COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 1, 2004

8. OFFICIAL PLAN AMENDMENT FILE OP.03.027
ZONING BY-LAW AMENDMENT FILE Z.03.105
CORPORATION OF THE CITY OF VAUGHAN/GALCAT INVESTMENTS INC.
PRELIMINARY REPORT

P.2004.51

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for Files OP.03.027 and Z.03.105 (Corporation of the City of Vaughan/Galcat Investments Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 8, 2004, applications to amend the Official Plan and Zoning By-law were submitted by Galcat Investments Ltd. on behalf of the City of Vaugnan, to permit employment uses. The proposal is to redesignate and rezone 6.76 ha to "Prestige Area" and the corresponding EM1 Prestige Employment Area Zone, and 6.76 ha to "Employment Area General" and the corresponding EM2 General Employment Area Zone.

Background - Analysis and Options

The 13.52 ha vacant site is located on the southeast corner of Pine Valley Drive and Highway 407, in Lots 2 and 3, Concession 6, City of Vaughan. The surrounding land uses are:

North - Highway 407 (PB1(S) Parkway Belt Linear Facilities Zone)

South - Hydro Corridor (PB1(S) Zone)

East - PB2 Parkway Belt Complementary Use Zone (Emery Creek Stormwater Pond)

West - Pine Valley Drive

The subject lands are designated "Special Complementary Use Area" by the Parkway Belt West Plan and zoned PB2 Parkway Belt Complementary Use 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 were deleted from the Parkway Belt as Amendment No. 106 to the Parkway Belt West Plan on November 28, 1996;
- the Region of York advises that the Official Plan Amendment application is a matter of local significance and has exempted the application from Regional approval:
- the proposed employment uses will be reviewed for compatibility with the surrounding land uses and the adjacent Highway 407;

- an Official Plan policy may require a master site plan and landscape plan, and urban design guidelines in support of the proposed development;
- consideration will be given to identifying appropriate employment uses for the subject lands in consideration of the anticipated traffic operations for the intersection at Pine Valley Drive;
- the Toronto and Region Conservation Authority advises that further investigation is required to determine whether the property is subject to flooding under Regional Storm conditions, given the existing watercourse/pond to the east;
- access to the subject lands is proposed from Pine Valley Drive by means of a right-of-way through the hydro corridor to the south, and will be reviewed by Hydro One, the Region of York, Ministry of Transportation Ontario, and the City; and
- existing sanitary and water service connections are available adjacent to the subject lands.

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, the appropriate development policies and land uses must be determined in light of the limitations of the access to the property and the proximity of Highway 407.

Attachments

- 1. Location Map
- Proposed Zoning

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Respectfully submitted,

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