

**5. OFFICIAL PLAN AMENDMENT FILE OP.02.012
 ZONING BY-LAW AMENDMENT FILE Z.02.043
 RICETON HOLDINGS LTD.
 PRELIMINARY REPORT**

P.2002.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.012 and Z.02.043 (Riceton Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 10, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the 2.2 ha property for "General Commercial" uses.

Background - Analysis and Options

The subject lands are located on the west side of Dufferin Street, north of Steeles Avenue, at the east end of Viceroy Road, being Block 3, Plan 65M-2085, in Lot 1, Concession 3, City of Vaughan. The 2.2 ha vacant site has approximately 30 m frontage on Viceroy Road, and 200 m flankage on Dufferin Street. The surrounding land uses are:

- North - CNR tracks; residential (RM4 & RM1 Residential Zones)
- South - commercial plaza (C1 Restricted Commercial Zone)
- East - Dufferin Street; proposed high density residential (RA3 Apartment Residential Zone)
- West - employment lands (EM2 General Employment Area Zone)

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM1Prestige Employment Area Zone; C1 Restricted Commercial Zone, subject to Exception 9(602); and, OS1 Open Space Conservation Zone by By-law 1-88.

On May 24, 2002, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical report to the Committee of the Whole.

Preliminary Review

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

- the subject lands are currently designated and zoned as an industrial lot as part of the plan of subdivision to the east, having access only from Viceroy Road;
- Viceroy Road will be extended east, across the south portion of the subject lands, forming a signalized intersection with Dufferin Street; the site will have increased visibility and accessibility as a result of the new intersection;

- The proposed "General Commercial" designated would permit retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices;
- the C1 Zone lot located south of the Viceroy extension is subject to Exception 9(602), which also applies to the south portion of the subject lands; the proposed commercial uses are consistent with the commercial zoning on the abutting lands; and,
- any remnant parcels that may be created as a result of the lands being dissected by the Viceroy Road extension would be added to the southerly lot; any contravention of the City's Zoning By-law on the lands to the south as a result of the Viceroy Road extension would be deemed to conform to the provisions of the by-law.

Conclusion

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

Attachments

1. Location Map
2. Site Survey

Report prepared by:

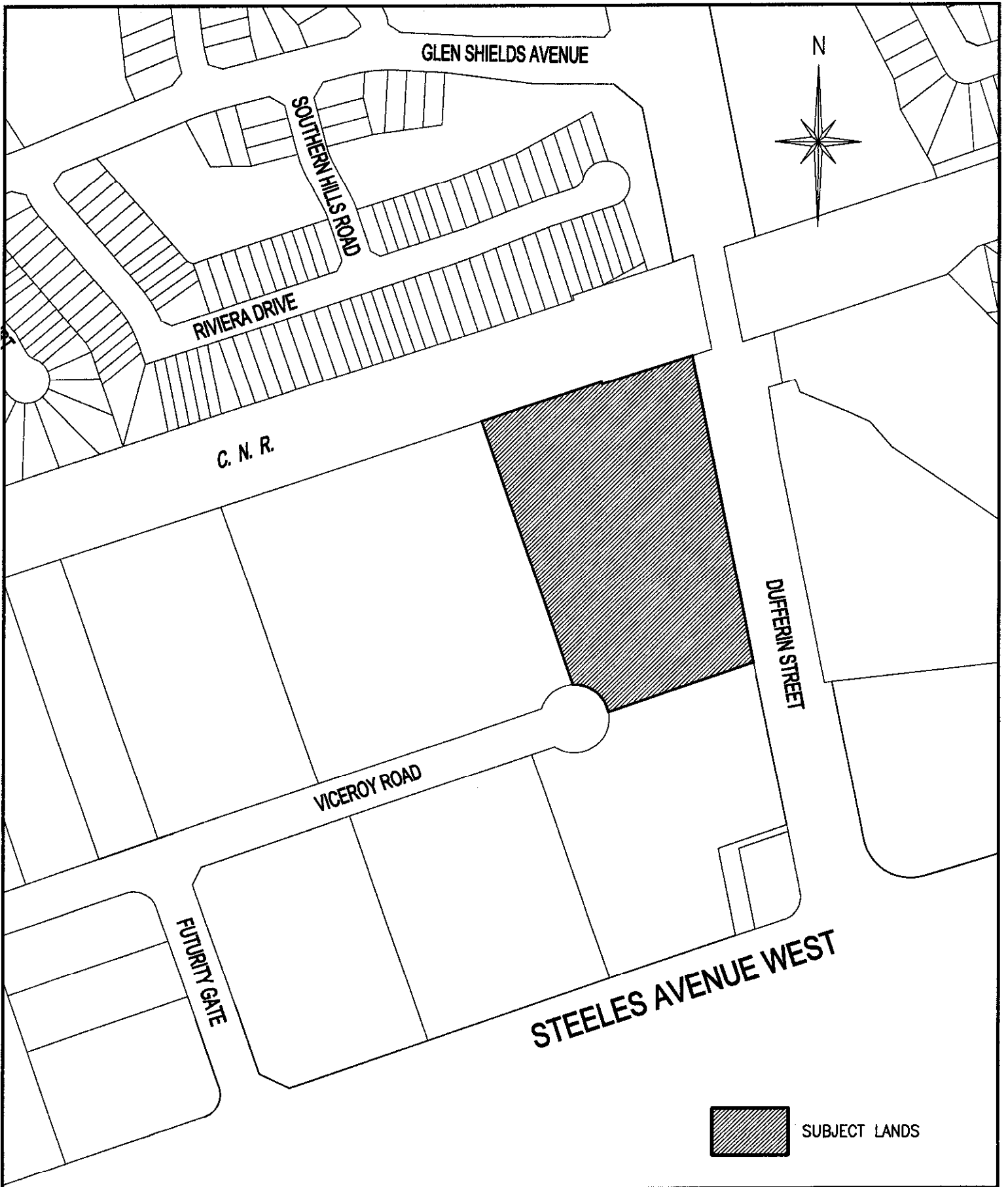
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:

OP.02.012
Z.02.043

REPORT #:

LOCATION:
PART OF LOT
1, CON. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

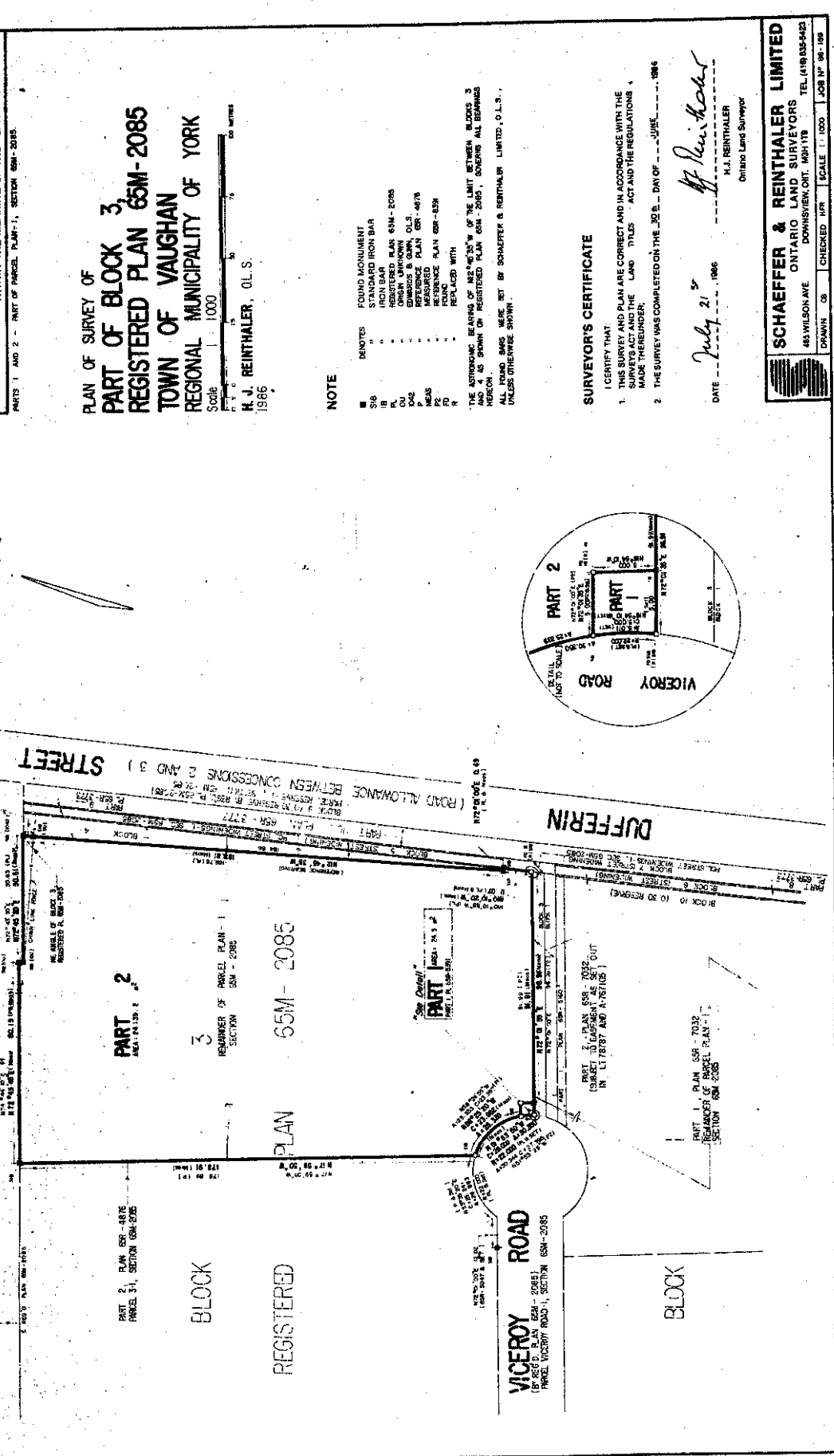
RICETON HOLDINGS LTD.

