

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 4, 2024

WARD(S): 5

**TITLE: 1000623576 ONTARIO INC. C/O JOSEPH KIM
ZONING BY-LAW AMENDMENT FILE Z.24.007
300 STEELES AVENUE WEST
IN THE VICINITY OF STEELES AVENUE WEST AND HILDA
AVENUE**

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 for a 3-year temporary zoning by-law amendment to permit the conversion of existing retail space for use as a Supermarket - including the supermarket's administrative and managerial offices to be located on the existing mezzanine level ('Supermarket'), as shown on Attachment 2.

Report Highlights

- The Owner proposes converting the existing retail use (Toys "R" Us) located on the Subject Lands to a Supermarket use as a 3-year temporary use.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Yonge/Steeles Program of the Policy Planning and Special Programs Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.007 (1000623576 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Yonge/Steeles Program of the Policy Planning and Special Programs (the 'PPSP') Department in a comprehensive report to the Committee of the Whole.

Background

Location: 300 Steeles Avenue West (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 30, 2023

Date Application was deemed Complete: May 7, 2024

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

The Owner has submitted Zoning By-law Amendment File Z.24.007 (the 'Application') to amend Zoning By-law 1-88 to permit the temporary conversion of existing retail space for use as a Supermarket for a temporary period of three (3) years (the 'Proposal') on the Subject Lands, as shown on Attachment 2 together with the site-specific exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Meeting was circulated: May 10, 2024.

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 Steeles Avenue West and Hilda Avenue 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 the Springfarm Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice. The circulation area of 150 m includes properties south of Steeles Avenue West, in the City of Toronto.
- c) No comments have been received as of May 21, 2024, by the Yonge/Steeles Program of the PPSP 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 Yonge/Steeles Program of the PPSP Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

N/A

Analysis and Options

The Subject Lands are designated by the YSCSP and the Temporary Use By-law policy of VOP 2010 is applicable to the Proposal.

Official Plan Designation:

- “Primary Intensification Corridors” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- Located within the Yonge Steeles Corridor Secondary Plan (the ‘YSCSP’) on Schedule 13 – Land Use
- Designated “High-Rise Mixed-Use” by Schedule 2 (South) of the YSCSP with a minimum density target of 2.5 times the area of the lot
- This designation permits retail uses via 9.2.2.6 b) of VOP 2010
- VOP 2010 Policy 10.1.2.4 Temporary Use By-laws is applicable when considering the Proposal for a temporary use

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

An application to amend Zoning By-law 1-88 is required. The Subject Lands are not zoned under Comprehensive Zoning By-law 001-2021 as amended.

Zoning:

- “C2 - General Commercial Zone” subject to Exception 9(483) by Zoning By-law 1-88
- This Zone does not permit the proposed temporary use
- The Owner proposes to amend the “C2 - General Commercial Zone” subject to Exception 9(483) on the Subject Lands in the manner shown on Attachment 2, to permit the Proposal on a temporary basis, together with the following site-specific zoning exceptions identified in Table 1

Table 1:

	Zoning By-law 1-88 Standard	“C2 - General Commercial Zone” Requirement	Proposed Exceptions to the “C2 - General Commercial Zone” Requirement
a.	Permitted Uses	A Supermarket is not a permitted use	Permit a Supermarket on a temporary basis for a period of three years in Building 1
b.	Minimum Barrier-Free Parking Space Requirements	2 spaces plus 2% of the total number of parking spaces required (298) = 8 Spaces Required	Provide a total of 6 Barrier-Free Parking Spaces

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 Yonge/Steeles Program of the PPSP 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'), VOP 2010 and the YSCSP.
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the temporary rezoning and 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) which 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 has been reviewed by York Region and the Toronto and Region Conservation Authority ('TRCA') and external public agencies and utilities. ▪ The Region has noted that the temporary use is of local significance and the Region does not have any comments on this Application. ▪ The TRCA has noted that the Subject Lands are not located within TRCA's Regulated Area. As such, any site alteration or development on the Subject Lands would not require a permit. TRCA's Planning and Regulatory policy interests are not impacted.
e.	Traffic Impacts and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Brief will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the proposed temporary use will be reviewed in consideration of existing traffic conditions at Steeles Avenue West and Hilda Avenue. ▪ Matters including but not limited to, the driveway entrance, parking, truck manoeuvring, and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Steeles Avenue West, an arterial road under the jurisdiction of the City of Toronto. The City of Toronto Community Planning and Transportation Department has been circulated for comment.

Financial Impact

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

Operational Impact

Staff of the Yonge/Steeles Program have circulated the Application to internal City Departments for review.

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 Christina Ciccone, Senior Planner, Yonge/Steeles Program, ext. 8773.

Attachments

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

Prepared by

Christina Ciccone, Senior Planner, Yonge/Steeles Program ext. 8773
 Arminé Hassakourians Program Manager, Yonge/Steeles Program, ext. 8368