

ZONING BY-LAW AMENDMENT FILE Z.06.004
NHD DEVELOPMENTS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.06.004 (NHD Developments Limited) BE APPROVED, to remove the Holding "H" Symbol on the subject lands currently zoned EM1(H) Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1125), as shown on Attachments #1 and #2, to facilitate future development on the subject lands.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Zoning By-law Amendment application to remove the Holding Symbol (H) from the subject lands, which are currently zoned EM1(H) Prestige Employment Area Zone by By-law 1-88, as shown. The site-specific zoning exception 9(1125) requires that the Holding Symbol shall only be removed upon the resolution of the route selection for the Highway 427 extension, to the satisfaction of the Ministry of Transportation Ontario. Upon removal of the Holding Symbol (H), the applicant will be able to submit a site development application. A contextual site plan is shown on Attachment #2, which shows both existing and proposed development on the applicant's overall subdivision lands.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located northeast of Regional Road 7 and the future Highway 427 extension (west of Vaughan Valley Boulevard), being Part of Blocks 3 and 4, within Plan 65M-3732, in Lot 6, Concession 9, City of Vaughan. The vacant lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1(H) Prestige Employment Area Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1125). The surrounding lands uses are as follows:

- North - vacant, employment lands (EM1(H) Prestige Employment Area Zone)
- South - Regional Road 7; employment lands (EM1 Prestige Employment Area Zone)
- East - two employment use buildings under construction; (EM1 Prestige Employment Area Zone)
- West - vacant, future lands for employment and Highway 427 extension (currently owned by applicant)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates uses that require high visual exposure, good accessibility, and an attractive working environment. The designation permits a wide range of industrial, office, business and civic uses, with no outside storage.

Zoning

The subject lands are zoned EM1(H) Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1125). Exception 9(1125) relates to the Holding provision and reads as follows:

"Notwithstanding the provision of Subsection 6.2.1(a), the subject lands zoned EM1(H) Zone shall be used only for the production of field crops, until the holding symbol is removed. The said Holding Symbol (H) shall be removed upon the

resolution of the route selection for the Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario.”

The Ministry of Transportation Ontario (MTO) has reviewed the subject application and has advised that it has no objection to the approval of the subject zoning application for the removal of the Holding Symbol on the subject lands, provided that the holding symbol remains on the applicant's lands to the west, until such time as the MTO has confirmed its land needs for the future Highway 427 extension. The Development Planning Department does not have any objection to the removal of the Holding provision on the subject lands at this time.

The applicant's contextual site plan Attachment shows both existing and proposed development on the applicant's overall subdivision lands. A new industrial building is contemplated along Regional Road 7, and is located both within and outside of the Holding provision, thereby requiring the removal of the holding symbol in order to facilitate a future site development application. Also, an expansion is contemplated to the existing Jeld-Wen building on the north side of Stone Ridge Road, which is not subject to a Holding provision, however, requires the removal of the Holding Symbol on the northerly portion of the subject lands in order to facilitate additional parking spaces, and an amendment to the existing Building Permit application.

Any future site development or building permit application is to comply with all other regulations of Zoning By-law 1-88. The Owner of the subject lands has indicated that future development applications may also require applications for Exemption from Part Lot Control in order for the Blocks that were created through the subdivision process to be adjusted to meet the By-law requirements. Development Planning Staff will review all future applications at the appropriate time.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment application to remove the Holding "H" Symbol from the subject lands shown on Attachment #1 and currently zoned EM1(H) Prestige Employment Area Zone, to facilitate the future development of the lands for employment purposes, and is satisfied, together with the Ministry of Transportation Ontario, that the Holding "H" Symbol can be removed at this time.

