

**6. ZONING BY-LAW AMENDMENT FILE Z.06.031
2056239 ONTARIO INC.**

P.2006.51

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.031 (2056239 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from C8 Office Commercial Zone to EM3 Retail Warehouse Employment Area Zone, excluding the following EM3 uses: Building Supply Outlet and Swimming Pool/Leasing/Rental/Sales, and to permit the full range of C7 Service Commercial Zone uses. The Owner will be submitting a Site Plan Application at a future date to facilitate the development of the property in the manner proposed on the "Conceptual Site Plan" shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the southwest corner of Regional Road #7 and Regional Road #27, in Part of Lot 5, Concession 9, City of Vaughan. The vacant 5.02ha site has 266m frontage on Regional Road #7 and 180m flankage on Regional Road #27. The Owner will be submitting a Site Plan Application to facilitate the development of the conceptual plan shown on Attachment #2, to permit a four-storey office tower at the northeast corner of the site, with two multi-unit retail warehouse buildings facing Regional Road #7 and Regional Road #27, respectively, and seven single unit industrial buildings in the interior of the site.

The subject lands are designated "Prestige Area" by OPA 450 (Employment Area Plan), and zoned C8 Office Commercial Zone by By-law 1-88 and further subject to Exception 9(1013). The surrounding land uses are as follows:

- North - Regional Road #7; vacant/proposed commercial, File DA.06.031 (C7 Service Commercial Zone)
- South - approved multi-unit industrial building currently under construction, File DA.05.017, (EM3 Retail Warehouse Employment Area Zone)
- East - Regional #27; vacant (C8 Office Commercial Zone)
- West - Roybridge Gate; proposed gas bar, File DA.05.066 (C7 Service Commercial Zone)

The "Prestige Area" designation of the Official Plan provides opportunities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees. The proposed rezoning of the subject lands from C8 Office Commercial Zone to EM3 Retail Warehouse Employment Area Zone along with the full range of C7 Service Commercial uses would conform to the Official Plan.

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to West Woodbridge Homeowners' Association. To date, no comments have been received. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) consideration will be given to the appropriateness of the proposed rezoning from C8 Zone to EM3 Zone, and compatibility of the proposed retail warehouse and service commercial uses with the other permitted uses in the surrounding area;
- ii) review will be given to identifying any zoning exceptions to the EM3 Zone to facilitate the development of the proposed concept site plan, if appropriate; and
- iii) a complete site plan application will be required to allow for a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the surrounding area.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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 appropriateness of rezoning the subject lands from C8 Zone to EM3 Zone, and to permit the full range of C7 Service Commercial uses to facilitate the development of the concept plan through a required site plan application, will be reviewed.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS



Location Map

Part of Lot 5,
Concession 9
APPLICANT:
 2056239 ONTARIO INC.
MAP/PLN ATTACHMENTS/20.06.031

