

Committee of the Whole (1) Report

DATE: Tuesday, June 7, 2022

WARD: 3

TITLE: 2812626 Ontario Ltd.

ZONING BY-LAW AMENDMENT FILE Z.13.013

**4190 AND 4220 STEELES AVENUE WEST AND 31 GAUDAUR ROAD
VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.13.013 for the subject lands shown on Attachment 1. The Owner proposes to amend the “EM1 Prestige Employment Area Zone” to permit additional commercial uses within two (2) existing multi-unit commercial buildings shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1.

Report Highlights

- The Owner is seeking to amend the “EM1 Prestige Employment Area Zone” on a site-specific basis to permit additional commercial uses within two (2) existing multi-unit commercial buildings, together with site-specific exceptions.
- No new development is proposed as a part of the Application.
- The Development Planning Department supports the approval of the application as it is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.13.013 (2812626 Ontario Ltd.) Properties Limited) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 1, to permit site-specific zoning exceptions identified in Table 1 of this report; and
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1 are municipally known as 4190 and 4220 Steeles Avenue West, and 31 Gaudaur Road, and are located on the north side of Steeles Avenue West, east of Pine Valley Drive as shown on Attachment 1. The Subject Lands are developed with two (2), one-storey multi-unit commercial buildings with a total gross floor area ('GFA') of 9,170 m² with existing retail, office, eating establishment and banquet hall uses.

A Zoning By-law Amendment Application has been submitted to permit additional uses and site-specific exceptions on the Subject Lands

2812626 Ontario Ltd. (the 'Owner') has submitted Zoning By-law Amendment File Z.13.013 (the 'Application') to amend the "EM1 Prestige Employment Area Zone" with a "CC Commercial Complex" in Zoning By-law 1-88. The Application would permit additional commercial uses on the Subject Lands together with site-specific exceptions identified on Table 1 (the 'Proposal'). There are no changes proposed to the existing site plan shown on Attachment 2.

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

June 18, 2013 Committee of the Whole (Public Hearing)

The City, on May 24, 2013, circulated a Notice of Public Meeting to all property owners within 150 m of the Subject Lands and to the East Woodbridge Community Association.

The Committee of the Whole (Public Hearing), on June 18, 2013, considered the Application at a Public Hearing. No deputations or written comments were submitted for the Application. Council, on June 25, 2013, approved the recommendation from the Committee of the Whole (Public Hearing) of June 18, 2013, to receive the Application. The Owner submitted the Application prior to Vaughan Official Plan 2010 ('VOP 2010')

being in full force and effect, and proposed the following additional uses and zoning exception on the Subject Lands:

- Retail Uses to a maximum of 70% of the total GFA for all existing buildings
- A Banquet Hall with a maximum GFA of 2,300 m²
- A Personal Service Shop
- A total of 322 parking spaces; whereas Zoning By-law 1-88 required 608 parking spaces

Revisions made to Application

The Owner, on December 20, 2019, revised the Application to permit additional commercial uses and the site-specific zoning exceptions identified in Table 1 of this report. Further revisions to the Application were made on February 21, 2020, to refine the proposed uses on the Subject Lands. Section 10.1.4.1 of VOP 2010 requires a new Public Hearing be held if an application has not been considered by Council within two years after the date it was considered at a previous statutory Public Meeting.

June 23, 2020 Committee of the Whole (Public Hearing)

The City, on June 2, 2020, circulated a Notice of Public Hearing to all property owners within 150 m of the Subject Lands. A copy of the Notice was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the Steeles Avenue West and Gaudaur Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on June 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of June 23, 2020, and the deputation of Mr. Ryan Guetter, Weston Consulting, representing the application. The deputation by Mr. Ryan Guetter, Weston Consulting, representing the application was the only oral submission made at the Public Meeting related to the Application.

Speakers and Written Submissions:

- R. Guetter, Weston Consulting, representing the Owner

Previous Reports/Authority

The following links provide information related to this report:

[Committee of the Whole \(Public Hearing\) June 18, 2013 \(Item 3, Report No. 34\)](#)

[Committee of the Whole October 15, 2013 \(Item 9, Report No. 42\)](#)

[Committee of the Whole \(Public Hearing\) June 23, 2020 \(Item 2, Report No. 28\)](#)

Analysis and Options

The Application is consistent with the Provincial Policy Statement, 2020 ('PPS')

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes policies that set out how municipalities should manage, and direct land uses to achieve efficient development and land use patterns.

