

COMMITTEE OF THE WHOLE OCTOBER 25, 2011

WESTON ROAD LAND USE INVENTORY AND ANALYSIS STUDY WARD 3

Recommendation

The Commissioner of Planning recommends that:

1. The Vaughan Official Plan 2010, Volume 1, be modified by re-designating the properties fronting on the east side of Weston Road from 2 Chrislea Road to 8787 Weston Road from "Prestige Employment" to "Commercial Mixed-Use" as shown on Attachments 2a and 2b.
2. This report be forwarded to the Region of York as a recommended modification to the Vaughan Official Plan 2010, Volume 1, and that the Region of York be requested to modify the Plan accordingly as part of the process leading to the approval of the Vaughan Official Plan 2010.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to "ensure sustainable development and redevelopment". The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail and an attractive public realm. The plan will guide the creation of the physical form that will reflect a "complete" community.

Economic Impact

The Vaughan Official Plan 2010 establishes the planning framework for development throughout the City to 2031. The Plan, when approved, will have a positive impact on the City of Vaughan in terms of managing growth and fostering retail and residential intensification and employment opportunities while fulfilling the City's obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

Direction to proceed to Committee of the Whole on October 25, 2011 with this report was given at the Council meeting of September 27, 2011. The report was posted on the City's website as part of the Committee of the Whole Agenda on October 14, 2011.

Purpose

The purpose of this report is to examine the opportunities for re-designating the properties fronting on the east side of Weston Road between Chrislea Road and the south boundary of the Vaughan Mills Secondary Plan Area from "Prestige Employment" to "Commercial Mixed-Use" under VOP 2010.

Background - Analysis and Options

Location

The subject lands are located to the west of Highway 400, north of Highway 7 and south of Rutherford Road. The northern portion of the study area includes all properties on the east side of Weston Road from the Vaughan Mills Centre Secondary Plan Study Area south to Langstaff Road. The southern portion of the study area includes all properties on the east side of Weston Road from Langstaff Road to Chrislea Road.

The Study Area is shown on Attachment 1 to this report.

Background

As part of the consideration of modifications to VOP 2010, issues arose about the recognition of existing legal commercial uses within the new "Prestige Employment" designation. Owners were requesting recognition in VOP 2010 of their existing permissions to ensure that any future implementing zoning by-law would not result in their lands becoming legal non-conforming.

One such submission was received for a site located at 7979 Weston Road to the north of Chrislea Road which requested a re-designation to "Commercial Mixed-Use" to recognize an existing retail warehousing permission. In respect to this matter, Council provided the following direction at the Council Meeting of September 27, 2011:

City staff be directed to report back to the Committee of the Whole meeting of October 25, 2011, on which lands they deem appropriate for re-designation to "Commercial Mixed Use" for the properties fronting on the east side of Weston Road between Chrislea Road and the south boundary of the Vaughan Mills Secondary Plan Area.

This report has been prepared in response to this direction.

Weston Road Land Use Inventory and Analysis Study

a) Objective

The objective of this study is to determine whether or not a land use change from "Prestige Employment" to "Commercial Mixed-Use" is warranted, given the type of uses currently located within the study area.

b) Methodology

In order to establish an accurate inventory of the existing land uses on the east side of Weston Road between Chrislea Road and the southern boundary of the Vaughan Mills Secondary Plan Area, staff conducted a site visit to each property in the study area and documented the existing uses. Photographs of each site were taken and the individual businesses were recorded in conjunction with their respective addresses.

Each business located within the study area was then categorized into one of the following land use classes:

- Banks & Financial Institutions
- Business & Professional Offices
- Institutional, Educational & Social Services
- Manufacturing, Storage & Distribution
- Personal Services

- Restaurants & Food Services
- Retail & Retail Warehousing
- Vacant

Totals for each land use type were then calculated for the northern portion (Vaughan Mills Secondary Plan Area to Langstaff Road) and southern portion (Langstaff Road to Chrislea Road) of the study area.

c) Results

Approximately 162 units within 31 parcels of land were identified in the study area; 70 units north of Langstaff Road (on 13 parcels of land) and 92 units south of Langstaff Road (on 18 parcels of land). The breakdown of each land use type can be seen in Tables 1 and 2, below.

