Outdoor Display Area	Not Permitted Uses	Permit these Uses

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Regional Road #27, north of Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Neighbourhood Commercial” and “Drainage Tributary” by Official Plan Amendment #240 (Woodbridge Community Plan), as amended by OPA #345 and specifically Section 4.8d, which sets out development policies for the subject lands. ▪ The proposal to rezone the property from A Agricultural Zone and OSI Open Space Conservation Zone to C4 General Commercial Zone and OSI Open Space Conservation Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone and OS1 Open Space Conservation Zone, by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the property from A Agricultural Zone and OSI Open Space Conservation Zone to C4 Neighbourhood Commercial Zone and OSI Open Space Conservation Zone in conformity with the Official Plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 3, CW(PH) Report No. 40 – Page 3

Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.
Application History	<ul style="list-style-type: none"> ▪ This application was originally submitted on August 22, 2002 and included the subject lands and the residential lands to the south (Draft Plan of Subdivision File 19T-02V06) as shown on Attachment #2. ▪ The residential component (File 19T-02V06) was subsequently severed and developed separately. ▪ The application was subsequently revised to include the being the existing commercial plaza lands to the south as shown on Attachment #2, and was received by Council at the June 21, 2004 Committee of the Whole Public Meeting. ▪ The current proposal subject to this report omits the existing commercial plaza to the south, and deals specifically with the subject lands as shown on Attachment #3.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the tableland portion of the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone to permit the proposed supermarket and accessory display and a seasonal garden centre uses on the property will be reviewed in the context of their compatibility with the surrounding land uses.
b.	Urban Design, Architectural Guidelines, and Neighbourhood Plan	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 3, CW(PH) Report No. 40 – Page 4

c.	Traffic Impact Study and Parking Study	<ul style="list-style-type: none">▪ The applicant submitted a Traffic Impact Study and a Parking Study to support the reduced parking standards which must be reviewed and approved by the Region of York and the Vaughan Engineering Department.
d.	Additional Studies	<ul style="list-style-type: none">▪ Any required supporting studies must be approved by the City and may include a market feasibility study, a tree preservation plan identifying the protection of existing trees, and a noise study.
e.	Sustainable Development	<ul style="list-style-type: none">▪ 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 treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The lands fall within the Toronto and Region Conservation Authority Regulated Area; all conditions and requirements of TRCA must be satisfied.
g.	Regional Municipality of York	<ul style="list-style-type: none">▪ The property fronts onto and access is proposed to Regional Road #27; all access and appropriate road widening requirements must be approved by the Region of York.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 21, 2009

Item 3, CW(PH) Report No. 40 – Page 5

Attachments

1. Context Location Map
2. Location Map
3. Site Plan with Proposed Zoning
4. Conceptual Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)