

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD: 2

TITLE: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL
ZONING BY-LAW AMENDMENT FILE Z.21.007
325 WOODBRIDGE AVENUE
VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

FROM:

Haiqing Xu, Deputy City Manager Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the zoning on the subject lands to permit a retail store as an accessory use within the existing former fire hall building, as shown on Attachment 2. The proposed accessory retail store will operate as an experiential learning centre as part of the existing high school located on the subject lands.

Report Highlights

- The Owner proposes to amend the zoning on the subject lands to permit a retail store as an accessory use within the existing former fire hall building
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.21.007 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

Location: 325 Woodbridge Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands previously contained a former City of Vaughan Fire Hall (Fire Hall #7-3).

Date of Pre-Application Consultation Meeting: January 27, 2021

Date application was deemed complete: April 9, 2021

Previous Zoning By-law Amendment and Site Development Applications were approved for the Subject Lands

- The Owner purchased the Subject Lands from the City in 2014 and intended to repurpose the former fire hall as an arts centre. After the purchase, the Owner decided the arts centre would be better suited through an expansion to the existing Toronto District Christian High School ('TDCH') building located west of the Subject Lands at 377 Woodbridge Avenue
- The former fire hall was then intended to be used as a Private School and Technical or Commercial School with the adjacent high school, as part of the TDCH campus
- Council on April 11, 2018, approved Zoning By-law Amendment File Z.17.012 to permit a Technical School in the "A Agricultural Zone" and the "R2 Residential Zone" located at 377 Woodbridge Avenue, and to permit a Private School and Technical or Commercial School in the "M3 Transportation Industrial Zone" on the Subject Lands. The implementing Zoning By-law was approved on June 19, 2018 as By-law 116-2018
- Council on April 11, 2018, also approved Site Development File DA.17.024 to permit a 2-storey addition to the existing TDCH to facilitate the arts centre and for site alterations related to parking and access

A Zoning By-law Amendment Application has been submitted to permit an accessory retail store on the Subject Lands

The Owner has submitted Zoning By-law Amendment File Z.21.007 (the 'Application') for the Subject Lands to amend Zoning By-law 1-88, specifically to permit an accessory retail store as an accessory use within a Private School and Technical or Commercial School in the "M3 Transportation Industrial Zone", as shown on Attachment 2 (the 'Proposal'), together with the site-specific zoning exceptions identified in Table 1.

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

- a) Date the Notice of Public Meeting was circulated: May 21, 2021

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Woodbridge Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, the West Woodbridge Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The Development Planning Department received one (1) email inquiry from a resident on May 5, 2021 requesting information on the proposed retail store. Staff confirmed there will be no external changes to the fire hall building and the retail store (thrift store) will be open to the public. No additional comments have been received as of May 25, 2021.

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 comprehensive report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[Public Meeting Item 3, Report No 36 October 3, 2017](#)

[Council Extract Committee of the Whole Item 2, Report 14 \(pages 46-56\), April 11, 2018](#)

Analysis and Options

The Proposal conforms to Vaughan Official Plan 2010

Official Plan Designation:

- "Community Area" on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- Designated "Deferral Area" by Section 11.5 - the Kipling Avenue Corridor Secondary Plan ('KACSP') in Volume 2 of VOP 2010 for consideration as an arts centre. However, Section 11.5.13.19 of the KACSP states "in the interim, the underlying designation of "Low-Rise Residential A" will continue to apply to the lands". The City sold the Subject Lands to the Owner and the arts centre was integrated into the TDCH. Therefore, the "Low Rise Residential A" designation applies to the Subject Lands
- School uses are permitted within all residential designations of the KACSP
- Section 11.5.11.2 of the KACSP permits ancillary retail uses provided they are located at grade level and face the street
- The TDCH school campus has a gross floor area ('GFA') of 9,569 m² (including the 548 m² GFA fire hall). The proposed accessory 330 m² retail store is 3% of the total GFA of the TDCH school campus, is located at grade level and faces Woodbridge Avenue
- The proposed retail store will be operated by students and volunteers as an ancillary use within the existing fire hall building, as part of an experiential learning centre for the TDCH
- The Proposal conforms to VOP 2010

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

Zoning:

- The Subject Lands are zoned “M3 Transportation Industrial Zone” (‘M3 Zone’) and subject to site-specific Exception 9(1462), as shown on Attachment 1. The M3 Zone does not permit an accessory retail store use
- The Owner proposes to amend the M3 Zone on the Subject Lands to permit a retail store as an accessory use to the Private School and Technical or Commercial School use, as shown on Attachment 2, and defined as follows:

“A retail store shall be permitted with a maximum gross floor area of 330 m² as an accessory use to the existing Private and Technical or Commercial School (within the fire hall building).”

- The Proposal does not include any changes to the existing building elevations or site plan

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.	Conformity and Consistency 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, 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 2010 (‘YROP’), VOP 2010, and the KACSP
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed accessory retail store use will be reviewed in consideration of the existing and planned surrounding land uses
c.	Woodbridge Heritage Conservation District Plan (‘WHCDP’)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the WHCDP. The Cultural Heritage Division has no concerns with the Application as no changes are proposed to the exterior of the existing building
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted studies and reports in support of the Application which are available on the city’s website at https://maps.v 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

	MATTERS TO BE REVIEWED	COMMENTS
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by external public agencies and utilities and the Public, Separate, and French School Boards

Financial Impact

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

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 the Application will be considered in the technical review of the Application. 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 Laura Janotta, Planner, Development Planning Department, ext. 8634.

Attachments

1. Context and Location Map
2. Existing Site Plan

Prepared by

Laura Janotta, Planner, ext. 8634

Mark Antoine, Senior Planner, ext. 8212

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager