

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

OFFICIAL PLAN AMENDMENT FILE OP.07.002 ZONING BY-LAW AMENDMENT FILE Z.07.007 GALCAT INVESTMENTS INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.002 (Galcat Investments Inc.) BE APPROVED, to redesignate the subject lands shown on Attachment #1 from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" under OPA #450 (City Employment Area Plan), to facilitate the development of a one-storey industrial building with an accessory two-storey office component.
2. THAT Zoning By-law Amendment File Z.07.007 (Galcat Investments Inc.) BE APPROVED, specifically to rezone the subject lands shown on Attachment #1 from PB2 Parkway Belt Complimentary Use Zone to EM2 General Employment Area Zone (tableland) and OS1 Open Space Conservation Zone (10 m wide buffer) to permit the development of a one-storey industrial building with an accessory two storey office component and an open space buffer for long term conservation purposes with the following exceptions to the EM2 Zone and OS1 Zone:
 - i) a landscape strip width of 0 m on the EM2 Zone lands, whereas the By-law requires a minimum landscape strip width of 7.5 m where an Employment Area Zone abuts an Open Space Zone;
 - ii) prohibit the following uses on the lands zoned EM2 Zone: All Seasons Sports Facility; Autobody Repair Shop; Banquet Hall; Bowling Alley; Club/Health Centre; Contractor's Yard; Convention Centre/Hotel/Motel; Correctional or Crisis Care Group Home; Eating Establishment; Funeral Home; Personal Service Shop; Public Garage; Recreational Uses; and Truck Terminal;
 - iii) require a minimum building size of 929 m² on the EM2 Zone lands;
 - iv) permit infiltration trenches within the OS1 Open Space Conservation Zone, whereas the By-law does not permit structures other than those for conservation purposes within this zone; and
 - v) permit indirect access to the site from a public road (ie. Pine Valley Drive).

Economic Impact

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

Communications Plan

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Ministry of Transportation, York Region, Toronto and Region Conservation Authority and Hydro One. Through the circulation, no written comments were received by the Development Planning Department, and there were no concerns expressed by the public at the Public Hearing on June 18, 2007.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 18, 2007, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 25, 2007.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

- i) an application to amend the Official Plan to redesignate the subject lands from "Special Complimentary Use Area" within the Provincial Parkway Belt West Plan to "Employment Area General" under OPA #450 (City Employment Area Plan); and,
- ii) an application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands from PB2 Parkway Belt Complimentary Use Zone to EM2 General Employment Area Zone (tableland) and OS1 Open Space Conservation Zone (10 m wide buffer) with the following exceptions to the EM2 Zone and OS1 Zone:
 - a) a landscape strip width of 0 m, whereas the By-law requires a minimum landscape strip width of 7.5m where an Employment Area Zone abuts an Open Space Zone;
 - b) prohibit the following uses on the EM2 Zone lands: All Seasons Sports Facility; Autobody Repair Shop; Banquet Hall; Bowling Alley; Club/Health Centre; Contractor's Yard; Convention Centre/Hotel/Motel; Correctional or Crisis Care Group Home; Eating Establishment; Funeral Home; Personal Service Shop; Public Garage; Recreational Uses; and Truck Terminal;
 - c) require a minimum building size of 929 m² on the EM2 Zone lands;
 - d) permit infiltration trenches within the OS1 Open Space Conservation Zone, whereas the By-law does not permit structures other than those for conservation purposes within this zone; and
 - e) permit indirect access to the site from a public road (ie. Pine Valley Drive).

The proposed redesignation and rezoning of the 3.67 ha property will facilitate the future development of the subject lands for general employment uses and an open space conservation buffer. A concept site plan is proposed on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachment #1 are located east of Pine Valley Drive and south of Highway #407, in Part of Lots 2 and 3, Concession 6, City of Vaughan. The subject lands are currently vacant. The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are currently designated "Special Complimentary Use Area" by the Provincial Parkway Belt West Plan. On November 28, 1996, the Ministry of Municipal Affairs and Housing approved Amendment #106, which deleted the subject lands from the Parkway Belt West Plan.

The Owner is proposing that the subject lands be redesignated to "Employment Area General" and to be included in OPA #450 (City Employment Area Plan). The proposed Official Plan

Amendment would allow for a wide range of employment uses on the subject lands, which can be supported by adjacent transportation and infrastructure systems including Highway 407, and which is compatible with the surrounding existing employment uses making the site appropriate for new employment uses. The Region of York has indicated that the proposed Official Plan Amendment is a matter of local significance and has exempted the application from Regional Approval.

