

**3.    ZONING BY-LAW AMENDMENT FILE Z.02.066  
NHD DEVELOPMENTS LIMITED  
PRELIMINARY REPORT**

**P.2002.67**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.066 (NHD Developments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On August 26, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C7 Service Commercial Zone (1.2 ha) and EM1 Prestige Employment Area Zone (4.9 ha) to permit industrial/service commercial development.

**Background - Analysis and Options**

The subject lands are located on the northeast corner of (7233) Regional Road 27 and Steeles Avenue West, south of Highway 407, in Lot 1, Concession 8, City of Vaughan. The 6.1 ha site has 67m frontage on Regional Road 27, and 217m flankage on Steeles Avenue West. A golf driving range and accessory building are located on the site, with a single access on Steeles Avenue West. The surrounding land uses are:

- North - Highway 407; hydro corridor (PB1(S) Parkway Belt Linear Facilities)
- South - Steeles Avenue West; City of Toronto/industrial
- West - Regional Road 27; vacant (PB2 Parkway Belt Complementary Use Zone)
- East - vacant (PB2 Zone)

The subject lands are designated "Prestige Area" by OPA #450, and zoned PB1(S) Parkway Belt Linear Facilities Zone and PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(555).

On September 27, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive 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 site is designated "Prestige Area" by OPA #450, which permits a wide range of industrial, office, business and civic uses, with no outside storage; the proposed EM1 Zone would implement the "Prestige Area" designation; the designation also allows Service Nodes, subject to the development policies of the Official Plan, which would be implemented by the proposed C7 Service Commercial Zone;
- the Ministry of Transportation Ontario (MTO) advises that the planned 30m wide Highway 407 Transitway Corridor traverses through the northerly portion of the subject lands,

which should not be rezoned; also, all access would be restricted to Steeles Avenue West;

- comments from the City of Toronto and Region of York Transportation are required with respect to access, servicing, and any planned road widenings, which may affect site developability; and,
- in light of the transitway requirements, the application will need adjustment to the proposed zone boundaries and reassessment of the opportunities for appropriate development of the remaining lands outside of the transitway corridor; a concept plan may be appropriate to demonstrate the functioning of the two blocks in consideration of access, road widenings, building and parking layout and landscaping.

### **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.

The proposed C7 and EM1 Zone categories conform to and would implement the Official Plan in respect of lands outside of the MTO transitway corridor. A revised plan must be submitted that addresses the planned Highway 407 Transitway Corridor through the northerly portion of the subject lands, and any access, road widening, and servicing constraints. A concept plan showing the functioning of the employment and service commercial blocks, should be submitted in support of the application.

### **Attachments**

1. Location Map
2. Proposed Zoning

### **Report prepared by:**

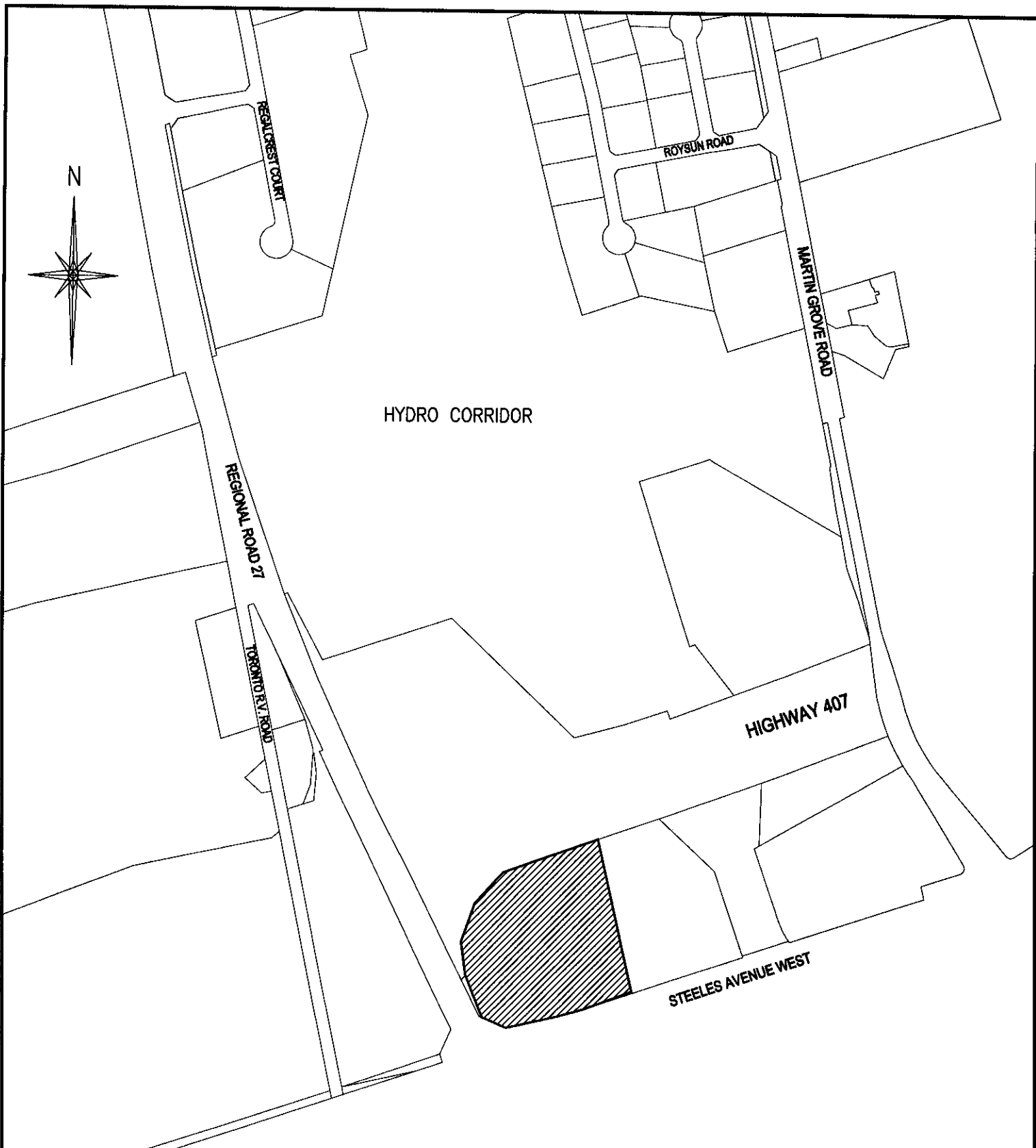
Duncan MacAskill, Planner, ext. 8017  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
Z.02.066	LOT 1, CONCESSION 8