Section 1.3.1 of the PPS requires that Planning authorities shall promote economic development and competitiveness by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs [1.3.1 a)]; and opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses [1.3.1. b)].

The Application proposes to maintain the existing Employment Area land use designation and zoning, and introduces additional permitted uses, on a site-specific basis, in conformity with the permitted uses established in VOP 2010 as discussed later in this Report. The Proposal supports a range of compatible employment and commercial uses in an existing Employment Area commercial complex which encourages continuous economic activity within the existing development.

In consideration of the above, the Application is consistent with the PPS.

The Application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan')

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') is intended to guide decisions on a wide range of issues, including economic development and land-use planning. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform to, or not conflict with, the Growth Plan.

Section 2.2.5 of the Growth Plan sets out the policies for Employment. Section 2.2.5.15 states that the retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

The Proposal introduces a range of compatible commercial retail uses to the Subject Lands that promote a mix of uses within an existing developed site.

In consideration of the above, the Application conforms to the Growth Plan.

The Application conforms to the York Region Official Plan, 2010 ('YROP')

The York Regional Official Plan, 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP. Section 5 of the YROP 2010 states that intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.

The YROP allows a limited amount of ancillary uses, defined as small scale retail and commercial uses that primarily serve the business functions on employment lands (Section 4.3.11) and requires local municipalities, through local official plan policies, to determine the location, amount and size of ancillary uses on employment lands that is commensurate with the planning function, size, and scale of the overall employment land area (Section 4.3.12).

The Application would amend the zoning for the Subject Lands to permit additional commercial retail uses in conformity with VOP 2010 as it relates to both the types of uses and percentage of retail and employment uses combined on a site as discussed later in this Report.

In consideration of the above, the Application conforms to YROP 2010.

The Application conforms to VOP 2010

The Subject Lands are designated "Employment Commercial Mixed-Use" by VOP 2010, Schedule 13 - Land Use, and located in an "Employment Area" and a "Regional Intensification Corridor within Employment Areas" on Schedule 1 - Urban Structure.

The "Employment Commercial Mixed-Use" designation recognizes existing areas of predominantly commercial uses within the Employment Area. These areas are planned to be developed with commercial buildings for a variety of business uses to occur in proximity to each other. They also contribute to the provision of ancillary uses to primarily serve the needs of businesses and employees in the Employment Area.

Section 9.2.2.7(d) of VOP 2010 permits retail uses in the "Employment Commercial Mixed-Use" designation, provided a minimum of 30% of the total GFA of all uses consist of uses other than retail uses. "Retail" is defined in VOP 2010 as "Retail, Restaurant

and Service Commercial Uses.” The Owner is requesting retail uses to a maximum of 70% of the total GFA for all buildings in accordance with VOP 2010. The remaining 30% of GFA will consist of employment and office uses permitted in the existing “EM1 Prestige Employment Area Zone” on the Subject Lands.

Sections 5.2.3.2 and 5.2.3.4 of VOP 2010 require new retail to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design. Council, on October 29, 2013, approved Site Development File DA.13.076 to permit façade improvements to the existing multi-unit buildings located on the Subject Lands, together with site improvements including additional pedestrian connections, upgraded lighting and the addition of bicycle racks. However, only the building façade improvements were undertaken.

Low-rise buildings of five storeys or less in height, in accordance with Section 9.2.3.4 of VOP 2010, are not permitted on lands designated “Employment Commercial Mixed Use” and located on a “Regional Intensification Corridor within Employment Areas”. However, the existing zoning on the Subject Lands permits the existing low-rise building form as-of-right. The Owner is seeking additional commercial uses for the existing one-storey multi-unit commercial buildings to bring the land use permissions on the Subject Lands into conformity with the permitted uses of the “Employment Commercial Mixed Use” designation.

In consideration of the above, the Application conforms to VOP 2010.

