

**1. DRAFT PLAN OF SUBDIVISION FILE 19T-08V03
 SRF VAUGHAN PROPERTY II INC.
 WARD 2**

P.2009.31

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-08V03 (SRF Vaughan Property II 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: September 25, 2009
- b) Circulation Area: 150 m and the West Woodbridge Homeowners Association, the Ministry of Transportation and the Toronto and Region Conservation Authority
- c) Comments Received as of October 9, 2009: None

Purpose

The Owner has submitted a revised Draft Plan of Subdivision (Attachment #3) for the subject lands shown on Attachments #1 and #2, in order to establish a new lotting and road pattern consisting of the following:

Block 1 (Future Retail Warehouse)	4.59 ha
Block 2 (Lands for Future Highway #427 Extension)	5.21 ha
Road (Extension of Milani Boulevard)	0.22 ha
Total Site Area	10.02 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ South of Langstaff Road and West of Regional Road #27, more specifically northwest of Milani Boulevard, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "General Employment Area" and "Valley Lands" by OPA #450 (Employment Area Growth and Management Plan)▪ The proposed land uses conform to the Official Plan.

Zoning	<ul style="list-style-type: none"> ▪ EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the addition of the Holding Symbol "(H)", and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(1258). ▪ The Holding Symbol "(H)" was placed on the property by By-law 147-2006, which was enacted by Council on May 8, 2006, and its removal is contingent upon the determination of the final alignment of the Highway #427 extension and cross-over being established in this area to the satisfaction of the Ministry of Transportation (MTO), and to ensure the creation of complete developable lots from part blocks.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.
Previous Applications	<ul style="list-style-type: none"> ▪ This property is subject to a Draft Plan of Subdivision (File 19T-89063) which was approved on August 27, 2001, as shown on Attachment #5. ▪ On May 12, 2008, the Owner submitted the current application (File 19T-08V03) for Draft Plan of Subdivision approval for the Plan shown on Attachment #4, which was considered at a Public Hearing on September 2, 2008. This Draft Plan of Subdivision would amend the approved Plan under File 19T-89063. ▪ On August 21, 2009 the Owner amended File 19T-08V03 by submitting the revised Draft Plan of Subdivision shown on Attachment #3.

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.	Conformity with Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the policies of OPA #450 (Employment Area Growth and Management Plan).
b.	Draft Plan of Subdivision - Block Layout and Road Network	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in the context of the surrounding land uses, to determine the appropriateness of the revised lotting pattern and road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly (cul-de-sac) extension of Milani Boulevard into the subject lands and the elimination of a municipal road connection between Milani Boulevard and Innovation Drive, in favour of a private driveway connection between Block 1 and Innovation Drive, as shown on Attachments #2 and #3. The revised road network must be reviewed by the City's Development Planning and Engineering/Transportation Departments, the Region of York Transportation Services Department, and the Ministry of

	MATTERS TO BE REVIEWED	COMMENT(S)
		Transportation, to determine the appropriateness and feasibility of the proposed changes.
c.	Related Zoning Application	<ul style="list-style-type: none"> ▪ Block 1 of the proposed Draft Plan of Subdivision is currently subject to a Zoning By-law Amendment Application (File Z.08.025 – Trinity Development Group Incorporated), which is being considered at this Public Hearing (October 19, 2009) to rezone the Block and adjacent property to the south from EM2(H) General Employment Area Zone to EM3 Retail Warehouse Employment Area Zone, and to remove the Holding Symbol "(H)" as shown on Attachment #3, to permit a proposed "Lowe's" Home Improvement Store, as shown on Attachment #6. The proposed Draft Plan of Subdivision will be reviewed in the context of the issues related to the Zoning Amendment Application, including the appropriateness of removing the Holding Symbol "(H)", which will also require approval from the MTO.
d.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> ▪ A portion of the subject lands is located within the MTO's study area for the Highway #427 Transportation Corridor (Attachment #5). The application will be reviewed to ensure the proposed development does not conflict with the comments and requirements of the MTO with respect to the extension of Highway #427.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The southwest portion of the property is valley land that is zoned OS1 Open Space Conservation Zone and is regulated by the Toronto and Region Conservation Authority (TRCA). Review will be given to ensure the proposed Draft Plan of Subdivision conforms with the regulations of the TRCA, including but not limited to, slope stability, vegetative buffers, and long-term environmental protection. ▪ A separate block on the Draft Plan of Subdivision may be required to delineate the limit of the valley land to the satisfaction of the City and the TRCA.
f.	Hydro One Networks Incorporated	<ul style="list-style-type: none"> ▪ The subject lands are located adjacent to lands owned by Hydro One. The application will be reviewed to ensure there are no adverse impacts on the long-term use of the adjacent lands as a Hydro Corridor for the existing transmission lines.
g.	Additional Studies	<ul style="list-style-type: none"> ▪ The applicant has submitted a functional servicing report, a soil investigation report, and a traffic impact statement in support of the application; if necessary, further studies may be required to be submitted for review in support of this Draft Plan of Subdivision Application.