Table 1

Vaughan Mills Centre Secondary Plan Study Area to Langstaff Road

Land Use Type	# of Units
Retail & Retail Warehousing	22
Personal Services	17
Business & Professional Offices	12
Restaurants & Food Services	10
Manufacturing, Storage & Distribution	5
Institutional, Educational & Social Services	4
Banks & Financial Institutions	0
Vacant	0
Total:	70

The study area is predominantly commercial with only a small manufacturing presence. There are five non-commercial parcels in the northern portion of the site which are located immediately south of the Vaughan Mills Centre Secondary Plan Study Area. These include 8929, 8865, 8841, 8821 and 8795 Weston Road, as shown on the context map forming Attachment 2a to this report. These properties are large lots extending beyond the limits of the study area and are primarily used for warehousing, outdoor storage and some manufacturing. Further, they are not part of a registered plan of subdivision. As such, they are not suitable for a land use re-designation from "Prestige Employment" to "Commercial Mixed-Use" at this time.

Table 2

Langstaff Road to Chrislea Road

Land Use Type	# of Units
Retail & Retail Warehousing	38
Personal Services	20
Business & Professional Offices	12
Restaurants & Food Services	12
Institutional, Educational & Social Services	6
Manufacturing, Storage & Distribution	3
Vacant	1
Banks & Financial Institutions	0
Total:	92

The three manufacturing uses south of Langstaff Road Are:

- Grande Cheese Co. Ltd. – 468 Jevlan Drive
- Omega Mantels and Mouldings Ltd. – 260 Jevlan Drive

- Unitech Windows and Doors – 260 Jevlan Drive

Both of these properties are located between two existing commercial land uses and contain a significant accessory retail component. Given their location along a predominantly commercial strip of land and the current amount of retail on each of these sites, they are both suitable for re-designation to "Commercial Mixed-Use".

The remaining properties in the study area are commercial uses and would be suitable for re-designation from "Prestige Employment" to "Commercial Mixed-Use".

Basis for the Re-designation from "Prestige Employment" to "Commercial Mixed-Use"

In September of 2011, Hemson Consulting Ltd. submitted a report entitled "Housing Analysis and Employment Land Needs – Addendum to the April 2010 Report". The original April 2010 report was prepared to support the preparation of VOP 2010. However, since the completion of the 2010 report a number of requests were received for modifications to VOP 2010 for employment land conversions to other uses; and the Region of York also requested additional justification for other conversions that were already incorporated into VOP 2010. Most of the additional employment lands requiring evaluation involved conversion from an "Employment Area" designation to a "Commercial Mixed-Use" designation.

The purpose of the "Commercial Mixed-Use" designation in VOP 2010 is to distinguish between the major existing or planned retail concentrations within the employment areas and the more general-industrial areas. Over time, it is intended to focus new retail and other more intensive non-residential development at strategic nodes along the edges of major employment areas where higher order transit either exists or is being planned.

Hemson is of the opinion that, under the Growth Plan, if a use is already Justifying permitted or has been established under the local and regional official plan, then no conversion is required. This rationale was applied to the conversion of the Steeles Avenue corridor between Keele and Dufferin Streets and between Islington Avenue and Jane Street where it was demonstrated that the uses fronting on the north side of Steeles Avenue in these areas were primarily commercial. As a result, Council has requested that the Region of York approve VOP 2010 with the "Commercial Mixed-Use" designation applying to the frontage on these portions of Steeles Avenue.

A similar analysis was undertaken for Weston Road in the preparation of this report. The evidence accumulated from the land use study shows that the uses fronting on to Weston Road, within the subdivided frontage (i.e., within Registered Plans of Subdivision) are predominantly commercial. Therefore, the re-designation of these lands from "Prestige Employment" to "Commercial Mixed-Use" can be supported.

The unsubdivided areas south of the Vaughan Mills Centre Secondary Plan Study Area are used for a range of industrial/warehousing and outside storage uses, with substantial portions being vacant. Therefore, it would be premature to re-designate the frontages of these properties "Commercial Mixed-Use".

On this basis staff can recommend that the frontage of Weston Road, from Chislea Road to the unsubdivided lands south of the Vaughan Mills Centre Secondary Plan Study Area, be re-designated from "Prestige Area" to "Commercial Mixed-Use" in VOP 2010, in recognition of the predominance of commercial uses in these areas.

