

COMMITTEE OF THE WHOLE FEBRUARY 16, 2004

**ZONING BY- LAW AMENDMENT FILE Z.03.087
CONCORD FLORAL CO. LTD.
REPORT # P.2004.2**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-Law Amendment File Z.03.087 (Concord Floral Co. Ltd.) BE APPROVED.

Purpose

On November 18, 2003, the Owner submitted an application to amend the Zoning By-Law to rezone the lands described as Parcel "A" (2.92ha) to EM2 General Employment Area Zone, to facilitate their severance and conveyance to the lands to the east (Parcel "C)." The A Agricultural Zone would be maintained on the retained lands (Parcel "B").

Background - Analysis and Options

The site is located on the north side of Regional Road 7, east of the C.N.R. tracks, in Lot 7, Concession 3, City of Vaughan. The 9.98 ha irregular-shaped site has 96.9m frontage on Regional Road 7 and lot depth of 707m. The property is developed with several greenhouses and related buildings, which are proposed to be demolished on the lands to be severed.

The lands are designated "Prestige Area" along Regional Road 7, and "Employment Area General" to the rear, by OPA 450 (Employment Area Plan). The entire site is zoned A Agricultural Zone by By-Law 1-88. The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- East - vacant to which severed lands will join (EM2 General Employment Area Zone)
- South - Regional Road 7; employment/commercial (EM1 Zone)
- West - C.N.R tracks; employment (EM2 General Employment Area Zone)

On December 15, 2003, 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, comments have been received from the Concord West Ratepayers Association, expressing the following concerns:

- that the applicant improve the appearance of the lands facing Regional Road 7 with additional landscaping; and,
- that the water draining off these lands be kept free of all debris and maintained clean.

The recommendation of the Committee of the Whole on January 5, 2004, to receive the public hearing and forward a technical report to a future Committee of the Whole meeting, was ratified by Council on January 12, 2004.

Official Plan

The site is designated "Prestige Area" along Regional Road 7 and "Employment Area General" to the rear, by OPA 450 (Employment Area Plan). The proposed rezoning of the rear portion of the subject lands to EM2 General Employment Zone would implement the "Employment Area

General” designation, which permits a wide variety of employment uses that do not require high profile locations, and includes outside storage. The proposed rezoning is consistent with the designation and zoning on Parcel “C,” and conforms to the Official Plan.

The subject lands are located within the Highway 7 Policy Review study area, with a projected completion date of Spring 2004. The study is considering how to encourage transit-supportive development of the lands along Highway 7 between Highway 50 and Bathurst Street, through potential amendments to the City’s various Official Plans and other municipal initiatives. The application has been considered the context of the Highway 7 Policy Review Study and it has been determined that the proposed rezoning will not impact the impending results of the study.

Zoning

The entire site is zoned A Agricultural Zone under By-Law 1-88. The proposed rezoning of the rear portion of the lands to EM2 General Employment Area Zone would permit a wide variety of employment uses, with or without outside storage. The rezoning would conform to the Official Plan and be consistent with the EM2 zoning on Parcel “C”.

When the Ortona Court draft plan of subdivision was approved, a remnant block was left along the west side of Ortona Court (Parcel C), which was undevelopable except in conjunction with the subject land (Parcel A). The proposed severance and conveyance of the rear portion of the subject lands to form a developable block with frontage and access on Ortona Court will provide the opportunity to complete the industrial development along Ortona Court.

A Consent Application (B06/03) has been submitted to the Committee of Adjustment to convey Parcel “A” to Parcel “C”. The industrial building on Parcel “A” is to be demolished, and the greenhouse building on the north side of the retained lands (Parcel “B”) is to be demolished to 15m south of the severance line. A Minor Variance application (A10/04) has also been submitted for exceptions to the A Agricultural Zone on Parcel “B” to recognize the existing interior side yard (1.26m), front yard (4.93m), and rear yard (6.15m), whereas 15m setbacks are required.

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

Staff have reviewed the proposed zoning by-law amendment application, in accordance with the policies of OPA 450, the requirements of By-Law 1-88, and in the context of the Highway 7 Policy Review. Staff are of the opinion that the proposed rezoning of the rear portion of the lands to EM2 Zone conforms to the Official Plan, and is consistent with the EM2 zoning on the adjacent lands to the east. The rezoning and subsequent conveyance will facilitate the completion of the industrial development along the west side of Ortona Court, as originally planned. Furthermore, the proposal will not impact the impending results of the Highway 7 Policy Review study.

