

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 3, 2001**

**1. AMENDMENT TO OFFICIAL PLAN FILE OP.01.015  
AMENDMENT TO ZONING BY-LAW FILE Z.01.072  
CITY OF VAUGHAN (JARDIN DRIVE EMPLOYMENT AREA)  
PRELIMINARY REPORT**

**P.2001.76**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.01.015 and Z.01.072 (City of Vaughan) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On October 15, 2001, Council approved the recommendation of the Local Councillor (Ward 4) that Staff be directed to schedule a Public Hearing to consider a City-initiated amendment to rezone the employment properties on the north side of Jardin Drive to a commercial zone category. An official plan amendment is also required to facilitate the rezoning of the lands.

**Background - Analysis and Options**

The subject lands are located southeast of Keele Street and Regional Road 7, along the north side of Jardin Drive, comprising Lots 44 to 52 on Registered Plan M-1811, and municipally known as 64, 110, 132, 150, 180, 214 and 226 Jardin Drive, in Lot 4, Concession 3, City of Vaughan. The subject lands consist of 9 lots, totaling 7 ha (17.4 ac), with a combined frontage of 575m frontage on Jardin Drive, and developed with 7 prestige employment use buildings.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(205). The surrounding land uses are:

- North - residential (R3 Residential Zone)
- South - Jardin Drive; prestige employment (EM1 Prestige Employment Area Zone)
- East - park (OS2 Open Space Park Zone)
- West - commercial (C1 Restricted Commercial Zone and C2 General Commercial Zone)

On October 26, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, 5 letters have been received, including 3 letters representing 6 out of the 7 industrial buildings in opposition, and 2 letters from residents both for against the proposal. These letters have been forwarded to the Clerk's Department as additional information for the Public Hearing. Any further responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- periodically, a Southview Drive resident to the north will advise of disruption of noise and hours of operation from the Jardin Drive industries, particularly in the summer months when the industries leave loading doors open and operate in the evening;

- Council is considering amending the permitted land use on the industrial properties to commercial, to encourage redevelopment or a change of use for each building, as ownerships and leases end and existing employment uses are no longer permitted;
- both the Jardin Drive employment subdivision and abutting Southview Drive residential lots were created by the same plan of subdivision, registered as M-1811 on June 12, 1978;
- OPA #30 and the approved subdivision agreement required construction of a berm topped by a fence, along the common lot line, with coniferous trees on the industrial side and deciduous trees on the residential side, which was built to act as a buffer between the two uses;
- compatibility between residential and commercial development was considered when the two uses were approved together under one subdivision plan; a review will determine if the potential incompatibility would be eliminated under a commercial development scenario;
- the adequacy of on-site parking for commercial uses on the employment lots developed with lower parking standards, will be reviewed;
- options to mitigate noise concerns under the existing employment area situation will be reviewed; and
- complaints filed with By-law Enforcement since 1993 indicate noise complaints are isolated to generally one resident for each of the two properties (47 and 226 Jardin Drive); the breakdown is: 5 noise complaints respecting 3 businesses at 47 Jardin Drive; and 8 noise complaints respecting 4 businesses at 132 Jardin Drive; the noise was mitigated with the closing of the loading doors.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, 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, the appropriateness of redesignating and rezoning the prestige employment lands on the north side of Jardin Drive to commercial will be reviewed, in light of the noise and hours of operation concerns expressed by the abutting residential properties to the north. Complaints filed with By-law Enforcement since 1993 indicate that noise complaints are isolated to two properties at 47 (5) and 226 (8) Jardin Drive, which were resolved with the closing of the loading doors. Any additional measures to mitigate these concerns under the existing employment area situation will also be evaluated.

