

SPECIAL COMMITTEE OF THE WHOLE JUNE 25, 2001

**ZONING BY-LAW AMENDMENT APPLICATION
REPORT #P.2001.41
ACUMEN INVESTMENTS LIMITED
FILE: Z.01.036**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.036 (Acumen Investments Limited) BE APPROVED, to rezone the subject lands to EM1 Prestige Employment Area Zone.

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)

Public Hearing

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. The recommendation of the Committee of the Whole at the Public Hearing on June 18, 2001, will be before Council on June 25, 2001.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, which permits a wide range of industrial, office, business and civic uses, with no outside storage. The proposed rezoning to EM1 Zone would implement the "Prestige Area" policies of the Official Plan.

Zoning

The site is zoned AC Automotive Commercial Zone, subject to site-specific Exception 9(477A), which only permits a motor vehicle sales establishment, bank or financial institution, business and professional office, and car and truck rental service.

The rezoning of the subject lands to EM1 is necessary to facilitate the proposed use for the Head Office and Training Facilities of the Carpenters and Allied Workers - Local 27. The rezoning will provide for the northerly expansion of the EM1 lands from the south to include the subject lands. The related Consent Application B47/01 to convey this parcel of land for the creation of a new lot for employment purposes was approved by the Committee of Adjustment on May 31, 2001.

The applicant has indicated that no exceptions to the EM1 Zone standards are required to facilitate the proposed development on the lot. As the subject lands are located within the interior of the employment area, a complex site plan will not be required, but rather a simple site plan process.

Compatibility

The Owner has advised that there is currently a surplus amount of land devoted to the AC Zone in this "Auto Park". As there are a number of other concentrations of automotive dealerships, including Martin Grove Road & Regional Road #7, Yonge Street & Steeles Avenue, and Yonge Street and Crestwood Avenue, there is a low demand for more dealerships at this location. Based on the above, Staff is satisfied the subject lands could be converted for employment use, leaving sufficient AC Zoned lands for future automotive uses.

The subject lands are located at the westerly limit of the auto campus. The proposed EM1 Zone would form a logical extension of the EM1 lands to the south and the proposed use would complement the auto campus. Staff are satisfied that the proposed rezoning will not negatively impact upon the form or function of remaining auto campus lands and surrounding employment uses.

Access

The applicant is seeking access from Rowntree Dairy Road, and has requested the return of the .3m reserve along this road. The Engineering Department will be recommending in a separate report to Committee, that Part 9 on Reference Plan 65R-14284 and Block 26 on Registered Plan 65M-2552 (sight triangle) be reconveyed to the Owner. Block 27 of 65M-2552 would be dedicated to the City as a public road. As additional access points are not required to serve the site and Auto Park Circle is a private road serving the auto campus, access to the subject lands will be from Rowntree Dairy Road only.

Conclusion

The application has been reviewed in accordance with the policies of the Official Plan and requirements of the Zoning By-law. The proposed rezoning of the subject lands to EM1 Prestige Employment Area Zone conforms to the Official Plan, and is compatible with the auto campus and surrounding employment uses. Staff are satisfied that the remaining AC Zone lands are sufficient for an appropriate completion of the auto campus, and that rezoning a portion of these lands to EM1 will not adversely impact the campus function. Accordingly, Staff support the rezoning of the site to facilitate the development of prestige employment uses. Should Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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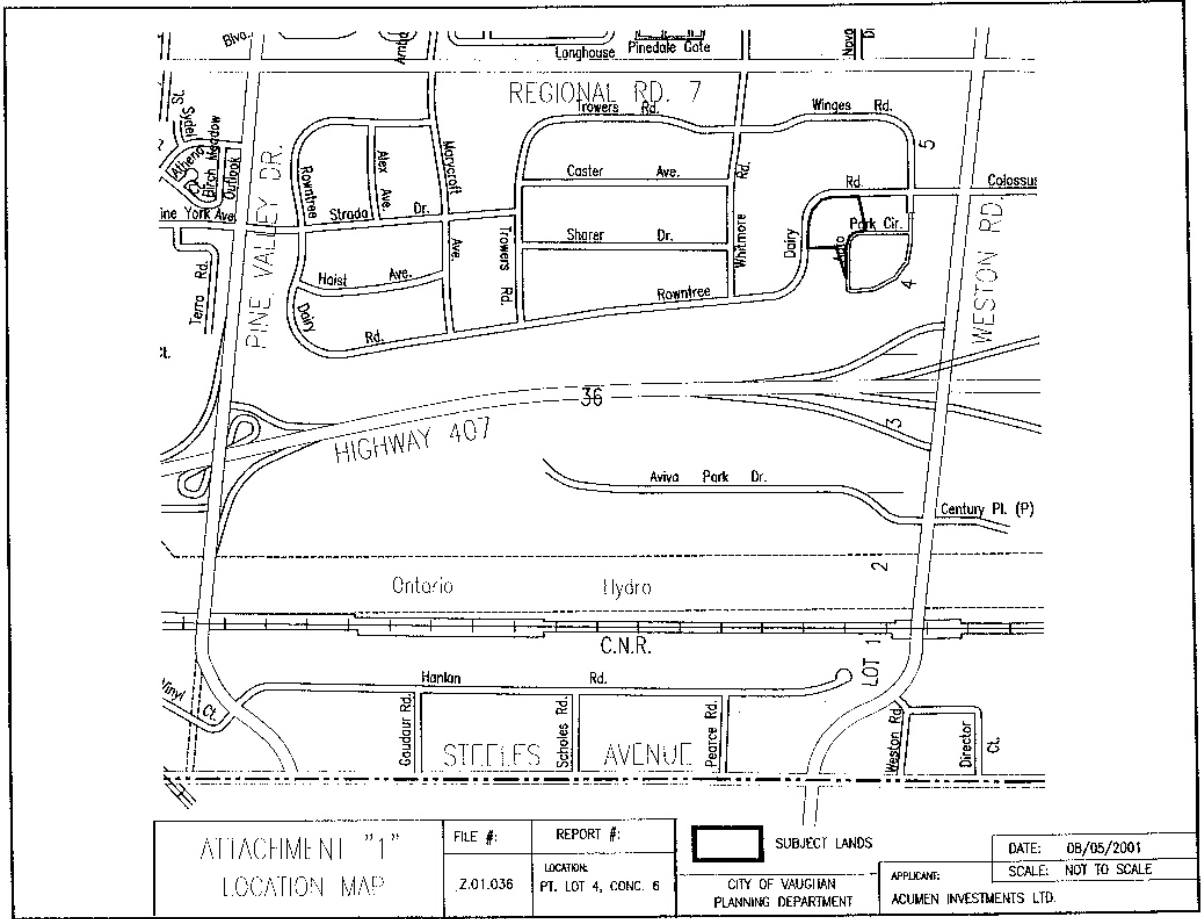
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	<input type="checkbox"/> SUBJECT LANDS CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 08/05/2001
	Z.01.036	LOCATION: PT. LOT 4, CONC. 6		APPLICANT: ACUMEN INVESTMENTS LTD.

