

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 3, 2022

WARDS: 3

TITLE: TONLU HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.22.002
8311 WESTON ROAD
VICINITY OF WESTON ROAD AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on a Zoning By-law Amendment application to permit a Motor Vehicle Sales Establishment on the subject lands, as shown on Attachments 1 and 2.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 and 001-2021 to permit a Motor Vehicle Sales Establishment on the subject lands. No outside storage of vehicles is proposed.
- A Zoning By-law Amendment application is required to permit the proposed Motor Vehicle Sales Establishment
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.22.002 (Tonlu Holdings Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 8311 Weston Road (the 'Subject Lands'), located south of Langstaff Road on the east side of Weston Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: January 31, 2022

Date application was deemed complete: April 6, 2022

A Zoning By-law Amendment Application has been submitted to permit a Motor Vehicle Sales Establishment on the Subject Lands

Tonlu Holdings Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.22.002 (the 'Application') to amend the "C7 Service Commercial Zone" in Zoning By-law 1-88, subject to site-specific Exception 9(1448), to permit a Motor Vehicle Sales Establishment within an existing building on the Subject Lands (the 'Proposal'), as shown on Attachment 2, together with the site-specific zoning exceptions identified on Table 1.

The Owner shall also be required to amend Zoning By-law 001-2021 to amend the "EMU Employment Commercial Mixed-Use Zone" subject to site-specific Exception 14.1073, to permit the use of Motor Vehicle Sales within an existing building on the Subject Lands, together with the site-specific zoning exceptions identified on Table 2.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Meeting was circulated: April 8, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Weston Road and Jevlan Drive in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands, as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of April 12, 2022 by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and

addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

Not Applicable

Analysis and Options

The use of a Motor Vehicle Sales Establishment conforms to Vaughan Official Plan 2010

Official Plan Designation:

- Located within an “Employment Area” on Schedule 1 – Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’)
- Designated “Employment Commercial Mixed-Use” on Schedule 13 – Land Use of VOP 2010, with a maximum height of 5 storeys and a maximum density of 2.5 times the area of the lot
- This designation permits office, cultural, entertainment, retail (not exceeding 3,500m²), and gas station uses
- The proposed Motor Vehicles Sales Establishment use complies with the “Employment Commercial Mixed-Use” designation

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on March 15, 2022, and as such, given Council’s direction on October 20, 2021, the Application is subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

Amendments to Zoning By-laws 1-88 and 001-2021 are required to permit the Proposal

Zoning By-law 1-88:

- “C7 Service Commercial Zone” subject to site-specific Exception 9(1448)
- This zone does not permit the proposed Motor Vehicle Sales Establishment use
- The Owner proposes to amend site-specific Exception 9(1448) to permit the Proposal together with the following site-specific zoning exceptions to permit the Development:

Table 1:

| | Zoning By-law 1-88 Standard | C7 Service Commercial Zone Requirement | Proposed Exceptions to the C7 Service Commercial Zone Requirement |
|----|------------------------------------|---|--|
| a. | Maximum Building Height | 11.0 m | 13.6 m |
| b. | Parking Space Dimensions | 2.7 m x 6.0 m | 2.7 m x 5.7 m |
| c. | Landscape Calculation | 10% of the entire lot area | 5% of the entire lot area |
| d. | Loading Space Requirements | 1 Loading Space | 0 Loading Spaces |

Zoning By-law 001-2021:

- “EMU Employment Commercial Mixed-Use Zone” subject to site-specific Exception 14.1073
- This zone does not permit the proposed Motor Vehicle Sales use
- The Owner proposes to amend site-specific Exception 14.1073 to permit the Proposal together with the following site-specific zoning exceptions to permit the Development:

Table 2:

| | Zoning By-law 001-2021 Standard | EMU Employment Commercial Mixed-Use Zone Requirement | Proposed Exceptions to the EMU Employment Commercial Mixed-Use Zone Requirement |
|----|--|---|--|
| a. | Minimum Ground Floor Height | 6.0 m | 3.6 m |
| b. | Maximum Hard Landscape Encroachment | up to 0.6 m from any lot line | up to 0.0 m from any side lot line |
| c. | Location of Parking | not permitted in Front Yard (Weston Road) | permit in the Front Yard (Weston Road) |
| d. | Loading Space Requirements | 2 Type B Loading Spaces | 0 Type B Loading Spaces |

| | Zoning By-law 001-2021 Standard | EMU Employment Commercial Mixed-Use Zone Requirement | Proposed Exceptions to the EMU Employment Commercial Mixed-Use Zone Requirement |
|----|--|--|--|
| e. | Long-Term Bicycle Parking Space Requirements | 3 Long-Term Bicycle Spaces | 0 Long-Term Bicycle Spaces |
| f. | Landscape Calculation | 10% of the entire lot area | 5% of the entire lot area |
| g. | Maximum Parking Requirements | Motor Vehicles Sales 3 spaces/100m ² x 2,100.23 m ² = 63 spaces Maximum Total Parking Permitted = 63 spaces | Motor Vehicles Sales 6.4 spaces/100m ² x 2,100.23 m ² = 135 spaces Maximum Total Parking Permitted = 135 spaces |
| h. | Build-to Zone Requirements | 5 m to 10 m Applies to a minimum of 30% of the street frontage | Build-to Zone Requirements shall not apply |

Additional zoning exceptions to Zoning By-law 1-88 and Zoning By-law 001-2021 may be identified through the detailed review of the Application and will be considered in a comprehensive technical report to a future Committee of the Whole meeting.

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. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| b. | Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021 | <ul style="list-style-type: none"> The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Studies and Reports | <ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| d. | Public Agency/Municipal Review | <ul style="list-style-type: none"> The Application must be reviewed by York Region and external public agencies and utilities |
| e. | Required Site Development Application | <ul style="list-style-type: none"> The Owner is required to submit a minor Site Development Application to facilitate minor site alterations including the addition of electric car charging stations, minor modifications to the parking layout and exterior alterations to the existing building to install two roll up doors for vehicle entrance and exiting of the service area, should the Application be approved. |

Financial Impact

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

Broader Regional Impacts/Considerations

Weston Road is identified as an arterial road under the jurisdiction of York Region. The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has advised that the Application is a matter of local significance and does not adversely affect Regional planning policies or interests. York Region may provide comments on the future Site Development Application, should the Application be approved.

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. Comments from the public and Vaughan Council expressed at the Public

Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Jennifer Kim, Planner, Development Planning Department, ext. 8592

Attachments

1. Context and Location Map
2. Site Plan and Zoning

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