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 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 Draft Plan of Subdivision (File 19T-08V03 with Existing/Proposed Zoning
4. Proposed Draft Plan of Subdivision – September 2, 2008 – Public Hearing (19T-08V03)
5. Approved Draft Plans of Subdivision and Registered Plans
6. Related Zoning By-law Amendment Application Z.08.025 (Trinity Development Group Incorporated)

Report prepared by:

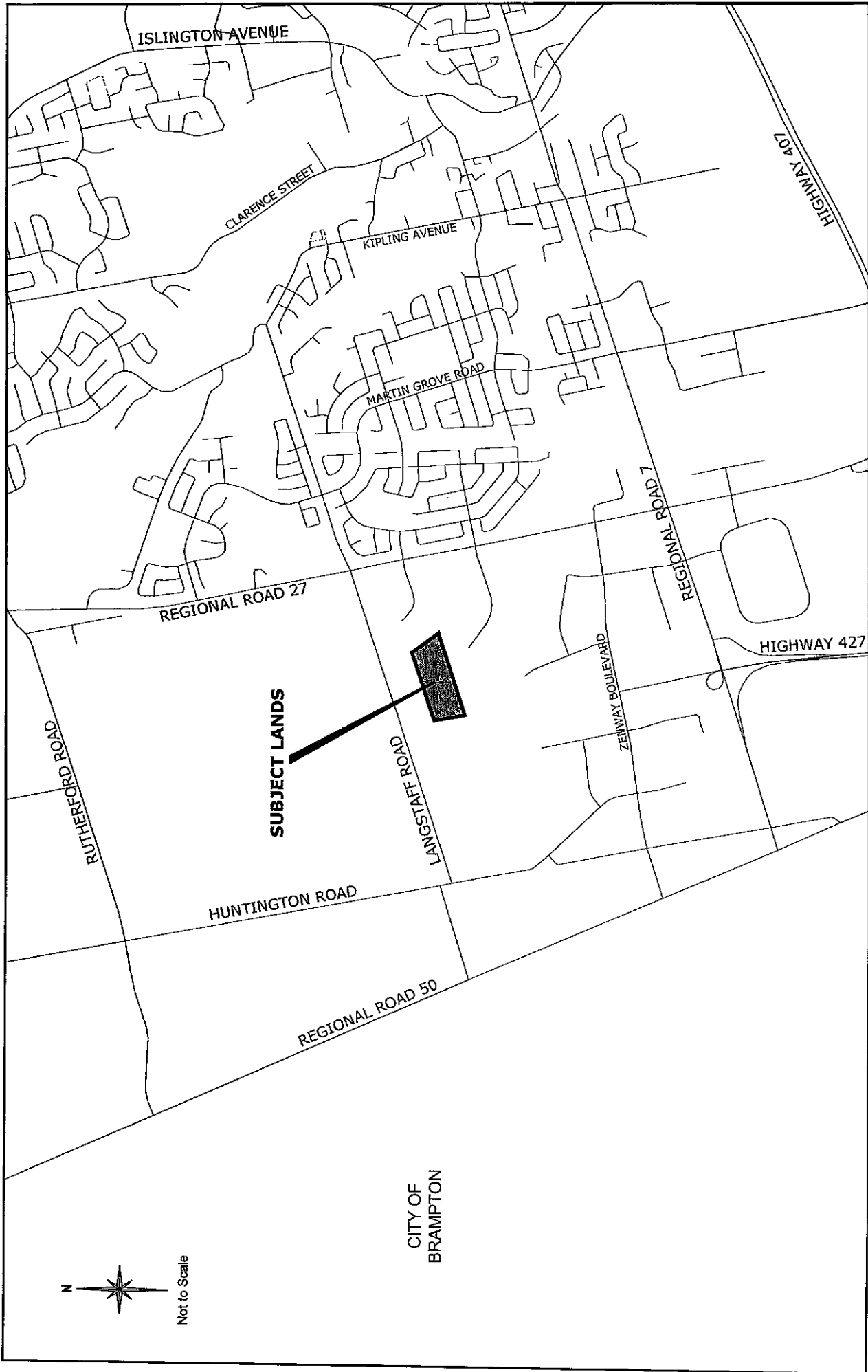
Ryan Mino, Planner, ext. 8213
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Part of Lot 10,
Concession 9

Applicant:
SAF Vaughan Property II Inc.

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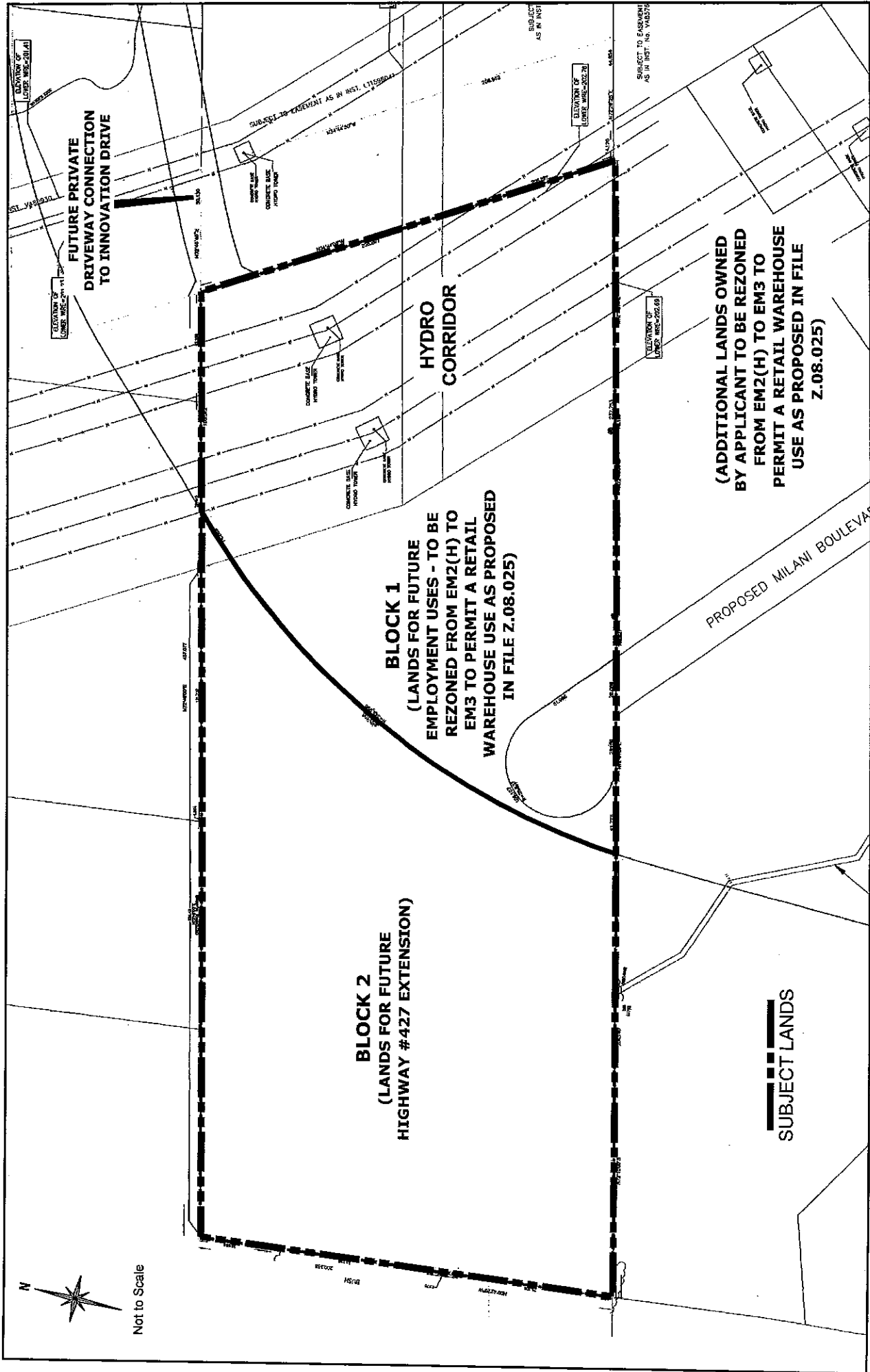
Development Planning Department

Attachment

File:
19T-08V03

Date:
October 6, 2009

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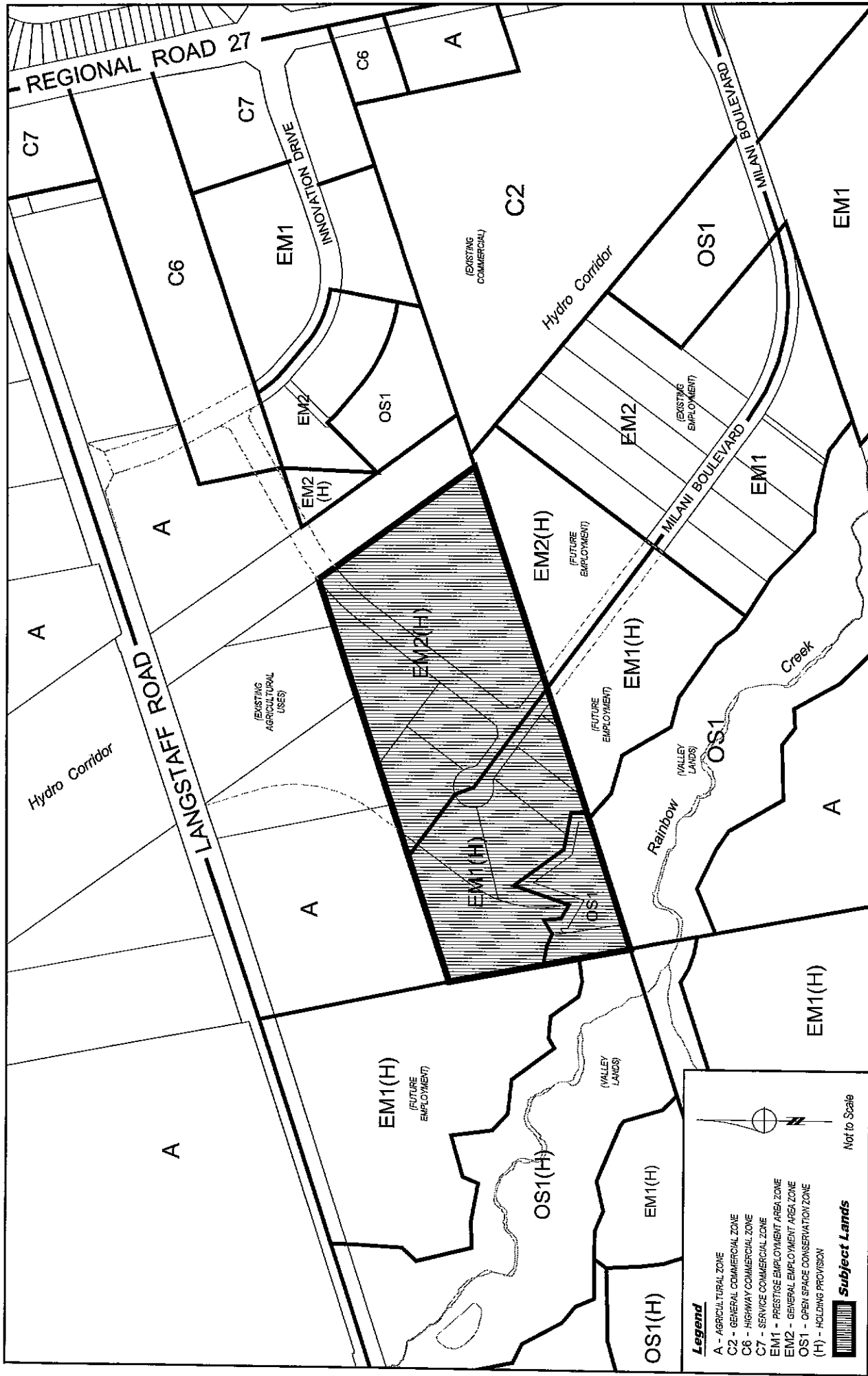


Not to Scale

**Proposed Draft Plan of
Subdivision (File: 19T-08V03)**

Applicant:
SRF Vaughan Property II Inc.
Part of Lot 10,
Concession 9

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Legend

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - GENERAL EMPLOYMENT AREA ZONE
- EM2 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

Subject Lands Not to Scale

Proposed Draft Plan of Subdivision
September 2, 2008 - Public Hearing (File: 19T-08V03)

