

**4. ZONING BY-LAW AMENDMENT FILE Z.03.059
 SILVIO DIGIAMMARINO
 PRELIMINARY REPORT**

P.2003.68

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.059 (Silvio DiGiammarino) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 11, 2003, the Owner submitted an application to rezone the subject lands to EM3 Retail Warehouse Employment Area Zone to facilitate the development of a multi-unit for mixed use (50% employment/50% retail warehouse).

Background - Analysis and Options

The site is located on the east side of Jevlan Drive, north of Chrislea Road, being Blocks 15 and 16 on Plan 65M-2589, (51 and 71 Jevlan Drive), in Lot 7, Concession 5, City of Vaughan. The vacant 1.03 ha property has 120m frontage on Jevlan Drive and 90m depth.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM2 General Employment Area Zone by By-law 1-88. The surrounding lands uses are:

- North - employment (EM2 General Employment Area Zone)
- South - vacant (EM2 Zone); employment (EM3 Retail Warehouse Employment Area Zone)
- East - storm water management pond; employment (EM2 Zone)
- West - Jevlan Drive; employment (EM3 Zone)

On August 22, 2003, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Village Ratepayers Association. The location map attached to the Public Hearing notice incorrectly indicated Blocks 16 and 17 on Plan 65M-2589 as the subject lands. The Clerks Department has confirmed that the 120m notification was correctly taken from Blocks 15 and 16, and accordingly, Staff is satisfied that appropriate notice has been given. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Employment Area General" designation accommodates a broad range of industrial, office, business and civic uses, within the interior of Employment Areas;

- in accordance with the policies of OPA #450, a retail warehouse use shall only be permitted on the basis of a site-specific amendment to the zoning by-law, and shall be assessed using the following criteria:
 - location within comprehensively planned groups or centers
 - availability of access to the arterial road system
 - traffic impacts on adjacent land uses
 - the adequacy of proposed accesses and impact on the operation of the regional and local road system, and
 - compatibility with adjacent land uses;
- the required parking for the mixed-use site will be applied; employment use requires 2 spaces/100m² GFA, and a retail warehouse use requires 6 spaces/100m² GFA;
- further documentation will be required pertaining to the breakdown of floor area and number of units devoted to retail warehouse and employment uses to determine the required parking; a parking study may be required;
- review will be given to determine consistency of the proposal with the retail warehouse definition in By-law 1-88, including meeting the minimum GFA requirement; and
- a Simple Site Plan application (File DAB 03-023) and related Building Permit (#03-3699) have been submitted to facilitate a multi-unit employment building based on the EM2 Zone standards; the site plan should be held in abeyance for review pending disposition of the subject rezoning application, and based on the proposed EM3 Zone standards.

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 particular, the proposed employment and retail warehouse uses will be evaluated in accordance with the policies set out in OPA #450 for retail warehousing, and the EM3 Zone requirements of By-law 1-88.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

