

**11. OFFICIAL PLAN AMENDMENT FILE OP.04.009
ZONING BY-LAW AMENDMENT FILE Z.04.027
CITY OF VAUGHAN
PRELIMINARY REPORT**

P.2004.85

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.009 and Z.04.027 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 25, 2004, the City of Vaughan initiated an application to amend Official Plan Amendment 350 and Zoning By-law 1-88 to redesignate and rezone the lands to the highest and best use.

Background - Analysis and Options

The 2.18 ha property is located at the northeast corner of Rutherford Road and Melville Avenue, in Lot 16, Concession 4, City of Vaughan.

The lands are designated "Service Centre", "Local Convenience Commercial" and "Prestige Industrial" by OPA 350 (Maple Community Plan), and zoned M2 General Industrial by By-law 1-88, subject to Exception 9(796). The surrounding land uses are:

- North – CNR tracks (M3 Industrial Zone)
- South – Rutherford Road; industrial (EM1 Prestige Industrial Zone)
- East – CNR tracks, vacant (M3 Industrial and A Agricultural Zones)
- West – Melville Avenue; police station and Joint Operations Centre (M2 Industrial Zone)

On May 31, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and Maple Landing Ratepayers Association. To date, no responses have been received. Any comments 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Community Commercial" and Neighbourhood Commercial" designations permit uses such as supermarkets, retail stores, restaurants, business and professional offices, banks and financial institutions and personal service establishments; the corresponding zone categories are C5 Community Commercial and C4 Neighbourhood Commercial Zones; the appropriateness of the currently permitted uses for the subject lands will be reviewed;
- the development potential of the lands will be assessed in light of the area of the property, access to the adjacent railway and roads, noise impediments, traffic generation, servicing and stormwater management constraints, etc.; and

- potential uses for the property will be identified in context of the surrounding railway, institutional, recreational and industrial uses.

Relationship to Vaughan Vision 2007

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

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the development potential of the subject lands will be considered and identified in context with the surrounding uses and site constraints.

Attachments

1. Location Map

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
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/CM



Location Map

Part of Lot 16,
Concession 4
APPLICANT:
CITY OF VAUGHAN



Community Planning Department

Attachment 1

FILE No's:
OP.04.009
& Z.04.027

May 27, 2004