

**3.    ZONING BY-LAW AMENDMENT FILE Z.03.086  
DAVID AND HONORA REA  
PRELIMINARY REPORT**

**P.2004.31**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.086 (David and Honora Rea) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of Whole.

**Purpose**

On November 26, 2003, the Owner submitted an application to rezone the subject lands to EM1 Prestige Employment Area Zone to permit storage building use on the subject lands.

**Background - Analysis and Options**

The 2.32 ha site is located on the north side of Regional Road 7, west of Dufferin Street, in Part of Lot 7, Concession 3, City of Vaughan. The vacant irregular-shaped site has 71.77m frontage on Regional Road 7 and a lot depth of 279.71 m.

The site is designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- East - vacant, Don River tributary (A Agricultural Zone, OS1 Open Space Conservation Zone)
- South - Regional Road 7; garden center, employment (A Agricultural Zone)
- West - Concord Floral greenhouse (A Agricultural Zone)

On January 9<sup>th</sup>, 2004, a Notice of Public hearing was circulated to all property owners within 120m of the subject lands and to the Concord West Ratepayer's Association. 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 has identified the following matters to be reviewed in greater detail:

- the "Prestige Area" designation, which extends one lot depth in from Regional Road 7, provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and would permit a wide range of office, business and civic uses with no outside storage; the proposed use conforms to the Official Plan;
- the "Employment Area General" designation is located in the interior and would permit a wide variety of employment uses, including outside storage;
- any exceptions to the EM1 Zone to facilitate the proposed site plan (File DA.03.072) for 8 storage buildings will be identified, including landscaping strips of 9m abutting Regional Road 7, and 7.5m abutting the OS1 Open Space Conservation Zone lands;

- comments from the Toronto and Region Conservation Authority will be required to determine the development limits and appropriate buffers adjacent to the Don River tributary;
- Region of York approval is required for access and any necessary road widenings to Regional Road 7 as part of the review;
- the subject lands are located within the Highway 7 Policy Review study area, with a projected completion date of Spring 2004; the study is considering how to encourage transit-supportive development of the lands along Highway 7 between Highway 50 and Bathurst Street, through potential amendments to OPA 500 and other municipal initiatives; the proposed land use will be considered in context of the impending results of the study and as such, there would be a mutual benefit in coinciding these matters;
- the York Region Transportation Master Plan identifies this area as a proposed GO station; and
- York Region has prepared draft amendments to the Regional Official Plan regarding Regional Corridors to support transit initiatives in the Highway 7 Corridor.

#### **Relationship to Vaughan Vision 2007**

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with any 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, the proposed development of the highly visible site with eight storage buildings, including an administration office, will need to be considered together with the Highway 7 Policy Review. Several matters to be reviewed through the subject application, including land use, access, roads/traffic, and land use compatibility with adjacent lands, are inter-related with the Highway 7 Policy Review, and there would be a mutual benefit in coinciding the reviews, which would also consider a potential GO Transit station at this location, and its impact on the proposed development. The technical report may be forwarded to the Committee of the Whole upon the completion of the Highway 7 Policy Review report.

#### **Attachments**

1. Location Map
2. Proposed Site Plan

#### **Report prepared by:**

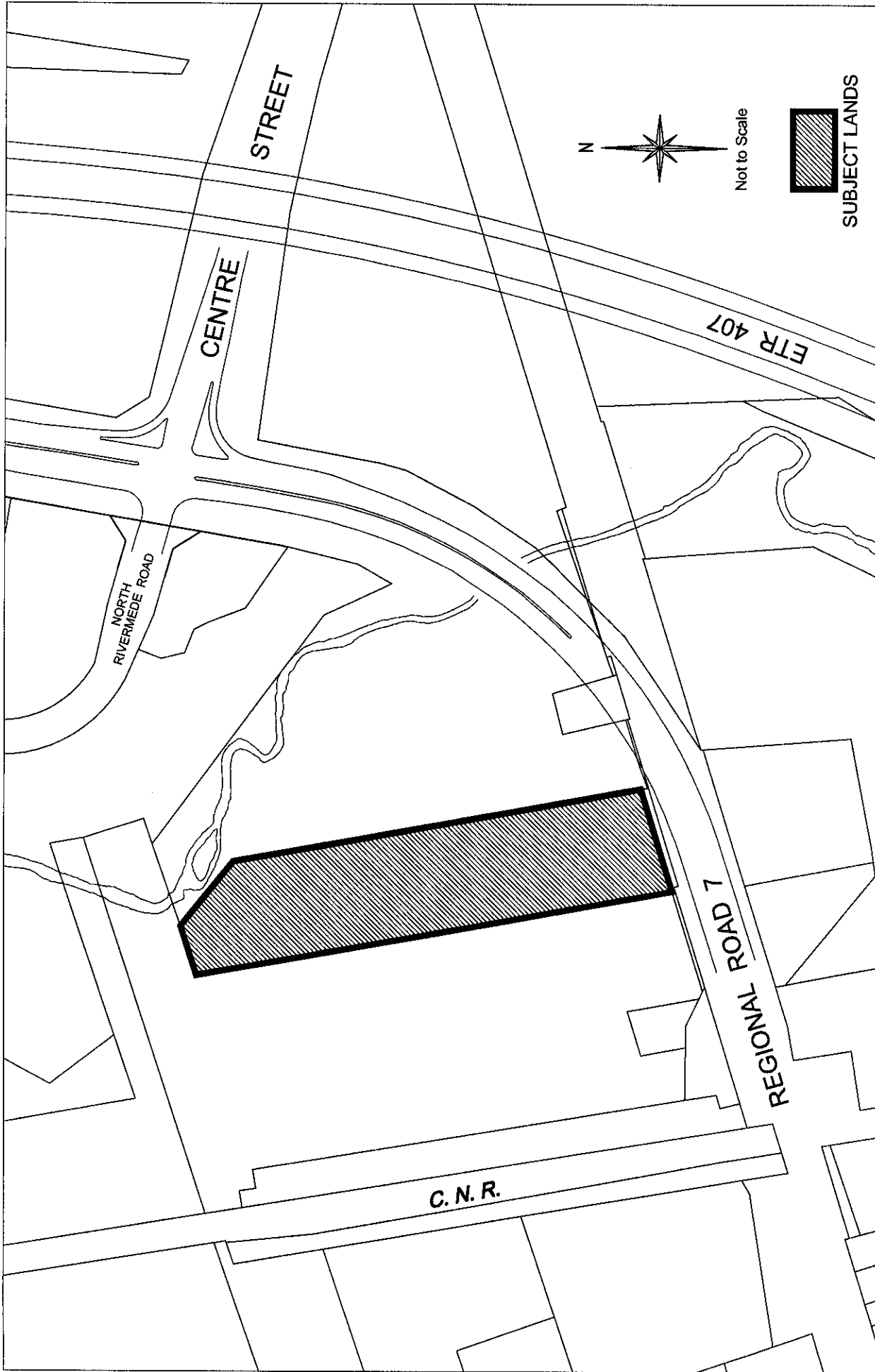
Christina Napoli, Planner 1, ext. 8483  
Grant Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Location Map