Attachments

1. Location Map
2. Context Plan

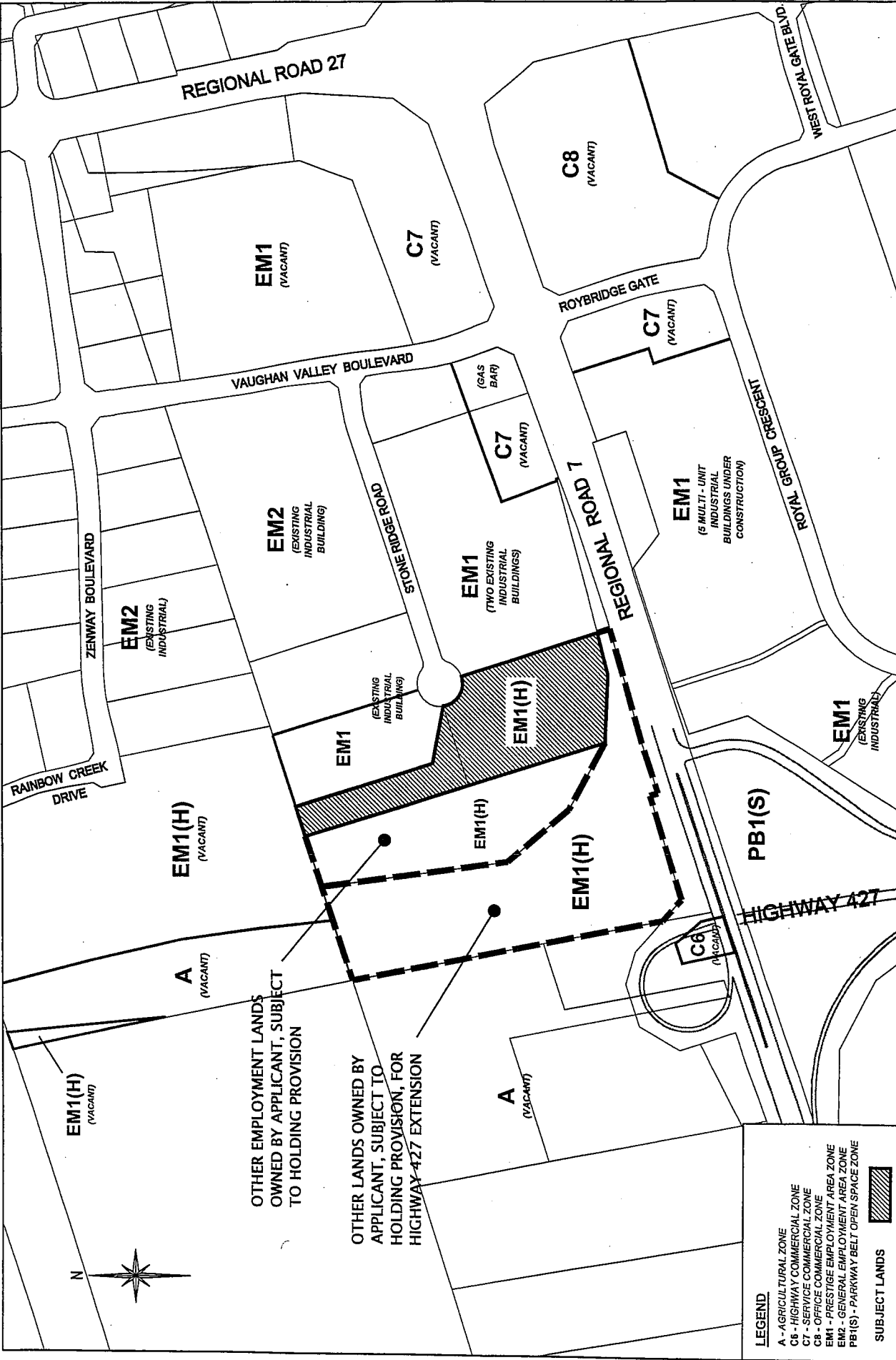
Report prepared by:

Clement Messere, Planner, ext. 8409
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning



Development Planning Department

Location Map

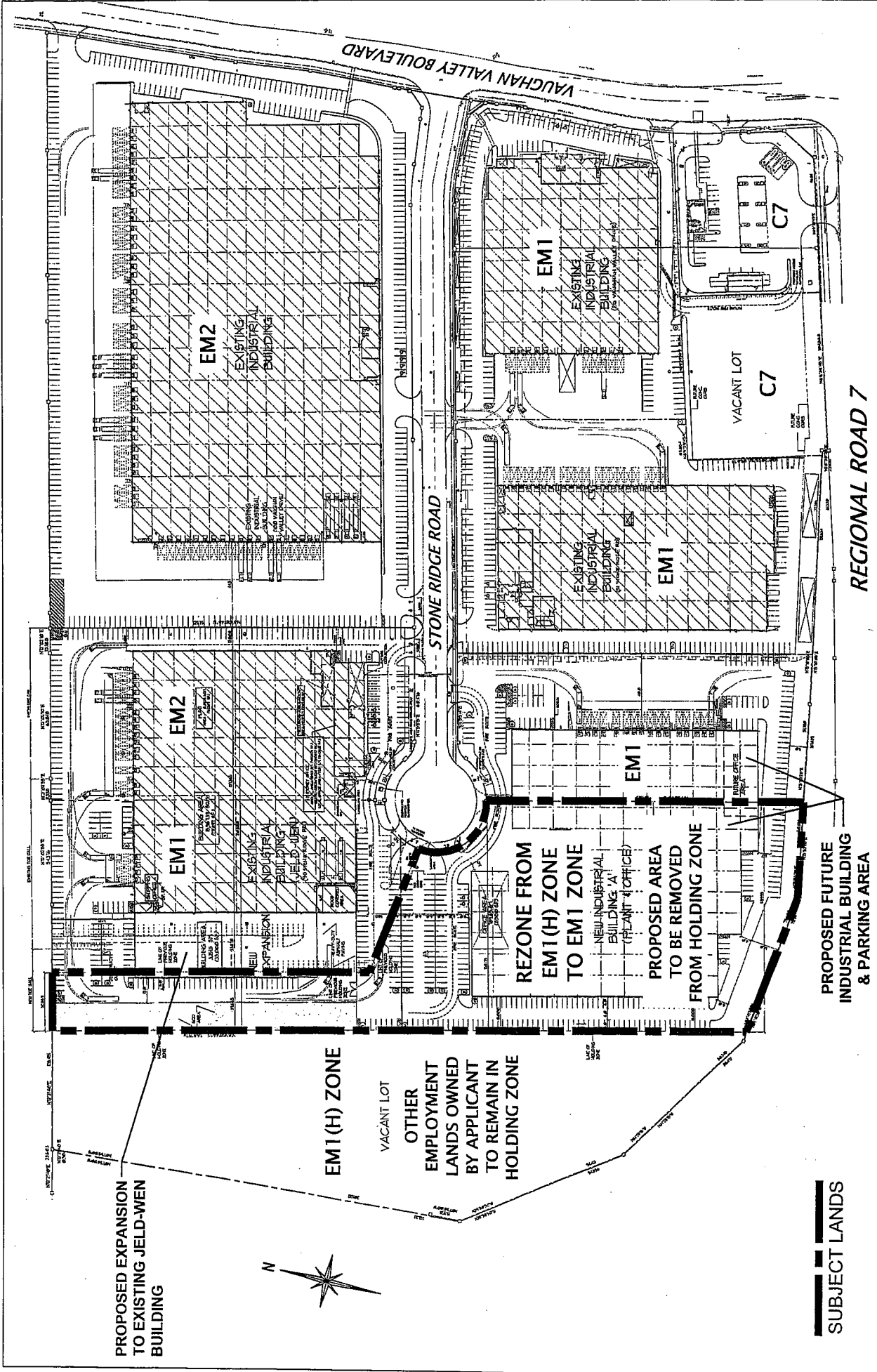
Lot 6,
 Concession 9
 APPLICANT:
 NHD DEVELOPMENTS LIMITED
 N:\DFT\1 ATTACHMENTS\Z\Z.06.004

- LEGEND**
- A - AGRICULTURAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - PB1(S) - PARKWAY BELT OPEN SPACE ZONE
- SUBJECT LANDS**
- [Hatched Box Symbol]



OTHER EMPLOYMENT LANDS OWNED BY APPLICANT, SUBJECT TO HOLDING PROVISION

OTHER LANDS OWNED BY APPLICANT, SUBJECT TO HOLDING PROVISION, FOR HIGHWAY 427 EXTENSION



PROPOSED EXPANSION TO EXISTING JELD-WEN BUILDING



EM1(H) ZONE
 VACANT LOT
 OTHER EMPLOYMENT LANDS OWNED BY APPLICANT TO REMAIN IN HOLDING ZONE

REZONE FROM EM1(H) ZONE TO EM1 ZONE
 NEW INDUSTRIAL BUILDING 'A' (PLANT OFFICE)
 PROPOSED AREA TO BE REMOVED FROM HOLDING ZONE

PROPOSED FUTURE INDUSTRIAL BUILDING & PARKING AREA

— SUBJECT LANDS

Context Plan

Lot 6, Concession 9
 APPLICANT: NHD DEVELOPMENTS LIMITED
 N:\OPT\1 ATTACHMENTS\Z-06.004



Development Planning Department

Attachment 2
 FILE NO.: Z.06.004
 Not to Scale
 March 13, 2006