Amendments to Zoning By-law 1-88 required to permit the Proposal

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” with a “CC Commercial Complex” by Zoning By-law 1-88. The Owner proposes to amend the “EM1 Prestige Employment Area Zone” by adding the following uses and site-specific exceptions to the Subject Lands:

Table 1:

	By-law 1-88 Standard	EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone with a “CC” Commercial Complex Requirements

a.	Permitted Uses	<ul style="list-style-type: none"> - Day Nursery - Technical School - Parks and Open Space - Recreational Uses - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Uses to an Employment Use - Banquet Hall, in a Single Unit Building - Bowling Alley - Business and Professional Office, not including Regulated Health Professional - Club, Health Centre - Convention Centre, Hotel, Motel - Funeral Home in a Single Unit Building - Car Brokerage - Office Building - Any Public Garage legally existing as of the date of enactment of By-law 80-95 - Bank - Business Office - Eating Establishment - Place of Amusement 	<p>Permit the following additional uses on the Subject Lands:</p> <ul style="list-style-type: none"> - Art Studio - Business Service - Clinic (maximum of four practitioners) - Club - Financial Institution - Health and Fitness Centre - Hotel (Small Scale) - Motor Vehicle Sales Establishment - Pet Care Establishment - Personal Service Shop - Place of Entertainment - Restaurant - Retail Store - Service or Repair Shop - Theatre - Veterinary Clinic - Limited outside display of merchandise for sale, associated with a Retail Store may be permitted to a maximum of 5% of the gross floor area of the ground floor of the building and only permitted in the areas shown on Attachment 2
b.	Maximum GFA for a Retail Use	There is no requirement for maximum GFA of a Retail Use in Zoning by-law 1-88	A maximum of 70% of the total GFA of all uses shall consist of retail uses
c.	Maximum Floor Area for Accessory Retail Sales	30%	65%

d.	Definition of an "Art Studio"	Means a building or part of a building primarily used as the workplace of an artist or craftsman who is engaged in the creation of hand-made material arts and includes an artist, painter, sculptor, photographer or artisan, and where accessory uses may include the retail sale of the created goods and instruction.	Means premises used for the production, display, exhibition, or sale of hand-made material arts, and may include photographs, paintings, drawings, prints, sculptures, or similar artisan goods.
e.	Definition of "Business Service"	There is no definition for Business Service in Zoning By-law 1-88.	Premises used to provide services primarily to offices and other businesses, including courier services, printing and photocopying services, document shredding services, or other similar uses, and which may include the accessory retail sale of supplies or equipment that is incidental to the principal service
f.	Definition of "Clinic (maximum of four practitioners)"	There is no definition for Clinic in Zoning By-law 1-88.	Premises used for the examination, diagnosis and/or treatment of outpatients by regulated health professionals, including a massage establishment performed by an RMT, as well as accessory uses such as associated laboratories, facilities and equipment, drug and optical dispensing to outpatients, and the accessory sales of medical supplies and equipment

g.	Definition of "Health and Fitness Centre"	There is no definition for Health and Fitness Centre in Zoning By-law 1-88.	Premises in which facilities are provided for the promotion of physical health and well-being, and may include accessory uses such as a spa, sauna, fitness centre, yoga studio, massage establishment performed by a RMT, or the accessory retail sale of refreshments and other goods
h.	Definition of "Hotel (Small Scale)"	There is no definition for Hotel (Small Scale) in Zoning By-law 1-88.	A Hotel containing a maximum of 20 guest rooms
i.	Definition of "Pet Care Establishment"	There is no definition for Pet Care Establishment in Zoning By-law 1-88.	Premises in which animal grooming, obedience training, daily animal sitting, and overnight care of animals may be provided, and where accessory products are sold
j.	Definition of "Place of Entertainment"	Means a motion picture or other theatre, arena, auditorium, public hall, bowling alley, ice or roller skating rink, billiard hall, but not including a bingo hall	Means a building or part of a building used to provide entertainment, amusement or social and leisure time activities to patrons and may include a theatre, concert hall, arcade, billiard hall, indoor miniature golf, axe throwing, escape room, bingo hall, bowling alley, paintball, laser tag or similar electronic game, or similar indoor gaming facility, and may include incidental preparation and sales of food and beverages on the premises.

k.	Definition of "Restaurant"	Means a building or place where food and drink are prepared and offered for sale and served at the same table or counter where the food and drink are ordered and are to be consumed. Such establishment may include an outdoor patio as an accessory use thereto and may offer limited take-out and delivery services. Accessory billiard tables shall not be permitted within 300 m of a public or private school	A Premises where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises. This use may contain an Outdoor Patio and Drive Through Facility
l.	Definition of "Retail Store"	There is no definition for Retail Store in Zoning By-law 1-88.	A building or part of a building where goods, wares, merchandise, substances, articles, or things are offered and kept for sale directly to the public from a building
m.	Definition of "School, Technical or Commercial"	Means a building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business, or process.	A building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business or process for gain or profit and will contain a maximum of 400 students
n.	Definition of "Theatre"	There is no definition for Theatre in Zoning By-law 1-88.	Premises used for the showing of motion pictures, or for dramatic, musical, and live presentations or performances, and may include accessory retail sales and the sale and service of food and beverages

