

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 19, 2022

WARD: 3

TITLE: SAVINO ROVIRA
ZONING BY-LAW AMENDMENT FILE Z.21.035
7611 PINE VALLEY DRIVE, UNIT 17
VICINITY OF PINE VALLEY DRIVE AND HIGHWAY 7

FROM:
Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 for the subject lands shown on Attachment 1, to permit a retail use, specifically a coffee roastery (roast and sell coffee), as an additional use, in Unit 17 of an existing multi-unit commercial building shown on Attachment 2.

Report Highlights

- The Owner proposes to add retail use as a permitted use for a coffee roastery (roast and sell coffee).
- A Zoning By-law Amendment application is required to permit the proposed development by Zoning By-law 1-88.
- 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 File Z.21.035 (Savino Rovira) 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: The subject lands comprised of Unit 17 (the 'Subject Lands') are municipally known as 7611 Pine Valley Drive, Unit 17, and are legally described as Unit 17 on York Region Condominium Plan 1051, Block 4 on Registered Plan 65M-2167. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 16, 2021

Date application was deemed complete: June 8, 2022

Deficiency Letter issued by the Building Standards Department

On October 14, 2020, the Building Standards Department issued a deficiency letter to the Owner in response to a Building Permit Application. The retail use to permit a coffee roastery (roast and sell coffee) was not permitted on the Subject Lands. An amendment to Zoning By-law 1-88 is required to permit the use.

A Zoning By-law Amendment Application has been submitted to permit the development

The Owner has submitted Zoning By-law Amendment File Z.21.035 (the 'Application') to add Retail Store as a permitted use to the current "C7 Service Commercial Zone", subject to site-specific Exception 9(864) in Zoning By-law 1-88.

The Subject Lands are zoned "GMU-553 General Mixed-Use Zone", subject to site-specific exception 553 by Zoning By-law 001-2021, which permits Retail, and therefore, an amendment is not required to Zoning By-law 001-2021.

The Application would permit the addition of a Retail Use for the purpose of facilitating a coffee roastery (roast and sell coffee) in the existing Unit 17 having a total gross floor area ('GFA') of 126 m² (the 'Development'), as shown on Attachment 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: August 26, 2022.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Pine Valley 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 and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of August 23, 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 technical report to the Committee of the Whole.

Previous Reports/Authority

The following are the links to previous reports regarding the Subject Lands:

[May 20, 2003, Committee of the Whole Meeting \(Item 18, Report 41\)](#)

[June 20, 2005, Committee of the Whole Meeting \(Item 38, Report 42\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

Official Plan Designation:

- “Employment Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use” with a maximum building height of 10 storeys and a Floor Space Index (‘FSI’) of 3 times the area of the lot on Schedule 13 – Land Use by VOP 2010
- This designation permits the Development

Amendments to Zoning By-law 1-88 are required to permit the Development

Zoning:

- “C7 Service Commercial Zone”, subject to site-specific Exception 9(864) in Zoning By-law 1-88
- This Zone does not permit the Development
- The Owner proposes to amend the “C7 Service Commercial Zone”, subject to site-specific Exception 9(864) to add Retail Store as a permitted use for the Subject Lands

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 the 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. 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 By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

Zoning:

- “GMU-553 General Mixed-Use Zone”, subject to site-specific exception 553 by Zoning By-law 001-2021
- This zone permits the Development

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a 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
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the amendment to the "C7 Service Commercial Zone" 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.	Parkland Dedication	<ul style="list-style-type: none"> The cash-in-lieu payment in accordance with Section 42 of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy is not required.

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined the proposed Zoning By-law Amendment application is a matter of local significance and does not adversely affect Regional planning policies or interests.

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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

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

Prepared by

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Approved by



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Reviewed by



Nick Spensieri, City Manager