

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

1. Location Map
2. Draft Plan of Subdivision 19T-04V06

Report prepared by:

Duncan MacAskill, Planner, ext 8017

Arto Tikiryan, Senior Planner, ext. 8212

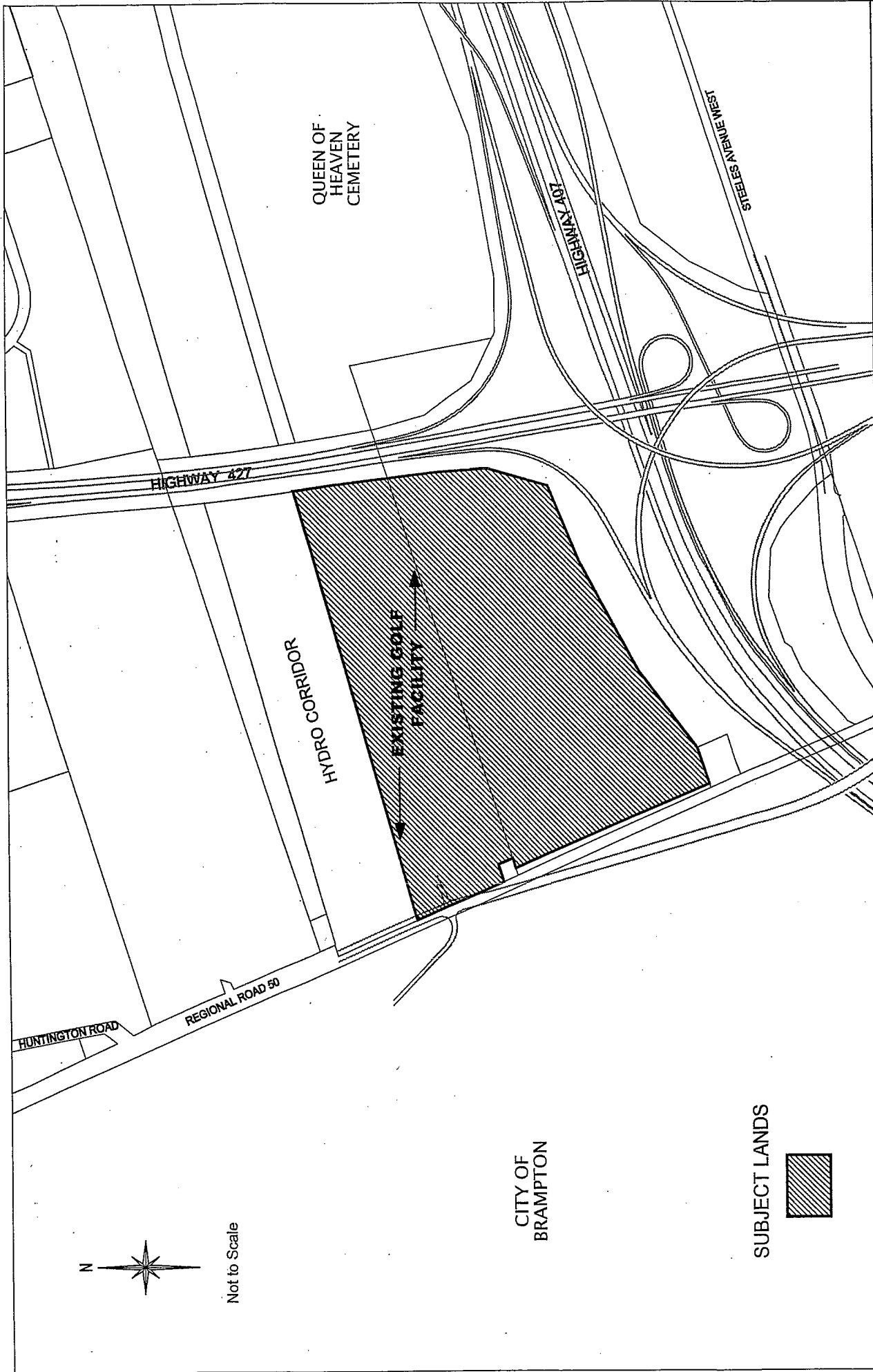
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