Relationship to Vaughan Vision 2020/Strategic Plan

The new Official Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;

Regional Implications

This report and the accompanying Council minute will be forwarded to the Region of York for its consideration in the approval process for VOP 2010 Volume 1.

Conclusion

The properties along the east side of Weston Road from 2 Chrislea Road to 8787 Weston Road, inclusive, are suitable for re-designation from "Prestige Employment" to "Commercial Mixed-Use". Therefore the recommendations set out above should be adopted.

Attachments

1. Context Location Map
- 2a. Detail Location Map – Northern Portion of Study Site
- 2b. Detail Location Map – Southern Portion of Study Site

Report prepared by:

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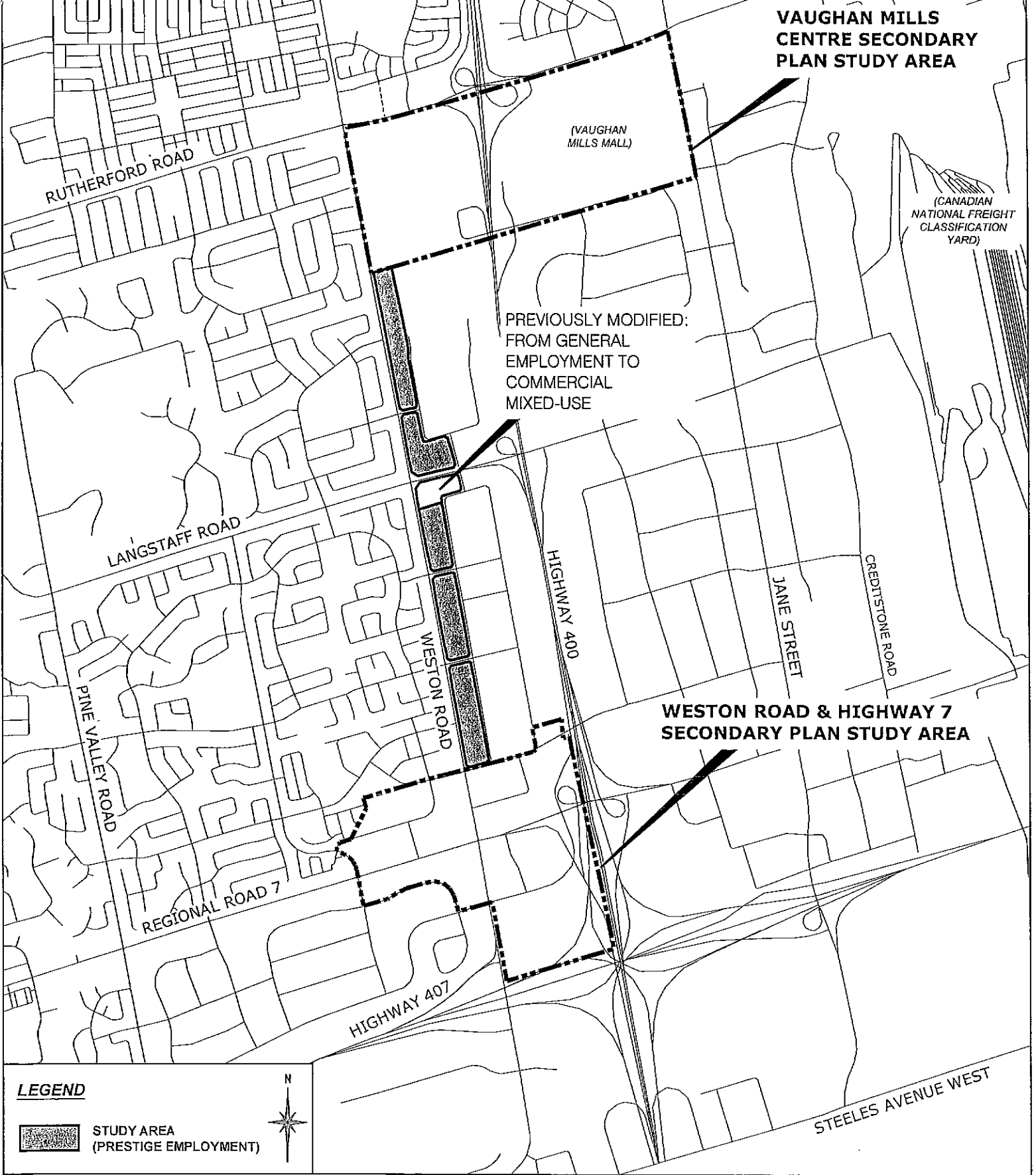
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning

/LG

**VAUGHAN MILLS
CENTRE SECONDARY
PLAN STUDY AREA**



*Context
Location Map*

Location: Part of Lots 6 - 14,
Concession 5

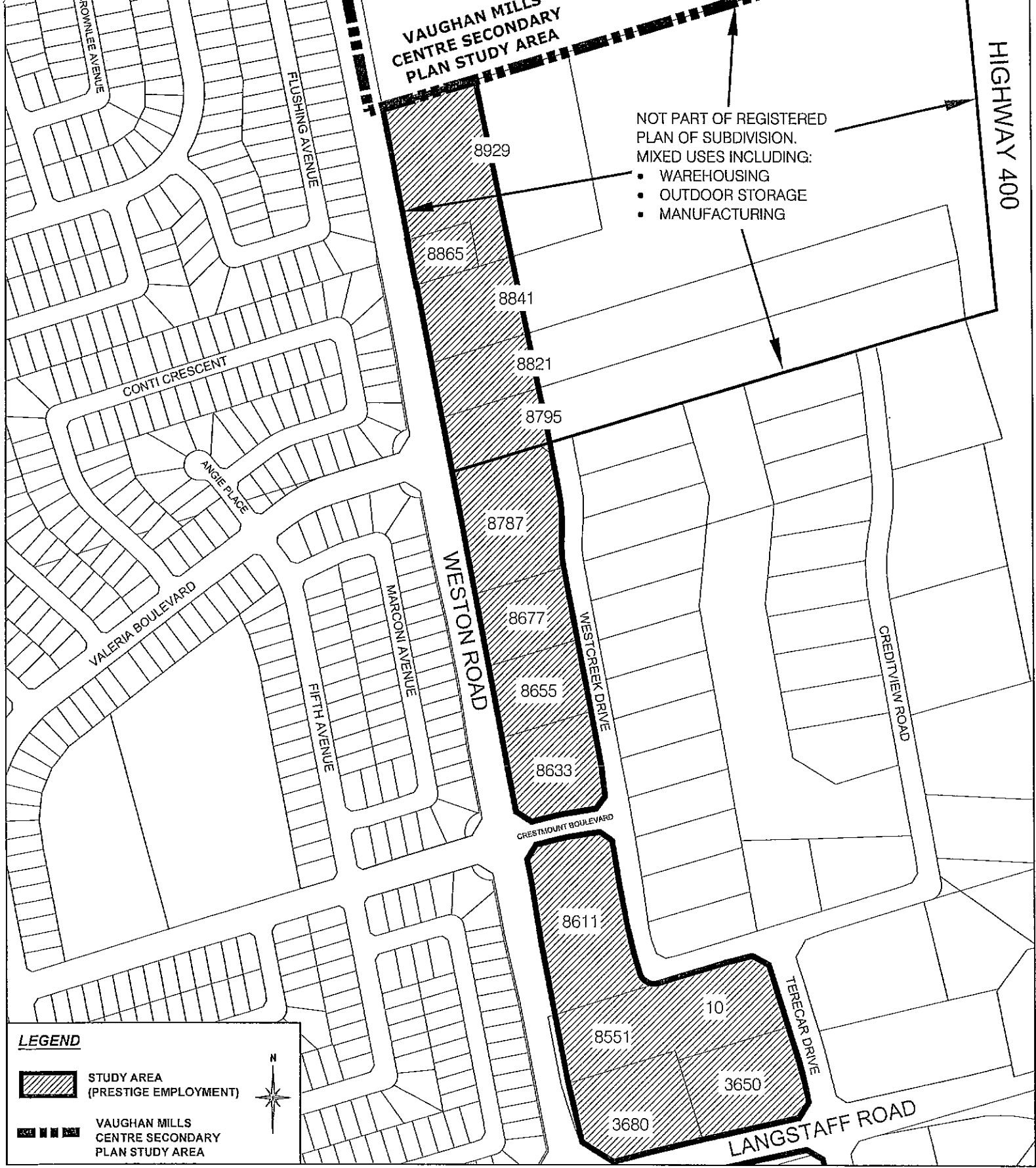


Attachment

Not to Scale

Date:
October 12, 2011

1



*Detail Location Map -
Northern Portion of Study Site*

Location: Part of Lots 6 - 14,
Concession 5

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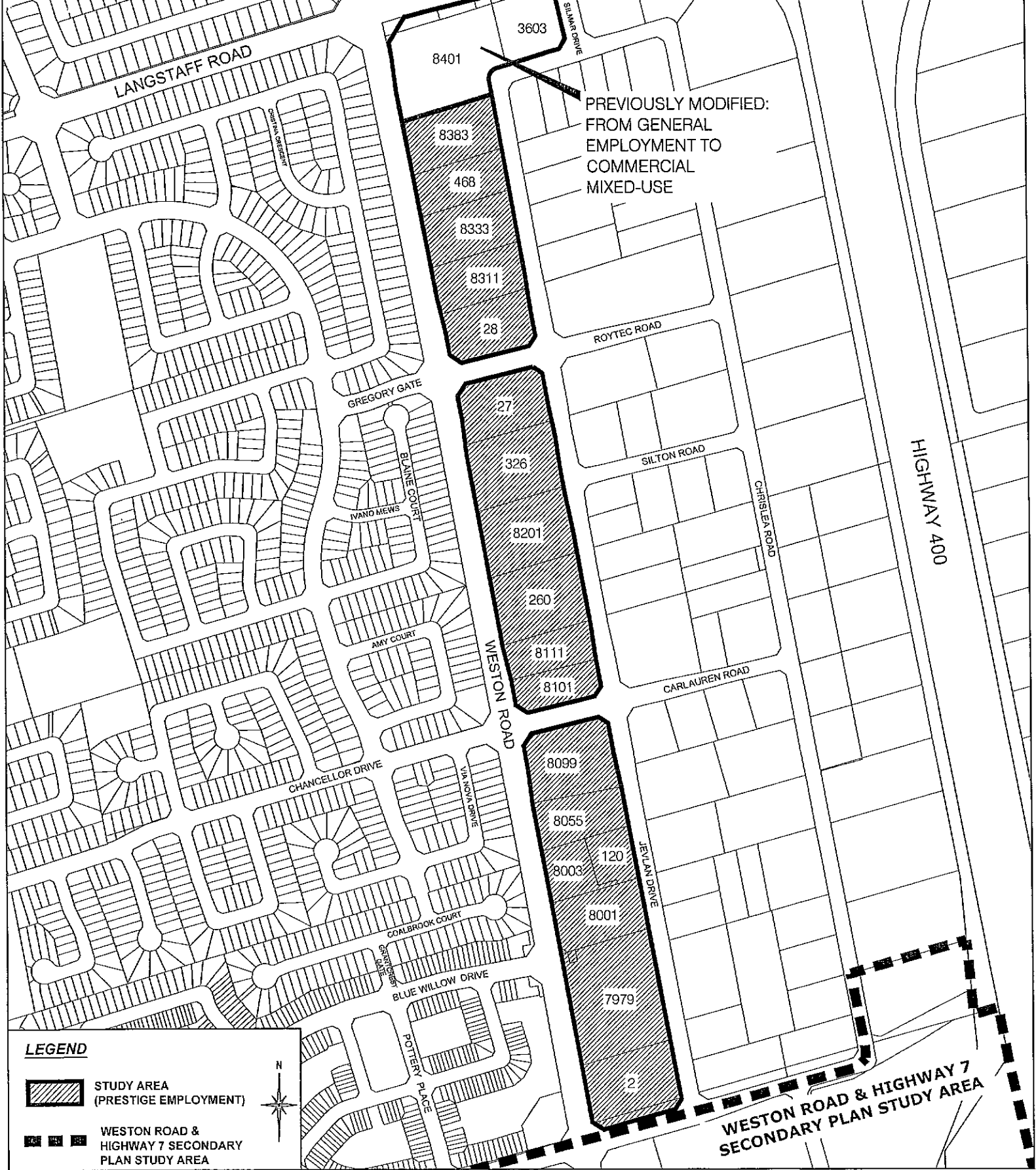


Attachment

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Date:
October 12, 2011

2a



*Detail Location Map -
Southern Portion of Study Site*

Location: Part of Lots 6 - 14,
Concession 5

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Attachment

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Date:
October 12, 2011

2b