

**7. DRAFT PLAN OF SUBDIVISION FILE 19T-03V19
ZONING BY-LAW AMENDMENT FILE Z.03.089
ROYAL GERAB LTD. ET AL
PRELIMINARY REPORT**

P.2004.50

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for Files 19T-03V19 and Z.03.089 (Royal Gerab Ltd. et al) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 20, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area and EM2 General Employment Area Zones, and for a Draft Plan of Subdivision to facilitate development on the 88.1 ha site as follows:

- 8 General Employment Blocks (EM2 Zone) - 56.97 ha
- 4 Prestige Employment Blocks (EM1 Zone) - 17.06 ha
- 2 Storm Water Management Blocks - 4.18 ha

Background - Analysis and Options

The 88.1 ha site is located north of Regional Road 7, between Huntington Road and future Highway 427, in Lots 6, 7 and 8, Concession 9, City of Vaughan. The surrounding land uses are:

- North - dwelling/farm (A Agricultural Zone)
- South - outside storage/dwelling/commercial/Regional Road 7 (A Agricultural Zone, C6 Highway Commercial Zone)
- East - vacant/future Highway 427 (A Agricultural Zone, EM1(H) Prestige Employment Area Zone)
- West - Huntington Road/industrial (A Agricultural Zone, M2 General Industrial Zone)

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 and zoned A Agricultural Zone by By-law 1-88.

On February 6, 2004, 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 a comprehensive staff 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 subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan); the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any draft plan of subdivision, including but not limited to, the completion and approval of an erosion study, flood protection

works, Environmental Site Assessment reports, Ministry of Transportation approval of the future transitway, and servicing;

- comprehensive and co-ordinated development of the subject lands with surrounding lands is required, with respect to land use, access and roads;
- OPA #450 permits a wide range of employment uses within the “Prestige Area” and “General Employment Area” designations; the draft plan proposes prestige area blocks (EM1 Zone) adjacent to Regional Road 7 and future Highway 427 extension, Employment Area General (EM2 Zone) for the internal blocks; the stormwater management blocks would be zoned OS1 Zone;
- the MTO would identify any deferral areas adjacent to the Highway 427 extension, to be placed in a Holding Zone; and
- revisions to the draft plan may be required to reflect any changes to the Block Plan, when finalized.

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 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. In particular, a revised Block Plan and the associated outstanding issues need to be addressed and satisfied, prior to the subject applications proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-03V19
3. Huntington Business Park Block Plan

Report prepared by:

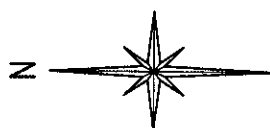
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Not to Scale



SUBJECT LANDS

Location Map

Part Lots 6, 7, 8
Concession 9

APPLICANT:
ROYAL GERAB LTD.

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City of Vaughan

Community Planning Department

Attachment

FILE No.:
19T-03V19 &
Z.03.089

December 5, 2003





Not to Scale



SUBJECT LANDS

Draft Plan of Subdivision

APPLICANT:
ROYAL GERAB LTD.

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City of Vaughan

Community Planning Department

Attachment

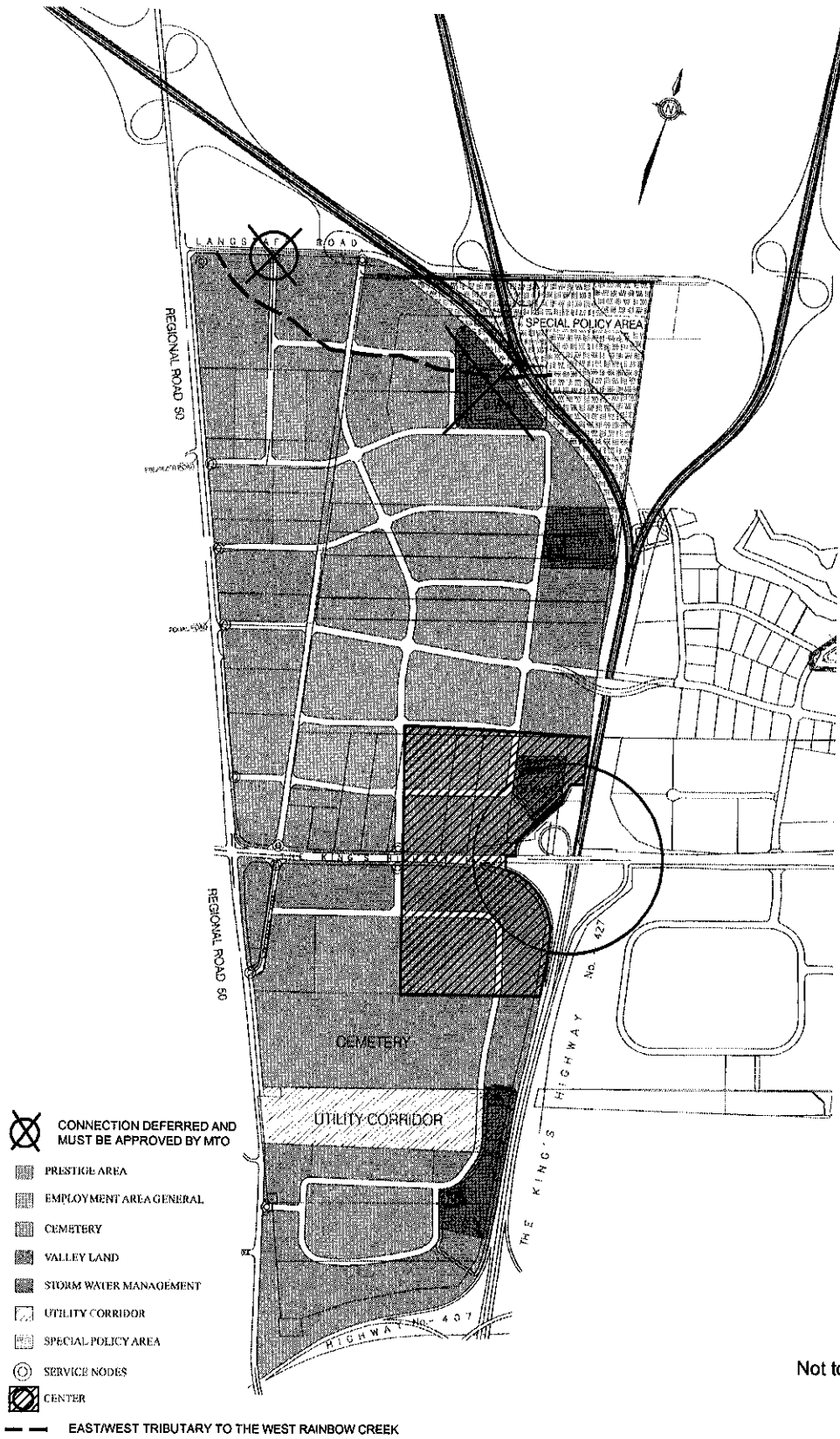
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Z-03.089

December 5, 2003

Part Lots 6, 7, 8
Concession 6

RED-LINED BLOCK 57/58 WEST PLAN



Not to Scale

Red-Lined Block 57/58 West Plan

APPLICANT:
ROYAL GERAB LTD.



Community Planning Department

Attachment

FILE No.:
19T-03V/19 & Z.03.089

February 19, 2004

Part Lots 6, 7, 8
Concessions 9

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