

**1. ZONING BY-LAW AMENDMENT FILE Z.03.093
MAREE O'TEE LIMITED
PRELIMINARY REPORT**

P.2004.17

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.093 (Maree O'Tee Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 5, 2003, the applicant submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone to permit the development of the 4.3 ha site for employment uses. Specifically, the applicant is proposing the manufacturing of windows within one building. A portion of the rear of the property would be dedicated to the Ministry of Transportation Ontario to facilitate the transitway corridor.

Background - Analysis and Options

The subject lands are located on the north side of Steeles Avenue West, east of Regional Road #27, being Parts 4 and 5 on Reference Plan 65R-16343, in Lot 1, Concession 8, City of Vaughan.

The irregular-shaped 4.3 ha site has 192.25 m frontage on Steeles Avenue West and an approximate depth of 258.71 m. The property is vacant.

The site is designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The surrounding land uses are:

- North - Highway #407 and planned transitway corridor (PB1S Parkway Belt Linear Facilities Zone)
- South - Steeles Avenue West; employment uses (City of Toronto)
- East - hydro corridor (PB1S Zone)
- West - golf driving range (PB2 Parkway Belt Complementary Use Zone)

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, one response has been received from a landowner to the east in support of the application. Any other 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 development of the site for employment uses would conform to the "Prestige Area" designation in the Official Plan; the proposed EM1 Zone would implement the Official Plan designation, in which outside storage is not permitted;
- review will be given to the appropriateness of the development, with consideration given to the intensity of the proposal in relation to the developable area, and to ensure any

service and loading areas are adequately screened from the view of Steeles Avenue West, Regional Road #27, and Highway #407 and the planned transitway corridor;

- a portion of the rear of the site would be required to be dedicated to the Ministry of Transportation Ontario to facilitate the transitway corridor;
- water, hydro, sanitary and storm servicing must be obtained from the City of Toronto;
- a traffic impact report may be required for review by the City of Toronto and Vaughan, to determine if the surrounding road network can facilitate the expected traffic associated with the development, location of site driveways, and road improvements that may be required along Steeles Avenue West;
- the overall site design and any necessary zoning exceptions will be reviewed to achieve an appropriate site development.

Relationship of Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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 report. In particular, review will be given to the appropriateness of the development, with consideration given to the intensity of the proposal in relation to the developable area, and to ensure any service and loading areas are adequately screened from the view of adjacent roads. The overall site design and any necessary zoning exceptions will be reviewed to achieve an appropriate site development.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

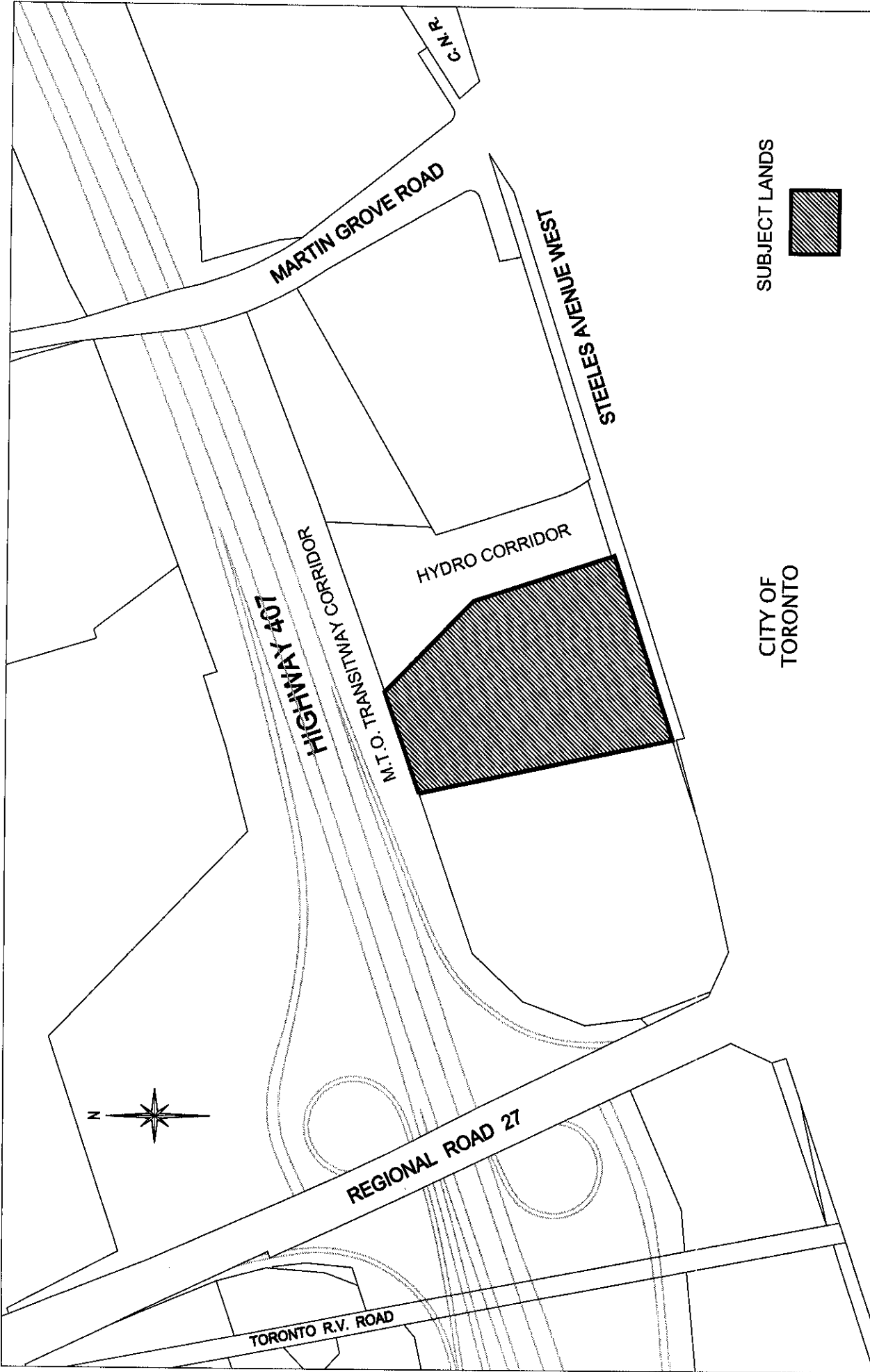
Grant A. Uyeyama, Senior Planner, Development, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



SUBJECT LANDS



CITY OF
TORONTO

Location Map

Lot 1,
Concession 8

APPLICANT:
MAREE O'TEE LIMITED

City of
Vaughan

Community Planning Department

Attachment

FILE No.:
Z.03.093

Not to Scale
December 10, 2003

1

