

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18, 2001

**5. AMENDMENT TO ZONING BY-LAW FILE Z.01.034
ROYBRIDGE HOLDINGS LIMITED
PRELIMINARY REPORT**

P.2001.44

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.034 (Roybridge Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 27 2001, the Owner submitted an application to amend the Zoning By-law to deem Royal Gate Boulevard and Regalcrest Court as public highway, notwithstanding that these roads are being conveyed to private ownership. The amendment is required to maintain conformity with the Zoning By-law for the development on the lots abutting these roads, notwithstanding the lots will no longer have frontage on a public road.

Background - Analysis and Options

Background

On April 29, 1996, By-law 167-96 was enacted to stop-up, close and convey Royal Gate Boulevard and Regalcrest Court. It further stated that By-law 167-96 shall not come into effect until any required minor variances or zoning by-law amendments in full force and effect.

Location

- Southeast corner of Regional Road No. 7 and Highway No. 27
- Registered Plan 65M-3033
- Part of Lots 4 and 5, Concession 8, City of Vaughan

Land Use Status

- Designation – “Prestige Area” and “Employment Area General” by OPA #450
- Zoning – EM1 Prestige Employment Area, EM2 General Employment Area, and C8 Office Commercial Zones by By-law 1-88, subject to Exceptions 9(654 A-E)

Site Description

- 5 industrial blocks developed with employment uses having access to Royal Gate Boulevard and Regalcrest Court
- Royal Gate Boulevard has a right-of-way (R.O.W.) width of 26 m at Highway No.27 and narrows to 22 m at Regalcrest Court
- Regalcrest Court has a 23 m R.O.W. and terminates in a northerly and southerly cul-de-sac

- the surrounding land uses are:

North - Regional Road No. 7; employment (EM1 Prestige Employment Area Zone)

South - hydro corridor, valleylands (PB1(S) Parkway Belt Linear Facilities Zone)

East - agricultural; commercial; Parkway Belt (A Agricultural; C6 Highway Commercial and PB2 Parkway Belt Complimentary Use Zones)

West - Highway No. 27; employment (EM1 Prestige Employment Area Zone and EM3 Retail Warehouse 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 to the West Woodbridge Homeowners Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to the Committee of the Whole.

Preliminary Review

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

- the proposed zoning amendment would conform to the Official Plan;
- the reconveyance of the public roads to the Owner as private roads would result in the blocks within the subdivision (Plan 65M-3033) not having frontage on a public road; as such, an amendment would be required to exempt the zoning standards (ie. frontage and yard requirements) for the existing buildings; and,
- the proposed zoning amendment is consistent with the site-specific zoning exception on the Owner's other lands at the southwest corner of Highway #27 and Regional Road 7, where the roads are private, but deemed to be public for the purposes of interpreting 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Subdivision 65M-3033

Report Prepared By:

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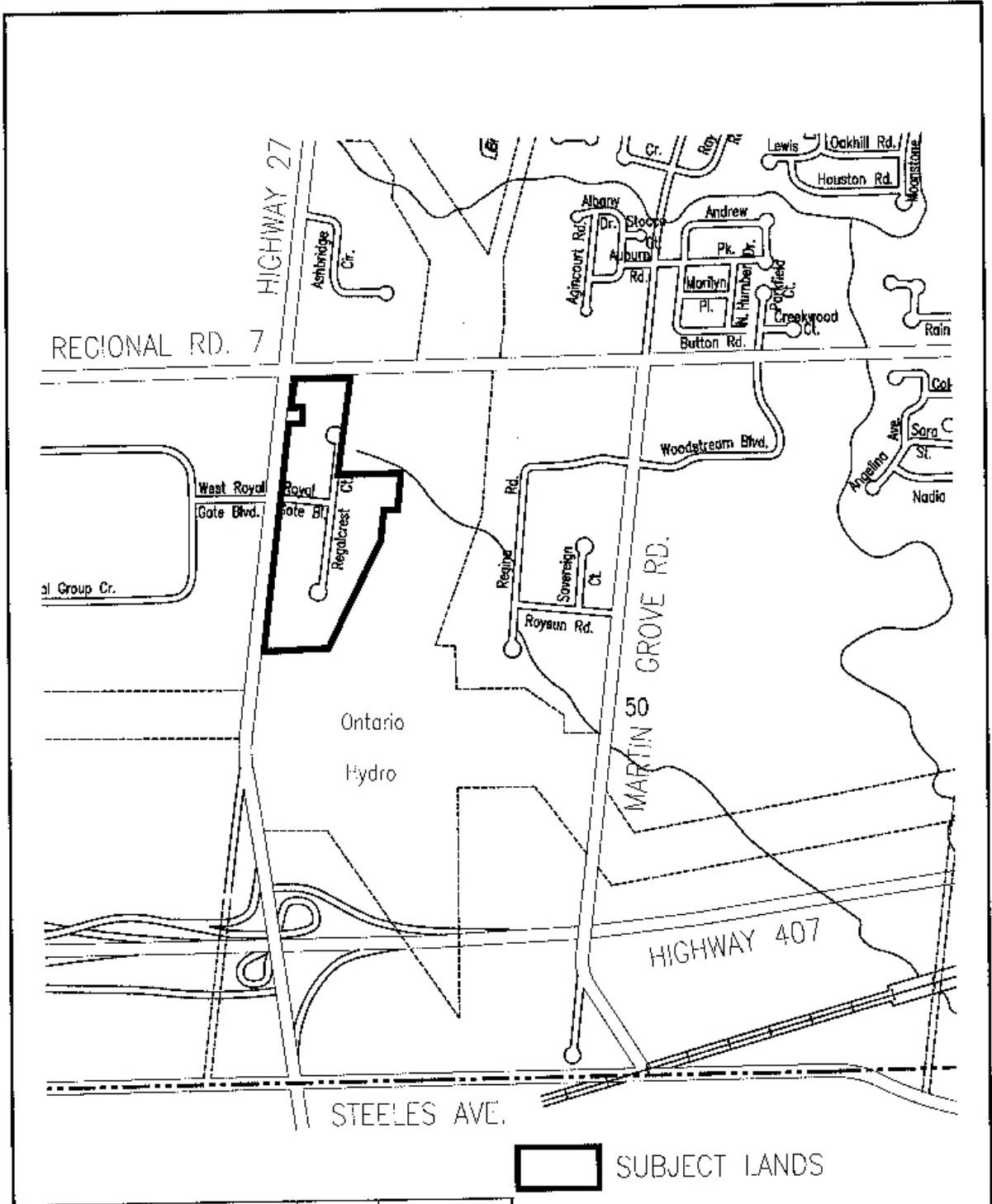
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

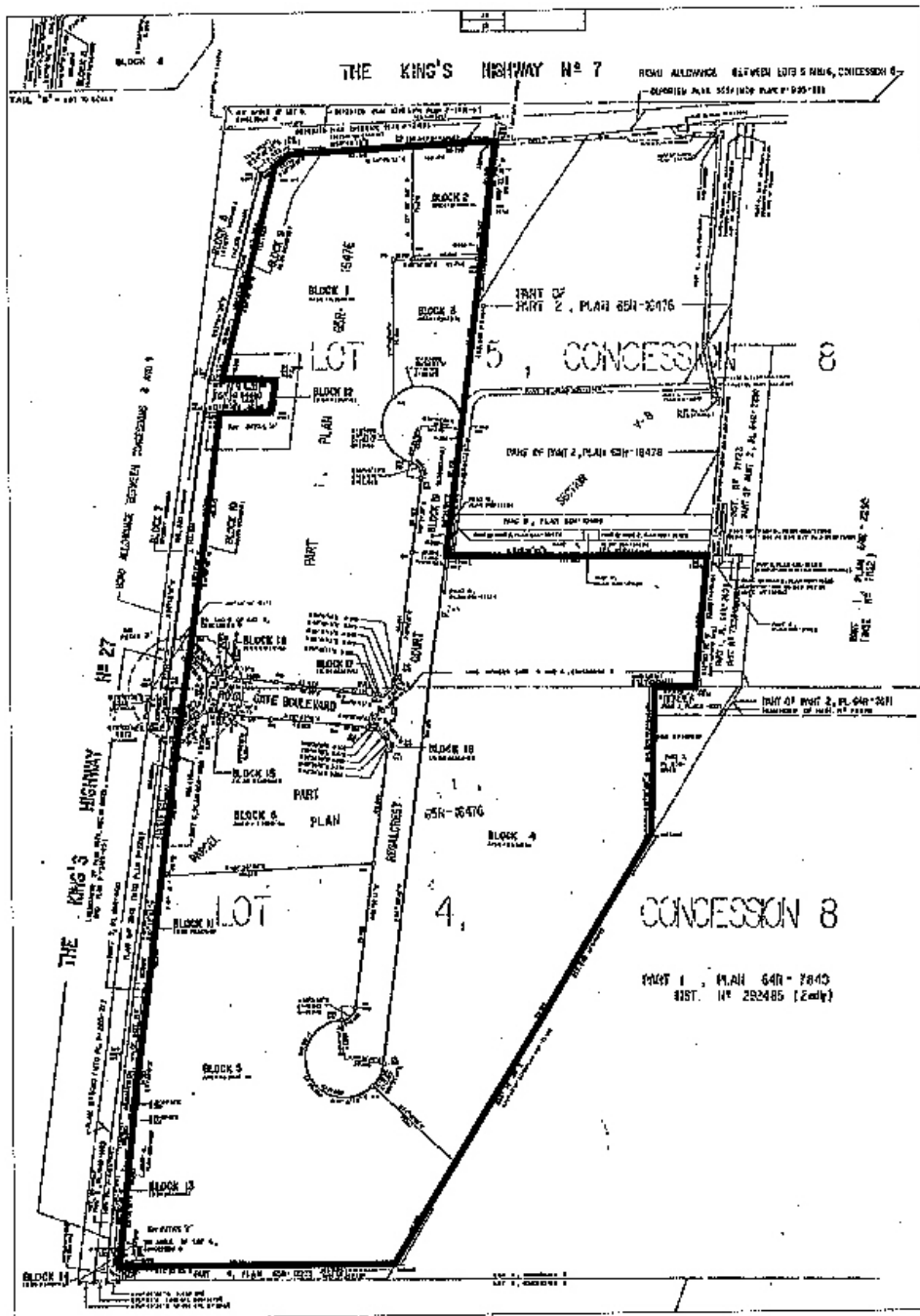
JOANNE R. ARBOUR
Director of Community Planning

/CM



 SUBJECT LANDS

ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	DATE: 08/05/2001 SCALE: NOT TO SCALE
	Z.01.034	LOCATION: PT. LOT 4,5 CONC. 8	
CITY OF VAUGHAN PLANNING DEPARTMENT			



ATTACHMENT "2"
 SUBDIVISION 65m-3033

FILE #:	REPORT #:
Z.01.034	LOCATION: PT. LOT 4,5 CONC.8

SUBJECT LANDS

CITY OF VAUGHAN
 PLANNING DEPARTMENT

APPLICANT:	DATE: 08/05/2001
ROYBRIDGE HOLDINGS LIMITED	SCALE: NOT TO SCALE