For these reasons, Staff recommends approval of the zoning by-law amendment application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Proposed Zoning/Severance Plan

Report prepared by:

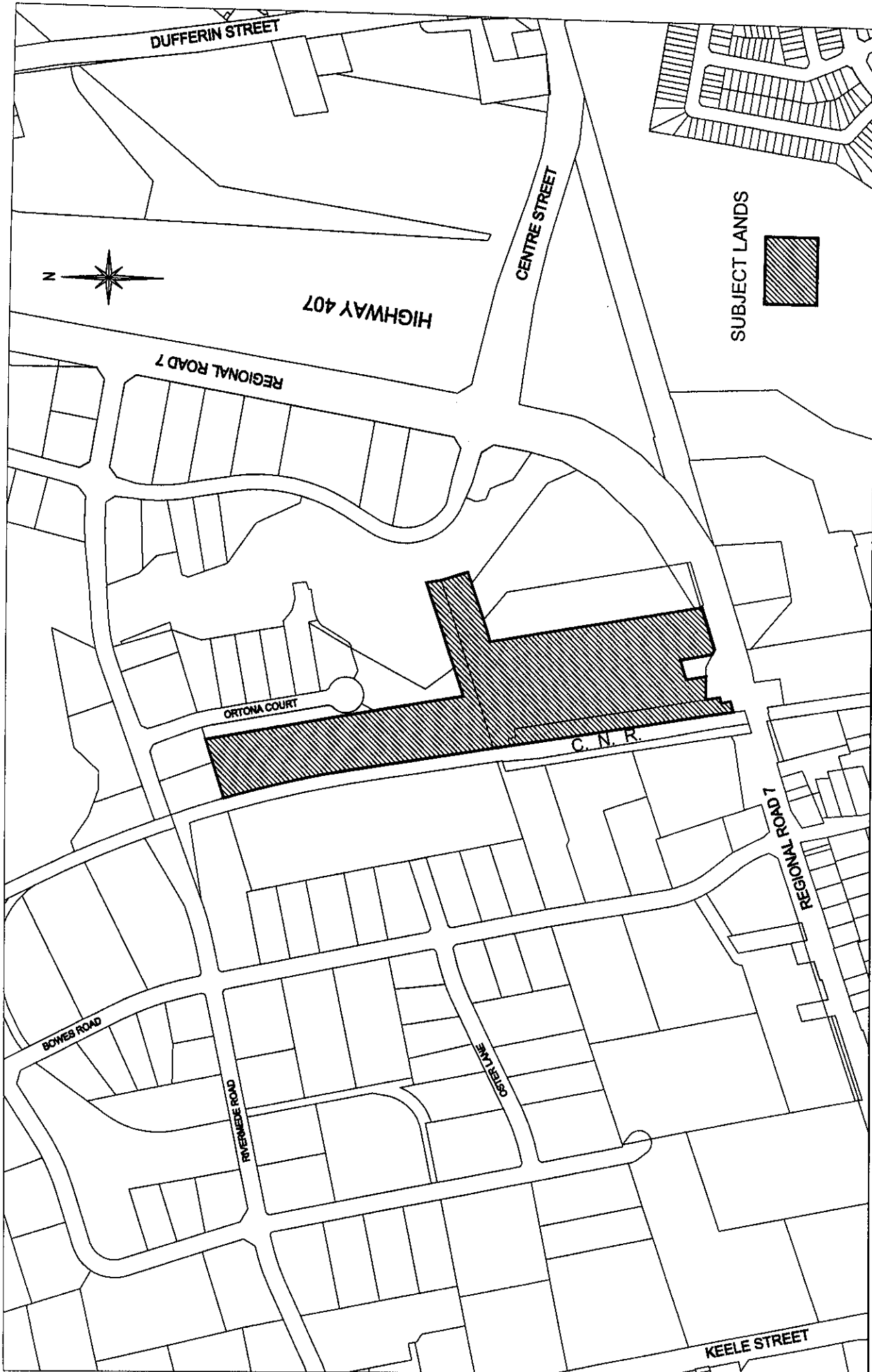
Christina Napoli, Planner 1, ext. 8483
Grant Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Location Map

Part of Lot 7,
Concession 3

APPLICANT:
CONCORD FLORAL CO. LTD.