Zoning

The subject lands are currently zoned PB2 Parkway Belt Complimentary Use Zone by By-law 1-88, which does not permit employment uses. Therefore, an amendment to the Zoning By-law to permit the proposed employment uses is required.

The Owner has proposed to rezone the subject lands to EM2 General Employment Area Zone as shown on Attachment #2, to permit future employment uses in a one-storey employment building. The Owner rezoned an adjacent property to the west in 2005 from PB2 Zone to EM1 Prestige Employment Area Zone to permit a range of employment uses. The types of uses on the property to the west were limited and a minimum building GFA was imposed to minimize any potential for future traffic impacts on Pine Valley Drive and the Highway #407 interchange. Through the review, the following uses were considered to generally have higher traffic volumes and were prohibited on the lands to the west: All Seasons Sports Facility; Autobody Repair Shop; Banquet Hall; Bowling Alley; Club/Health Centre; Contractor's Yard; Convention Centre/Hotel/Motel; Correctional or Crisis Care Group Home; Eating Establishment; Funeral Home; Personal Service Shop; Public Garage; Recreational Uses; and Truck Terminal, and were subject to a minimum building size of 929 m² to ensure compatibility with the surrounding uses and infrastructure.

The Owner of the subject lands is proposing to utilize the same signalized access and driveway onto Pine Valley Drive as the westerly development, and therefore, the uses permitted on the adjacent site to the west would be reflective of uses that would be appropriate on the subject lands. The following uses are considered to be appropriate on the subject site, subject to a minimum GFA of 929 m²:

EM2 General Employment Area Zone Uses

- Building Supply Outlet
- Car Brokerage, including trucks
- Equipment Sales/Rental Establishment
- Meat Packing and Processing, not including outside storage
- Scrap Paper Storage, Sorting or Baling
- Service or Repair Shop, including repair of heavy equipment
- Accessory Outside Storage (Maximum 10% of lot area)

Additional EM1 Prestige Employment Area Zone Uses Permitted

- Employment Use
- Accessory Retail Sales to an Employment Use (maximum 5% GFA of Building)
- Accessory Office Uses to an Employment Use (maximum 49% GFA of Building)
- Business and Professional Offices, not including Regulated Health Professionals
- Office Building
- Service and Repair Shop

A small triangular portion of land on the south side of the subject lands and a 10 m wide strip of land along the east property line are proposed to be rezoned to OS1 Open Space Conservation Zone (as shown on Attachment #2) to accommodate a buffer strip adjacent to the stable top-of-bank in accordance with comments received from the Toronto and Region Conservation Authority

(TRCA). As the land was recently acquired by the Owner from the City, the Owner wishes to retain ownership of these lands but has agreed to rezone the 10 m buffer strip and lands on the south side of the site adjacent to the stable top-of-bank to OS1 Zone to ensure that these lands cannot be developed on and will be used for conservation purposes only. An exception to the Zoning By-law will be required to allow for infiltration trenches within the buffer, whereas the OS1 Zone does not permit structures other than those for flood protection within the conservation area. Additionally, an exception will also be required to allow the proposed building to be constructed to the OS1 zoned lands (0m setback), whereas the Zoning By-law requires a minimum 7.5 m wide landscape strip between an Employment Area Zone and an Open Space Zone. The TRCA will request appropriate landscape and conservation measures within the OS1 lands at the time of the required Site Plan Application.

The above-noted uses are consistent with the uses that are permitted on the lands directly west of the subject site, which are also owned by the Owner of the subject site. The proposed uses would allow the site to be developed for a wide range of employment uses as listed above, and conservation purposes for the buffer lands. The Development Planning Department has reviewed the proposed changes to the Zoning By-law and has no objections to permit future employment development on the subject lands.

Access

Access to the property will be from a common access driveway over the lands directly west of the property and a driveway which has been provided through the hydro corridor southwest of the subject lands. There is currently an existing easement over the hydro corridor to allow access from a full movement signalized access point on Pine Valley Drive to the employment lands to the west and to the subject site. An exception to the Zoning By-law will be required to permit indirect access to the site from a public road (ie. Pine Valley Drive).

The Owner has submitted a Traffic Impact Study, which was reviewed by both the Vaughan Engineering Department and the York Region Transportation Services Department, who have no concerns or objections with the proposed development.