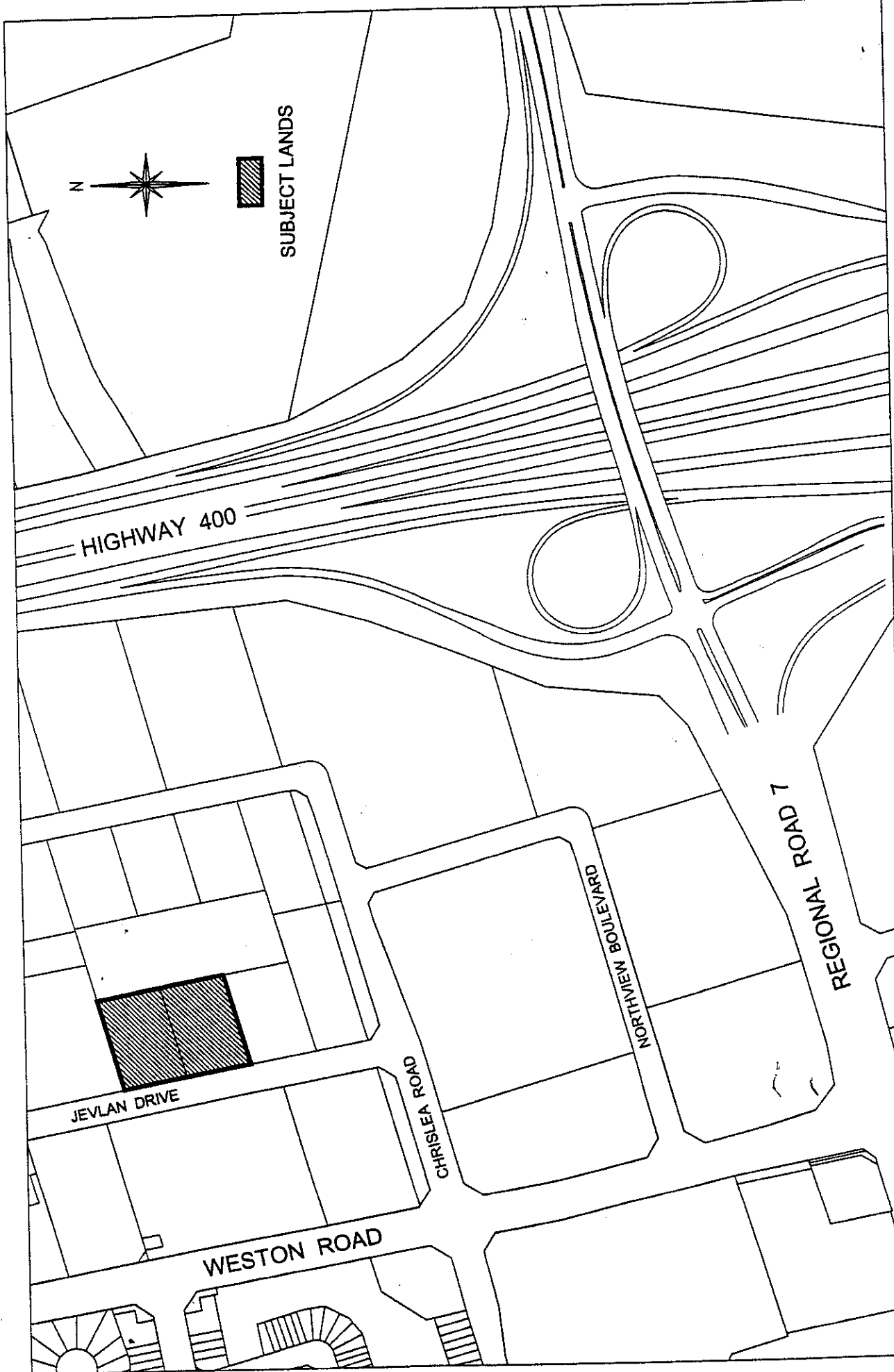
Andrea Egizii, Planner 1, ext. 8215
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE ARBOUR
 Director of Community Planning