City of Vaughan

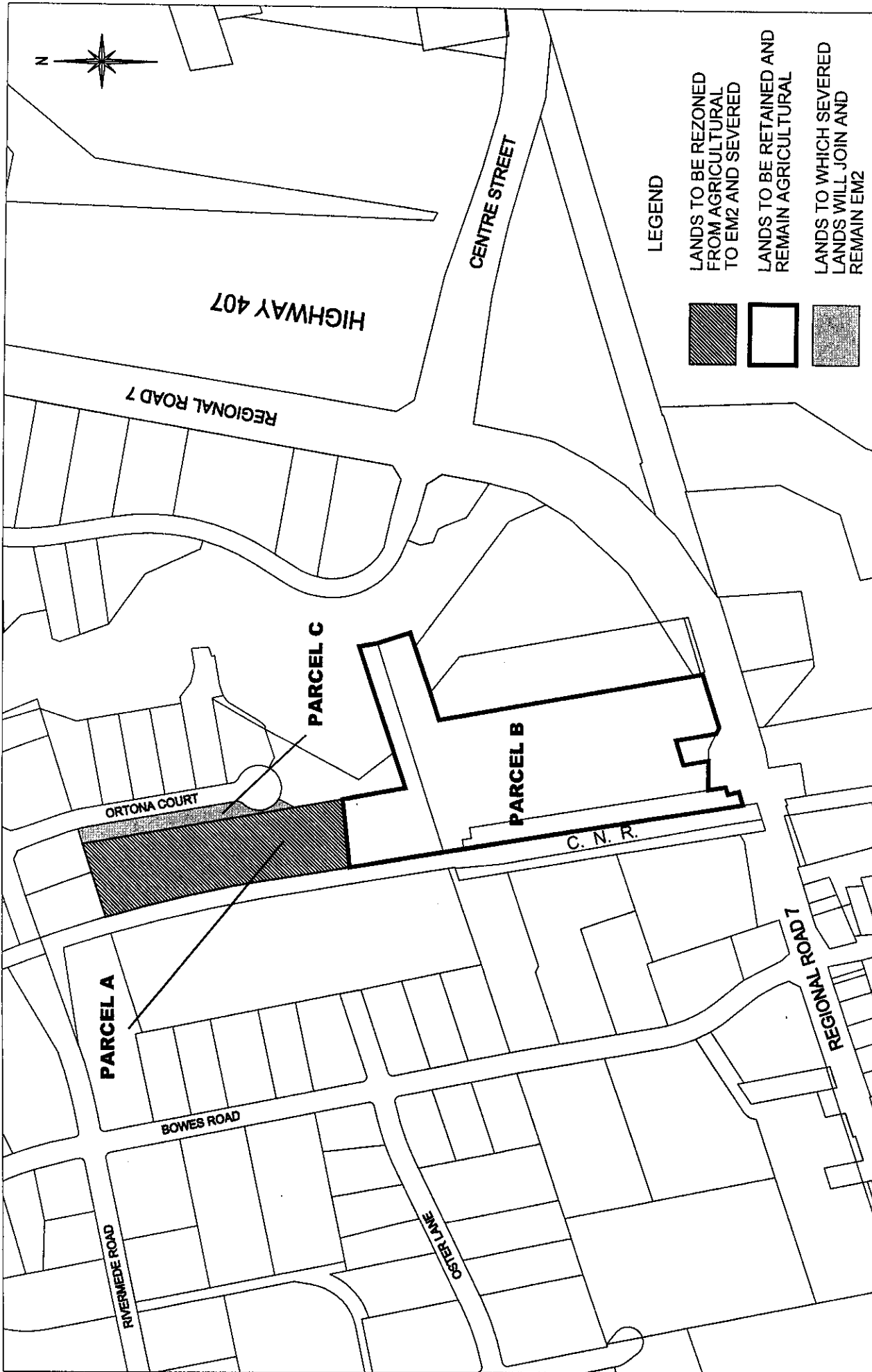
Community Planning Department

Attachment

FILE No.:
Z.03.087

Not to Scale
December 4, 2003





LEGEND

LANDS TO BE REZONED FROM AGRICULTURAL TO EM2 AND SEVERED



LANDS TO BE RETAINED AND REMAIN AGRICULTURAL



LANDS TO WHICH SEVERED LANDS WILL JOIN AND REMAIN EM2



Proposed Zoning/Severance Plan

Part of Lot 7,
Concession 3

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CONCORD FLORAL CO. LTD.

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Community Planning Department

Attachment

2

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Not to Scale

December 4, 2003