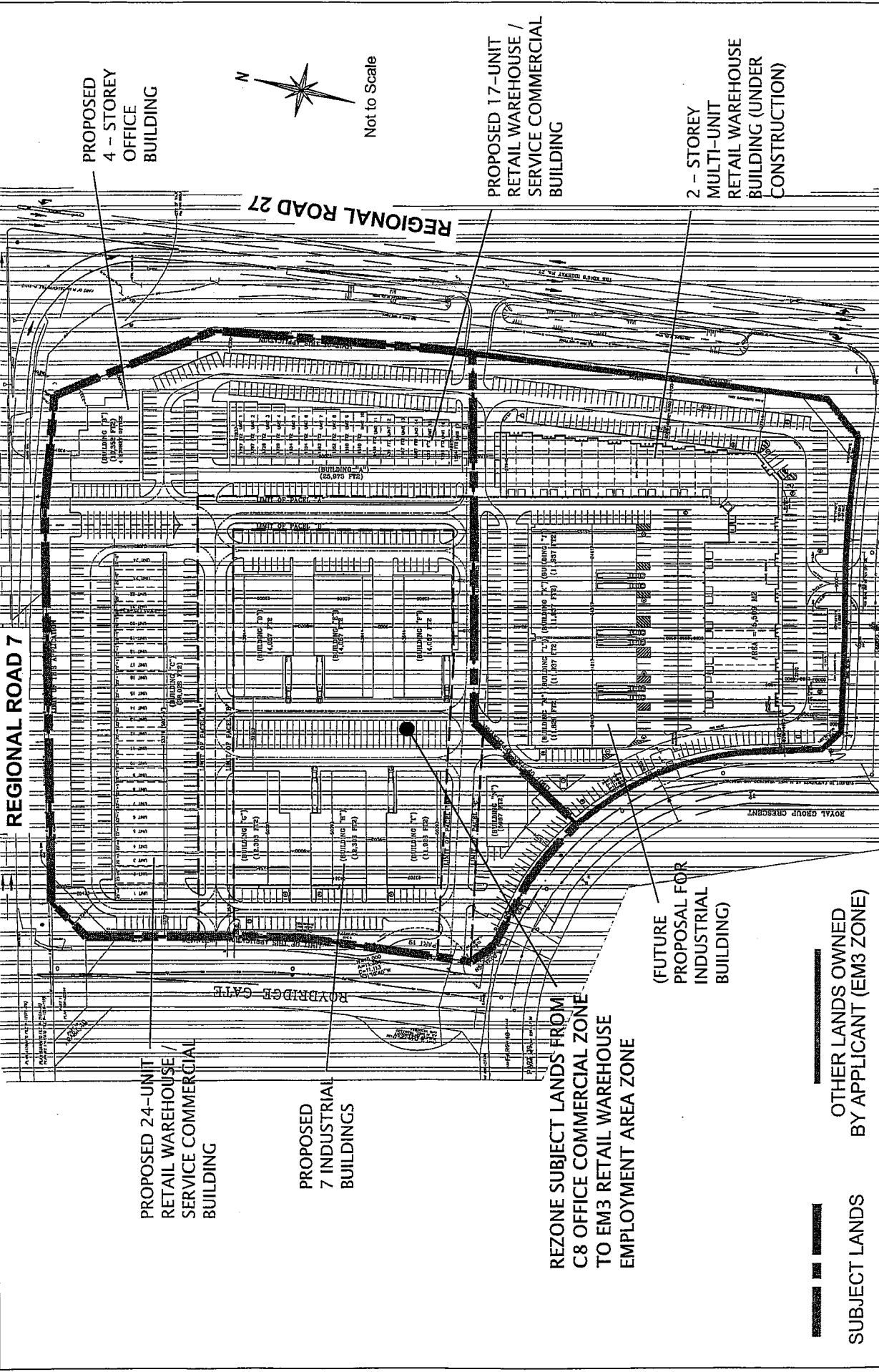


Development Planning Department

Attachment



FILE NO.:
 Z.06.031
 Not to Scale
 June 8, 2006



PROPOSED
4 - STOREY
OFFICE
BUILDING



Not to Scale

PROPOSED 17-UNIT
RETAIL WAREHOUSE /
SERVICE COMMERCIAL
BUILDING

2 - STOREY
MULTI-UNIT
RETAIL WAREHOUSE
BUILDING (UNDER
CONSTRUCTION)

REGIONAL ROAD 7

REGIONAL ROAD 27

PROPOSED 24-UNIT
RETAIL WAREHOUSE /
SERVICE COMMERCIAL
BUILDING

PROPOSED
7 INDUSTRIAL
BUILDINGS

REZONE SUBJECT LANDS FROM
C8 OFFICE COMMERCIAL ZONE
TO EM3 RETAIL WAREHOUSE
EMPLOYMENT AREA ZONE

(FUTURE
PROPOSAL FOR
INDUSTRIAL
BUILDING)

OTHER LANDS OWNED
BY APPLICANT (EM3 ZONE)

SUBJECT LANDS

Attachment 2

FILE No.:
Z.06.031

Not to Scale
June 8, 2006

City of
Vaughan

Development Planning Department

Concept Site Plan

Part of Lot 5,
Concession 9

APPLICANT:
2056239 ONTARIO INC.

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