Servicing

Existing sanitary and water service connections are currently available from the lands to the west. A site-servicing and grading plan and stormwater management report will be required at the site plan stage, and must be approved by the Vaughan Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc. at the site plan stage.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Conclusion

The Development Planning Department has reviewed the proposed Official Plan and Zoning By-law Amendment Applications to permit employment uses on the subject lands. The proposed "Prestige Area" designation in OPA #450 (City Employment Area Plan) is consistent and compatible with the surrounding employment uses. Development Planning Staff is also of the opinion that the proposed Zoning By-law Amendment Application to rezone the subject lands to EM2 General Employment Area Zone (tableland) and OS1 Open Space Conservation Zone (10m wide buffer) is appropriate to facilitate the development of an employment use building and conservation buffer area, which is compatible with the existing uses in the surrounding area. The

proposed zoning exceptions respecting appropriate setbacks, use, and access will implement the policies of OPA #450.

Attachments

1. Location Map
2. Proposed Zoning
3. Concept Site Plan

Report prepared by:

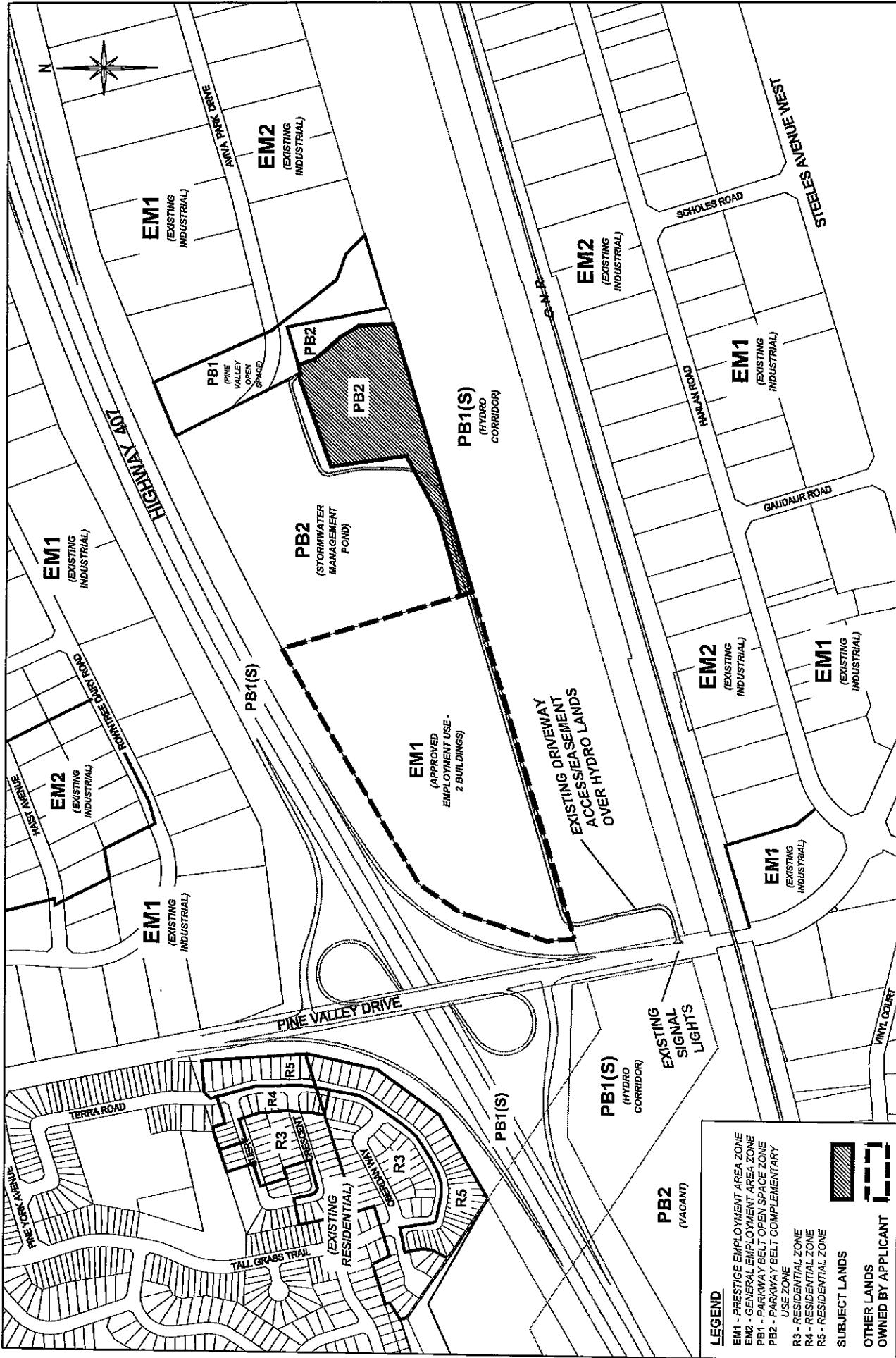
Ryan Mino, Planner, ext. 8213
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Location Map

