

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 20, 2003

**2. ZONING BY-LAW AMENDMENT FILE Z.03.029
ROYAL MARTINGROVE-STEELES PROPERTY LIMITED
PRELIMINARY REPORT**

P.2003.37

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.029 (Royal Martingrove-Steeles Property Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 3, 2003 the Applicant submitted an application to amend the site-specific by-law, which permits open storage of plastic patio furniture and products in a designated area within the PB1S Parkway Belt Linear Facilities Zone. The application proposes to enclose the open storage area with a tented structure, whereas the By-law does not permit any structures on the subject lands.

Background - Analysis and Options

The subject lands are situated along the westerly property line of 7200 and 7250 Martin Grove Road, on the north side of Highway # 407 and west of Martin Grove Road, being Parts 1, 2, 3, 4 and 5 on Plan 65R-24699, in Part of Lot 2, Concession 8, City of Vaughan.

The subject lands are accessed from entrances on 7200 and 7250 Martin Grove Road, and are visible from Martin Grove Road and Highway #407. Of the 6.06 ha land area, 5.6 ha are paved with hard surface material and used as storage, and are proposed to be covered by structures. The remaining 0.46 ha is used for stormwater management pond purposes.

The site is designated "Public Use Area (Electric Power Facility)" by the Parkway Belt West Plan and zoned Parkway Belt Linear Facilities Zone by By-law 1-88, subject to exception 9(1111). The surrounding land uses are:

- North - public use areas (Electric Power Facility) (PB1S Parkway Belt Linear Facilities Zone)
- South - Highway #407
- East - employment (EM1 Prestige Employment Area Zone)
- West - hydro corridor, valley lands (PB1S Zone)

On April 28, 2003, 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 have identified the following matters to be reviewed in greater detail:

- The Ministry of Municipal Affairs and Housing has confirmed that the proposed use of the subject lands complies with the policies of the Provincial Parkway Belt West Plan, which has been incorporated into Vaughan's Official Plan;

- the applicant has entered into a lease agreement with Hydro One Networks Inc. for the use of the 6.06 ha parcel for a paved outdoor storage area for products associated with the employment use on the adjacent lands, and also a stormwater management facility;
- the appropriateness and scale of the structures will be considered in context of the surrounding use; and
- the existing site plan agreement will require amendment to include the proposed structures.

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.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

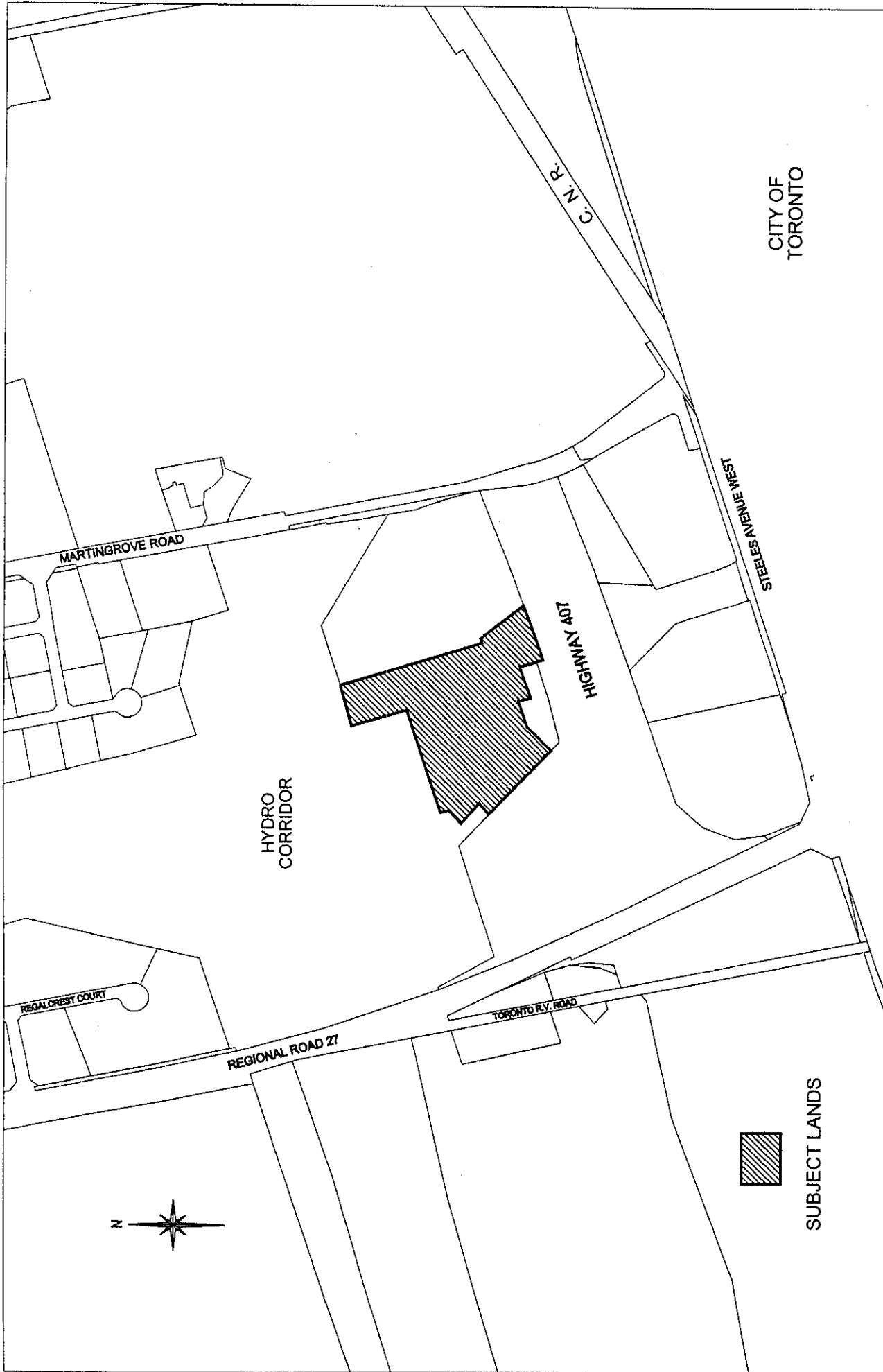
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Respectfully submitted,

