

**3. ZONING BY-LAW AMENDMENT FILE Z.09.019
LEGA HOLDINGS
WARD 2**

P.2009.40

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.019 (Lega Holdings) 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 the West Woodbridge Homeowners Association
- c) Comments Received as of November 17, 2009:

The Vaughan Development Planning Department is in receipt of correspondence from the lawyer representing the Owner of 8631 Regional Road 50 (landowner to the north), who has identified the following concerns:

- i) the proposed zone change from A Agricultural Zone to EM3 Retail Warehouse Employment Area Zone does not conform to the Official Plan;
- ii) the proposed zoning includes the provision of a future road (Street 'A') connecting into the property to the north, which would prematurely fix a road system onto the lands to the north without affording any formal discussions; and,
- iii) the site was recently subject to a comprehensive Official Plan Amendment, which designated the lands "Prestige Area" and "Employment Area General" with some "Valley Land". The proposed retail warehouse uses should be included as part of a large and more comprehensive Zoning By-law Amendment Application to avoid piece-meal planning and a more integrated and coordinated approach to development in this area.

Purpose

To amend the City's Zoning By-law 1-88, to rezone the subject lands (Attachments #1 and #2) from A Agricultural Zone to EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone as shown on Attachment #3, to permit general employment, retail warehouse, service commercial and stormwater management pond uses, respectively, and to permit the following site-specific exceptions on the property:

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Minimum Landscape Strip Width (along Regional Road 50 - EM3 Retail Warehouse Employment Area Zone)	9.0m	Permit a minimum 6.0m wide landscape strip, where a building with windows faces a street line.
b.	Minimum Landscape Strip Width on Employment Lands Abutting an Open Space Zone (affecting EM2 General Employment and EM3 Retail Warehouse Employment Area Zones)	7.5m	3.0m
c.	Parking and Building Setbacks for the EM3 Retail Warehouse Zone and C7 Service Commercial Zone	Parking and building setback requirements applied separately to each respective zone category.	For the purposes of zoning, the lands zoned C7 Service Commercial Zone and EM3 Retail Warehouse Employment Area Zone shall be deemed to be a single lot for the purposes of applying minimum parking and building setback requirements.
d.	Minimum Front Yard Setback (C7 Service Commercial Zone – opposite Regional Road 50)	9.0m	6.0m
e.	Minimum Exterior Side Yard Setback (C7 Service Commercial Zone – opposite Langstaff Road)	9.0m	6.0m
f.	Permitted Uses in the C7 Service Commercial Zone	C7 Service Commercial Zone uses only.	EM3 Retail Warehouse Employment Area Zone uses shall be permitted in the C7 Service Commercial Zone, except Swimming Pool and Recreational Vehicle Leasing/Retail/Sales.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northeast corner of Regional Road 50 and Langstaff Road, being Part of Lot 11, Concession 10, in Planning Block 64, shown as "Subject Lands" on Attachments #1 and #2. ▪
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Prestige Area" (adjacent to Regional Road 50), "Employment Area General" (internal to employment area) and "Stream Corridors" (valleylands) by OPA #450 (Employment Area Growth and Management Plan), as amended by OPA #631. ▪ Service Nodes are also permitted in "Prestige Area" designations to a maximum size of 1.2 ha, to be zoned C7 Service Commercial Zone, to permit service commercial uses that serve the businesses in the area. ▪ OPA #631 designates a "Retail Warehouse" location southeast of Rutherford Road and Regional Road 50, and also permits Retail Warehousing on the subject lands in accordance with the retail warehouse policies and criteria in OPA #450. ▪ The proposed amendment to the Zoning By-law conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the property to the proposed employment, service commercial and open space zones, and to permit the proposed site-specific exceptions, to facilitate the proposed zoning by-law amendment in conformity with the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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 Proposed Uses	<p>The appropriateness of rezoning the property to permit general employment, retail warehouse, service commercial and stormwater management pond uses on the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the Official Plan, Zoning By-law, Block 64 Plan, and the surrounding land use context.</p> <p>The appropriateness of permitting EM3 Retail Warehouse Zone uses in a C7 Service Commercial Zone will also be reviewed.</p>

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Block 64 Land Use Plan	The proposed rezoning will be reviewed in the context of the approved Block 64 Land Use Plan (Attachment #4) to determine the compatibility and appropriateness of the proposed zone categories and road pattern.
c.	Traffic Impact Study	The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York, the Region of Peel and the Vaughan Engineering Department.
d.	Phase 1 and Phase 2 Environmental Reports	The Phase 1 and Phase 2 Environmental Site Assessment Reports submitted in support of the application must be reviewed and approved by the Vaughan Engineering Department.
e.	Future Site Plan Application	<p>The Owner will be required to submit a future Site Plan Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and servicing and grading, upon a development proposal(s) being generated on the EM3 and C7 lands only.</p> <p>The proposed development must conform to the applicable Urban Design Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) for the entire subject lands.</p>
f.	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 application has been circulated to the Region of York and the Region of Peel for review and comment. Any issues will be addressed when the technical report is considered.

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. Proposed Zoning
4. Approved Block 64 Land Use Plan

Report prepared by:

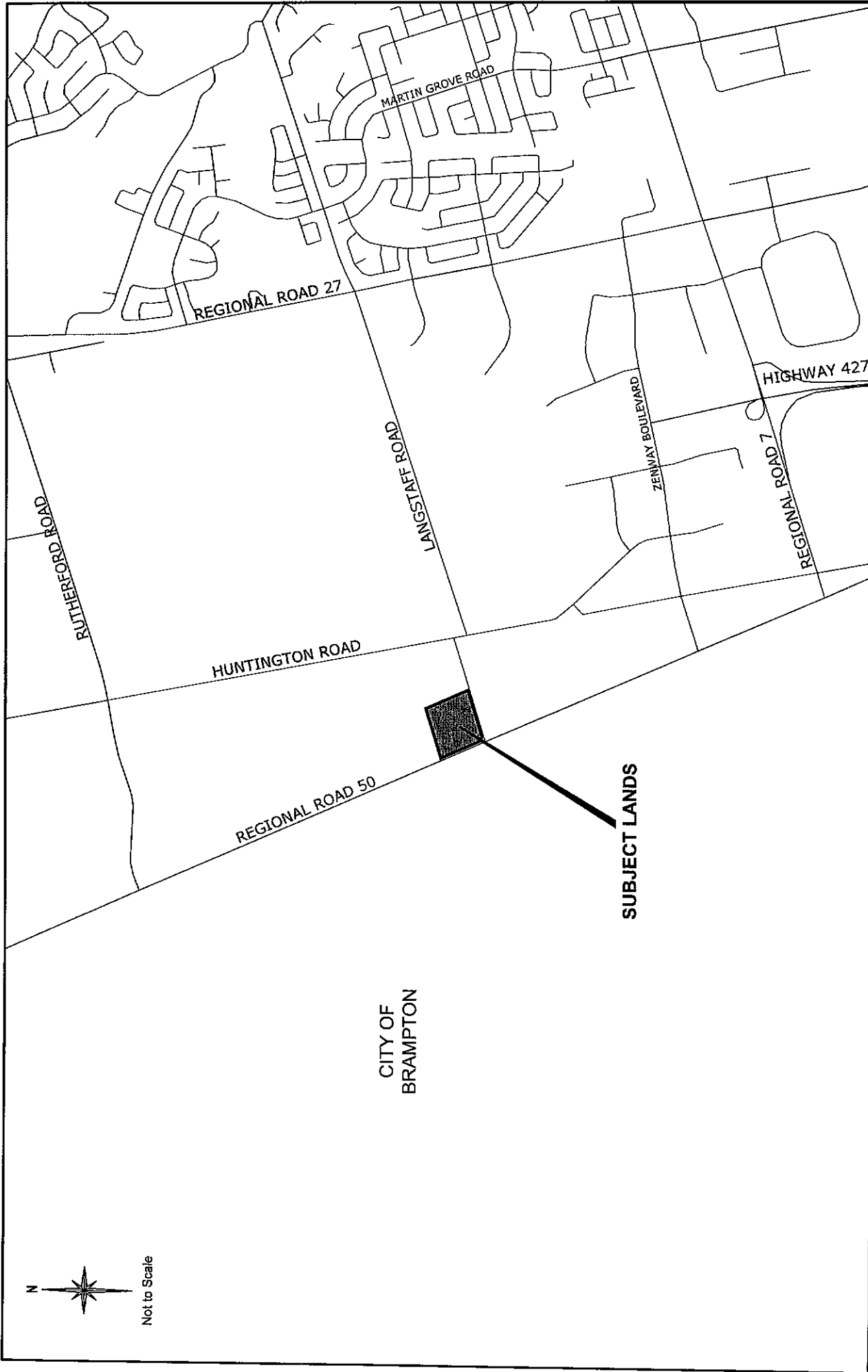
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 11,
Concession 10

Applicant:
Lega Holdings

NA\DF\1 ATTACHMENTS\2\08.019.dwg



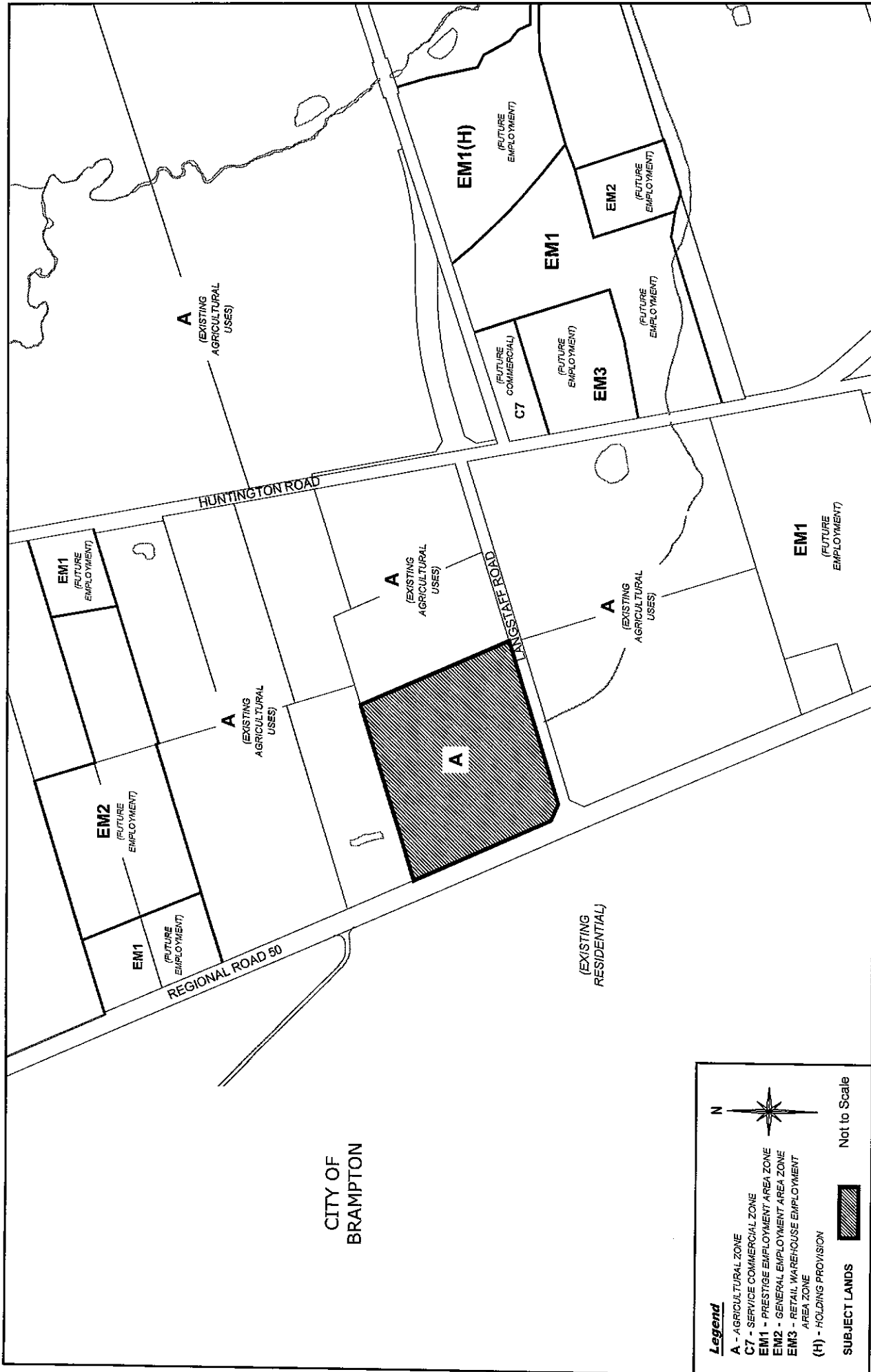
The City Above Toronto

Development Planning Department

Attachment

File: Z.09.019
Date: August 18, 2009


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CITY OF
BRAMPTON

Legend

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL, WAREHOUSE EMPLOYMENT AREA ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS  Not to Scale