### **Attachments**

1. Location Map
2. Subdivision Plan M-1811

### **Report prepared by:**

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Respectfully submitted,

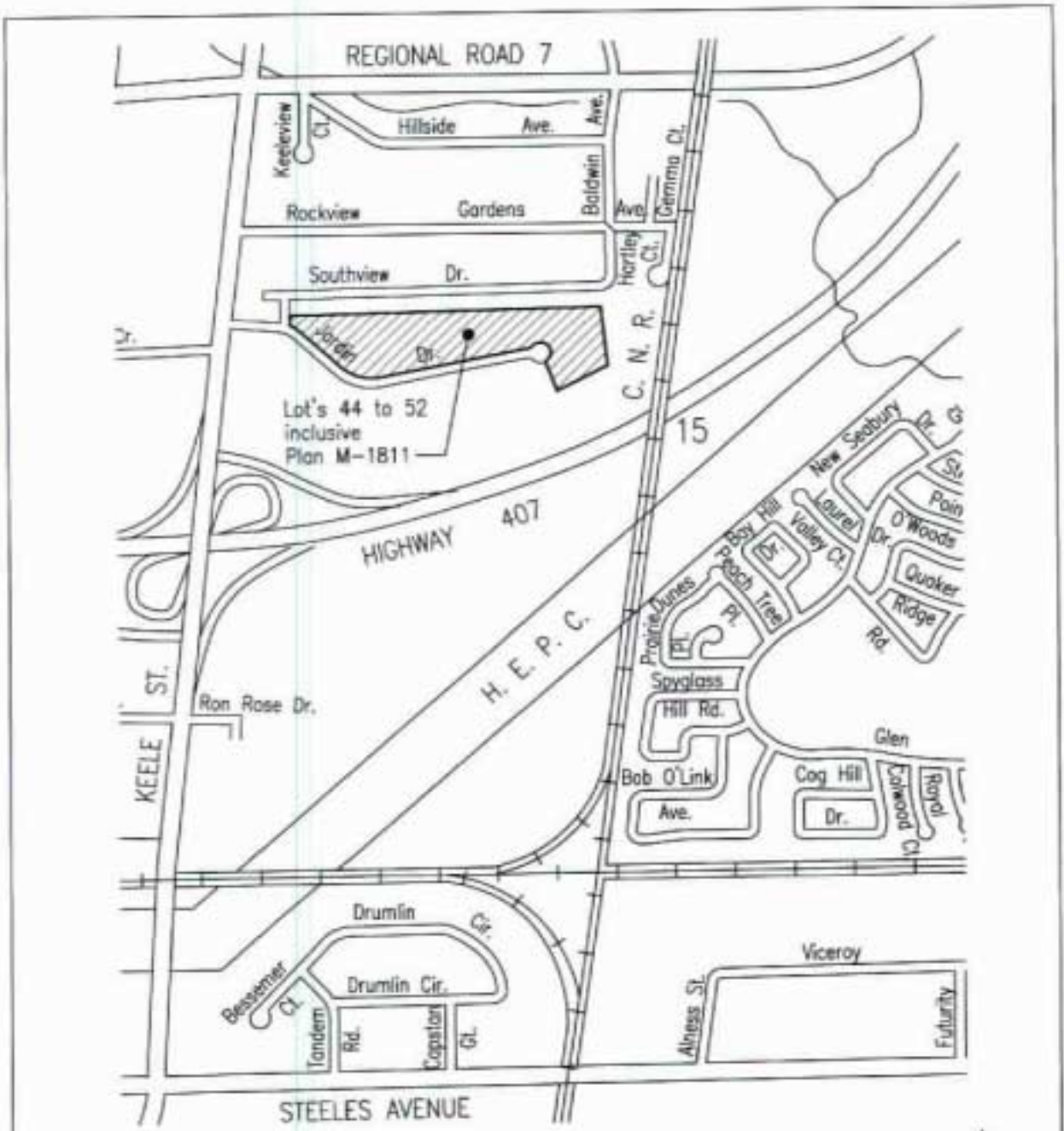
MICHAEL DeANGELIS


JOANNE R. ARBOUR

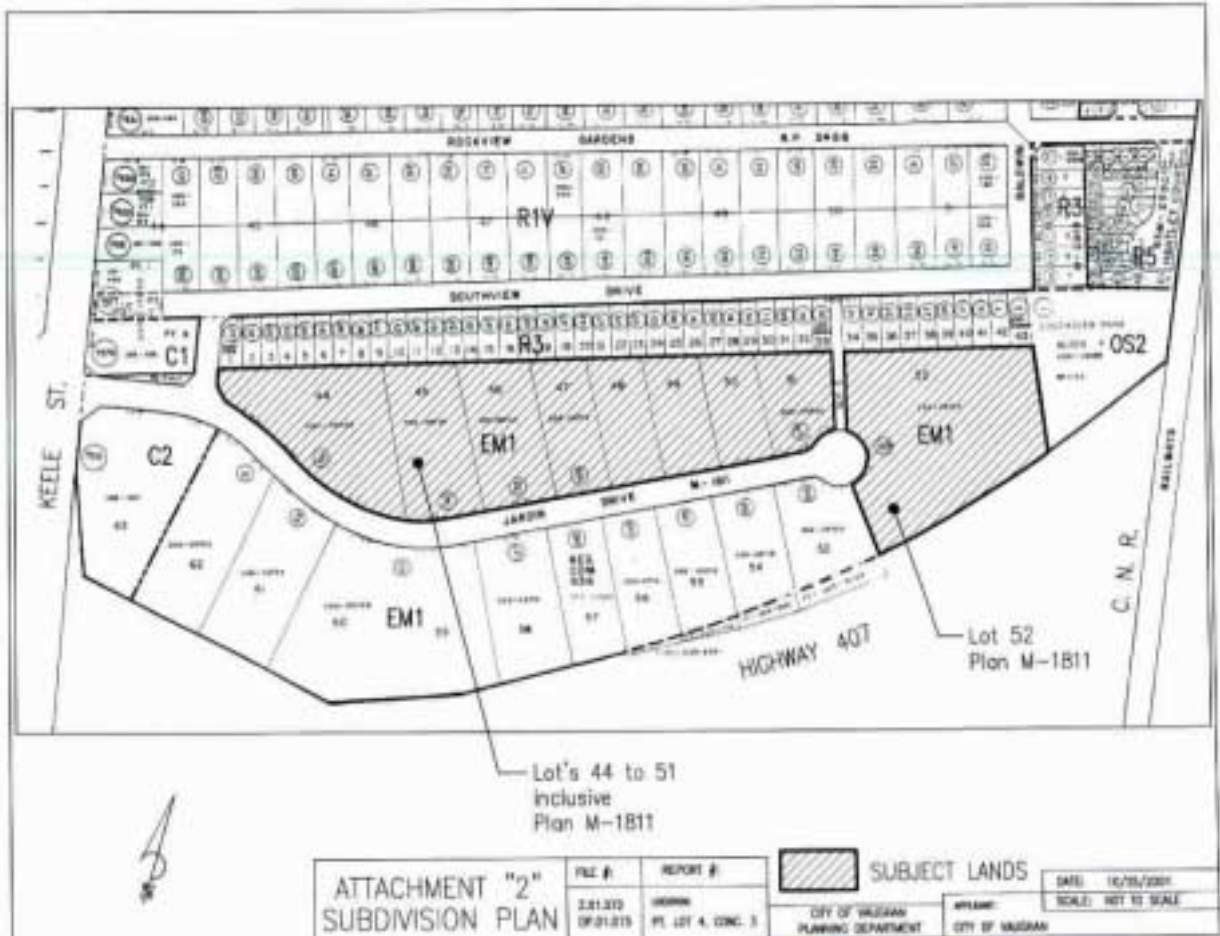
Commissioner of Planning

Director of Community Planning

/LG




<b>ATTACHMENT "1"</b> <b>LOCATION MAP</b>	<b>FILE #</b> Z.01.072 DP.01.015	<b>REPORT #</b> UOORON PE. LT. 4, CONC. 3	 <b>SUBJECT LANDS</b>	<b>DATE:</b> 10/23/2001 <b>SCALE:</b> NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: CITY OF VAUGHAN	



**ATTACHMENT "2"  
SUBDIVISION PLAN**

FILE #	REPORT #
2.01.210 DP-01-015	00000 PL LOT 4, CONC. 3

 **SUBJECT LANDS**

CITY OF VAGHAN  
PLANNING DEPARTMENT

DATE:	SCALE:
10/16/2001	NOT TO SCALE

APPROVED:  
CITY OF VAGHAN