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Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 2,
Concession 8

APPLICANT:
ROYAL MARTINGROVE-STEELES
PROPERTY LIMITED

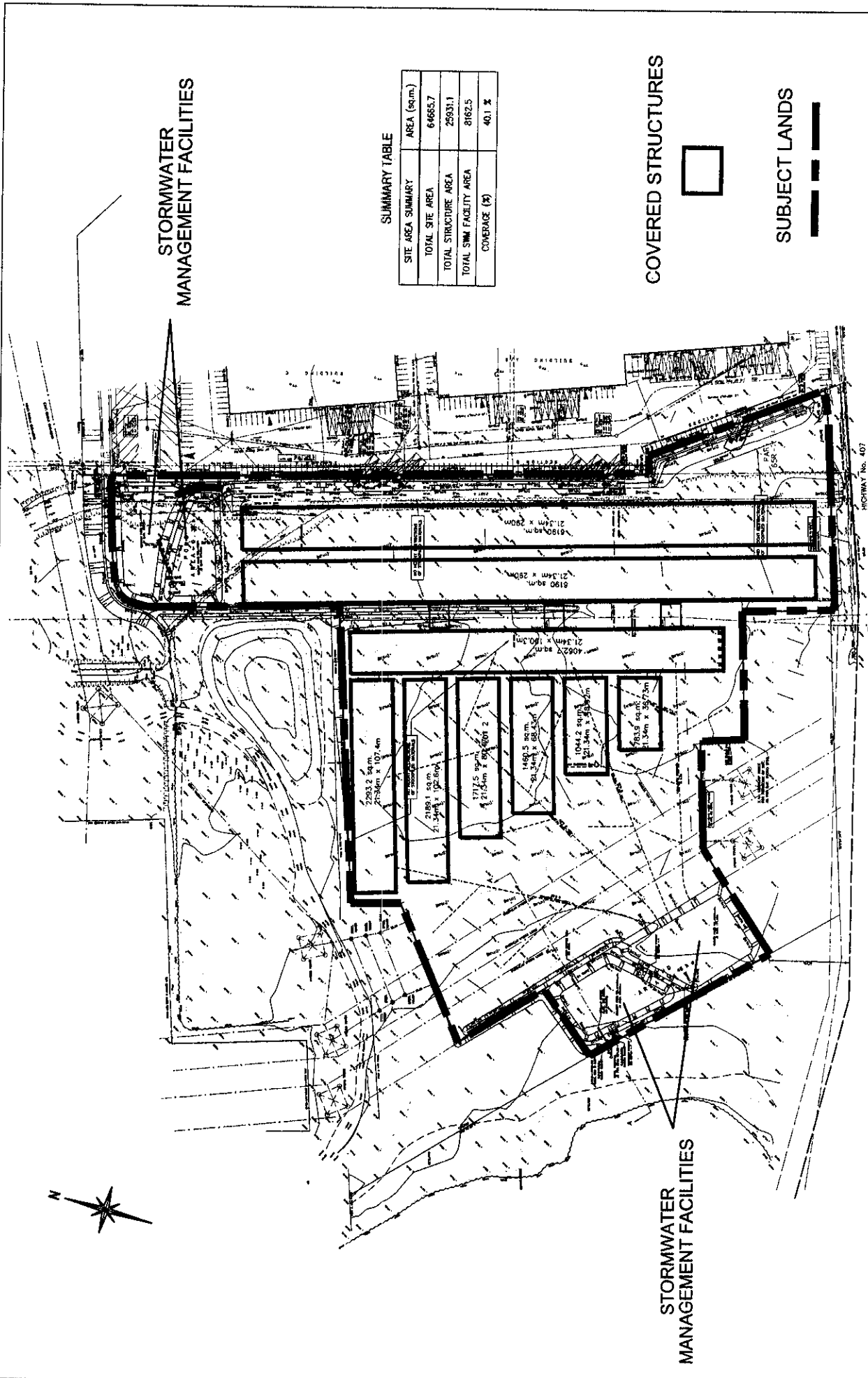
City of Vaughan

Community Planning Department

Attachment

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FILE No.:
DA.03.023 &
Z.03.029
April 22, 2003
Not to Scale



Site Plan

Part of Lot 2,
Concession 8

APPLICANT:
**ROYAL MARTINGROVE-STEELES
PROPERTY LIMITED**



Community Planning Department

Attachment

2

FILE No.:
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April 22, 2003
Not to Scale

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