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

December 23, 2004

CITY OF
Vaughan

Development Planning Department

Location Map

Part of Lots 2 & 3,
 Concession 9

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

CITY OF
 BRAMPTON

SUBJECT LANDS

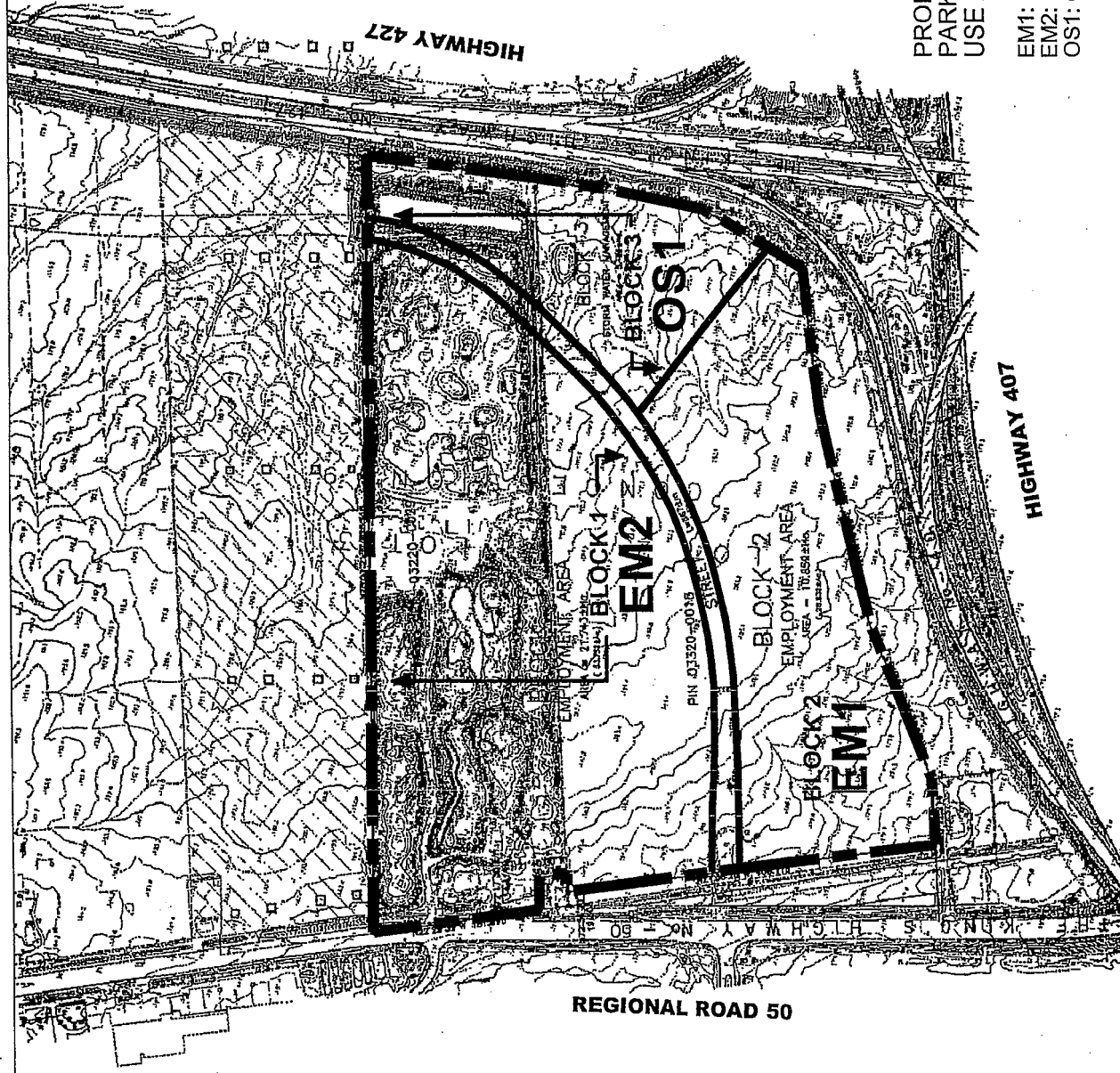


SUBJECT LANDS



PROPOSED REZONING FROM PB2
PARKWAY BELT COMPLEMENTARY
USE ZONE TO:

- EM1: Prestige Employment Area Zone (Block 2)
- EM2: General Employment Area Zone (Block 1)
- OS1: Open Space Conservation Zone (Block 3)



Not to Scale

Attachment
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Development Planning Department

**Proposed Subdivision
& Zoning**

Part of Lots 2 & 3,
Concession 9

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