/LG



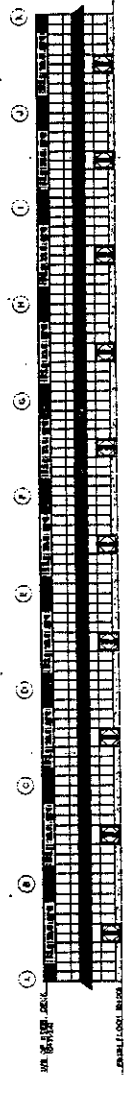
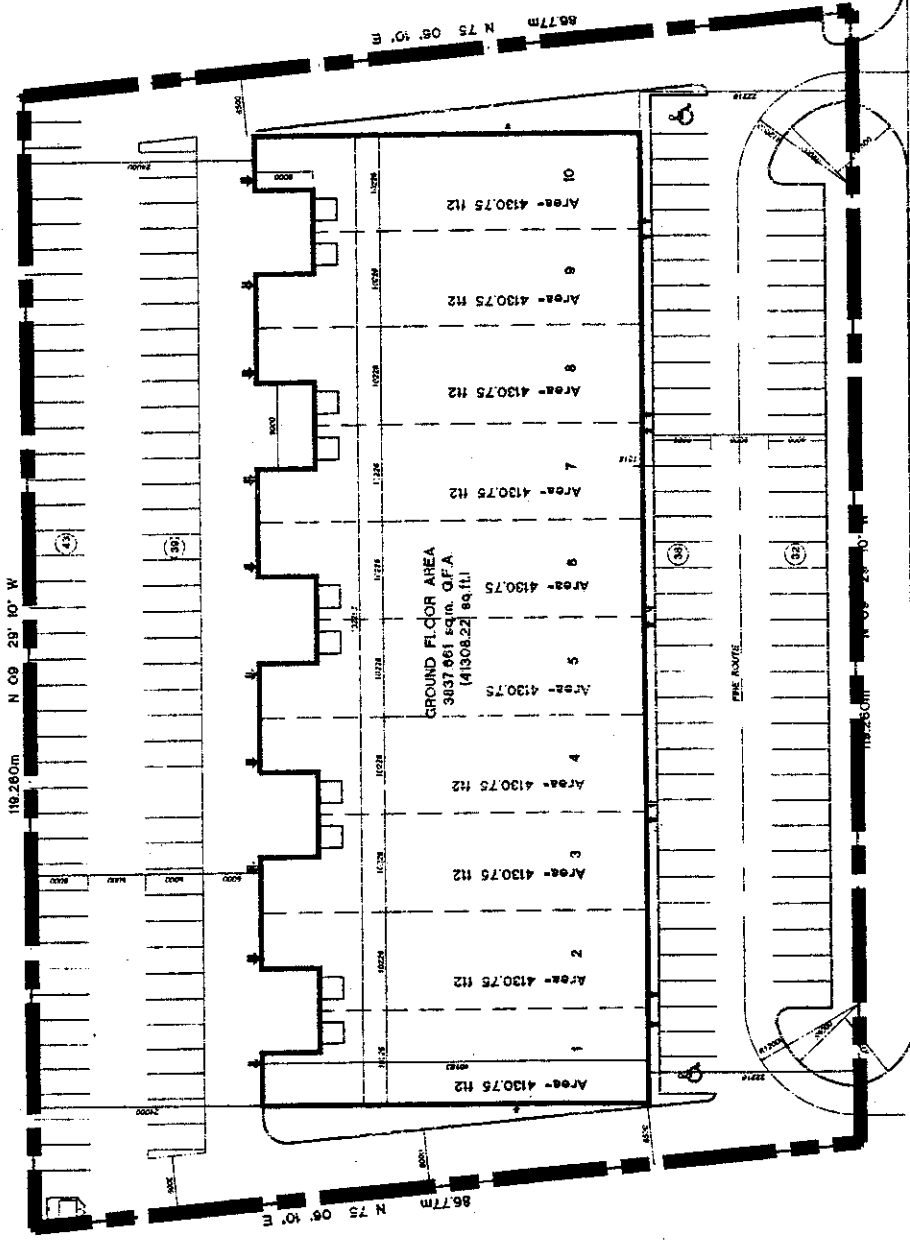
Attachment 1
 FILE No.: Z.03.059
 Not to Scale
 August 13, 2003

City of **Vaughan**

Community Planning Department

Location Map

Part Lot 7,
 Concession 5
 APPLICANT:
 SILVIO DIGIAMMARINO
MAPS & ATTACHMENTS Z.03.059



SUBJECT LANDS

Attachment 2

FILE No.: Z.03.059
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City of Vaughan
Community Planning Department

Concept Plan

Part Lot 7,
Concession 5

APPLICANT:
SILVIO DIGIAMMARINO

ATTACHMENTS V.Z.03.059