

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 1

**TITLE: LORWOOD HOLDINGS INC.
ZONING BY-LAW AMENDMENT FILE Z.20.033
DRAFT PLAN OF SUBDIVISION FILE 19T-20V006
3180 TESTON ROAD
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 4 blocks and a public right-of-way 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 4 blocks and a public right-of-way

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.20.033 and 19T-20V006 (Lorwood Holdings 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 meeting.

Background

Location: 3180 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date applications deemed complete: November 30, 2020

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

Lorwood Holdings Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 4 blocks and a public right-of-way (the 'Draft Plan') as shown on Attachment 2:

1. Zoning By-law Amendment File Z.20.033 to rezone the Subject Lands from "A Agricultural Zone" to "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone", "C7 Service 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 to 3 of this report.
2. Draft Plan of Subdivision File 19T-20V006, as shown on Attachment 2, to facilitate a Plan of Subdivision consisting of the following:

Blocks	Land Use	Area (ha)
1	General Employment	2.9
2	Service Node	1.3
3	Natural Heritage System	1.2
4	Future Development Block	0.1
	Roads and Road Widenings	0.9
Total		6.4

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

- a) Date the Notice of Public Hearing was circulated: December 23, 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 Teston Road on the property 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 between Teston Road and Ahmadiyya Avenue, 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 will be reviewed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The proposed Development conforms to Vaughan Official Plan (“VOP 2010”)

Official Plan Designation:

- ☐ “Prestige Employment Area”, “General Employment Area”, and “Potential Valley and Stream Corridor” 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.
- ☐ A Block Plan Application has been submitted (File BL.34E.2014) including the Subject Lands and are subject to the Block Plan policy requirements.

Amendments to Zoning By-law 1-88 are required to permit the Development
Zoning: A Agricultural Zone as shown 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	EM2 General Employment Area Zone Requirements	Proposed Exceptions to the EM2 General Employment Area Zone
a.	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
b.	Permitted Uses	<ul style="list-style-type: none"> - All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8. - All Season Sports Facility, subject to Section 3.8 - Autobody Repair Shop - Building Supply Outlet - Car Brokerage, including trucks - Club or Health Centre - Contractor's Yard - Equipment Sales/ Rental Establishment - Meat Packing and Processing, not including accessory outside storage - Public Garage - Scrap Paper Storage, sorting or Baling - Service or Repair Shop, including repair of heavy equipment - Truck Terminal 	<ul style="list-style-type: none"> ▪ The following additional use shall be permitted: <ul style="list-style-type: none"> - Permit a Distribution Facility

c.	Minimum Landscaping Requirements for Lands Abutting an Open Space Zone	7.5 m	0 m
d.	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 structures and buildings shall be permitted in any yard, or area abutting a yard, which abuts Teston Road or a reserve abutting the same

Table 2:

	Zoning By-law 1-88 Standards	C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to C4 Neighbourhood Commercial Zone
a.	Permitted Uses	<ul style="list-style-type: none"> - 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 - Retail Store Service or Repair Shop 	<p>The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> - 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 <p>Retail or service commercial uses, located within single-use buildings shall not occupy more than 25% of the frontage on Jane Street</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> - individual retail uses in buildings with ground floor

		<ul style="list-style-type: none"> - Supermarket - Veterinary Clinic - Video Store 	<ul style="list-style-type: none"> plates in excess of 2,800m² in size - any uses which require outside storage of goods and materials
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Table 3:

	Zoning By-law 1-88 Standards	C7 Service Commercial Zone Requirements	Proposed Exceptions to C7 Service Commercial Zone
a.	Minimum Setbacks	<ul style="list-style-type: none"> - Front Yard - 9 m - Rear Yard - 22 m - Interior Side Yard - 6 m - Exterior Side Yard - 9 m 	<ul style="list-style-type: none"> - Front Yard - 3 m (Street A) - Rear Yard - 3 m (West property line) - Interior Side Yard - 3 m (Street B) - Exterior Side Yard - 3 m (Teston Road)
b.	Minimum Landscape Strip Width Along Teston Road	6m	3m

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	<ul style="list-style-type: none"> ▣ 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 2019, as amended, (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	<p>☐ 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</p>
c.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	<p>☐ 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, reducing the landscape areas abutting an Open Space Zone, and locating accessory buildings between a building and Teston Road and internal streets, will be reviewed as these amendments are not consistent with development standards in other employment areas in the City</p> <p>☐ The request to permit a Retail Warehouse does not conform to the Official Plan</p>
d.	Draft Plan of Subdivision	<p>☐ 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</p>
e.	Sustainable Development	<p>☐ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program</p>
f.	Studies and Reports	<p>☐ 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) and 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</p>
g.	Coordination of Development	<p>☐ The Owner will be required to coordinate development with the adjacent Draft Plan of</p>

		Subdivision File 19T-20V005 (Fleur De Cap Development Inc. & Cuenca Development Inc.)
h.	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 of Vaughan's Cash-in-lieu of Parkland Policy should the applications be approved
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▣ 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 Plan	<ul style="list-style-type: none"> ▣ 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 Toronto and Region Conservation Authority 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	<ul style="list-style-type: none"> ▣ The Development will be reviewed in consideration of the City-wide and Block 34 East Urban Design and Architectural Guidelines
l.	Required Applications	<ul style="list-style-type: none"> ▣ 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 Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council express 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: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

Attachments

1. Context & Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-20V006

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