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Location Map

Location: Part of Lot 11,
Concession 10

Applicant:
Lega Holdings

N:\DPT\1 ATTACHMENTS\A\2.09.019.dwg



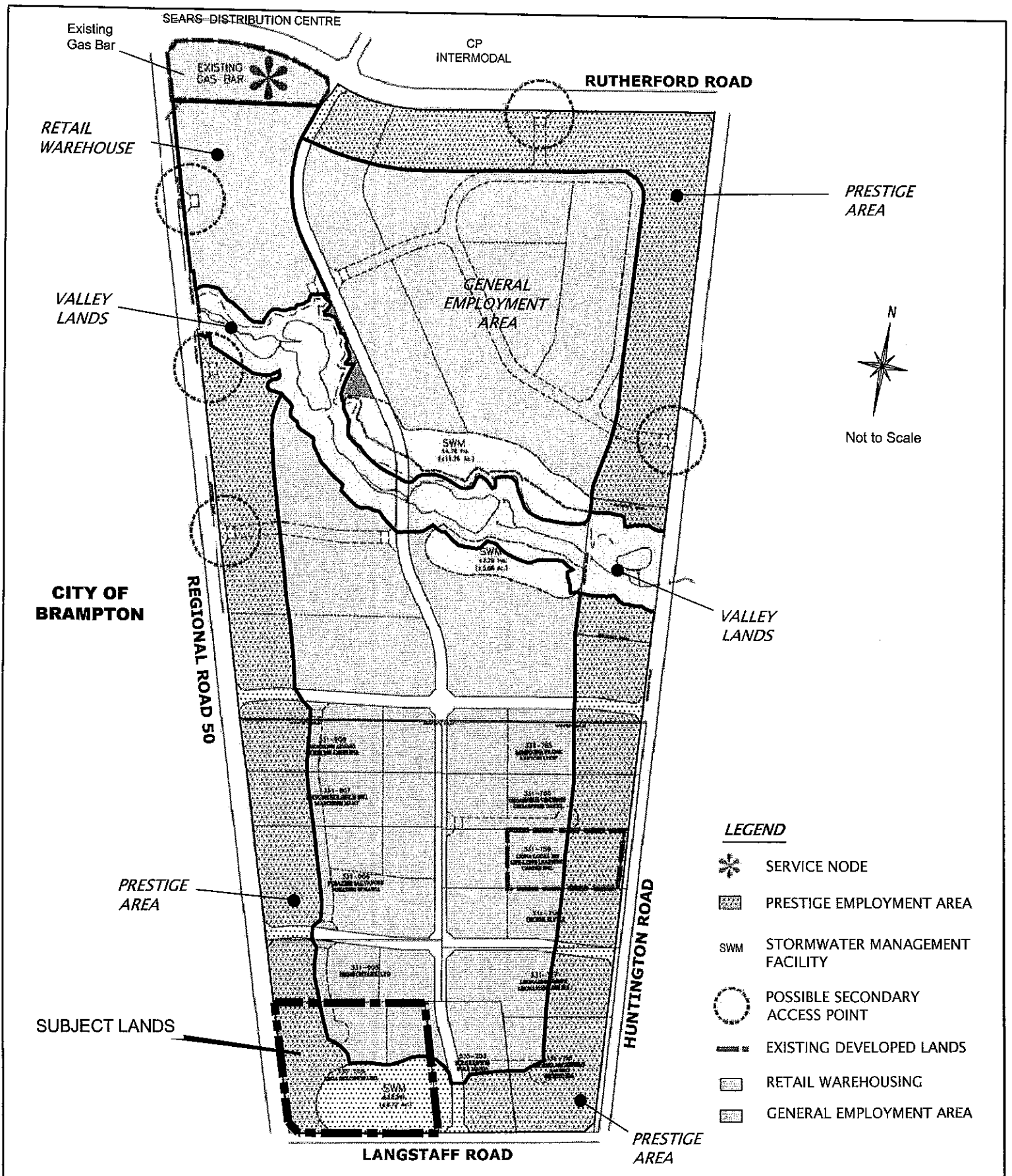
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Attachment

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Approved Block 64 Land Use Plan

Applicant:
 Lega Holdings

Location: Part of Lot 11,
 Concession 10

City of Vaughan
The City Above Toronto
 Development Planning Department

Attachment

File:
 Z.09.019

Date:
 August 18, 2009

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