Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021 **WARD(S):** 1

TITLE: FLEUR DE CAP DEVELOPMENT INC. & CUENCA DEVELOPMENT INC.
ZONING BY-LAW AMENDMENT FILE Z.20.032
DRAFT PLAN OF SUBDIVISION FILE 19T-20V005
10980 JANE STREET
VICINITY OF JANE STREET AND TESTON ROAD

FROM:
Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on applications to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways as shown on Attachment 2.

Report Highlights

The Owner proposes to rezone the Subject Lands and requests approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways

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 Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.032 and 19T-20V005 (Fleur de Cap Development Inc. and Cuenca Development Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole.

Background

Location: 10980 Jane Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands are currently vacant with no structures located on the property.

Date applications deemed complete: November 30, 2020

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the development

Fleur de Cap Development Inc. & Cuenca Development Inc. (the 'Owner') have submitted the following applications (the 'Applications') to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways (the 'Draft Plan') as shown on Attachment 2 :

1. Zoning By-law Amendment File Z.20.032 to rezone the Subject Lands from "A Agricultural Zone" and "A Agricultural Zone" subject to site-specific Exception 9(53) as shown on Attachment 1, to "EM1 Prestige Employment Area Zone", "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1, 2 and 3 of this report.

2. Draft Plan of Subdivision File 19T-20V005 as shown on Attachment 2, to facilitate the Draft Plan consisting of the following:

Blocks	Land Use	Area (ha)
1, 3 - 5 & 10	Prestige and General Employment	24.6
2	Mixed Use - Employment/Commercial	14.9
6 & 7	Stormwater Management Pond	7.7
8, 9 & 12	Natural Heritage System	14.9
11	Pumping Station	0.4
13 & 14	Roads and Road Widenings	3.2
Total		65.7

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

a) Date the Notice of Public Meeting was circulated: December 23, 2020

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along Jane Street and Teston Road in accordance with the City's Notice Signs, Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m radius from the Subject Lands, all properties south of Teston Road to Ahmadiyya Avenue and including

Zafarullah Khan Crescent and 200 metres east of Jane Street, the MacKenzie Ridge Ratepayers Association and anyone on file with the Office of the City Clerk having requested notice.

c) Comments received by the Development Planning Department as of December 8: 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 and be reviewed and addressed by the Development Planning Department in a future technical report to Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The proposed draft plan conforms to Vaughan Official Plan ("VOP 2010")

Official Plan Designation:

- "Prestige Employment Area", "General Employment Area", "Mixed Use Area - Employment/Commercial", "Potential Valley and Stream Corridor", and "Stormwater Management Facility" by Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Secondary Plans, 11.4 Highway 400 North Employment Lands Secondary Plan (formerly Official Plan Amendment ('OPA') 637)

- The Highway 400 North Employment Lands Secondary Plan relies on policies in OPA 450 as amended by OPA 637. The Subject Lands are located in the Block 34 East Planning Area. Section 3.4.2 of OPA 450 requires a Block Plan for greenfield development.

- The landowners for the southern portion of Block 34 East submitted Block Plan File BL.34E.2014, including the Subject Lands

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

Zoning: A Agricultural Zone" and "A Agricultural Zone" subject to site-specific Exception 9(53) by Zoning By-law 1-88. This Zone does not permit the proposed employment and commercial uses. The Owner proposes the following site-specific exceptions to the proposed zoning for the Subject Lands:

Table 1:

	Zoning By-law 1-88 Standards	EM1 General Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	Block 1: The Front Lot Line shall be the lot line abutting Jane Street Block 3: The Front Lot Line shall be the lot line abutting Teston Road Block 4: The Front Lot Line shall be the lot line abutting the portion of Street 1 generally oriented in a North/South.
b.	Definition of "Distribution Facility"	No definition in By-law 1-88	Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles, trailers, tractor trailers and intermodal containers
d.	Permitted Uses	- Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Uses to an Employment Use - Banquet Hall, in a Single Unit Building, subject to Section 3.8 - Bowling Alley, subject to Section 3.8 - Business and Professional Offices, not including	The following additional uses shall be permitted: – Permit a Distribution Facility – All EM2 Uses shall only be permitted beyond 180 m of Highway 400 and Jane Street and 100 m of Teston Road ▪ The following uses shall not be permitted within 180 m of Highway 400 and Jane Street and 100 m of Teston Road:

		regulated health professional - Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7 - Convention Centre, Hotel, Motel, subject to Section 3.8 - Funeral Home in a Single Unit building and subject to Section 3.8 - Car Brokerage - Office Building - Recreational Uses, including a golf driving range and miniature golf course - Service and Repair Shop - Any public garage legally existing as of the date of enactment of By-law 80-95	- All EM2 Uses - Building Supply Outlet - Contractor's Yard - Meat Packing and Processing, not including accessory storage - Scrap Paper Storage, sorting or baling - Truck Terminal - Distribution Facility
g.	Landscaping Strip Requirements	3 m Along a lot line which abuts a street	3 m Along a lot line which abuts a street and provincial highway
h.	Minimum Landscaping Requirement for Lands Abutting an Open Space Zone	7.5 m	0 m
i.	Location of Accessory Buildings or Structures	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Highway 400 or a reserve abutting same	Accessory building or structures shall be located in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same.

Table 2:

	Zoning By-law 1-88 Standards	EM2 General Employment Zone Requirements	Proposed Exceptions to the EM2 General Employment Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	Block 5: The Front Lot Line shall be the lot line abutting Street 1

Table 3:

	Zoning By-law 1-88 Standards	C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to the C4 Neighbourhood Commercial Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	Block 2: The Front Lot Line shall be the lot line abutting Teston Road
b.	Permitted Uses	- Bank or Financial Institution - Brewers Retail Outlet Business or Professional Office - Club or Health Centre - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take-Out - L.C.B.O. Outlet Personal Service Shop - Pet Grooming Establishment, to be contained within a wholly enclosed building Pharmacy - Photography Studio Place of Entertainment	The following additional uses shall be permitted: - Any use permitted in the EM1 Prestige Employment Area Zone - An Automobile Service Station, Automobile Gas Bar, Car Wash - Building Supply Outlet - Retail uses - Retail Warehouse - Retail Nursery Retail or service commercial uses, located within single-use buildings shall not occupy more than 25% of the frontage on either Jane Street or Teston Road

		- Retail Store Service or Repair Shop - Supermarket - Veterinary Clinic - Video Store	The following uses shall not be permitted: - individual retail uses in buildings with ground floor plates in excess of 2,800 m^2 in size - any uses which require outside storage of goods and materials
c.	Landscaping Strip Requirements	6m Teston Road and Jane Street	3 m Teston Road and Jane Street
d.	Location of Accessory Buildings	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Highway 400, Highway 7 or a reserve abutting same	Accessory building and structures shall be permitted in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same

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.

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	**COMMENTS**
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies and OPA 450 amended by OPA 637	▪ The Applications 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, as amended, 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010 and OPA 450
b.	Block Plan Application For Lands in Block 34 East	▪ The Subject Lands are located in the Block 34 East Block Plan. The Owner has submitted the requisite studies in support of the Applications must include

		analysis consistent with the documentation required for the current Block Plan review
c.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	▪ The appropriateness of the rezoning and the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. In particular, a number of the proposed site specific zoning requests including but not limited to, permitting a retail warehouse in a C4 Zone, permitting EM2 uses within specific areas of the EM1 Zone, reducing the landscape area abutting Highway 400, and locating accessory buildings between a building and Jane Street, Teston Road and Highway 400, will be reviewed as these amendments are not consistent with development standards in other employment areas in the City. ▪ The request to permit a Retail Warehouse use does not conform to the Official Plan
d.	Draft Plan of Subdivision	▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements
e.	Sustainable Development	▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and the Sustainability Metrics Program
f.	Studies and Reports	▪ The Owner submitted studies and reports in support of the Applications 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
g.	Coordination of Development	▪ The Owner will be required to coordinate development with the adjacent Draft Plan of Subdivision Files 19T-20V006 (Lorwood Holdings Inc.) and 19T-19V002 (Condor Properties (Fenmarcon) Inc.)

h.	Parkland Dedication	▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland in accordance with the *Planning Act* and the City of Vaughan's Cash-in-lieu of Parkland Policy should the Applications be approved
i.	Public Agency/Municipal Review	▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), the Ministry of Transportation (MTO) and external public agencies and utilities
j.	Source Water Protection Area	▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced or eliminated, to the satisfaction of the TRCA and the City ▪ The development limits and buffers for the natural heritage system on the Subject Lands must be delineated to the satisfaction of the TRCA and City
k.	Urban Design and Architectural Guidelines	▪ The Development will be reviewed in consideration of the City-wide and Block 34 East Urban Design and Architectural Guidelines
l.	Required Applications	▪ The Owner will be required to submit Site Development Applications for the development of the Subject Lands, as required by the City's Site Plan Control By-law

Financial Impact

There are no financial 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.

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 Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-20V005 and Proposed Zoning

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