# COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 17, 2005

7. OFFICIAL PLAN AMENDMENT FILE OP.04.013
ZONING BY-LAW AMENDMENT FILE Z.04.018
DRAFT PLAN OF SUBDIVISION FILE 19T-04V06
GLEN-50 DEVELOPMENTS NORTH LIMITED/GLEN-50 DEVELOPMENTS LIMITED PRELIMINARY REPORT

### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.013, Z.04.018 and 19T-04V06 (Glen-50 Developments North Limited/Glen-50 Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

### **Purpose**

The Owner has submitted applications to amend the Zoning By-law to rezone the subject lands shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone and OS1 Open Space Conservation Zone, and for a Draft Plan of Subdivision to facilitate the development of a 40.187 ha site, as follows:

- 1 General Employment Block (EM2 Zone) 21.743 ha
- 1 Prestige Employment Block (EM1 Zone) 10.859 ha
- 1 Storm Water Management Block (OS1 Zone) 5.492 ha

The Owner has also submitted an application to amend the Official Plan to permit the additional uses of a Motor Vehicle Sales Establishment and related outside display and storage of new and used vehicles within the "Prestige Area" and "Employment Area General" designations, on the subject lands.

## **Background - Analysis and Options**

The 40.187 ha site is located on the east side of Highway 50 (backing onto Highway 427), north of Highway 407, in Lots 2 and 3, Concession 9, City of Vaughan. There is a golf facility located on the north portion of the subject lands, with the remaining lands being vacant.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan), and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(983). The surrounding land uses are:

North - Hydro Corridor (PB1-S Parkway Belt Linear Facilities Zone)

South - Highway 407 (PB1-S Zone); dwelling (PB2 Parkway Belt Complementary Use Zone)

East - Highway 427 (PB1-S Zone)

West - Regional Road 50; vacant, garden centre/City of Brampton

On December 17, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. 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.

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### 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 "Employment Area General" designations; the draft plan proposes a prestige employment block (EM1 Zone) south of the proposed internal street adjacent to Highways 407 and 427; a general employment block (EM2 Zone) north of the proposed internal street; and a stormwater management block to be zoned OS1 Zone;
- the appropriateness and compatibility of a Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles, which is a commercial use, will be reviewed in the context of the future employment uses within the Block Plan and the surrounding land uses;
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized; and,
- the disposition of the triangular parcel of land located between the subject lands and Regional Road 50, which is located within the City of Brampton, needs to be addressed in order to permit access.

### 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 applications, 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. Furthermore, the appropriateness and compatibility of the proposed Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles will be assessed in the context of the future employment uses within the Block Plan and the surrounding land uses.

### Attachments

- Location Map
- Draft Plan of Subdivision 19T-04V06

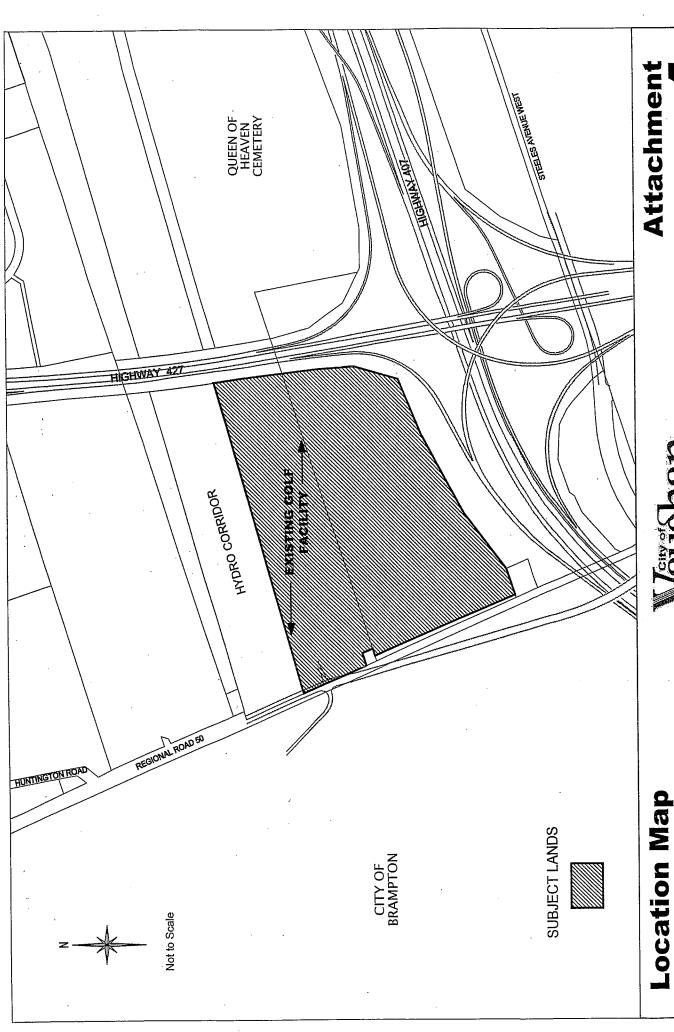
# Report prepared by:

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Respectfully submitted,

JOHN ZIPAY Commissioner of Planning MARCO RAMUNNO Director of Development Planning

/CM



# Attachment

FILE No.: . OP.04.013, Z.04.018 & 19T-04V06

December 23, 2004

Development Planning Department

APPLICANT: GLEN-50 DEVELOPMENTS NORTH LIMITED / GLEN-50 DEVELOPMENTS LIMITED

Part of Lots 2 & 3, Concession 9

FILE No.: OP.04.013, Z.04.018 & 19T - 04V06

Attachment

December 23, 2004

Development Planning Department

APPLICANT: GLEN-50 DEVELOPMENTS NORTH LIMITED / GLEN-50 DEVELOPMENTS LIMITED

**Proposed Subdivision** 

& Zoning

Part of Lots 2 & 3, Concession 9

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