

**5. ZONING BY-LAW AMENDMENT FILE Z.04.051
 PARKTRAIL ESTATES INC.
 PRELIMINARY REPORT**

P.2004.113

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.051 (Parktrail Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the condition of the Holding 'H' provision of the Zoning By-law for the subject lands zoned C7(H) Service Commercial Zone.

The existing condition of the holding provision requires that, prior to the removal of the holding provision, a site plan agreement for the subject lands shall be registered which provides for the joint, comprehensive development of the subject lands with the 0.22 hectare parcel of land immediately to the north.

The proposed change to the condition of the holding provision would require that prior to the removal of the holding provision, a site plan agreement for the subject lands has been registered which gives consideration, through a comprehensive plan, to the development of the 0.22 hectare parcel of land immediately to the north.

Background - Analysis and Options

The subject lands are located on the west side of Jane Street, south of Bass Pro Mills Drive and fronting onto Romina Drive, being part of Block 12, Plan 65M-3692, in Lot 13, Concession 5, City of Vaughan (see Attachment #1). The vacant 1.0 ha site has approximately 46 m frontage on Romina Drive and a depth of 217.4 m.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7(H) Service Commercial Zone with the Holding Symbol "H", by By-law 1-88, subject to Exception 9(1057). The surrounding land uses are:

- North - dwelling/waste recycling facility (EM1-H Prestige Employment Area Zone),
 Vaughan Mills Shopping Centre (SCD Shopping Centre District Zone)
- South - employment lands (EM1 Prestige Employment Area Zone)
- East - Jane Street; employment lands (EM1 Zone)
- West - employment lands (EM1 Zone)

On November 5, 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 the comprehensive 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:

- review will be given to the provisions of the Parktrail subdivision agreement, which required a 0.3m reserve to be placed along the north and west property lines, to be lifted to facilitate the joint development of the subject lands and the adjacent 0.22ha parcel to the north (Mammone lands);
- the subject lands are zoned C7(H) Service Commercial Zone, whereas the adjacent 0.22ha parcel to the north is zoned EM1(H) Prestige Employment Area Zone with a Holding Symbol; review will be given to determining if the two parcels can be developed comprehensively, but independently of one another, in light of the different zoning on each property;
- the appropriateness of the revised condition for the removal of the Holding provision on the subject lands will be assessed in light of securing a comprehensive development of both parcels, which is mutually agreeable to both owners.

Relationship to Vaughan Vision 2007

The applicability of this application 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 proposed amendment to the Zoning By-law and the revised condition for the removal of the Holding provision on the subject lands will be reviewed in light of ensuring that the subject site and the adjacent parcel to the north can be developed comprehensively, but independently of one another.

Attachments

1. Location Map

Report prepared by:

Duncan MacAskill, Planner, ext. 8017

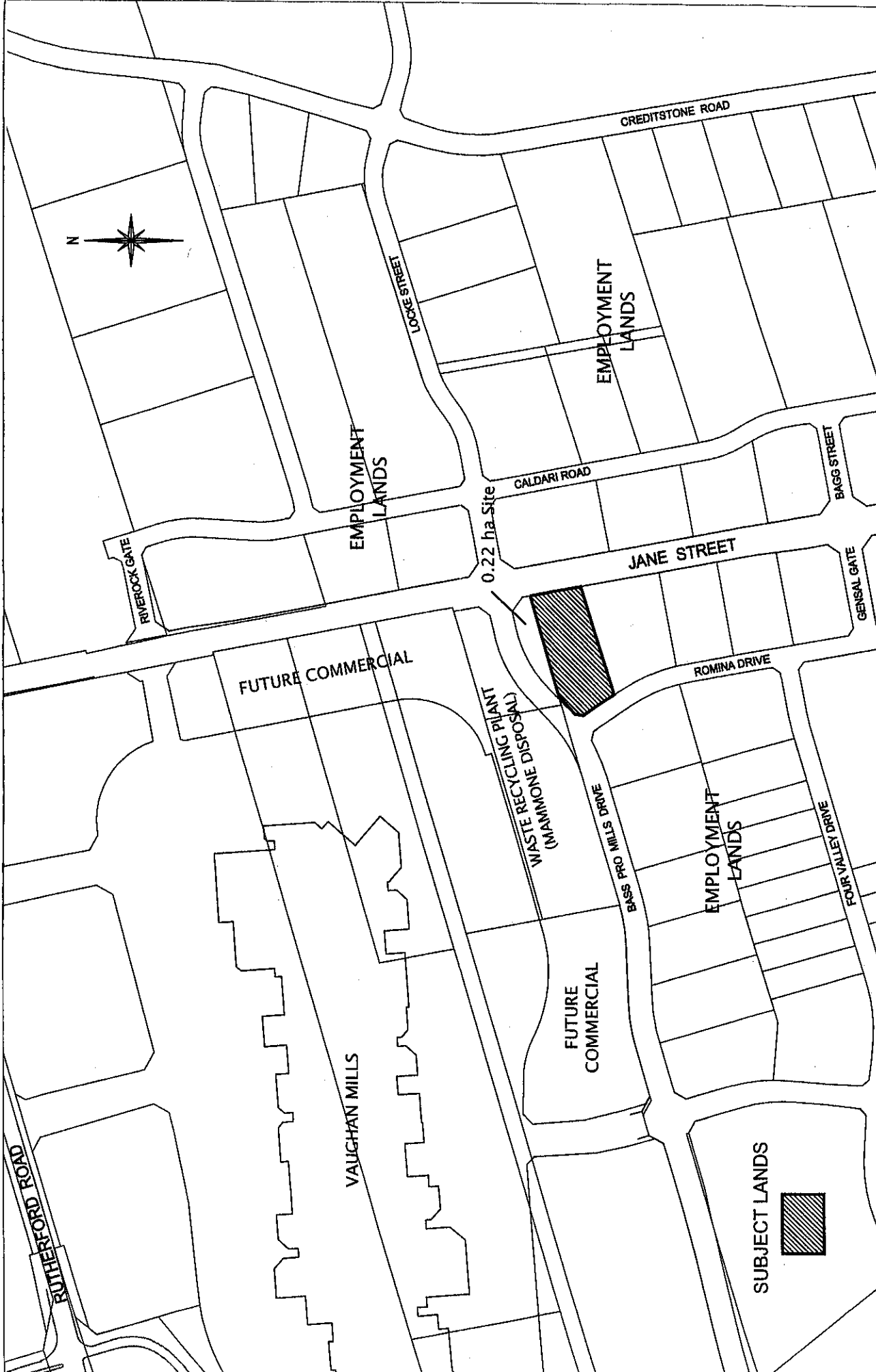
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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City of **Vaughan**

Development Planning Department

Location Map

Lot 13,
 Concession 5
 APPLICANT:
 PARKTRAIL ESTATES INC.
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