o.	Minimum Parking Requirements	<p>There are no specific parking standards for Art Studio, Business Service, Pet Care Establishment, Hotel (Small-Scale), Retail Store, Clinic, and Veterinary Clinic in Zoning By-law 1-88.</p> <ul style="list-style-type: none"> Automotive Service Station / Autobody Repair Garage – 6 spaces / 100m² + 1 space for each motor vehicle kept for sale Bank or Financial Institution – 6 spaces / 100m² Business or Professional Office – 3.5 spaces / 100m² Day Nursery – 11 spaces / 100m² + 1.5 spaces / employee Place of Entertainment/Public Hall – 11 spaces / 100m² Studio – 4.5 spaces / 100m² Technical School – 4 spaces / class or 6 spaces / 100m² whichever is greater Warehousing – 1 space / 100m² 	<ul style="list-style-type: none"> Arts Studio - 2 spaces / 100m² Business Service - 0.7 spaces / 100 m² Pet Care Establishment - 2 spaces / 100 m² Hotel (Small Scale) - 0.6 spaces / 100 m² Retail Store - 2 spaces / 100 m² Day Nursery - 0.85 spaces / employee Clinic - 3 spaces / 100 m² Veterinary Clinic - 3 spaces / 100 m² Service or Repair Shop - 4.5 spaces / 100 m² Financial Institution - 3 spaces / 100 m² Place of Entertainment/Public Hall - 8 spaces / 100 m² Business or Professional Office - 2 spaces / 100 m² Commercial School - 1.25 spaces / classroom Warehouse – 1 space / 100 m²
----	------------------------------	---	---

The Development Planning Department supports the additional uses and zoning exceptions for the Subject Lands on a site-specific basis for the following reasons:

- The proposed uses will bring the Subject Lands into greater conformity with VOP 2010, specifically the “Employment Commercial Mixed-use Designation”, and will support a range of employment and commercial uses on the Subject Lands consistent with the policies of the PPS, and in conformity to the Growth Plan and YROP.
- The proposed uses, as defined, are consistent with the definitions of the City of Vaughan Comprehensive Zoning By-law 001-2021, which was adopted by Council on October 20, 2021. The proposed uses would also bring the Subject Lands into greater compliance with the “EMU Employment Commercial Mixed-Use Zone” as identified in Zoning By-law 001-2021
- The requested parking reduction is supported by a Parking Justification Study, as discussed later in this report, and are consistent with the parking rates in Section 6.3.5 of Zoning By-law 001-2021 or the City’s IBI parking standards, as applicable
- The limited outside display for a Retail Store will be defined in the implementing zoning by-law and restricted to only those areas shown on Attachment 2, should the Application be approved. The limited outside display will provide greater flexibility for retail sales, and will further animate the Subject Lands

Accordingly, the Development Planning Department can support the site-specific exceptions identified in Table 1.

Council enacted Zoning 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 the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of Zoning 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.

Section 1.6.3.3 of Zoning By-law 001-2021 states that the requirements of this By-law do not apply to prevent the approval of an application to amend Zoning By-law 1-88 as

amended if the application was filed and deemed completed in accordance with VOP 2010 on or before October 20, 2021, and complies with all requirements of the Planning Act. In accordance with this transition provision, the requirements of Zoning By-law 001-2021 do not apply to File Z.13.013. Notwithstanding, the Applications propose amendments to Zoning By-law 1-88 that would bring the Subject Lands into further compliance with Zoning By-law 001-2021.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the Planning Act restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The Planning Act also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.13.013, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise at the Building Permit stage.

The Urban Design Division of the Development Planning Department has no objection to the Application

The Urban Design division of the Development Planning Department has no objection to the Application as there is no change to the Subject Lands or the exterior of the existing buildings. The Subject Lands conform to Sections 5.2.3.2 and 5.2.3.4 of VOP 2010 as the existing building has undertaken façade improvements through Site Development File DA.13.076. In addition, the Subject Lands consist of existing mature landscape screening around the perimeter of the site, which is substantially greater than those on abutting properties on Steeles Avenue.

The Policy Planning and Special Programs ('PPSP') Department has no objection to the approval of the Application

The Subject Lands are not located in the vicinity of any natural heritage features. The Owner is required to abide by the *Endangered Species Act and the Migratory Birds Convention Act*. The PPSP has advised, in consideration of the above, that they have no concerns with the Application.

