

**2. ZONING BY-LAW AMENDMENT FILE Z.09.033
 1806878 ONTARIO INC.
WARD 4**

P.2009.39

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.033 (1806878 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 6, 2009
- b) Circulation Area: 150 m and to the Concord West Ratepayers Association
- c) Comments Received as of November 17, 2009: None

Purpose

To amend the City's Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone, to permit the additional use of a public garage (installation of boom lifts on trucks), wholly enclosed within the existing employment building and with no outside storage, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 266 North Rivermede Road, located south of Langstaff Road, and west of Dufferin Street, being Lot 8 on Plan 65M-2223, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Employment Area General" by OPA #450 (Employment Area Growth and Management Plan). ▪ The proposed use of the property conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ EM1 Prestige Employment Area Zone by By-law 1-88. ▪ The proposed public garage use is not permitted in an EM1 Prestige Employment Area Zone, and therefore, an amendment to the Zoning By-law is required. ▪ Generally, the implementing zoning for lands designated "Employment Area General" by the Official Plan and located internal to an employment area is EM2 General Employment Area Zone, which would permit the proposed public garage use as-of-right.

Surrounding Land Uses	▪ Shown on Attachment #2.
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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Use	The appropriateness and compatibility of permitting a public garage use in an EM1 Prestige Employment Area Zone will be reviewed in consideration of the original intent and purpose of the EM1 zoning on the property and surrounding lands, and the existing land use context of the area. Any additional zoning exceptions will be identified through the technical review.
b.	Phase 1 Environmental Site Assessment	The Phase 1 Environmental Site Assessment submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
c.	Additional Studies	Review will be given to determine if additional studies are required to support the proposed development.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Survey Plan

Report prepared by:

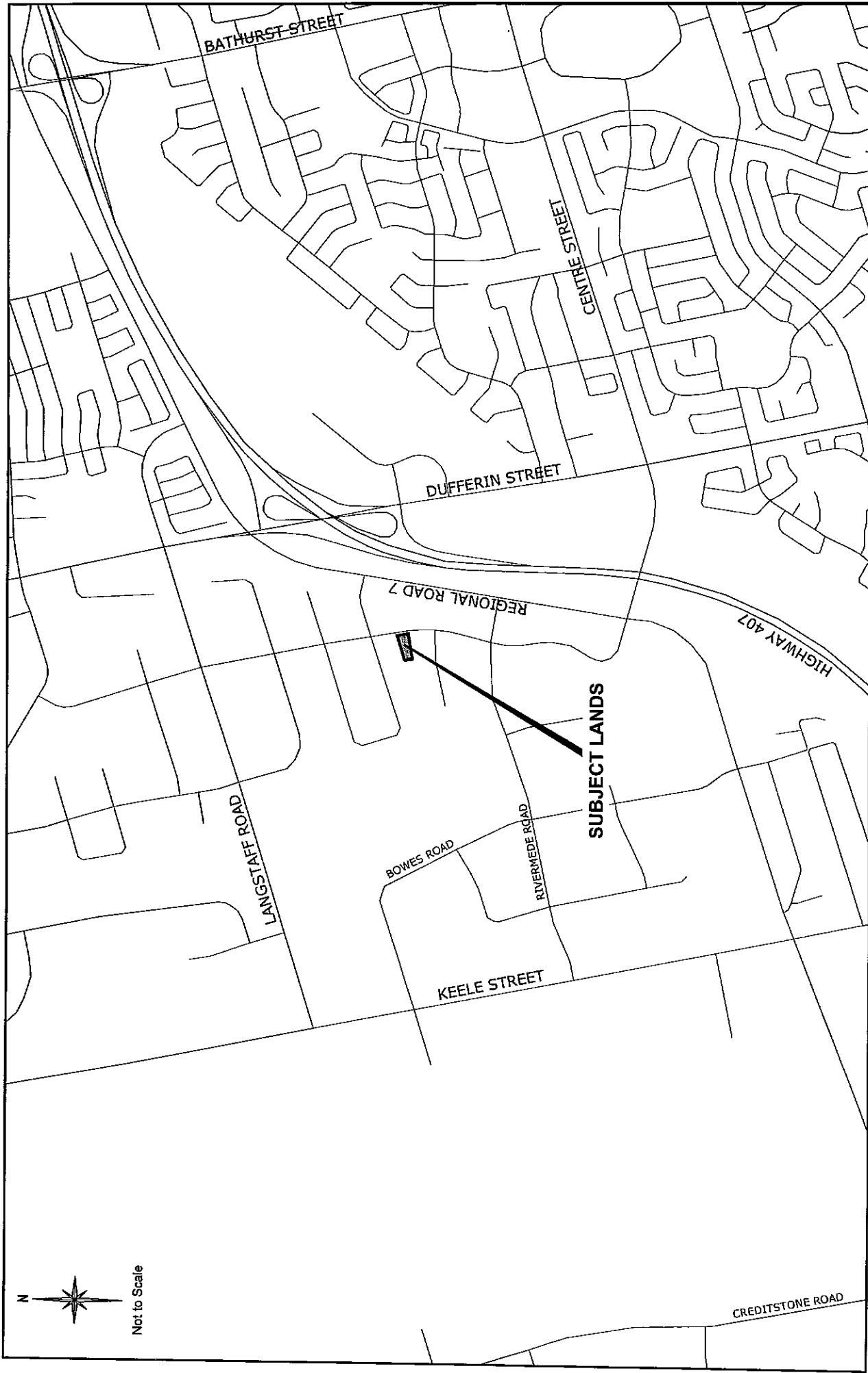
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 8,
Concession 3

Applicant:
1806878 Ontario Inc.

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Development Planning Department

Attachment 1

File:
Z.09.033

Date:
November 4, 2009



- Legend**
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - SUBJECT LANDS

Location Map

Location: Part of Lot 8,
Concession 3

Applicant:
1806878 Ontario Inc.

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The City Above Toronto
Development Planning Department

Attachment

File: Z.09.033
Date: November 4, 2009

2

