

Committee of the Whole (Public Hearing) Report

DATE: Monday, October 07, 2019

WARD: 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.19.004
ZONING BY-LAW AMENDMENT FILE Z.19.012
PLAYACOR HOLDINGS LTD.
VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

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.19.004 and Z.19.012 for the Subject Lands shown on Attachment 1, to permit a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the existing building, as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole to permit a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the existing building.
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the uses.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 (Playacor Holdings Ltd.) 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 at 156 Chrislea Road, on the north side of Chrislea Road, east of Weston Road, shown as "Subject Lands" on Attachment 1. The surrounding land uses are shown on Attachment 1.

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

The Owner has submitted the following Applications (the 'Applications') to permit the following uses (the 'Proposal') in the existing one-storey, 2,146 m² employment building with 97 parking spaces:

1. Official Plan Amendment File OP.19.004 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically the "General Employment" designation to add office uses as a permitted use, whereas office uses are only permitted accessory to and directly associated with industrial uses in accordance with Section 9.2.2.10 of VOP 2010.
2. Zoning By-law Amendment File Z.19.012 to amend Zoning By-law 1-88, subject to Exception 9(950), to add a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the "EM3 Retail Warehouse Employment Zone". The Owner also requested an office building use; however, the "EM3 Retail Warehouse Employment Zone" permits all uses permitted in the "EM1 Prestige Employment Area Zone", which includes an office building use.

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

- a) Date the Notice of Public Hearing was circulated: September 13, 2019.
The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: all property owners within 150 m of the Subject Lands.
- c) Comments received: None

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. 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 the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable

Analysis and Options

Amendments to the “General Employment” policies of VOP 2010 are required to permit the Proposal

The Subject Lands are located within an “Employment Area” in Schedule 1 “Urban Structure” of VOP 2010, and are not located within an “Intensification Area”. The Subject Lands are designated “General Employment” by Schedule 13 “Land Use” of VOP 2010, which permits the following uses:

- i) a full range of industrial uses including manufacturing; warehousing (but not a retail warehouse); processing; transportation; distribution; any of which may or may not include outdoor storage; and
- ii) office and/or retail uses accessory to and directly associated with any of the industrial uses.

VOP 2010 encourages non-accessory office uses to be located within an “Intensification Area”, and within the “Prestige Employment” and “Employment Commercial Mixed-Use” designations where there is better access to transit and highways. In addition, Section 9.2.2.10 of VOP 2010 only permits office uses that are accessory to and directly associated with industrial uses in the “General Employment” designation.

The Proposal is not permitted in the “General Employment” designation by VOP 2010. Accordingly, an application to amend the Official Plan has been submitted.

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

The Subject Lands are zoned “EM3 Retail Warehouse Employment Area Zone” by Zoning By-law 1-88 and subject to Exception 9(950). The “EM3 Retail Warehouse Employment Area Zone” permits a wide range of uses, including the following: an employment use; retail warehouse; car brokerage; and service and repair shop; and a business or professional office use, excluding a regulated health professional.

The Owner proposes a business or professional office use that includes a regulated health professional that is not restricted to being accessory to an employment use, and

an office stationary supply, sales, service and rental uses. Therefore, an amendment to Zoning By-law 1-88 is required to permit the Proposal.

Analysis and Options

Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region and City Official Plans	<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') and <i>A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2019)</i> (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010.
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use compatibility, and appropriate designation and zone categories.
c.	Parking Study	<ul style="list-style-type: none"> ▪ The Parking Justification Letter ('PJL'), dated July 4, 2019 and prepared by C.F. Crozier and Associates Inc. submitted in support of the Applications indicate that the existing 97 parking spaces located on the Subject Lands are sufficient for the Proposal and would comply with the parking requirements in Zoning By-law 1-88 for the following: <ul style="list-style-type: none"> i) a regulated health professional use with five practitioners and a retail warehouse use with 1,279 m² of gross floor area ('GFA'); or ii) an office use with 867 m² of GFA and a retail warehouse use with 1,279 m² of GFA. ▪ The Transportation Planning Division of the Development Engineering ('DE') Department advise that the PJL is based on a detailed parking survey conducted of the Subject Lands and existing uses. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>estimated parking spaces are also consistent with the draft “Review of Parking Standards contained within the City of Vaughan’s Comprehensive Zoning By-law” dated March 2010 and prepared by IBI Group for the City of Vaughan.</p> <ul style="list-style-type: none"> ▪ The existing parking supply of 97 spaces is found adequate based on the supporting analysis provided in the PJP. The DE Department agrees with the conclusions reached in the PJP and have no objection to the Applications.
d.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-Lieu of Parkland and Policy and the <i>Planning Act</i> is not required, if the Applications are approved. ▪ Parkland dedication requirements (e.g., payment-in-lieu of parkland dedication) may be applicable should the Owner propose new development/intensified redevelopment on the Subject Lands in the future.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Planning Justification Report • Parking Justification Letter ▪ The requirement for additional studies/information may be identified through the development application review process.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Region advised that the OPA application is a routine matter of local significance. In accordance with Policy

8.3.8 of the YROP, the proposed OPA application does not adversely affect Regional planning policies or interests and accordingly is exempted from approval by Regional Council. The Region further advised that the Region has no comments on the Zoning By-law Amendment Application which is considered a local matter.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the 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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Existing Site Plan

Prepared by

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/MEO