

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 03, 2020

WARD(S): 2

**TITLE: WOODBRIDGE TRANSMISSIONS LIMITED HWY #27 AUTO
COLLISION LTD.
ZONING BY-LAW AMENDMENT FILE Z.19.026
VICINITY OF REGIONAL ROAD 27 AND INNOVATION DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy #27 Auto Collision Ltd.) to rezone the subject lands shown on Attachment 1 from “A Agricultural Zone” to “C7 Service Commercial Zone”, to permit a multi-unit commercial building and an eating establishment, convenience with drive-through and outdoor patio, as shown on Attachments 2 and 3.

Report Highlights

- To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment Application to permit two, one-storey buildings consisting of a multi-unit (5) commercial building and an eating establishment, convenience with drive-through and outdoor patio.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy #27 Auto Collision 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 0.91 ha subject lands (the 'Subject Lands') are located on the west side of Regional Road 27, south of Innovation Drive, as identified on Attachment 1. The Subject Lands are currently vacant.

A Zoning By-law Amendment Application was submitted to permit the 2 commercial buildings

The Owner (Woodbridge Transmissions Limited Hwy #27 Auto Collision Ltd.) has submitted Zoning By-law Amendment File Z.19.026 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "C7 Service Commercial Zone", together with site-specific exceptions identified in Table 1 of this report. The Application would facilitate the development of 2 commercial buildings consisting of: one, 1,625.7 m² multi-unit commercial building that includes a daycare and accessory outdoor play area; and a 279.2 m² eating establishment, convenience with a drive-through and outdoor patio (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 Hearing was circulated: February 7, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along the Regional Road 27 frontage in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: 150 m radius from the Subject Lands, and to the West Woodbridge Homeowners Association and anyone on file with the Office of the City Clerk.

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 a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed Development conforms to the Vaughan Official Plan 2010

The subject lands are designated “Employment Commercial Mixed-Use” and permits a maximum building height of 10-storeys and a maximum density (Floor Space Index (‘FSI’)) of 3 times the area of the lot by Vaughan Official Plan 2010 (‘VOP 2010’).

The “Employment Commercial Mixed-Use” designation recognizes existing areas of predominately commercial uses within the Employment Area as of the adoption of this plan. These areas are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its intensification objectives.

The following building types are permitted in the “Employment Commercial Mixed-Use” designation:

- Low-Rise Buildings (only in Employment Commercial Mixed-Use areas not located in Regional Intensification Corridors within Employment Areas or Primary Intensification Corridors within Employment Areas)
- Mid-Rise buildings
- Public and Private Institutional Buildings
- Gas Stations

The following uses shall be permitted in areas designated as “Employment Commercial Mixed-Use” located in non-Intensification Areas:

- Office uses to a maximum of 12,500 m² GFA per lot
- Cultural and Entertainment Uses
- Retail uses, provided that no Retail unit shall exceed a GFA of 3,500 m²
- Uses permitted in Policy 9.2.1.9

The proposed Development with a combined GFA of 1904.9 m² and an FSI of 0.24 times the area conforms to the Official Plan.

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

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit the Development. The Owner is proposing to rezone the Subject Lands to “C7 Service Commercial Zone”, together with the following site-specific exceptions:

Table 1

	Zoning By-law 1-88 Standards	C7 Service Commercial Zone Requirements	Proposed Exceptions to the C7 Service Commercial Zone
a.	Minimum Lot Area	8,000 m ²	7,893 m ²
b.	Minimum Front Yard Setback	9.0 m	7.9 m
c.	Minimum Parking Spaces	132	93
d.	Outdoor Patio Requirements	The parking required for the outdoor patio shall be equal to that required for the main eating establishment use	No additional parking shall be required for the outdoor patio of the eating establishment use

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	COMMENTS
a.	Consistency and Conformity 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, 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP'), and VOP 2010
b.	Appropriateness of the Proposed Zoning By-law Amendment and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the Subject Lands and the site-specific zoning exceptions to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses, built form, compatibility with the surrounding area, pedestrian and vehicular accessibility
c.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted Site Development File DA.19.079 to facilitate the Development. The

	MATTERS TO BE REVIEWED	COMMENTS
		<p>review of the file will consider, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations, landscaping and environmental sustainability elements – Road widening, access location and design for Regional Road 27 – Pedestrian and barrier-free accessibility – Proper vehicular turning and drive through movements and parking layout – Provision of sufficient snow storage areas – Implementation of appropriate waste collection design standards – Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands
d.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports in support of the Application must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Urban Design and Sustainability Brief – Sustainability Metrics and Summary – Tree Inventory and Arborist Report – Functional Servicing and Stormwater Management Report – Phase One and Two Environmental Site Assessment – Geotechnical Investigation – Noise Impact Feasibility Study – Traffic Impact Study with Transportation Mobility Plan and Parking Study <p>Additional reports/studies may be required as part of the Application review process</p>
e.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and

	MATTERS TO BE REVIEWED	COMMENTS
		<p>Environmental Design), permeable pavers, bio-swales, bicycle racks to promote alternative modes of transportation, drought tolerant landscaping, energy efficient lighting, reduction in pavement, and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Application is approved</p> <ul style="list-style-type: none"> In accordance with the Sustainability Metrics Program, the Development must achieve a minimum bronze threshold overall application score
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines. The Urban Design and Sustainability Brief prepared by William & Stewart Associates Limited must be reviewed to the satisfaction of the Development Planning Department
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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy, should the Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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

Conclusion

The preliminary issues identified in this report and any other issues identified through

the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Brandon Bell, Planner I, Development Planning Department, ext. 8112.

Attachments

1. Location Map & Existing Zoning
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations - Building A
5. Building Elevations - Building B

Prepared by

Brandon Bell, Planner, ext. 8112

Margaret Holyday, Senior Planner, ext. 8216

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Christina Bruce, Acting Director of Development Planning, ext. 8231

/FA