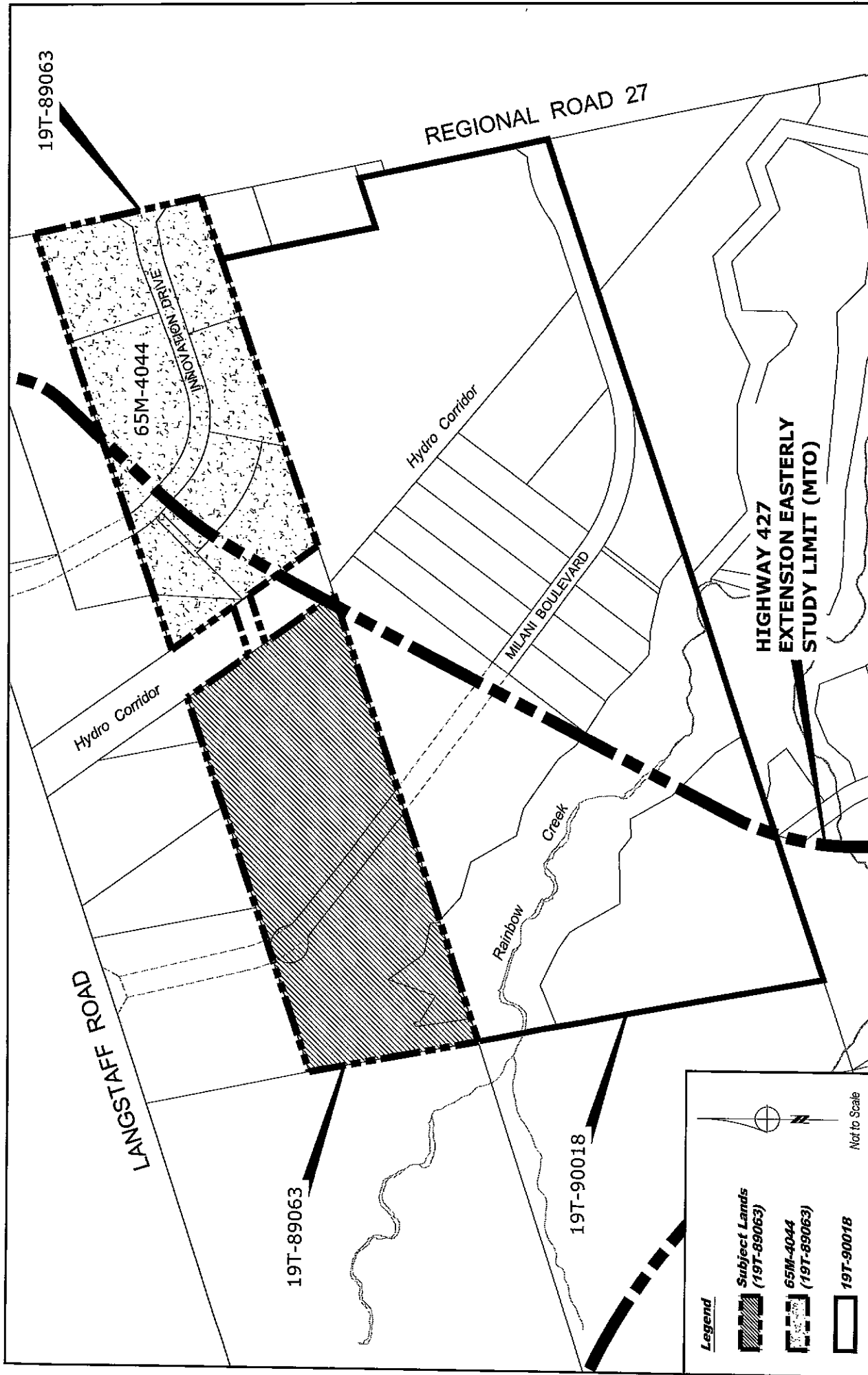
Applicant: SRF Vaughan Property II Inc.
 Part of Lot 10, Concession 9
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Attachment

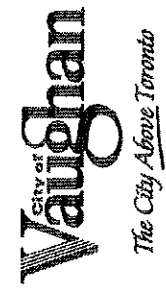
File: 19T-08V03
 Date: October 6, 2009

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Approved Draft Plans of Subdivision & Registered Plans

Applicant:
SRF Vaughan Property II Inc.
Part of Lot 10,
Concession 9
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Development Planning Department

Attachment

File: 19T-08V03
Date: October 6, 2009

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