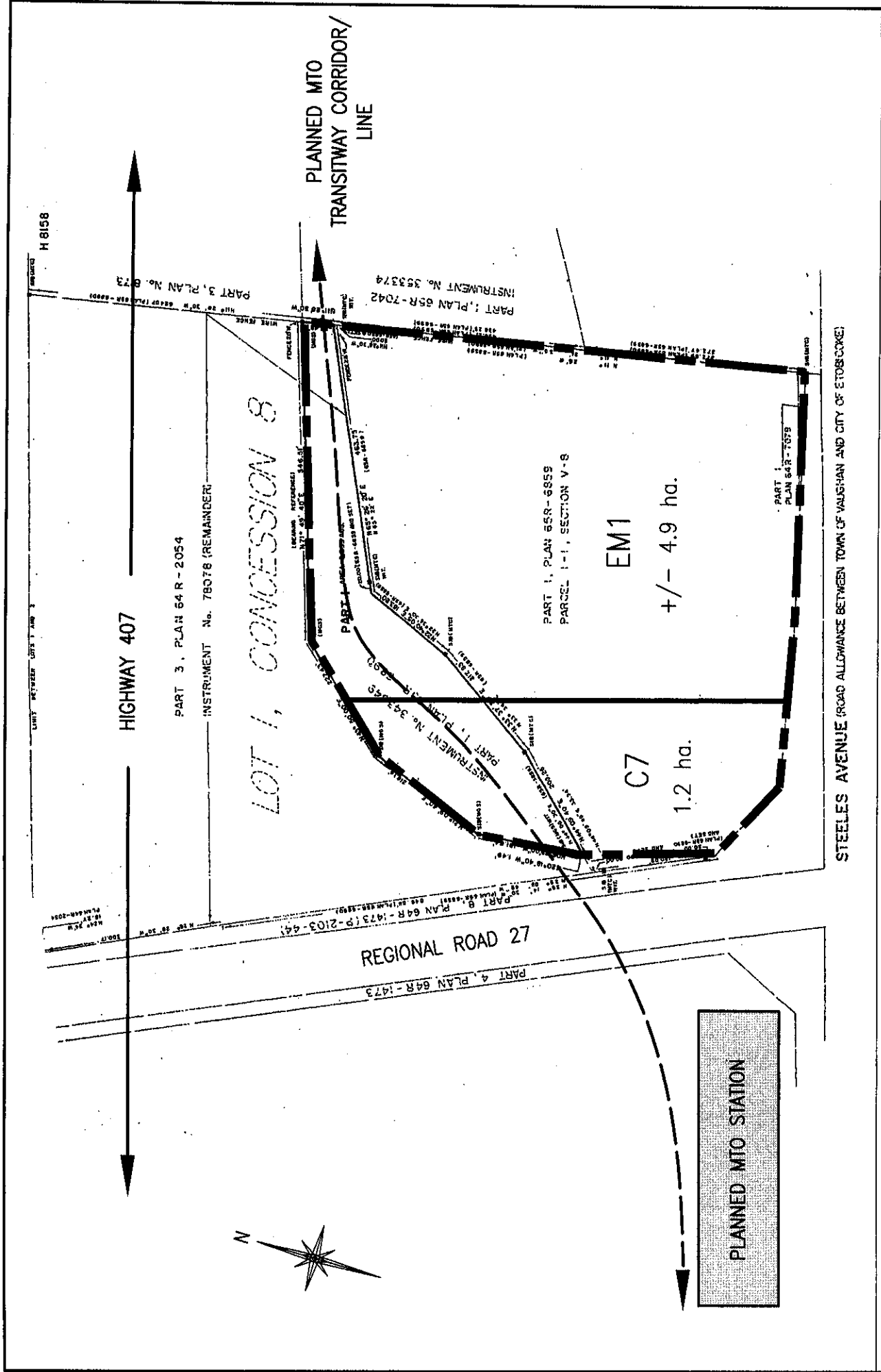
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

NHD DEVELOPMENTS LIMITED

DATE: 09/06/2002

SCALE: NOT TO SCALE



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN/PROPOSED ZONING	FILE #:	Z.02.066	REPORT #:	LOCATION: LOT 1, CONCESSION 8	DATE: 10/08/2002
	CITY OF VAUGHAN PLANNING DEPARTMENT			APPLICANT: NHD DEVELOPMENTS LIMITED	SCALE: NOT TO SCALE