

**3. DRAFT PLAN OF SUBDIVISION FILE 19T-04V09
ZONING BY-LAW AMENDMENT FILE Z.04.036
TERRA SPERANZA DEVELOPMENTS LTD
PRELIMINARY REPORT**

P.2004.97

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for Files 19T-04V09 and Z.04.036 (Terra Speranza Developments Ltd.) 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 applications to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, OS1 Open Space Conservation Zone and EM1-H/EM2-H Employment Area Zones with Holding provision, and for a Draft Plan of Subdivision to facilitate the development of a 42.07 ha site, as follows:

- 17 General Employment Blocks (EM2 Zone) – 15.63 ha
- 5 Prestige Employment Blocks (EM1 Zone) – 4.16 ha
- 4 Future Prestige Employment Blocks (EM1 Zone) – 2.16 ha
- 1 Future General Employment Block (EM2 Zone) – 1.72 ha
- 1 Stormwater Management Pond (OS1 Zone) – 3.52 ha
- Highway 427 Study Corridor (EM1-H/EM2-H Zones) – 11.78 ha
- Roads/Reserves – 3.1 ha

Background - Analysis and Options

The 42.07 ha site is located on the east side of Huntington Road, south of Langstaff Road, in the west half of Lot 9, Concession 9 (8265 Huntington Road), City of Vaughan. The surrounding land uses are:

- North - dwelling/farm (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- East - vacant/future Highway 427 (A Agricultural Zone)
- West - Huntington Road; school (A Agricultural Zone)

The subject lands are designated "Prestige Area", "Employment Area General", "Stream Corridor" by OPA #450, and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

On September 10, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan); the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any draft plan of subdivision, including but not limited to, the completion and approval of an erosion study, flood protection works, Environmental Site Assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- OPA #450 permits a wide range of employment uses within the "Prestige Area" and "General Employment Area" designations; the draft plan proposes prestige area blocks (EM1 Zone and EM1-H Zone) adjacent to portions of a future arterial road and future Highway 427 extension, Employment Area General (EM2 Zone and EM2-H Zone) for the internal blocks, and the stormwater management block would be zoned OS1 Zone;
- the MTO would identify any deferral areas adjacent to the Highway 427 extension, to be placed in a Holding Zone; and
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized.

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, a revised Block Plan and the associated outstanding issues need to be addressed and satisfied, prior to the subject applications proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-04V09
3. Huntington Business Park Block 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

/LG



Location Map

Lot 9,
Concession 9

APPLICANT:
TERRA SPERANZA DEVELOPMENTS

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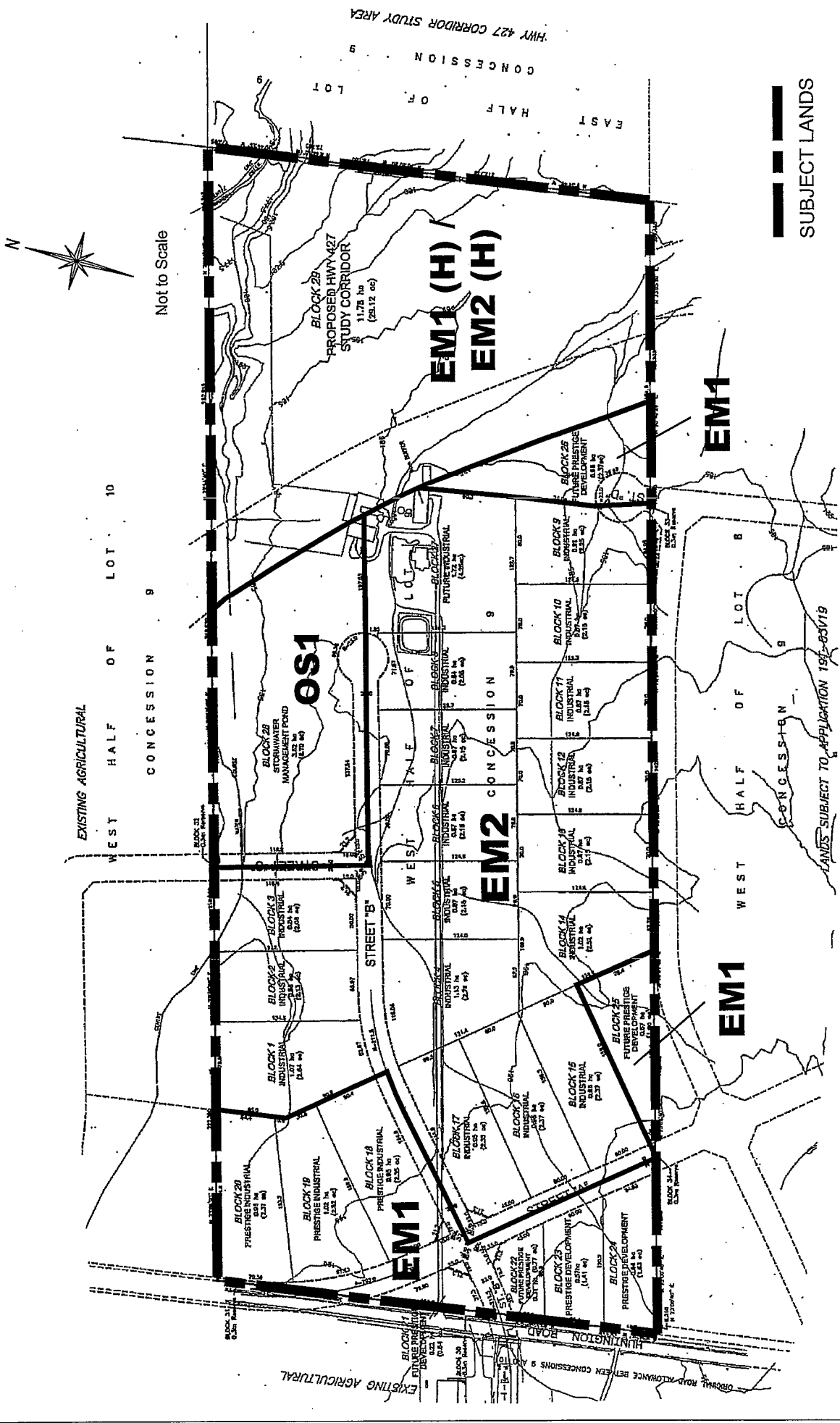
Community Planning Department