Part of Lots 2 & 3,
Concession 6
APPLICANT:
GALCAT INVESTMENTS INC.
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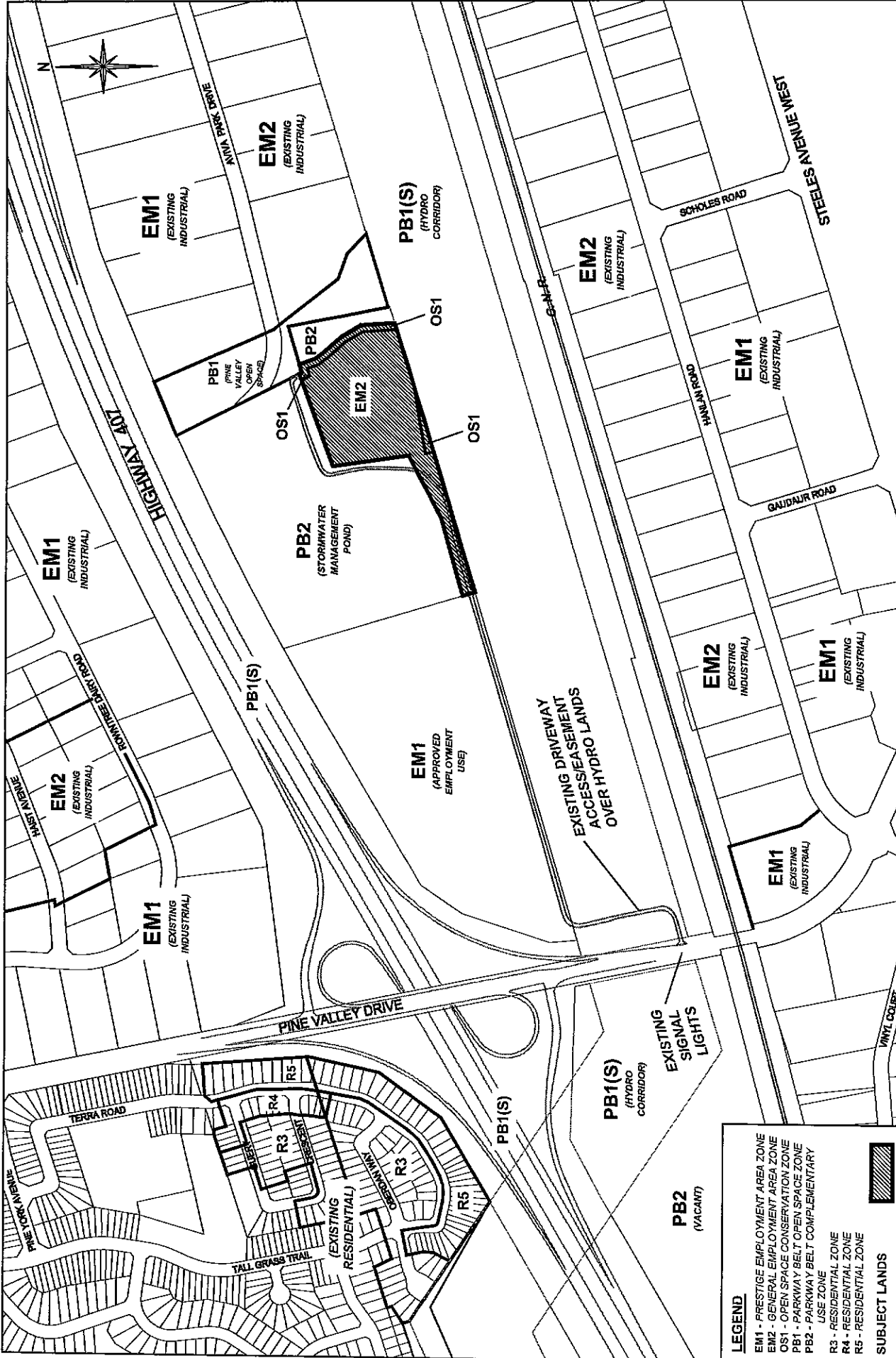


