

**2. AMENDMENT TO ZONING BY-LAW FILE Z.03.023
1366950 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2003.33

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.023 (1366950 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 18, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the southerly portion of the subject lands (0.86 ha) from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone. The application also proposes exceptions to the zoning standards to permit a reduction in the minimum landscape width adjacent to Regional Road 27 from 9m to 4.5m, and a 10% reduction to the minimum parking requirement for the entire subject lands.

Background - Analysis and Options

The site is located on the west side of Regional Road 27, north of Regional Road 7, in Lot 6, Concession 9, City of Vaughan. The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone (south portion) and C7 Service Commercial Zone (north portion) by By-law 1-88, subject to Exception 9(1126). The lands are also subject to an approved Block Plan for the Vaughan West Corporate Business Park.

The 1.66 ha rectangular-shaped site has 221m frontage on the west side of Regional Road 27 and a depth of 77.5m, and is vacant. A full access has been constructed on Regional Road 27 at the mid-way point of the subject lands. The surrounding land uses are:

- North - vacant employment lands (C7 Service Commercial Zone)
- South - vacant employment lands (C7(H) Zone)
- East - Regional Road 27; employment (EM1 Prestige Employment Area Zone and C6 Highway Commercial Zone)
- West - vacant employment lands (EM2 General Employment Area Zone)

Preliminary Review

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

- the proposed rezoning of the southerly lands to C7 Zone is considered to conform to the "Service Node" policies of OPA #450 taken in context of the service node established at the Highway 27/Regional Road 7 intersection;
- the proposed C7 Zone would permit office buildings and business and professional office uses, consistent with the preliminary site plan;
- the approved Block Plan for the Vaughan West Corporate Business Park would allow office and commercial uses;

- the proposed C7 Zone is consistent with the existing zoning immediately to the north and south of the subject lands, and would be compatible with the surrounding employment and service commercial land uses;
- the proposed exceptions to the By-law will be assessed in terms of achieving good urban design for the overall development of the site in the context of the surrounding employment area; and
- the Region of York has granted conditional approval of a full access to the subject lands on Regional Road 27; an interconnection with the adjacent Service Commercial lands to the south is required.

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 report to a future Committee of the Whole meeting. In particular, Staff will assess the appropriateness of the proposed Service Commercial use for the southerly portion of the subject lands together with the preliminary site plan, to achieve appropriate urban design objectives in the context of the surrounding employment area. With the finalization of the site plan, the exact exceptions to the zoning standards will be determined.

Attachments

1. Location Map
2. Proposed Zoning Plan
3. Proposed Site Plan

Report prepared by:

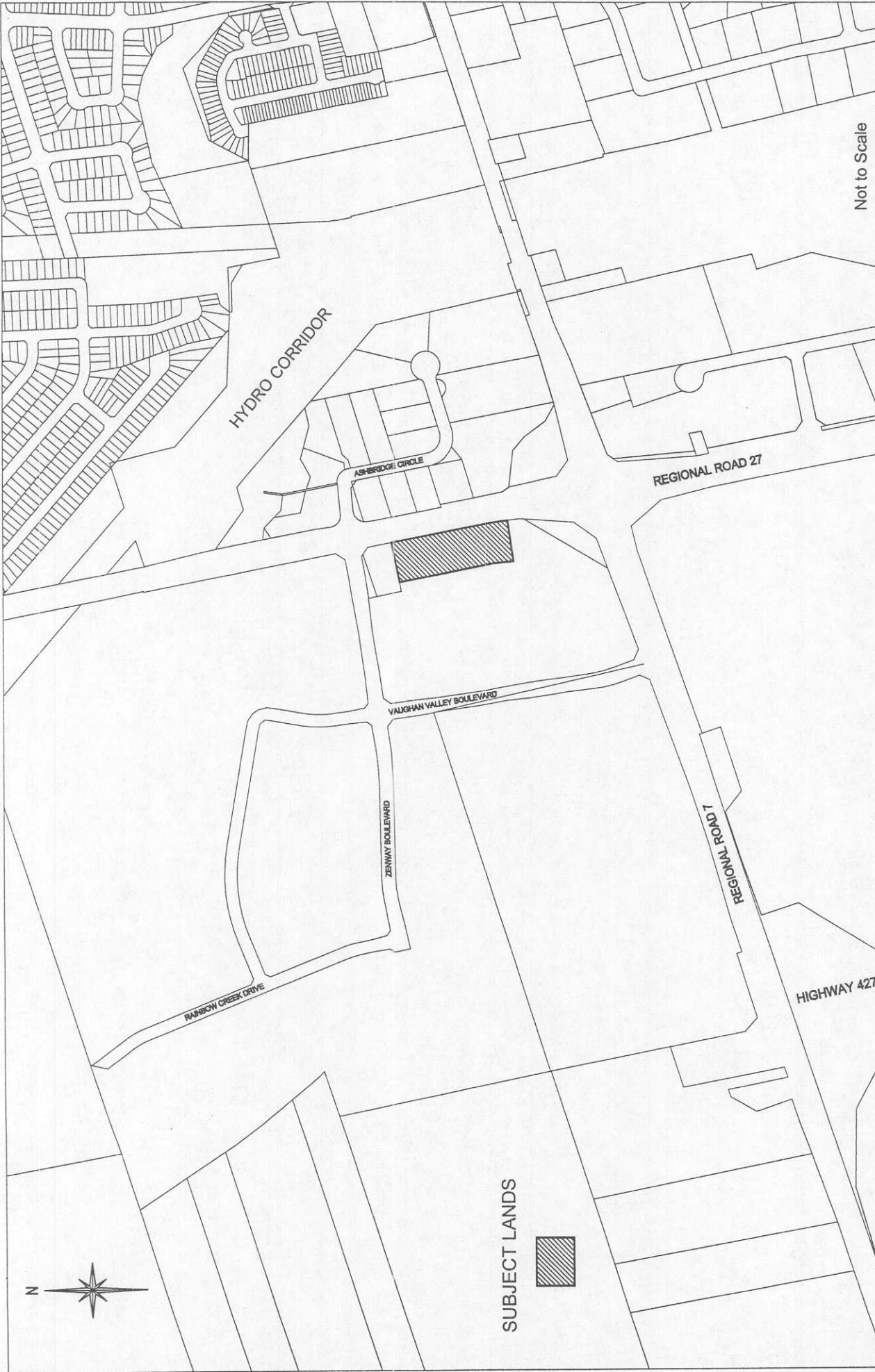
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Not to Scale

