

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002

**3. ZONING BY-LAW AMENDMENT FILE Z.02.007
DELISLE PROPERTIES LIMITED
PRELIMINARY REPORT**

P.2002.17

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.007 (Delisle Properties Limited) BE RECEIVED; and, that the application BE HELD IN ABEYANCE pending the outcome of the City-wide Woodlot Functional Assessment Study, and upon its completion, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 24, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone, to permit the development of a 4-building, 20,375m² employment complex with 645 parking spaces.

The application also requests exceptions to the zoning standards, which include deleting the requirement for a 7.5m wide landscape strip abutting an Open Space Zone, and permitting up to 450m² for an eating establishment.

Background - Analysis and Options

The site is located on the southeast corner of Jane Street and Rutherford Road, in Lot 15, Concession 4, City of Vaughan. The rectangular lot has 160.45m frontage along Jane Street and 361.11m flankage along Rutherford Road. The site has a wooded area around the perimeter surrounding an open field in the central portion, and is developed with a detached dwelling. The easterly portion of the property is also traversed by a valley and stream corridor.

The subject lands are designated "Prestige Area", "Employment Area General" and "Stream Corridor" by OPA #450. The site is zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Rutherford Road; vacant (A Agricultural Zone)
- East - vacant (A Agricultural Zone)
- South - commercial (C7 Service Commercial Zone); employment (EM2 General Employment Area Zone)
- West - Jane Street; vacant/commercial (C8 Office Commercial Zone)

On February 8, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the property contains a valley and stream corridor (the Upper West Don River), which must be staked with the Toronto and Region Conservation Authority, and zoned to ensure its protection; further studies (flood study, geotechnical report) may also be required;
- the property contains terrestrial (woodland) resources; OPA #450 recognizes the importance of maintaining the environmental functions, attributes, and linkages of terrestrial resources. The woodlands on this site are not specifically designated in OPA #450, however, the Terrestrial (Woodland) Resource Protection policies in Section 2.3.2.8(a) remain applicable, specifically:
 - “i) The City’s significant terrestrial resources requiring preservation are those with high or moderate environmental function. Subsequent efforts shall confirm their boundaries at a more site-specific level in accordance with the Environmental Management Guideline. In areas where these boundaries have not been identified, they shall be determined using similar functional assessment methods.
 - vii) Development within those terrestrial systems that include woodlands not specifically designated shall occur in a manner, which attempts to preserve the environmental feature to the extent practical.”
- the woodlot on the site has been included for assessment in the City-wide Woodlot Functional Assessment Study, to be identified as having either high, moderate or low functional significance, which will be completed in draft in Spring 2002; a public information meeting will then be held to present the findings of the study, and report to Council;
- the findings of the Study will assist in the review of applications on sites which are affected by woodlots, and will provide the basis for implementing mechanisms aimed at protecting significant woodlots; and,
- in light of the Woodlot Functional Assessment Study, the Applicant has been notified in writing that this application is premature and is being held in abeyance pending the outcome of the study.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the Public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

In light of the City-wide Woodlot Functional Assessment Study, this application is considered premature and is being held in abeyance pending the outcome of the study. The findings of the study will identify the status of the woodlot as being either of high, moderate or low functional significance, and will also provide the basis for future actions that the City may choose to implement, aimed at protecting significant woodlots. Once the study is completed, Staff can better evaluate the application, and report back to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Preliminary Site Plan

Report prepared by:

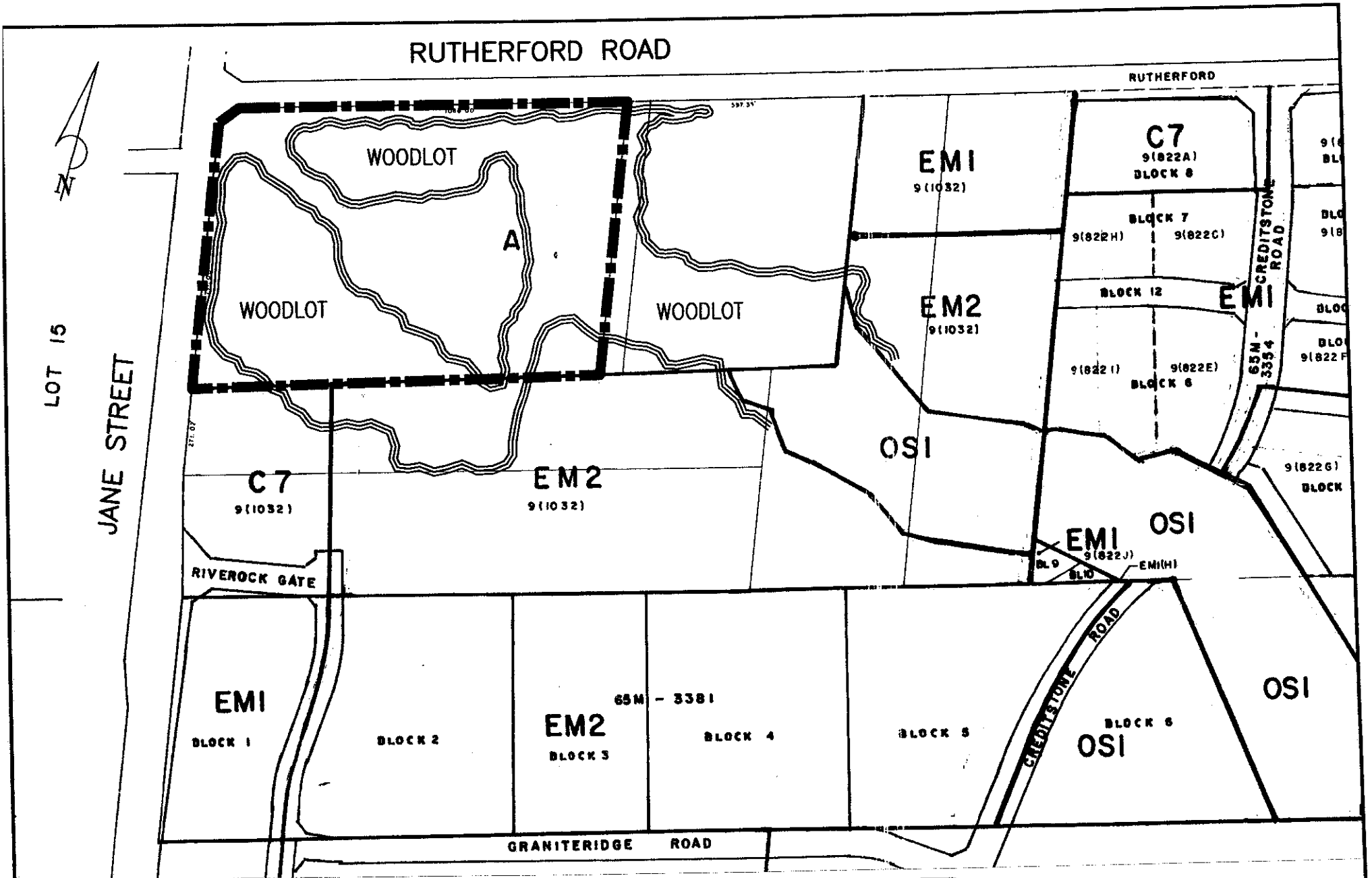
Mark H. Kluge, Planner, ext. 8216
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/LG



 SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:
Z.02.007

REPORT #:
LOCATION:
PART OF LOT 15,
CONCESSION 4

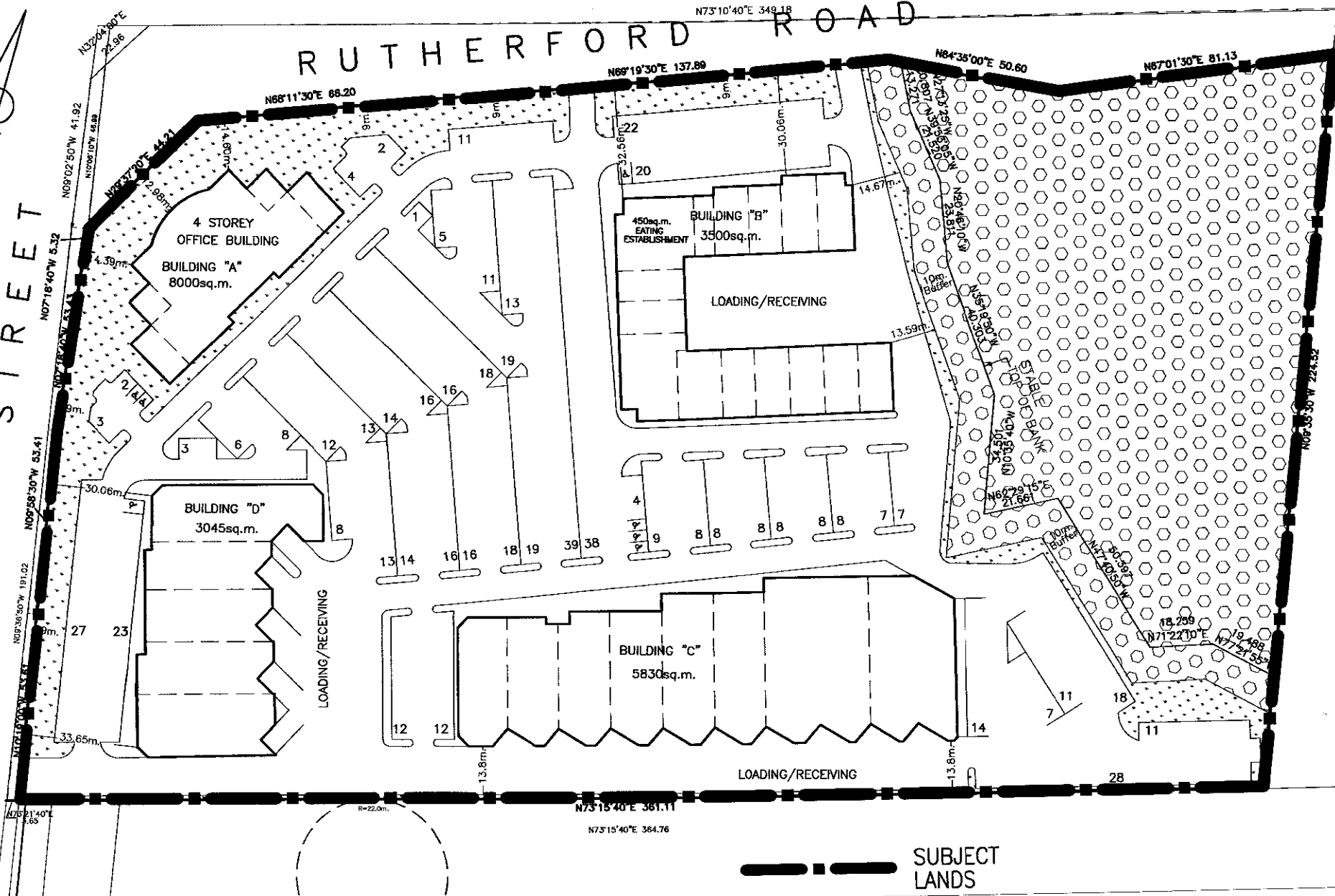
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
DELISLE PROPERTIES LIMITED

DATE: 01/29/2002
SCALE: NOT TO SCALE

JANE STREET

RUTHERFORD ROAD



ATTACHMENT '2'
PRELIMINARY SITE PLAN

FILE #: Z.02.007	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE: 01/29/2002
	LOCATION: PART OF LOT 15, CONCESSION 4		DELISLE PROPERTIES LIMITED	SCALE: NOT TO SCALE