

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD(S): 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.010
ZONING BY-LAW AMENDMENT FILE Z.18.017
MAJOR WESTON CENTRES LIMITED
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND
CITYVIEW BOULEVARD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 for the Subject Lands, shown on Attachments #1 and #2, to permit a 4-storey, 10,984 m² multi-unit Self-Storage Facility (Smartstop Self Storage), as shown on Attachments #3 to #6.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding a development proposal for a 4-storey, 10,984 m² Self-Storage Facility.
- Amendments to Vaughan Official Plan 2010 ("VOP 2010") and Zoning By-law 1-88 are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole hearing.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 (Major Weston Centres 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

The Subject Lands (the “Subject Lands”) are located east of Weston Road, north of Major Mackenzie Drive, and on the west side of Cityview Boulevard, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The Subject Lands form part of site-specific Policy 12.6 of VOP 2010, and part of previously approved site-specific Official Plan Amendment #713, as amended by OPA #720 for the Owner’s larger land holding bounded generally by Weston Road, Cityview Boulevard, Major Mackenzie Drive, and the south limit of existing development as shown on Attachment #2. OPA #713 and #720 were subsequently incorporated into Volume 2 of VOP 2010 as site-specific Policy 12.6. The site-specific policy refers to lands within the Amendment Area as “Lands Located East of Vellore Park Avenue” and “Lands Located West of Vellore Park Avenue”, 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 Hearing was circulated: August 10, 2018

The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and the Vellore Woods Ratepayers’ Association.

Any additional comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Item 51, Report No. 32, of the Committee of the Whole, adopted and amended by Vaughan Council on June 28, 2011](#)

Analysis and Options

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2, to permit a 4-storey, 10,984 m² Self-Storage Facility with surface parking (the “Development”), as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.18.010 to amend the following policies of Vaughan Official Plan 2010 (“VOP 2010”), Volume 2:
 - a) Section 12.6.4.2, Volume 2, within the “Commercial District” to permit a Self-Storage Facility, whereas VOP 2010 does not permit this use on the Subject Lands; and,
 - b) Section 12.6.4.4, Volume 2, to increase the Gross Floor Area (“GFA”) devoted to non-residential development on the lands located east of Vellore Park Avenue, as shown on Attachment #2, from 5,500 m² to 33,500 m².
2. Zoning By-law Amendment File Z.18.017 to amend Zoning By-law 1-88, specifically the “C5 Community Commercial Zone”, subject to Exception 9(1327) to permit a Self-Storage Facility as an additional use on the Subject Lands, together with the site-specific zoning exceptions identified in Table 1 of this report.

Amendments to Zoning By-law 1-88 are required to amend the C5 Community Commercial Zone, subject to site-specific Exception 9(1327), to permit the Development

The Subject Lands are zoned “C5 Community Commercial Zone”, subject to site-specific Exception 9(1327), which does not permit a “Self-Storage Facility”. An amendment to Zoning By-law 1-88 is required to permit the proposed use, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone, Exception 9(1327) Requirements	Proposed Exceptions to the C5 Community Commercial Zone Requirements
a.	Permitted Uses	A “Self-Storage Facility” is not permitted.	To permit “Self-Storage Facility” as a permitted use. A “Self-Storage Facility” shall mean “a retail premise where individual enclosed areas are made available to the public for keeping or storing goods or commodities.”
b.	Minimum Number of Required Parking Spaces	10,984 m ² @ 4 spaces/100 m ² of GFA = 440 parking spaces	10,984 m ² @ 0.22 spaces/ 100 m ² of GFA = 24 parking spaces
c.	Maximum Building Height	11 m	4-storeys (16.5 m)
d.	Minimum Number of Loading Spaces	3	1
e.	Maximum Gross Floor Area (Lands East and West of Vellore Park Avenue)	50,697 m ²	62,000 m ²

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone, Exception 9(1327) Requirements	Proposed Exceptions to the C5 Community Commercial Zone Requirements
f.	Maximum Gross Floor Area (Lands East of Vellore Park Avenue - Including the Department Store	22,679 m ²	33,500 m ²
g.	Maximum Gross Floor Area for (Lands East of Vellore Park Avenue - Excluding Department Store	10,646 m ²	19,996.11 m ²

Additional zoning exceptions may be identified through the detailed review of the Applications, and will be considered in a technical report to a future Committee of the Whole meeting.

Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement 2014</i> (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the “Growth Plan”), and the policies of the York Region (“YROP 2010”) and the City of Vaughan Official Plans.
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the applicable policies of Vaughan Official Plan 2010 (“VOP 2010”).

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are currently shown as being designated “Low-Rise Residential” by Schedule 13 - Land Use, Volume 1 of VOP 2010. However, this land use designation is incorrectly identified in VOP 2010 as follows: <ul style="list-style-type: none"> i) in Volume 1 on Schedule 13 as “Low-Rise Residential”; and, ii) in Volume 2, Area Specific Policy 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Map 12.6.A: North East Quadrant of Major Mackenzie Drive and Weston Road Area, where the Subject Lands have been excluded from the ‘Amendment Area’ and not designated as “Mid-Rise Mixed Use”. ▪ The Subject Lands formed part of the “Lands Located East of Vellore Park Avenue” as shown on Attachment #2 in site-specific Official Plan Amendment (“OPA”) #713 as amended by OPA #720, as discussed in the Background section of this report. When OPAs #713 and #720 were consolidated into Volume 2 of VOP 2010, in this case “Area Specific Policy 12.6”, the Subject Lands were inadvertently excluded from Policy 12.6 and incorrectly designated as “Low Rise Residential”. ▪ The correct land use designation for the Subject Lands is “Mid-Rise Mixed Use” within the Northeast Quadrant of Major Mackenzie Drive and Weston Road Area (Section 12.6), Volume 2 of VOP 2010 which would permit a mix of residential, retail, community and institutional uses, in accordance with OPA #713 as amended by OPA #720. ▪ The “Self-Storage Facility” is not a permitted use within the “Mid-Rise Mixed-Use” designation. As such, an amendment to VOP 2010 is required. ▪ A corresponding mapping error has also been identified for the Subject Lands on Schedule 13, Volume 1 of VOP 2010, and Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive, Volume 2, Section 12.6 of VOP 2010. The mapping error will be corrected

	MATTERS TO BE REVIEWED	COMMENT(S)
		through the development application review process, should the Applications be approved.
c.	Appropriateness of the Proposed Official Plan and Zoning By-law Amendments	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses, particularly with respect to the appropriateness of the “Self-Storage Facility Use” being an employment use, within an existing retail commercial area in proximity to existing residential uses in the immediate area. ▪ The Owner has submitted a Planning Justification Report in support of the Development, which must be reviewed to the satisfaction of the Development Planning Department.
d.	Reports and Studies	<ul style="list-style-type: none"> ▪ The following studies and reports submitted in support of the Applications must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Access Study • Arborist Report • Functional Servicing Report • Parking Study • Planning Justification Report • Environmental Site Assessment (“ESA”) and Reliance Letter • Stormwater Brief • Urban Design Brief <p>Additional studies/reports may be required as part of the development application review process.</p>
e.	Block 33 West and Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 33 West Community Plan - Vellore Park. The Development must be reviewed in consideration of the approved Block Plan and the Architectural Design Guidelines for the Block 33 West Community.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Block 33 West Developer's Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 Developer's Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, should the Applications be approved.
h.	Related Site Development Application File DA.18.031	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development Application File DA.18.031 for the Development as shown on Attachments #3 to #6, which will be reviewed comprehensively and concurrently with the subject Applications. The following matters, but not limited to, will be considered: <ul style="list-style-type: none"> - The proposed increase to the overall gross floor area ("GFA") on the Subject Lands, which forms part of the "Lands Located East of Vellore Park Avenue"; - The future ownership and potential severance of the Subject Lands from the Owner's entire landholdings, and the relationship of the self-storage facility to the existing commercial lands, if severed; - The relationship of the building setbacks, height and design on with the immediate area; - The appropriate site design; - The provision of enhanced landscaping, snow storage area(s), waste collection, stormwater management, and site servicing and grading; - The number of surface parking spaces proposed to serve the intended "Self-Storage Facility" use; - Pedestrian and barrier-free accessibility; - Potential road widening requirements; - Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site; and, - Proper vehicular access and turning movements from all roads onto Cityview Boulevard (including service vehicles such as fire and garbage trucks).

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (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.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

York Region, on July 4, 2018, issued an exemption from Regional Approval which allows the Official Plan Amendment application to be exempt from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect, following its adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be Approved.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan 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.

For more information, please contact: Natalie Wong, Planner at extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Rezoning
4. Landscape Plan
5. Elevation Plan
6. Perspective Rendering

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