DATE: 05/17/2002

SCALE: NOT TO SCALE

PLAN MATERIAL
 - POLYESTER
 - 0.075mm
 - BLACK MAGIC
 INK

LOT 2, CONCESSION 3
 NATIONAL RAILWAYS
 PART OF LOT 1, CONCESSION 3
 EXPROPRIATION PLAN 6268, INST. NO. 47720



PLAN 65R-9575
 RECEIVED AND DEPOSITED
 DATE 19 July 21 1986
 H. J. REINTHALER
 ONTARIO LAND SURVEYOR

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT, PARTS 1 AND 2 - PART OF PARCEL PLAN 1, SECTION 65M-2085.

PLAN OF SURVEY OF
 PART OF BLOCK 3,
 REGISTERED PLAN 65M-2085
 TOWN OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

Scale 1:1000
 H. J. REINTHALER, O.L.S.
 1986

NOTE

- FOUND MONUMENT
- STANDARD IRON BAR
- IRON BAR
- CONCRETE
- ORIGINAL UNKNOWN
- EMERSON & GARDNER, O.L.S.
- REGISTERED PLAN 65R-4678
- MEASURED
- REFERENCE PLAN 65R-659
- REPLACED WITH

THE ASTRONOMIC BEARINGS OF THIS PLAN ARE TO THE LIMIT BETWEEN BLOCKS 3 AND 4 SHOWN ON REGISTERED PLAN 65M-2085, OTHERWISE ALL BEARINGS ARE AS SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF JULY 1986.

DATE July 21 1986
 H. J. REINTHALER
 Ontario Land Surveyor

SCHAEFFER & REINTHALER LIMITED
 ONTARIO LAND SURVEYORS
 483 WILSON AVE. DOWNSVIEW, ONT. M3H 1T9 TEL. (416) 532-5422
 DRAWN BY CHECKED BY SCALE 1:1000 JOB NO. 96-198

ATTACHMENT '2' SURVEY PLAN	FILE #:	REPORT #:	DATE:
	OP.02.012 Z.02.043	LOCATION: PART OF LOT 1, CONCESSION 3	05/17/2002
			SCALE: NOT TO SCALE
			APPLICANT: RICETON HOLDINGS LTD.