The Development Engineering Department has no objection to the Application

The Development Engineering ('DE') Department has reviewed the Application and provides the following comments:

Municipal Servicing

The Owner has submitted a Sanitary Flow Analysis prepared by Sprouts Engineering and dated March 3, 2021 in support of the Application. The following provides a summary of the municipal services for the Proposal:

Sanitary Servicing

Sanitary servicing is existing for the Subject Lands via an existing sanitary service connection and control maintenance hole from an existing municipal sewer located on the north side of Steeles Avenue West. DE has confirmed that the Proposal will have no negative impact to the existing municipal sewer infrastructure.

Water Supply

The Subject Lands are located within Pressure District 5 (PD5) of the York Water Supply System. Water servicing is existing for the Subject Lands via an existing Industrial-Commercial-Institutional (ICI) water service connection (fire & domestic) including a valve and chamber and valve and box from an existing municipal watermain located on the east side of Gaudaur Road. The DE Department confirms the Proposal will have no negative impact to the existing municipal watermain infrastructure.

Stormwater Management

Stormwater management is existing for the Subject Lands via an existing storm service connection to an existing municipal storm sewer located within an existing easement east of Gaudaur Road, collecting stormwater flows from private catch basins and storm sewers within the Subject Lands. DE confirms the Proposal will have no negative impact to the existing municipal stormwater infrastructure.

Environmental

The Site Screening Questionnaire submitted with the Application indicates no items of environmental concern. On this basis, Development Engineering staff advise that no further environmental documents are required for the Application.

In accordance with Ontario Regulation 153/04, as amended, prior to issuance of a Building Permit for sensitive land uses proposed through the Application (e.g., day nursery, school, and religious uses), the Owner may be required to complete and file a Record of Site Condition in the Ministry of the Environment, Conservation, and Parks (MECP) Environmental Site Registry.

Transportation and Parking

Access for the Subject Lands is via an existing full moves driveway access from Gaudaur Road, a right-in/right-out driveway access from Steeles Avenue West and a shared full moves access driveway with 4160 Steeles Avenue West.

The Owner has submitted an Engineering Service – Parking Justification Study, dated October 19, 2020 and prepared by nexTrans Consulting Engineers ('Parking Study') in support of the Application. The report concludes that in consideration of the parking demand surveys, recent parking supply trends and transportation demand management initiatives, the existing parking supply is sufficient to accommodate all current and future parking demands. Parking rates for future uses are identified in Table 1 and are consistent with the parking rates in Section 6.3.5 of Zoning By-law 001-2021 or the City's IBI parking standards, as applicable.

The DE Department agree with the findings of the Parking Study and agree that the Application will have no negative impact to the existing road network and access locations for the Subject Lands.

The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the approval of the Application

The PIPD Department has advised they have no comments or concerns with the Application.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Application

The Forestry Operations Division has advised they have no comments or concerns with the Application.

The By-law & Compliance, Licensing & Permit Services has no objection to the Application

The By-law & Compliance, Licensing & Permit Services has advised they have no comments or concerns with the Application.

The City of Toronto City Planning Division has no objection to the Application

The Subject Lands abut and gain access from Steeles Avenue, an arterial road under the jurisdiction of the City of Toronto. The City of Toronto City Planning Division has no comments or concerns with the Application.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application

The TRCA has advised that the Subject Lands are not within TRCA's Regulated Area and are not within the CTC Source Protection Plan and have no comments or concerns with the Application.

The various utilities have no objection to the Application

Alectra utilities and Enbridge Gas Distribution advised that they have no objections to the Application. Alectra utilities provided additional comments related to new projects and construction on the Subject Lands to meet the necessary clearances from their lines in accordance with Construction Standard 03-1.

Canada Post has no objection to the Application

Canada Post has no objection to the Application and requested that the City notify the Owner that; mail delivery will remain as it is currently; if unit numbers change or are added they are required to contact Canada Post; there will not be more than one mail delivery point to each unique address; and that the owner/developer should contact Canada Post to verify postal codes for the project.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.13.013, in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, comments received from City Departments, external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Application is consistent with the PPS, conform to the Growth Plan, the YROP 2010 and VOP 2010. and is compatible with the surrounding area context. In consideration of the above, the Development Planning Department supports the approval of the Application.

For more information, please contact: Mark Antoine, Senior Manager of Development Planning, ext. 8212.

Attachments

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

Prepared by

Cassandra Bagin, Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager