

**3. ZONING BY-LAW AMENDMENT FILE Z.04.035
SEVENBRIDGE DEVELOPMENTS LIMITED
PRELIMINARY REPORT**

P.2004.93

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.035 (Sevenbridge Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 28, 2004, the Owner submitted an application to amend the Zoning By-law to restrict the uses on two parcels zoned C9 Corporate Centre Zone, to the following:

- Office Building
- Business and Professional Office
- Hotel, including accessory convention facilities
- Mixed Use Development, excluding Block Townhouses, but including such retail uses as permitted in the Zoning By-law on April 8, 2004 (provided such uses are on the ground floor); and,
- Apartment Dwelling

The application also requests the lifting of the Holding (H) provision on the easterly parcel.

Background - Analysis and Options

The subject lands consist of two vacant parcels within a larger land holding, located at the northeast corners of Regional Road 7 and Edgeley Boulevard, and Regional Road 7 and Millway Avenue, in Lot 6, Concession 5, City of Vaughan. The westerly 0.7 ha parcel has 70.4 m frontage on Regional Road 7 and 100.5 m flankage on Edgeley Boulevard. The easterly 1.12 ha parcel has 81.6 m frontage on Millway Avenue and 136.5 m flankage on Regional Road 7.

The subject lands are designated "Corporate Centre Node" by OPA #500. Both parcels are zoned C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(959), with a Holding provision applying only to the easterly parcel. The surrounding land uses are:

- North - vacant (C9-H Corporate Centre Node Zone)
- South - Regional Road 7
- East - westerly parcel: vacant (C9 Zone); easterly parcel: commercial plaza/gas station (C7 Service Commercial Zone)
- West - westerly parcel: Edgeley Boulevard, office building (C8 Office Commercial Zone); easterly parcel: Millway Avenue; approved commercial (C9 Zone)

On August 27, 2004, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed uses are permitted in the “Corporate Centre Node” designation of the Official Plan;
- the proposal would permit “higher order” uses/development within the Corporate Centre Node; and
- the proposed uses to be restricted on the two sites, and the lifting of the Holding provision on the easterly parcel, will be reviewed in consideration of the Official Plan policies for the Corporate Centre.

Relationship to Vaughan Vision 2007

The applicability of this proposal 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 planning report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the surrounding land uses and the Corporate Centre policies in the Official Plan.

Attachments

1. Location Map
2. Overall Site Plan

Report prepared by:

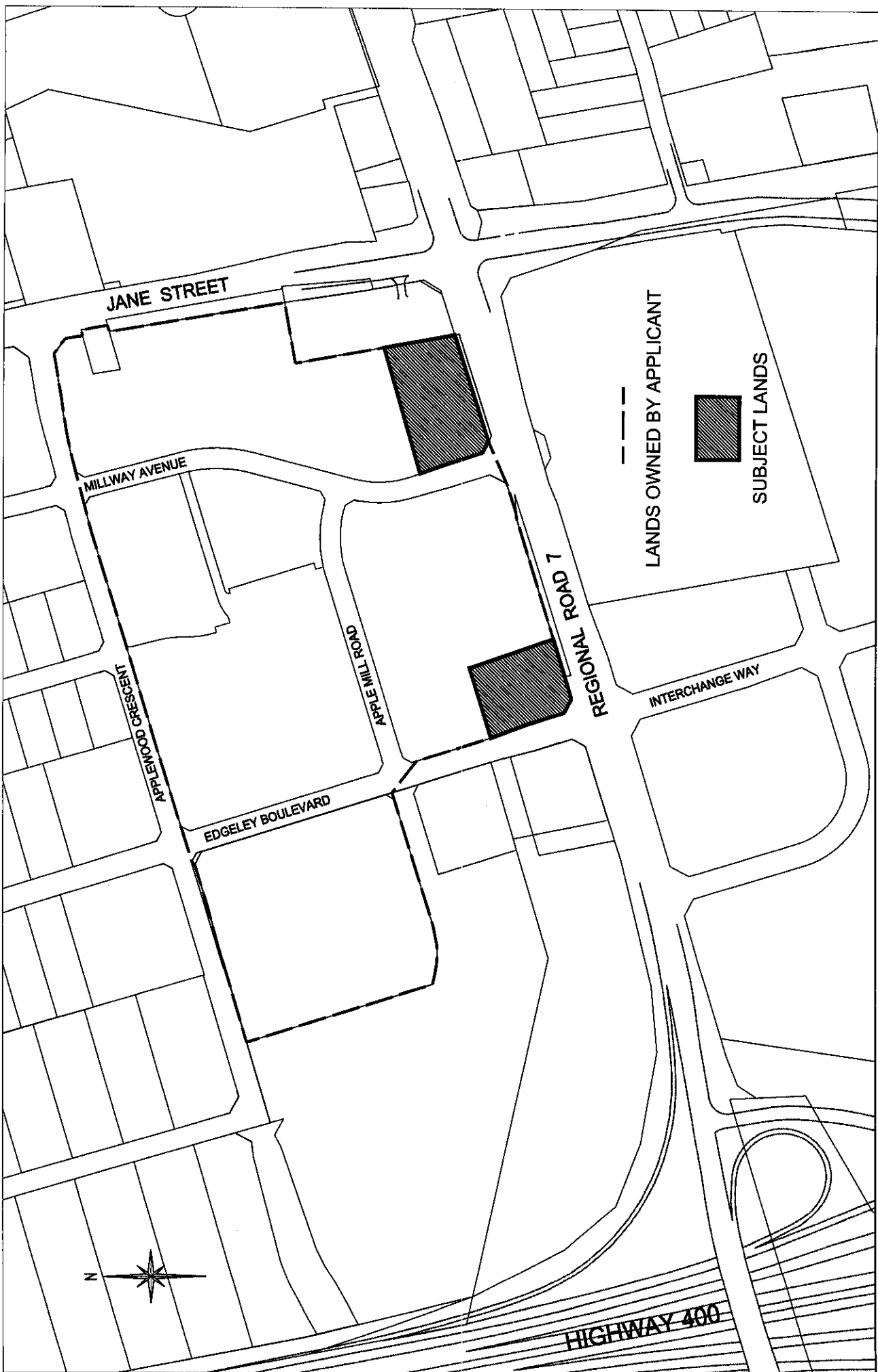
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 6,
Concession 5
APPLICANT:
SEVENBRIDGE DEVELOPMENTS LIMITED

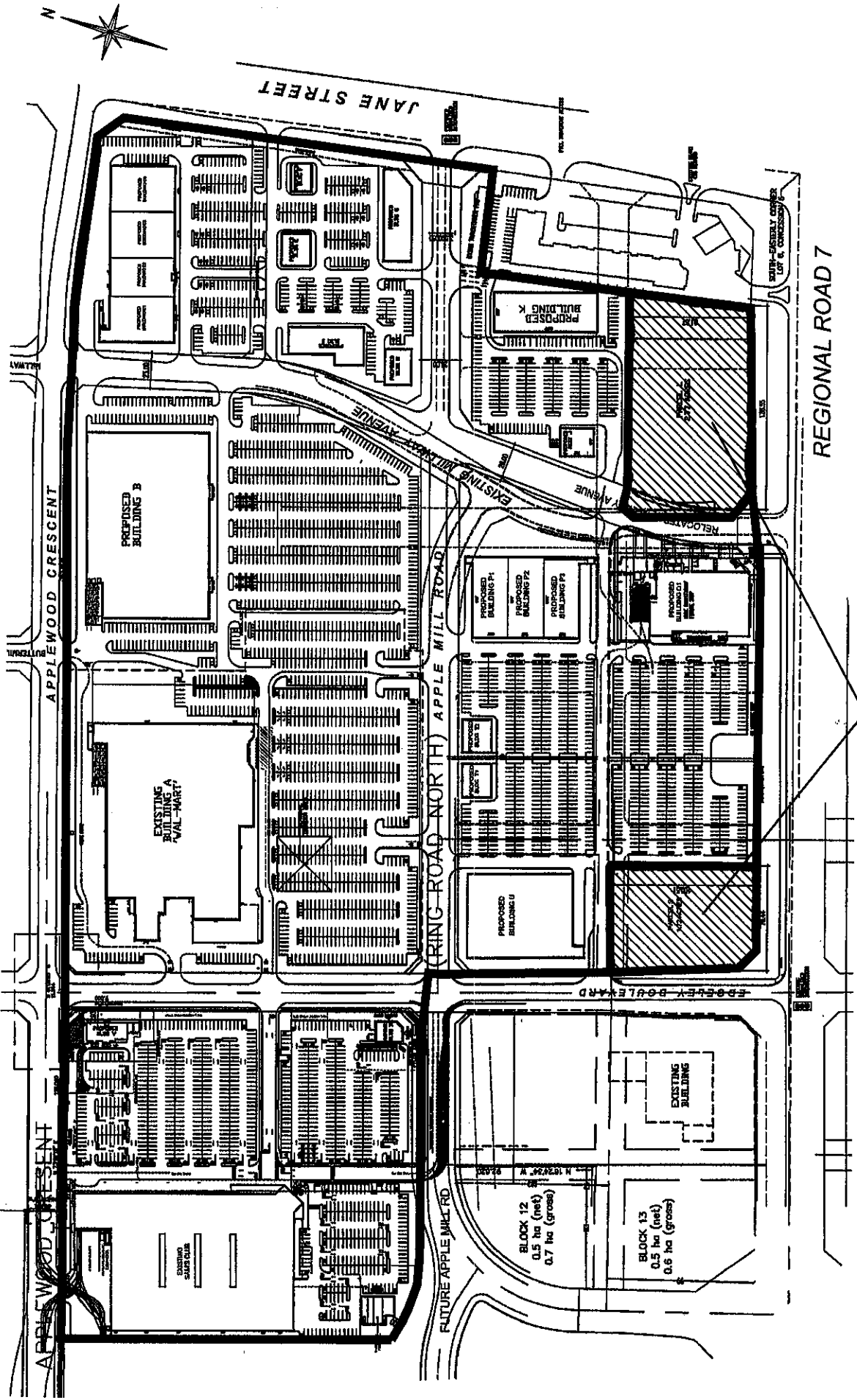


Community Planning Department

Attachment

FILE No.:
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Not to Scale
July 6, 2004





SUBJECT LANDS
 LANDS OWNED BY APPLICANT

Overall Site Plan

Part of Lot 6,
 Concession 5
 APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED
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Community Planning Department

Attachment 2

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