

**2. ZONING BY-LAW AMENDMENT FILE Z.03.087
 CONCORD FLORAL CO. LTD.
 PRELIMINARY REPORT**

P.2004.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.087 (Concord Floral Co. Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 18, 2003, the Owner submitted an application to amend the Zoning By-Law to rezone the rear portion (2.92 ha) of the subject lands to EM2 General Employment Area Zone, to facilitate the severance and conveyance of these lands to the adjacent lands described as Parcel "C". The A Agricultural Zone category would be maintained on the retained lands, with a minimum lot area of 9.46 ha from the required 10 ha.

Background - Analysis and Options

The site is located on the east side of the C.N.R. tracks and north of Regional Road 7, being Part of Lot 7, Concession 3 (1890 Regional Road 7), City of Vaughan. The 12.38 ha irregular-shaped site has 2.24m frontage on Regional Road 7 and lot depth of 707m. The property is developed with several greenhouse and related buildings, which are proposed to be demolished on the lands to be severed.

The site is designated "Prestige Area" along the frontage of Regional Road, 7 with the remainder of the lands designated "Employment Area General" by OPA #450 (Employment Area Plan). The entire site is zoned A Agricultural Zone by By-Law 1-88. The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- East - vacant lands to which severed lands will join (EM2 General Employment Area Zone)
- South - Regional Road 7
- West - C.N.R tracks; employment (EM2 General Employment Area Zone)

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Concord West Ratepayer's Association. To date, no comments have been received. Any 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:

- the proposed rezoning of the rear portion of the subject lands to EM2 Zone would implement the "Employment Area General" designation of the Official Plan, and be consistent with the designation and zoning on Parcel "C";

- the “Employment Area General” designation and EM2 Zone would permit a wide variety of employment uses that do not require high profile locations, and would include outside storage;
- review will be given to the appropriateness of the proposed severance, and conveyance of the rear portion of the subject lands with Parcel “C” to form a developable block with frontage and access from Ortona Court;
- any exceptions to the EM2 Zone, to facilitate development of the block, will be identified; and
- the A Agricultural Zone category will be maintained on the retained lands, which is developed with a greenhouse; any exceptions for the revised lot will be identified, including a reduced lot area of 9.46 ha, whereas the minimum is 10 ha.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with any 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 and compatibility of the proposed rezoning and severance of the rear portion of the subject lands for employment uses, will be reviewed.

Attachments

1. Location Map
2. Proposed Zoning/Severance Plan

Report prepared by:

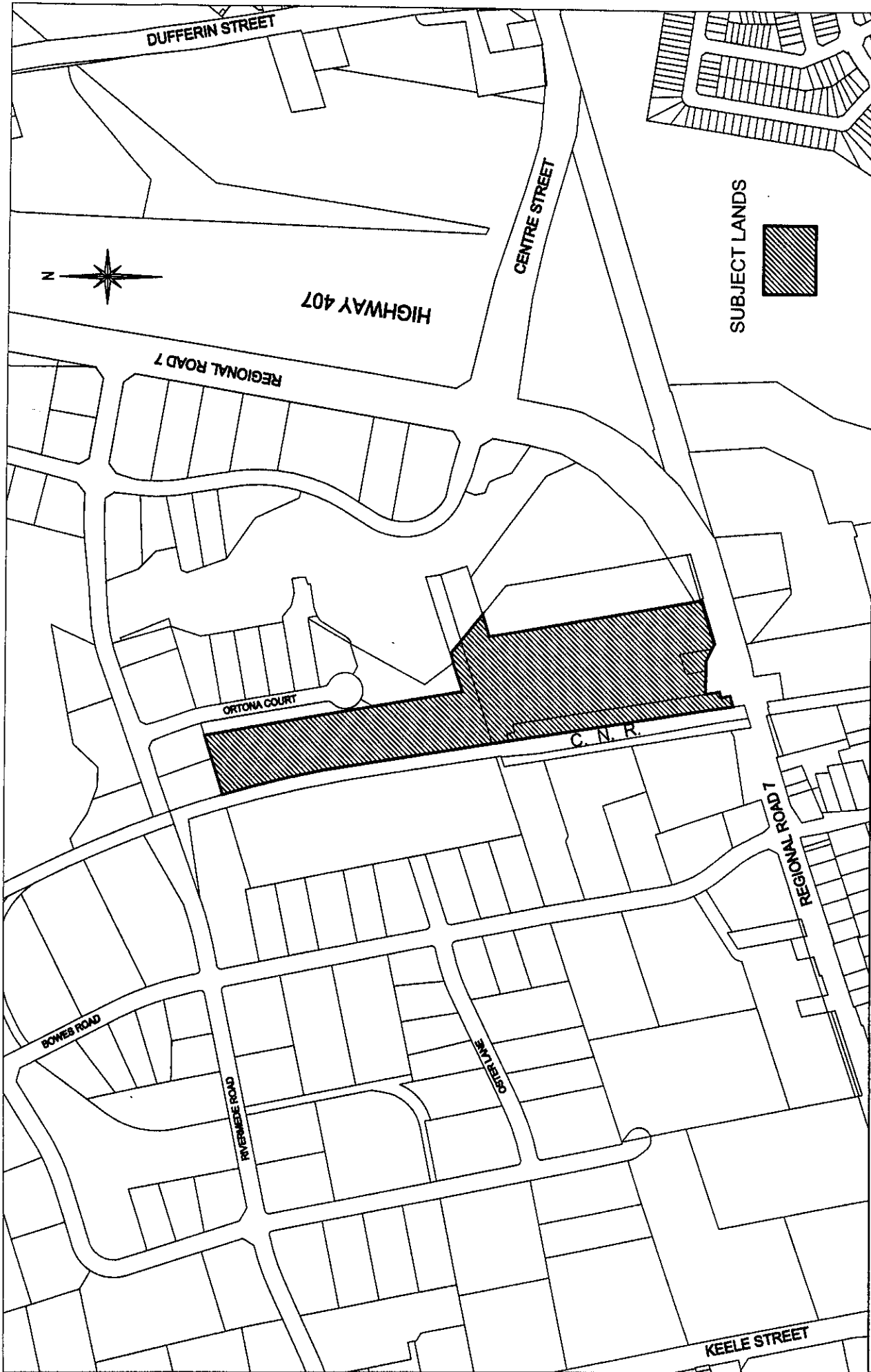
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 7,
Concession 3

APPLICANT:
CONCORD FLORAL CO. LTD.

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City of Vaughan

Community Planning Department

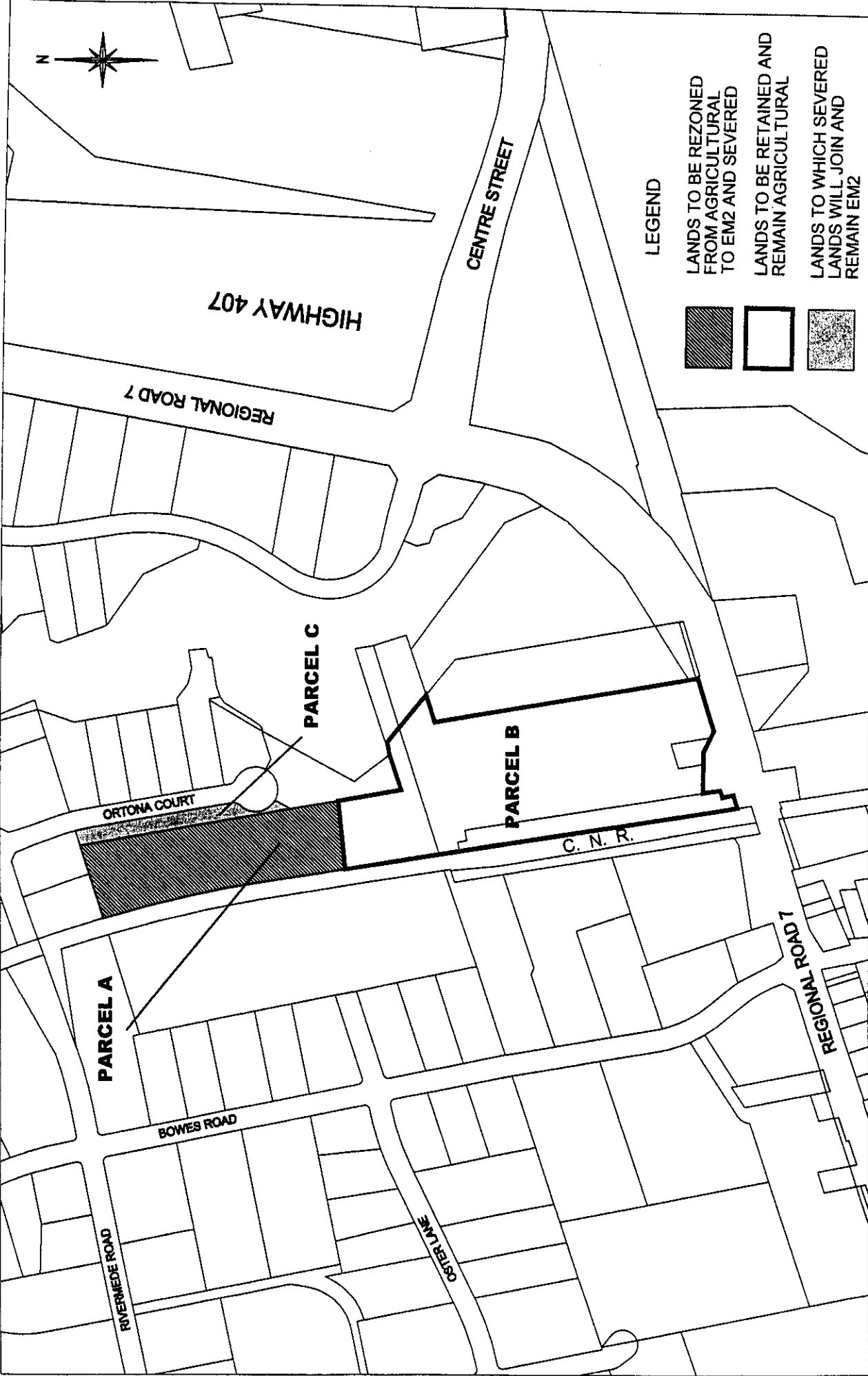
Attachment

FILE No.:
Z.03.087

Not to Scale

December 4, 2003

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LEGEND

-  LANDS TO BE REZONED FROM AGRICULTURAL TO EM2 AND SEVERED
-  LANDS TO BE RETAINED AND REMAIN AGRICULTURAL
-  LANDS TO WHICH SEVERED LANDS WILL JOIN AND REMAIN EM2

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Proposed Zoning/Severance Plan

Part of Lot 7, Concession 3

APPLICANT: CONCORD FLORAL CO. LTD.

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