Attachment

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FILE No.:
19T-04V09
& Z.04.036

September 10, 2004



Attachment
 FILE No.:
 19T-04V09
 & Z.04.036
 September 10, 2004

City of
Vaughan

**Proposed Subdivision
 / Zoning**

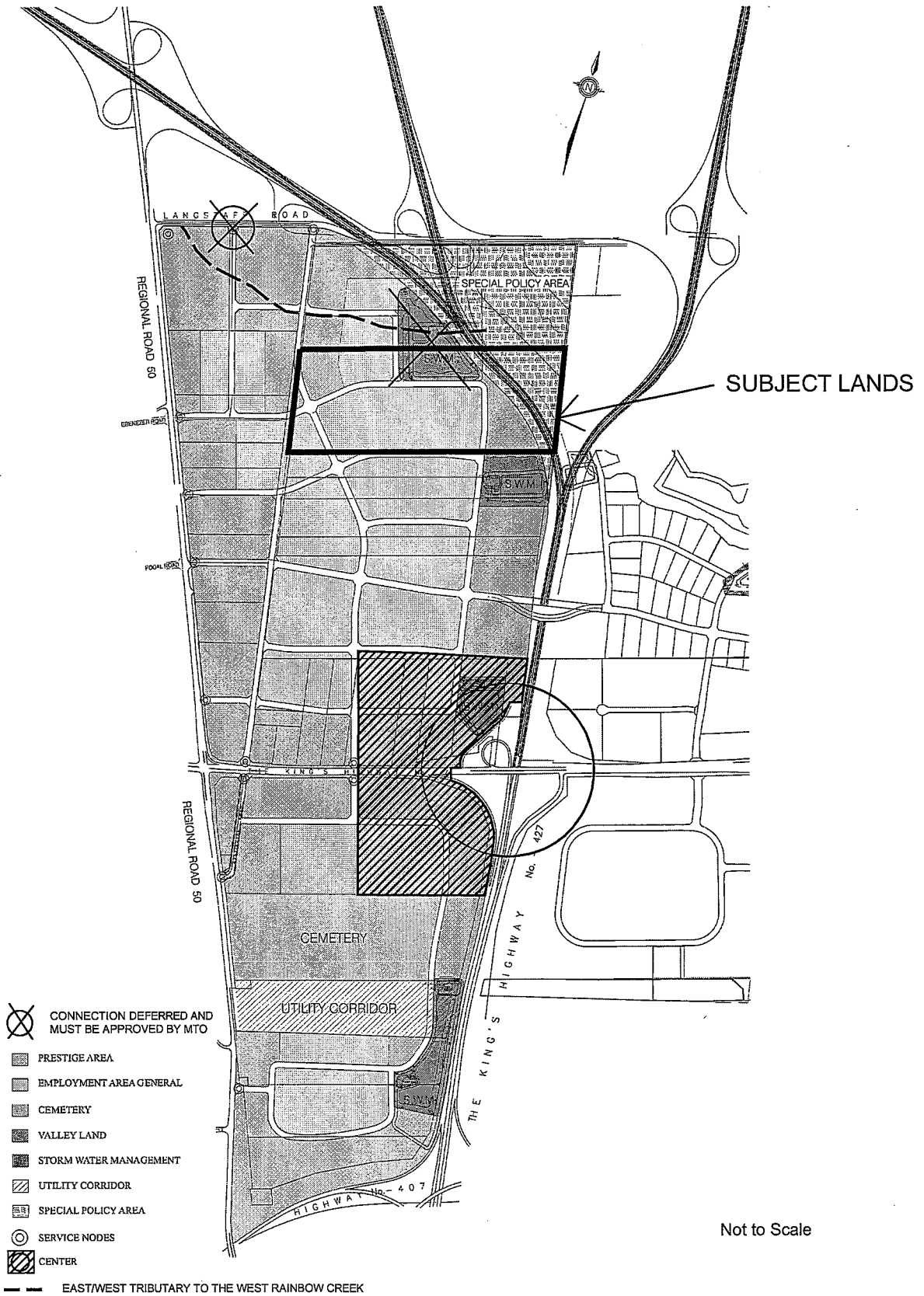
Community Planning Department

Lot 9,
 Concession 9

APPLICANT:
 TERRA SPERANZA DEVELOPMENTS

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RED-LINED BLOCK 57/58 WEST PLAN



Red-Lined Block 57/58 West Plan

APPLICANT:
ROYAL GERAB LTD.



Community Planning Department

Attachment

FILE No.:
19T-04V09 & Z.04.036

September 10, 2004

Lot 9
Concessions 9

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