

**COMMITTEE OF THE WHOLE AUGUST 20, 2001**

**ZONING BY-LAW AMENDMENT APPLICATION  
1366950 ONTARIO LIMITED (FORMERLY KNOWN AS 717971 ONTARIO LTD.)  
REPORT #P.98.44  
FILE: Z.96.051**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.96.051 (1366950 Ontario Limited) BE APPROVED, subject to the following:

1. That the implementing by-law:
  - a) rezone the northerly parcel to C7 Service Commercial Zone;
  - b) rezone the southerly parcel to EM1 Prestige Employment Area Zone; and,
  - c) provide for a minimum 9 metre wide landscape strip abutting Highway #27.

**Purpose**

On July 24, 1996, the Owner submitted an application to amend the Zoning By-law to rezone the northerly parcel (0.80 ha) to C7 Service Commercial Zone for a multi-unit building, and the southerly parcel (0.86 ha) to EM1 Prestige Employment Area Zone to permit a banquet hall.

**Background - Analysis and Options**

The subject lands are located on the west side of Highway #27, north of Regional Road #7, in Lot 6, Concession 9, City of Vaughan.

The rectangular-shaped 1.66 ha parcel, has 221 m frontage on Highway #27 and a depth of 77.5 m. The vacant lands are relatively flat, with no significant vegetation. The surrounding land uses are:

- North - vacant - employment plans 19T-89058 and 19T-99V07 (A Agricultural Zone)
- South - vacant - employment plan 19T-99V07 (A Agricultural Zone)
- East - Highway #27; employment (EM1 Prestige Employment Area Zone and C6 Highway Commercial Zone)
- West - vacant - employment plan 19T-99V07 (A Agricultural Zone)

On March 27, 1998, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands, individuals who requested to be notified of the public hearing, and the West Woodbridge Homeowners Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the public hearing of April 20, 1998, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on April 27, 1998.

The technical report proceeded to the Committee of the Whole meeting on December 11, 2000, however, at that time, the land exchange between the Owner and the adjacent landowner (Sevenplex) was not finalized. On December 18, 2000, Council deferred this matter at the request of the Owner, to a future Committee of the Whole meeting.

On June 27, 2001, the Owner and the adjoining landowner (Sevenplex), completed a land exchange, which provides more regular-shaped parcels for each owner. The Owner has

conveyed two parcels, along the north (0.10 ha) and south (0.11 ha) boundaries of the site. In exchange, the Owner received a 0.22 ha parcel, which was added along the west property line.

### Official Plan

The subject lands are designated "Prestige Area" by OPA #450 which provides for a wide range of industrial, office, business and civic uses, and activities which require high visual exposure, good accessibility and an attractive working environment. No outside storage of goods and materials is permitted. The implementing zoning is EM1 Prestige Employment Area Zone.

The site is also subject to the "Service Node" policies of OPA #450. The maximum area of a Service Node is approximately 1.2 ha. The northerly parcel of this site will be joined with the lands to the north (Sevenplex Developments Inc.) to achieve a 1.28 ha service node. The proposed service node at this location conforms to the policies in OPA #450.

On December 9, 1996, Council approved a Block Plan for the Vaughan West Corporate Business Park (VWCBP). Staff is satisfied that the proposal meets the intent of the Block Plan.

### Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed employment and service commercial uses. The EM1 Prestige Employment Area Zone and C7 Service Commercial zone categories would implement the "Prestige Area" and "Service Node" policies in OPA #450.

The EM1 Zone permits the proposed banquet hall use within a single-unit building. The C7 Zone permits a broad range of service commercial uses, including a banquet hall. Outside storage is not permitted in either the EM1 or C7 Zones.

The northerly portion of the subject lands will be joined with the lands to the north and west, respectively, to achieve a 1.28 ha Service Node, thereby conforming to OPA #450.

On April 17, 2000, Council adopted the Vaughan West Employment Area and Vaughan West Corporate Business Park Urban Design Guidelines, which require a minimum 9 m wide landscape strip along Highway #27, notwithstanding the commercial standard is 6 m. The implementing by-law will include an exception for a minimum 9 m wide landscape strip along Highway #27.

A site plan application has not been submitted for the newly configured property, which may require further exceptions to the zone standards.

### Access

The Region of York Transportation and Works Department has no objection to granting a full movement access to the site on Highway #27, subject to detailed review at the site plan stage. The access would need to be sited to serve both the proposed EM1 and C7 Zone blocks.

### Servicing

A Master Environmental Servicing Plan and Environmental Impact Study has been approved for the VWCBP Block Plan. A servicing report addressing stormwater management, sanitary sewers and water supply, is required as part of the site plan review process.

### Landscaping

The Urban Design Department has no objection to the proposed zoning amendment. A master landscape plan will be required for the Vaughan West Corporate Business Park, prior to approval of any site plan applications, and should reflect the urban design guidelines. A vegetation inventory and assessment will also be required at the site plan stage, as well as cash-in-lieu of parkland dedication.

### Conclusion

Staff have reviewed the zoning amendment application in accordance with the policies of the Official Plan, the Block Plan and the requirements of the Zoning By-law, and have no objection to the proposed rezoning of the subject lands to EM1 Prestige Employment Area Zone and C7 Service Commercial Zone, in the manner shown on Attachment #2.

Accordingly, Staff can recommend approval of the Zoning By-law Amendment Application, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

### Attachments

1. Location Map
2. Proposed Zoning

### Report prepared by:

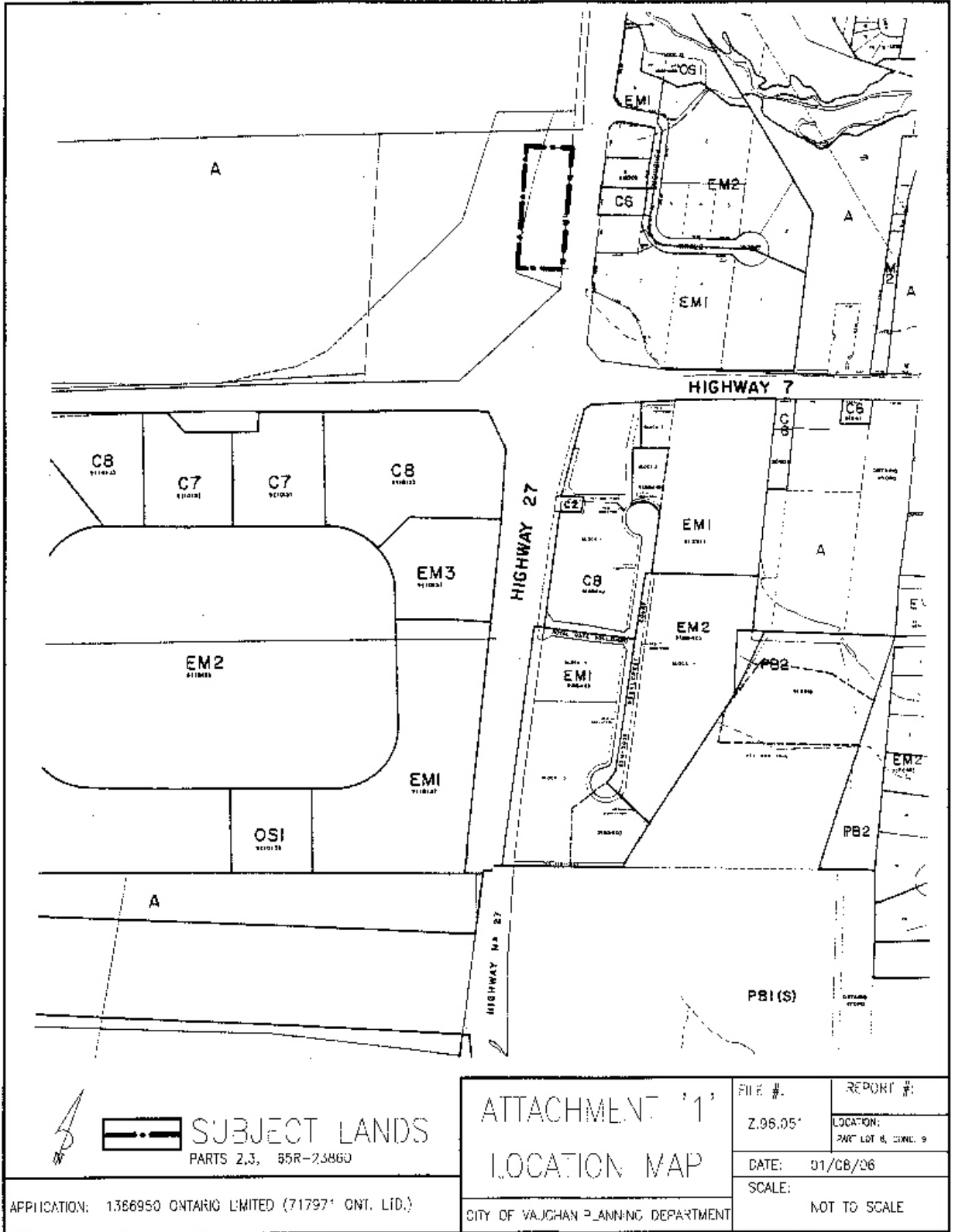
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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ABROUR  
Director of Community Planning

/CM



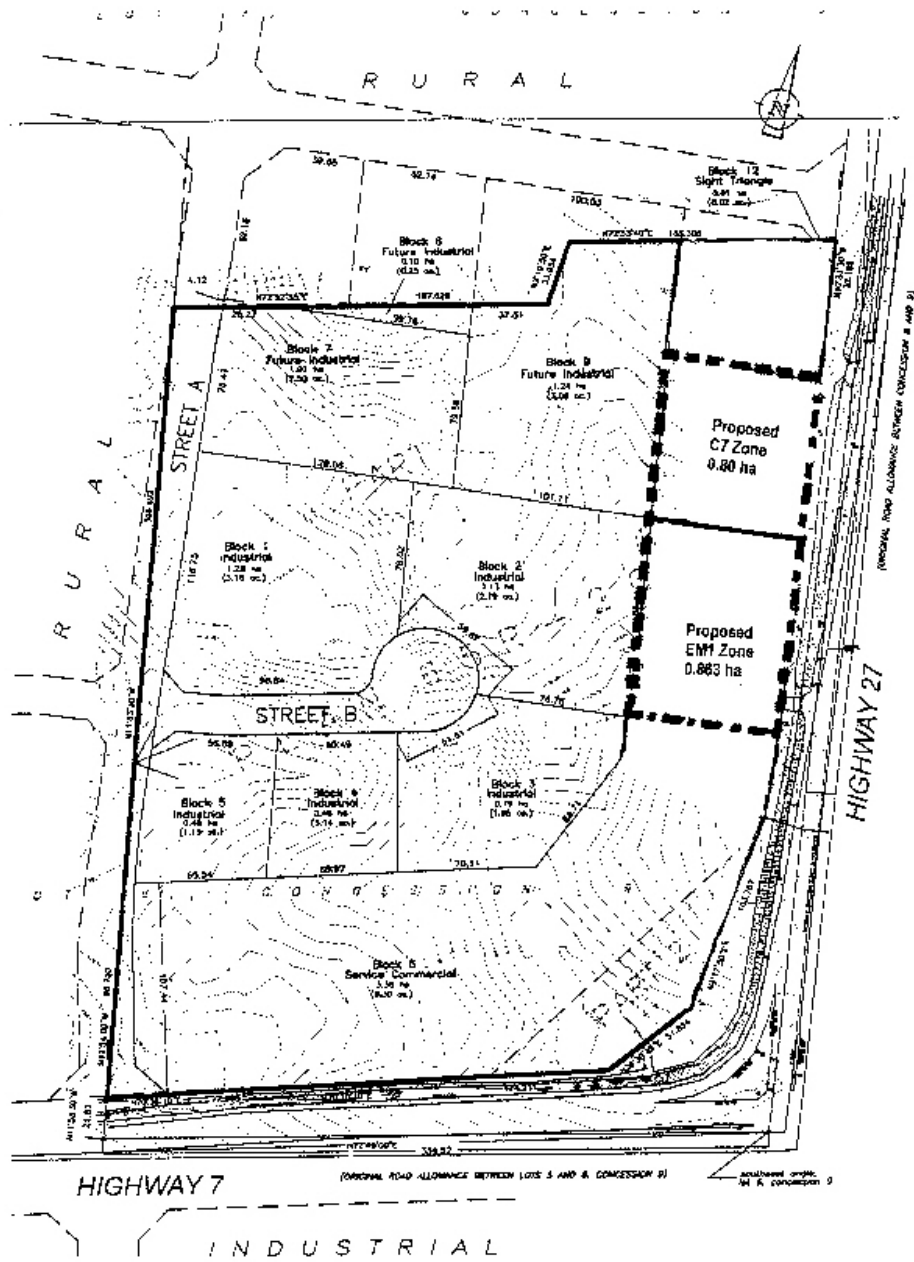


**SUBJECT LANDS**  
 PARTS 2,3, 85R-23860

**ATTACHMENT '1'**  
**LOCATION MAP**  
 CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
Z.95.05'	LOCATION: PART LOT 8, CONC. 9
DATE: 01/08/06	
SCALE:	NOT TO SCALE

APPLICATION: 1368950 ONTARIO LIMITED (71797' ONT. LTD.)



SUBJECT LANDS

## ATTACHMENT '2'

FILE #: Z.96.051	REPORT #: P.98.44
	LOCATION: LOT 6, CONC. 9
DATE:	00/11/20

Applicant Name:  
**1366950 ONTARIO LIMITED (717971 ONTARIO LTD.)**

CITY OF VAUGHAN PLANNING DEPARTMENT

NOT TO SCALE