

Committee of the Whole (1) Report

DATE: Tuesday, September 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 seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.21.007 for the subject lands shown on Attachment 1 to permit a retail store as an accessory use to the existing high school campus shown on Attachment 1 within the 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 seeks to amend the zoning on the subject lands to permit a retail store as an accessory use to the existing high school campus shown on Attachment 1 within the existing former fire hall building shown on Attachment 2
- A Zoning By-Amendment application is required to permit the proposal
- The Development Planning Department supports the approval of the Zoning By-law Amendment as it is consistent and conforms to Provincial policies and the York Region Official Plan 2010 and Vaughan Official Plan 2010

Recommendation

1. THAT Zoning By-law Amendment File Z.21.007 (Toronto District Christian High School) BE APPROVED, to amend Zoning By-law 1-88 to permit an accessory retail store having a maximum gross floor area of 330 m² as an accessory use to the experiential learning centre operating as part of the existing private high school located on the Subject Lands zoned “M3 - Transportation Industrial Zone” shown on Attachment 2.

Background

The subject lands (the ‘Subject Lands’) are municipally known as 325 Woodbridge Avenue and are located on the south side of Woodbridge Avenue west of Kipling Avenue. 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) which were purchased from the City by the Toronto District Christian High School (‘TDCH’). The fire hall is to be used as a Private School and Technical or Commercial School with the adjacent high school as part of the TDCH campus shown on Attachment 1.

A Zoning By-law Amendment Application has been submitted to amend Zoning By-law 1-88

The TDCH (the ‘Owner’) has submitted Zoning By-law Amendment File Z.21.007 to amend Zoning By-law 1-88, specifically to permit an accessory retail store as an ancillary use within a Private School and Technical or Commercial School in the “M3 - Transportation Industrial Zone” (the ‘Application’), as shown on Attachment 2.

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

The City on May 21, 2021 circulated a Notice of Public meeting to all property owners within 150 m of the Subject Lands. A copy of the Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Woodbridge Avenue in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on June 22, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report dated June 14, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting.

No written submissions were received by the Development Planning Department for the Application. Steven McIntyre of Malone Given Parsons, representing the Owner, made a deputation at the Public Meeting in support of the Application.

Previous Reports/Authority

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

[Item 1, Report No. 36, Committee of the Whole \(Public Meeting\) June 14, 2021](#)

[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 Application is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes that local context and character is important. The *Planning Act* requires all Vaughan Council’s planning decisions to be consistent with the PPS.

The Application is consistent with the PPS, specifically Sections 1.1.1 and 1.1.3.2 regarding development within Settlement Areas, as the proposal represents the re-use of an existing building on an existing lot to complement the existing school use on the TDCH Campus.

The Application will support the school community by providing broader academic education programs and experiential learning opportunities to gain retail experience and to volunteer within the community. The Application also supports the needs of existing and future residents within the area by providing a retail store use within the community thereby supporting the development of complete communities. In consideration of the above, the Application is consistent with the PPS.

The Application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 as amended (the ‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Application conforms with the policy framework of the Growth Plan, specifically regarding development in Settlement Areas and managing growth. The Subject Lands are located within a Settlement Area as defined by the Growth Plan. The Application will support the achievement of a complete community identified in Section 2.2.1.2 of the Growth Plan by utilizing an existing building for an accessory retail use and expanding the experiential learning centre programs to enhance the TDCH and existing community. The Application conforms to the Growth Plan.

The Application conforms to the York Region Official Plan, 2010

The York Region Official Plan 2010 ('YROP') guides community building, environmental and economic decisions within York Region and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses. The Application will expand upon the existing institutional uses on the Subject Lands by adding an accessory retail use. The Application conforms to the YROP.

The Application conforms to Vaughan Official Plan 2010

The Subject Lands are identified as a "Community Area" in the Vaughan Official Plan 2010 ('VOP 2010') and are designated "Deferral Area" by Section 11.5 of the Kipling Avenue Corridor Secondary Plan ('KACSP') in Volume 2 of VOP 2010. This designation contemplated the use of the Subject Lands as an arts centre and noted the underlying designation of the Subject Lands as "Low-Rise Residential A". The City sold the lands to the Owner; however, the arts centre was integrated into the TDCH building on the campus and the fire hall building was intended to be used by the school for classes.

School uses are permitted within all residential designation of the KACSP, and ancillary retail uses are permitted provided they are located at-grade and face the street. The TDCH school campus has a total gross floor area ('GFA') of 9,569 m² (including the fire hall). The proposed accessory retail store is 330 m², representing 3% of the total GFA of the TDCH school campus, is located at-grade 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 Application conforms to VOP 2010.

An Amendment to Zoning By-law 1-88 is required to permit the proposed retail store on the Subject Lands

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 Application would permit an accessory retail store having a maximum GFA of 330 m² to the existing Private and Technical or Commercial School (within the fire hall building). The Owner has advised the store hours will be 10 am to 8 pm weekdays and 10 am to 3 pm Saturdays. The store will operate while TDCH summer school programs are in session although the store will remain open later than summer school programs.

The Development Planning Department supports the Application as it meets the intent of the KACSP and will utilize an existing building for accessory retail uses. Should the Application be approved, the implementing zoning by-law would include the following exceptions:

- the retail store shall be an accessory use to the TDCH campus
- the retail store will be limited to a maximum GFA of 300 m²
- the retail store shall operate as an experiential learning centre as part of the TDCH School Campus educational programs with the retail (thrift) store being operated by school students and volunteers

City Departments have no objection to the Application

The Development Engineering Department, Urban Design and Cultural Heritage Divisions of the Development Planning Department, Parks Infrastructure Planning and Development Department, By-law & Compliance Licensing & Permit Services Department, Infrastructure Development Real Estate Department, Fire and Rescue Services Department, and Infrastructure Planning and Corporate Asset Management Department have no objection to the Application.

External Agencies have no objection to the Application

Rogers Communications, Enbridge Gas and Canada Post have no objection to the Application.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Zoning By-law Amendment Application and has determined that the proposed amendment is a matter of local significance and does not

adversely affect Regional planning policies or interest. York Region has no objection to the Application.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.21.007 in consideration of the applicable Provincial policies, the policies of YROP and VOP 2010, the requirements of the Zoning By-law 1-88, City Departments and external public agencies, and the surrounding existing and planned land use context.

The Development Planning Department is of the opinion the Application to amend the zoning on the Subject Lands to permit an accessory retail store as part of the school uses on the Subject Lands is appropriate and compatible with the surrounding area. The Application is consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010. On this basis, the Development Planning Department can support the approval of the Application, subject to the Recommendations in this report.

For more information, please contact: Laura Janotta, Planner, Development Planning Department, Extension, 8634.

Attachments

1. Context and Location Map
2. Existing Site Plan

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Approved by



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Nick Spensieri, City Manager