

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 4, 2001

2. AMENDMENT TO ZONING BY-LAW FILE Z.01.036 ACUMEN INVESTMENTS LIMITED PRELIMINARY REPORT

P.2001.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.036 (Acumen Investments Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 1, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone, to permit prestige employment uses.

Background - Analysis and Options

Location

- Southwest of Regional Road No. 7 and Weston Road, between Rowntree Dairy Road and Auto Park Circle
- Parts 1, 7 and 9 on Reference Plan 65R-14284
- Part of Lot 4, Concession 6, City of Vaughan

Land Use Status

- Designation - "Employment Area General" by OPA No. 450
- Zoning - AC Automotive Commercial Zone by By-law 1-88, subject to Exception 9(477A)

Site Description

- 2.51 ha vacant, irregular-shaped site, having 89m frontage on Auto Park Circle, and a lot depth of 115m
- the surrounding land uses are:

North - Rowntree Dairy Road; employment (EM2 General Employment Area Zone)
South - employment (EM1 Prestige Employment Area Zone)
East - auto campus (AC Automotive Commercial Zone)
West - Rowntree Dairy Road; employment (EM1 Prestige Employment Area Zone)

Neighbourhood Circulation

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and the Pine York Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the “Prestige Area” designation provides opportunities for activities which require high visual exposure, good accessibility and an attractive working environment, with no outside storage; permitted uses include a wide range of industrial, office, business and civic uses; the proposed employment uses would conform to the Official Plan;
- the AC Automotive Commercial Zone, subject to site-specific Exception 9(477A), permits the following uses: motor vehicle establishment, bank or financial institution, business and professional office, and car and truck rental service, but not EM1 Zone uses;
- the subject lands are an undeveloped portion of an auto campus; there must be assurance that the rezoning would not adversely impact the completion of the auto campus, with a deficiency of AC zoned lands;
- the proposed rezoning will provide a northerly expansion of the EM1 lands from the south, and would facilitate the use contemplated at this location (Union Hall for the Carpenter’s and Allied Workers - Local 27);
- Auto Park Circle is a partially constructed private road that serves the auto campus; Staff will review restricting site access to Rowntree Dairy Road; the Owner has requested the return of a .3 m reserve along Rowntree Dairy Road, prior to enactment of the by-law;

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the merits of rezoning the lands the EM1 Zone, and the impact to the auto campus with respect to its future development.

Attachments

1. Location Map
2. Site Plan

Report Prepared By:

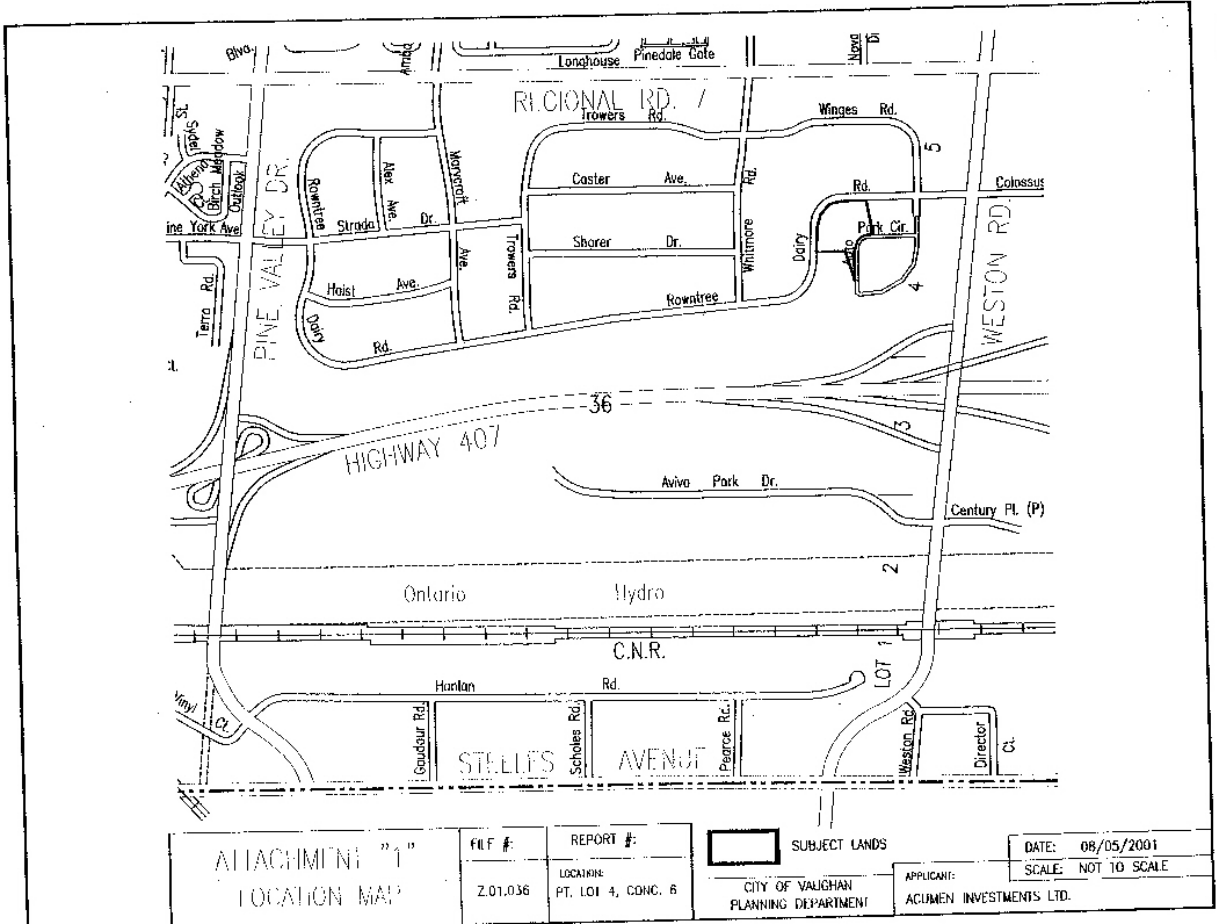
Carmela Marrelli, Planner 1, ext. 8791
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



ATTACHMENT "1"
LOCATION MAP

FILE #: 2.01.036	REPORT #: LOCATION: PT. LOT 4, CONC. 6	<input type="checkbox"/> SUBJECT LANDS CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ACUMEN INVESTMENTS LTD.	DATE: 08/05/2001 SCALE: NOT TO SCALE
---------------------	--	--	---------------------------------------	---

