

**3. ZONING BY-LAW AMENDMENT FILE Z.01.057
 BIOSAFE INC.
 PRELIMINARY REPORT**

P.2004.105

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for file Z.01.057 (Biosafe Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to a future Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit office, laboratory and garage uses for an environmental testing company. In addition, exceptions to the EM2 General Employment Area Zone will be required to facilitate the related site development application.

Background - Analysis and Options

The 0.49 ha vacant site is located on the north side of Regional Road #7, east of Bowes Road, adjacent to the C.N.R. tracks, being Lot 15 on Registrar's Complied Plan 10309, (1900 Regional Road #7), in Part of Lot 6, Concession 3, City of Vaughan. The site has 15.24m frontage on Regional Road #7 and a depth of 385.57m. The property is being used to store mobile laboratory vehicles.

The subject lands are designated "Stream Corridors", "Prestige Area" and "Employment Area General" under OPA #450 (Employment Area Plan) and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(1026). The surrounding lands uses are:

- North - employment (EM2 General Employment Area Zone)
- South - Regional Road #7; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)
- East - CNR line; agricultural (A Agricultural Zone)

On October 8, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Concord West Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Stream Corridors" designation in OPA #450 is applicable to the portion of the subject lands directly abutting the west property line, and does not permit buildings or structures; any land determined not to be part of the stream corridor by the Toronto and Region Conservation Authority (TRCA), may be developed in accordance with the adjacent Employment Area land use designation; comments will be required from the TRCA as input into the review of the zoning amendment and related site plan (File DA.04.055)

applications, to confirm that the proposed building is acceptable given the TRCA has given previous approvals to store mobile laboratory vehicles on the property;

- the "Prestige Area" (generally 30m or one lot depth north of Regional Road #7) and "Employment Area General" (balance of property) designations permit a wide range of office, business and civic uses, and would permit the proposal;
- site-specific zoning Exception 9(1026) permits only the parking and storage of mobile laboratory vehicles on the property; an amendment to the zoning by-law is required to permit the proposed office, laboratory and garage uses;
- review will be given to the appropriateness and compatibility of the proposed uses with the other permitted uses in the area; the building would be operated by Fisher Environmental, a company specializing in the clean-up of spills and contaminated sites;
- the proposal contemplates a 530m² building, comprising a two-storey 250m² office component, 200m² laboratory, and 80m² garage, with 18 parking spaces;
- review will be given to the constraints of a long and narrow site (15.24m x 385.57m), in light of site and building layout, parking and aisle widths, site circulation, proximity to the stream corridors, and the EM2 Zone Standards.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

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 meeting. In particular, review will be given to the proposed uses and exceptions to the EM2 Zone Standards, to facilitate the development of the 15.24m x 385.57m site for an office with associated laboratory and garage.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment 1

FILE No.: DA.04.055
 RELATED FILE: Z.01.057
 August 31, 2004

City of **Vaughan**

Community Planning Department

Location Map

Part of Lot 6,
 Concession 3
 APPLICANT:
 BIOSAFE INC.

Existing Site Access

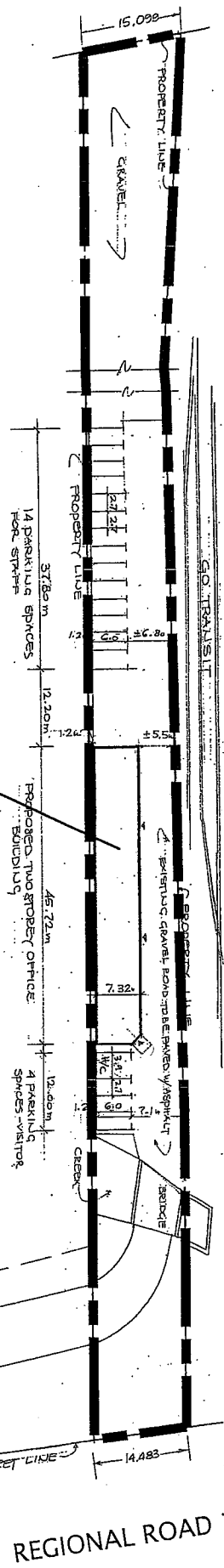


SITE PLAN SCALE: 1/500
 INFORMATION TAKEN FROM PLAN OF SURVEY OF LOT 15,
 REGISTRAR'S COMPILED PLAN 10309 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK, BY VLADIMIR RUCMAR, LTD, O.L.S.
 DATED: SEPT. 25, 1997.

SITE STATISTICS:
 LOT AREA: 49,100.00 m² (52,743,170
 PROPOSED GROUND FLOOR AREA: 333,18 m² (3,586,324
 TOTAL GROSS FLOOR AREA: 528,12 m² (5,684,644
 COVERAGE: 6.8%

Proposed
 2 - Storey Office

 SUBJECT LANDS



REGIONAL ROAD 7

Not to Scale

Site Plan

Part of Lot 6,
 Concession 3
 APPLICANT:
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Attachment 2

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