Attachment 1

FILE No.:
Z.03.023
RELATED FILE No.:
DA.99.093
March 27, 2003



Community Planning Department

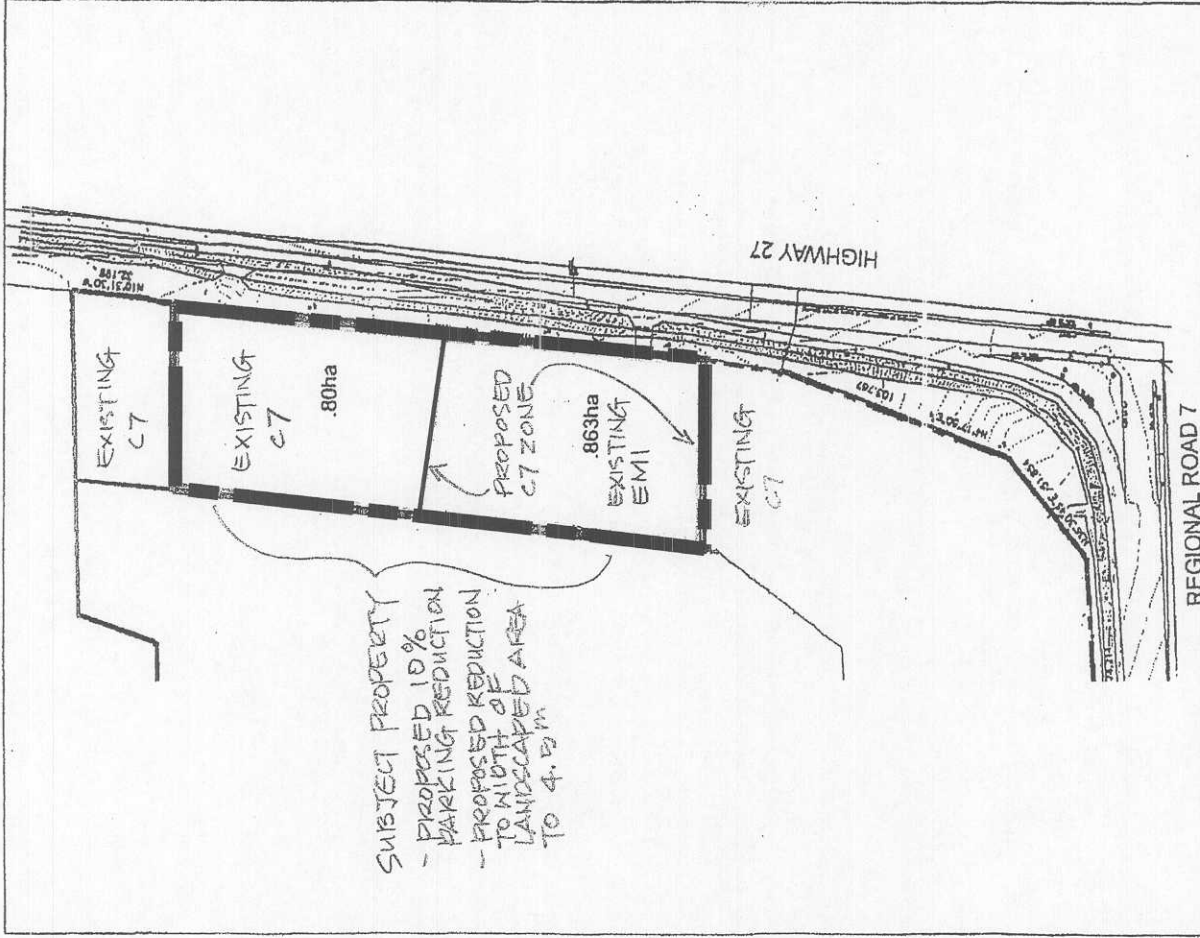
Location Map

Lot 6,
Concession 9
APPLICANT:
1366950 ONTARIO LIMITED

N:\DPT\1 ATTACHMENTS\Z.03.023



SUBJECT LANDS



Not to Scale

Proposed Zoning Plan

Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED

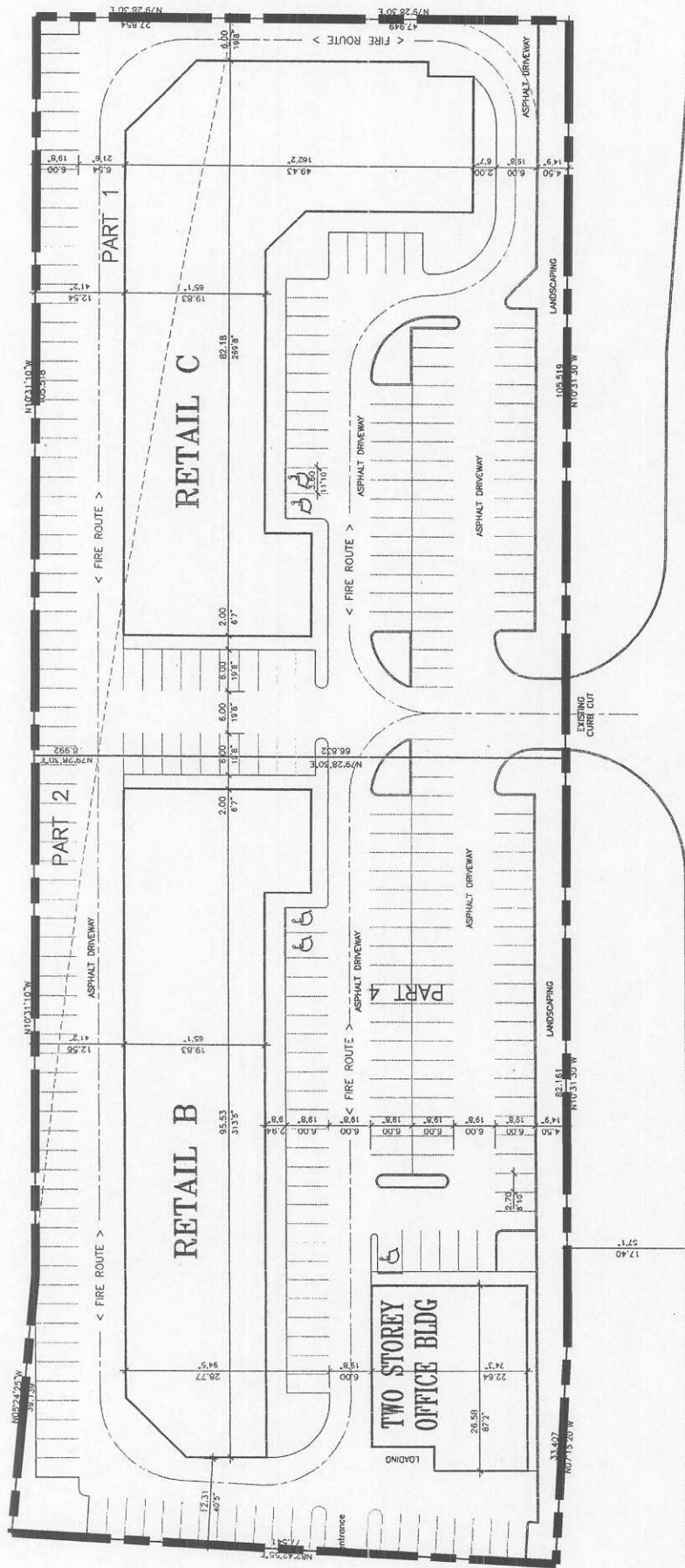


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Attachment

2

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THE KING'S HIGHWAY No. 27

SUBJECT LANDS

BUILDING	SM	SF	GROUND	SF	SECOND
A	570.12	6136.66	570.12	6136.66	21047.00
B	1955.33	24885.99	1955.33	24885.99	17.30
C	2311.99	138.72	2311.99	138.72	19.55
TOTAL	5407.56	58206.31	5407.56	58206.31	255.92

LOT AREA	=	16642.00 SM	179139.00 SF	100.00 %
GROUND FLOOR AREA	=	4837.44 SM	52069.65 SF	29.07 %
LANDSCAPED AREA	=	2106.52 SM	22674.28 SF	12.86 %
PAVED AREA	=	9698.04 SM	104395.07 SF	58.28 %

Not to Scale

PARKING PROVIDED 279 CARS

Site Plan

Lot 6,
Concession 9

APPLICANT:
1366950 ONTARIO LIMITED



Community Planning Department

Attachment **3**

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