Part of Lot 7,  
Concession 3  
 APPLICANT:  
 DAVID & HONORA REA  
N:\DPT\1 ATTACHMENTS\A-03.086

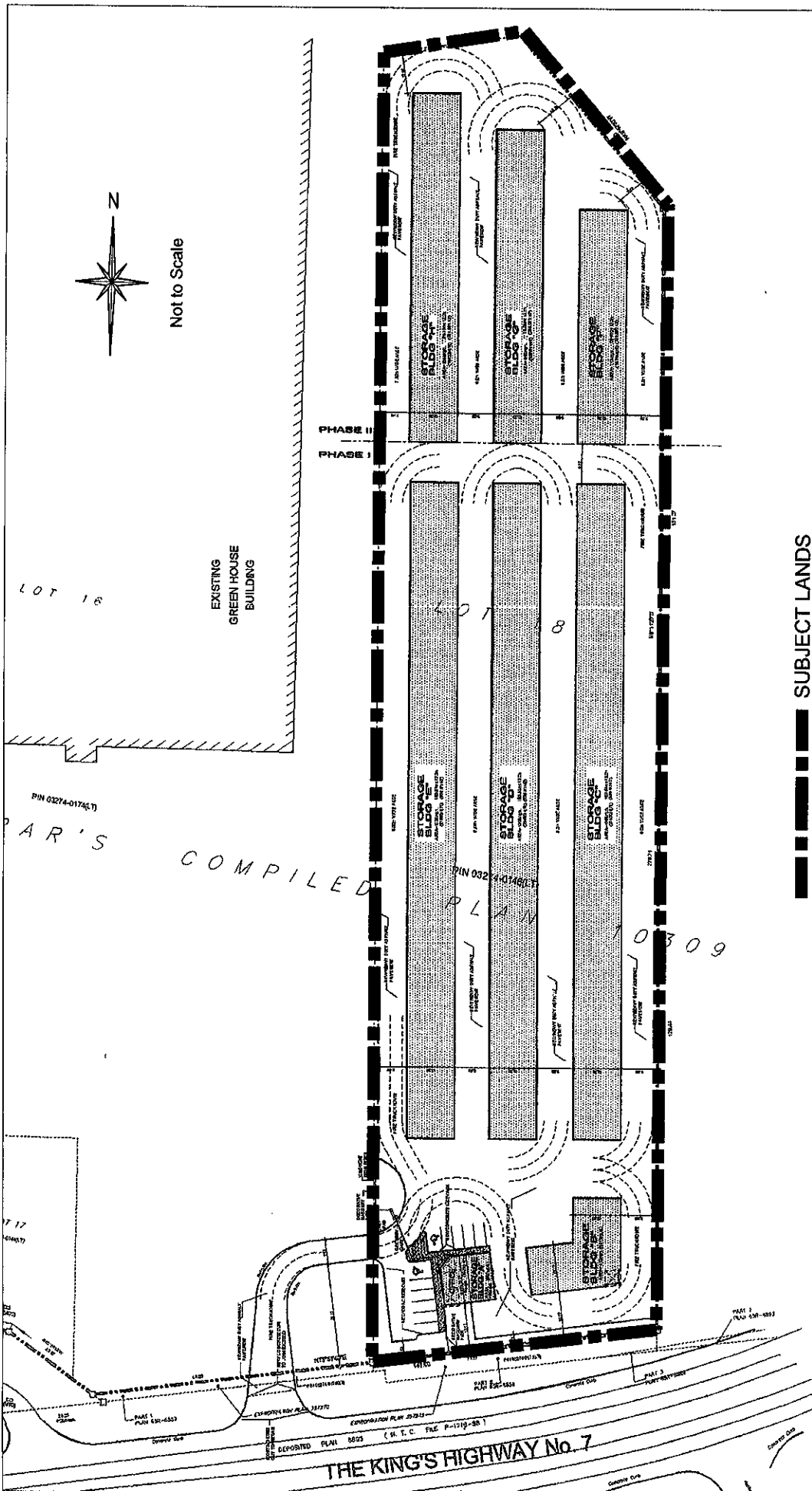


Community Planning Department

# Attachment 1

FILE No.:  
Z.03.086

December 17, 2003



■■■■■ SUBJECT LANDS



Community Planning Department