

COMMITTEE OF THE WHOLE AUGUST 20, 2001

ZONING BY-LAW AMENDMENT APPLICATION REPORT #P.2001.44 ROYBRIDGE HOLDINGS LIMITED FILE: Z.01.034

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.034 (Roybridge Holdings Limited) BE APPROVED.

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 highways for the purposes of the zoning by-law, 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 that the lots will no longer have frontage on a public street.

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 variances or zoning by-law amendments are in full force and effect.

Background - Analysis and Options

Land Use Status

The subject lands are located at the southeast corner of Regional Road No. 7 and Highway No. 27, within Registered Plan 65M-3033, in Part of Lots 4 and 5, Concession 8, City of Vaughan.

Registered Plan 65M-3033 consists of 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 Complementary Use Zones)
- West - Highway No. 27; employment (EM1 Prestige Employment Area Zone and EM3 Retail Warehouse Employment Area Zone)

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. The recommendation of the Committee of the Whole at the Public Hearing on June 18, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

The lands adjacent to the highways or arterial roads are designated "Prestige Area" and the internal lots as "Employment Area General", by OPA #450. The proposed zoning amendment conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone and C8 Office Commercial Zone by By-law 1-88, subject to Exceptions 9(654 A-E). The site specific exceptions address permitted uses, gross floor area, parking and loading spaces. The proposed zoning amendment would ensure the existing development on the blocks in Plan 65M-3033 will continue to conform to the frontage requirements in By-law 1-88, notwithstanding the abutting streets will be private.

Deeming Royal Gate Boulevard and Regalcrest Court as public highways is consistent with the site-specific zoning exception on the lands at the southwest corner of Highway #27 and Regional Road #7, also owned by the applicant. The City would not be responsible for the maintenance of the private road.

An exception to permit the existing security guard kiosk within the Royal Gate Boulevard right-of-way would also need to be included in the implementing by-law.

Conclusion

Staff have reviewed the Zoning By-law Amendment application to deem Royal Gate Boulevard and Regalcrest Court as public highways, notwithstanding that these roads are being conveyed to private ownership. Staff are satisfied that the proposed amendment is necessary to ensure the existing development on the 5 industrial blocks will continue to conform to the Zoning By-law. Therefore, Staff recommends approval of the Zoning Amendment application File: Z.01.034. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Plan of Subdivision 65M-3033

Report prepared by:

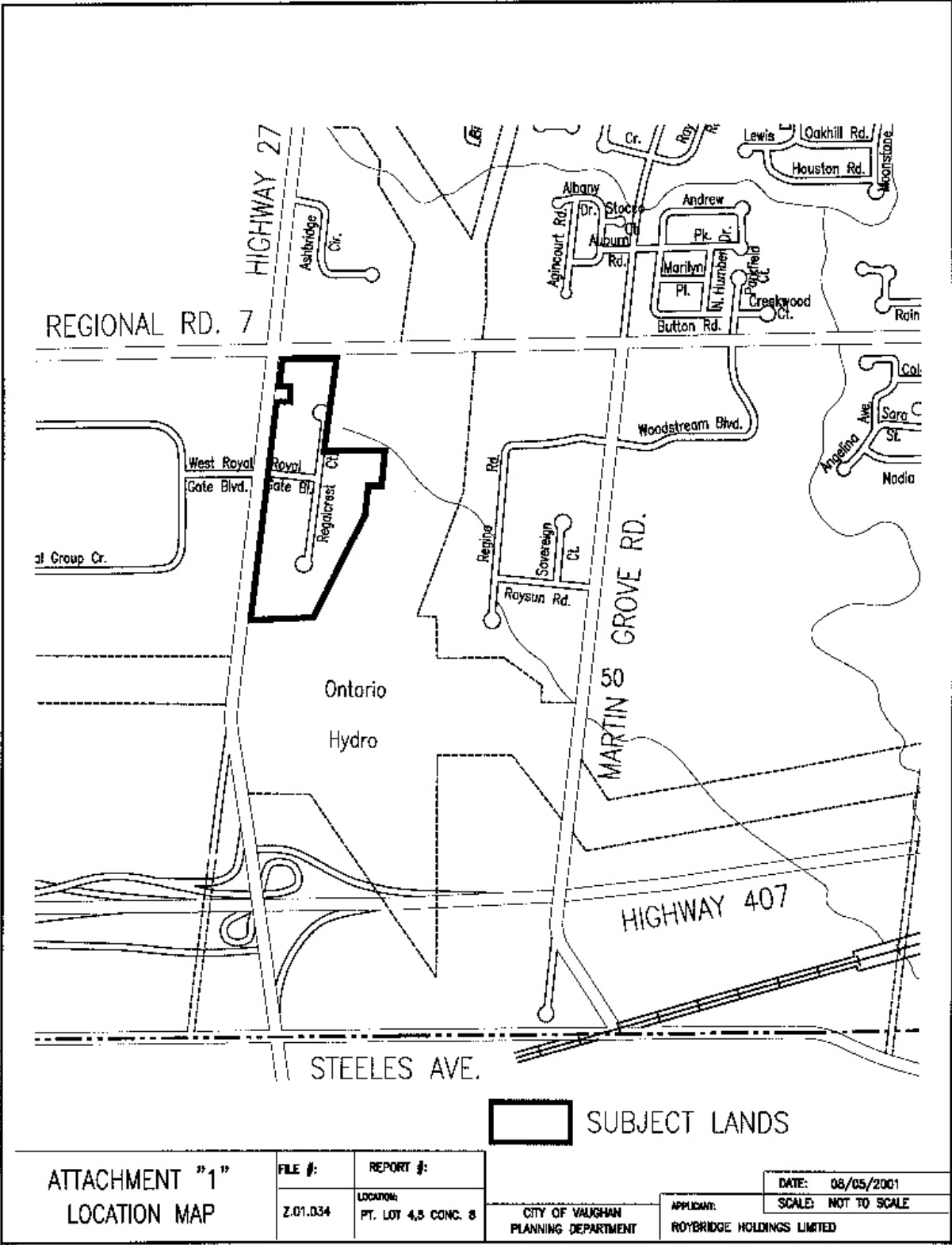
Arminé Hassakourians, Planner 1, ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



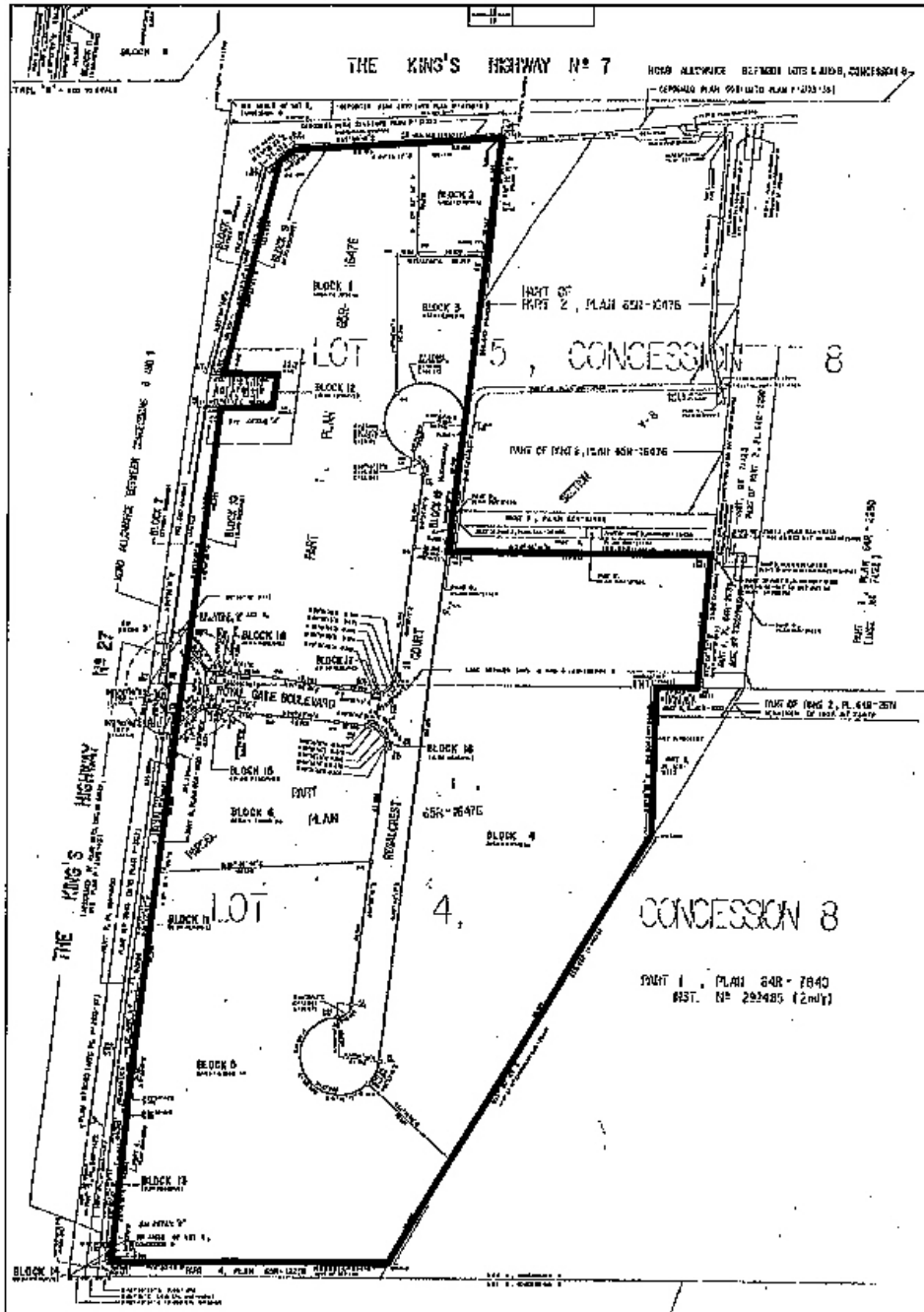
SUBJECT LANDS

ATTACHMENT "1"
LOCATION MAP

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


CITY OF VAUGHAN
PLANNING DEPARTMENT

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



ATTACHMENT "2"
 SUBDIVISION 65m-3033

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

 SUBJECT LANDS

CITY OF VAUGHAN
 PLANNING DEPARTMENT

DATE: 06/05/2001
SCALE: NOT TO SCALE
APPLICANT: ROYBRIDGE HOLDINGS LIMITED