The City Above Toronto

Development Planning Department

Attachment 1

FILE No's:
OP.07.002 & Z.07.007
Not to Scale
May 31, 2007



Proposed Zoning

Part of Lots 2 & 3,
Concession 6

APPLICANT:
GALCAT INVESTMENTS INC.
NA(DPT)1 ATTACHMENTS(OP)07.002L07.007



The City Above Toronto

Development Planning Department

Attachment

2

FILE No's.:
OP.07.002 & Z.07.007

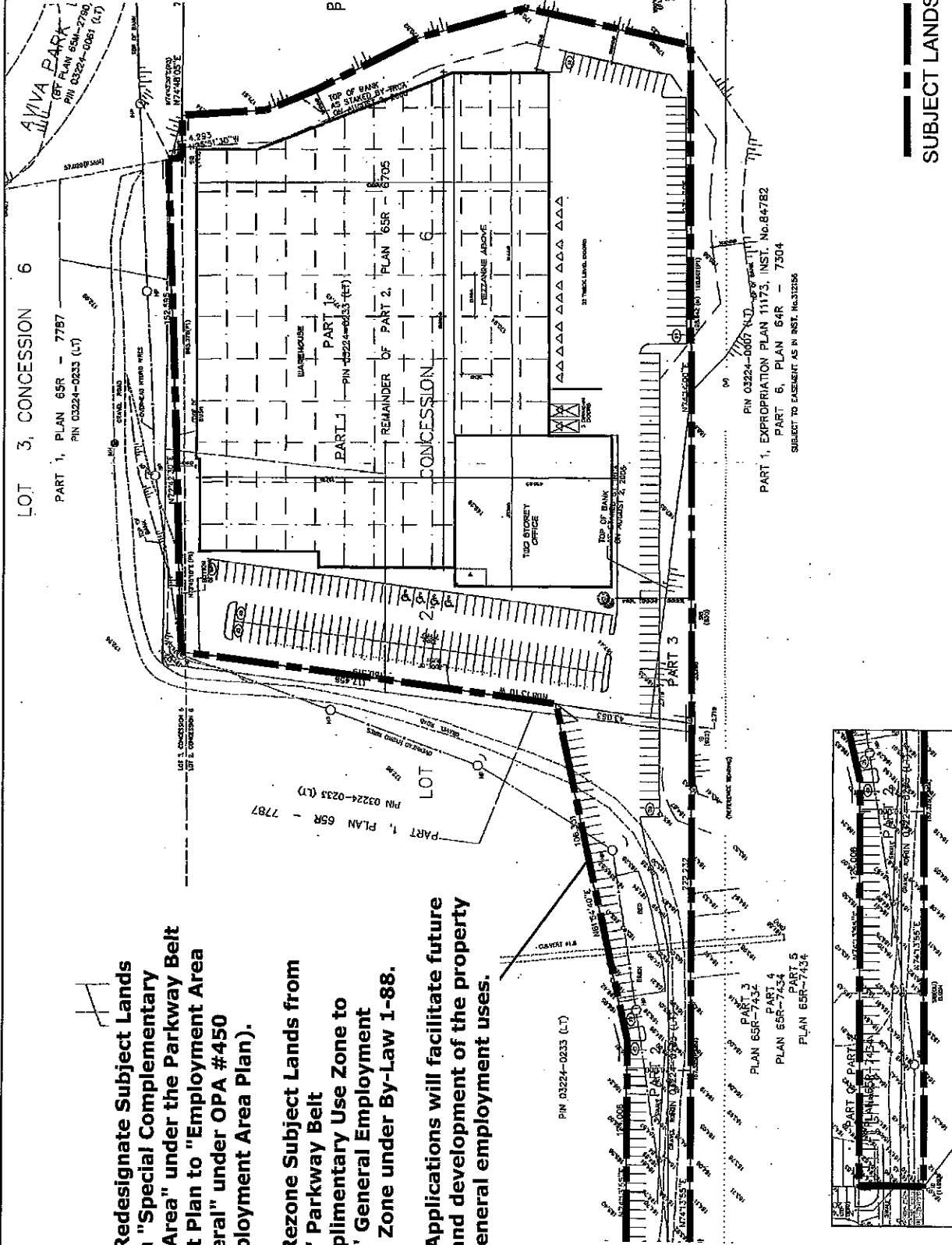
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October 14, 2008

1. Redesignate Subject Lands from "Special Complementary Use Area" under the Parkway Belt West Plan to "Employment Area General" under OPA #450 (Employment Area Plan).

2. Rezone Subject Lands from 'PB2' Parkway Belt Complementary Use Zone to 'EM2' General Employment Area Zone under By-Law 1-88.

The Applications will facilitate future use and development of the property for general employment uses.



Concept Site Plan

Part of Lots 2 & 3,
Concession 6

APPLICANT:
GALCAT INVESTMENTS INC.

MAP: QPT 1 ATTACHMENTS\QPT_Ver.07.0224.07.007



The City Above Toronto

Development Planning Department

Attachment 3

FILE No's.:
OP.07.002 & Z.07.007

Not to Scale

October 14, 2008