

**4. OFFICIAL PLAN AMENDMENT FILE OP.05.003  
ZONING BY-LAW AMENDMENT FILE Z.05.009  
PINE SEVEN OFFICE PARK INC.  
PRELIMINARY REPORT**

**P.2005.18**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.003 and Z.05.009 (Pine Seven Office Park Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The applicant has submitted applications to amend the Official Plan and Zoning By-law as follows:

1. amend OPA #240 (Woodbridge Community Plan), as amended by site specific OPA #494 to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the Amendment area, to be consistent with "General Commercial" the land use designation, policies and permitted uses on the applicant's other landholding to the east, to which the subject lands have been consolidated; and,
2. rezone the recently acquired portion of the closed Sylvan Brook Avenue road allowance from R1 Residential Zone to C1 Restricted Commercial Zone under site-specific Exception 9(523) to By-law 1-88, to be consistent with the zone category, standards and permitted uses on the applicant's other landholding to the east, to which the subject lands have been consolidated.

The proposal will facilitate new landscaping and parking areas on the former road allowance, which will accommodate the development of a proposed 3-storey, 1300.6m<sup>2</sup> office building on the applicants easterly lands, which are currently developed with three 2-storey office/commercial buildings (7816.46m<sup>2</sup>), as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive, being part of the former Sylvan Brook Avenue road allowance, and which has been consolidated with the adjacent easterly lands which are in the same ownership and known municipally as 4500, 4550 and 4600 Regional Road #7, in Lot 6, Concession 7, City of Vaughan. The combined 2.224 ha parcel includes the 900m<sup>2</sup> (10m x 90m) recently acquired former Sylvan Brook Avenue road allowance. The former road allowance is currently zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached residential, (R3 Residential Zone)
- South - Regional Road #7; commercial (C1 Restricted Commercial Zone)
- West - proposed Ambria condominium building (RA2 Apartment Residential Zone)
- East - office/commercial on applicant's easterly landholding (C1 Restricted Commercial Zone); Pine Valley Drive

On March 24, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Vaughanwood Ratepayers Association. To date no comments have been received. Any responses 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 proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- review will be given to the appropriateness of rezoning the former Sylvan Brook Avenue road allowance from R1 Residential Zone to C1 restricted Commercial Zone under site-specific Exception 9(523) to By-law 1-88, to be consistent with the zone category, standards and permitted uses on the applicant's easterly lands;
- the proposed amendments will facilitate a land use designation and zoning on the road allowance that is consistent with the applicant's adjacent easterly lands, to allow the applicant to proceed to submit a site plan application for the development of a 3-storey office building on the applicant's easterly parcel, and new landscaping and parking areas on the former road allowance; the design and siting of the proposed 3-storey office building, landscaping and parking areas will be reviewed through the site development process to ensure appropriateness with the existing development on the combined site and in the immediate area; and
- the Regional Planning Department has exempted the proposal from the Regional Official Plan approval process since it does not impact Regional interests, and the implementing amendment can be treated as a matter of local significance to be approved by the City.

## **Relationship to Vaughan**

The applicability of this application 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 from 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, the appropriateness of the applications to amend the Official Plan and Zoning By-law on the former Sylvan Brook Avenue road allowance will be reviewed in consideration of the permitted uses and zone requirements that are applicable on the applicant's easterly adjacent lands, to which the former closed road allowance has been consolidated.

## **Attachments**

1. Location Map
2. Preliminary Site Plan

## **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Ueyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



# Attachment 1

FILE No's:  
OP.05.003  
& Z.05.009

April 7, 2005

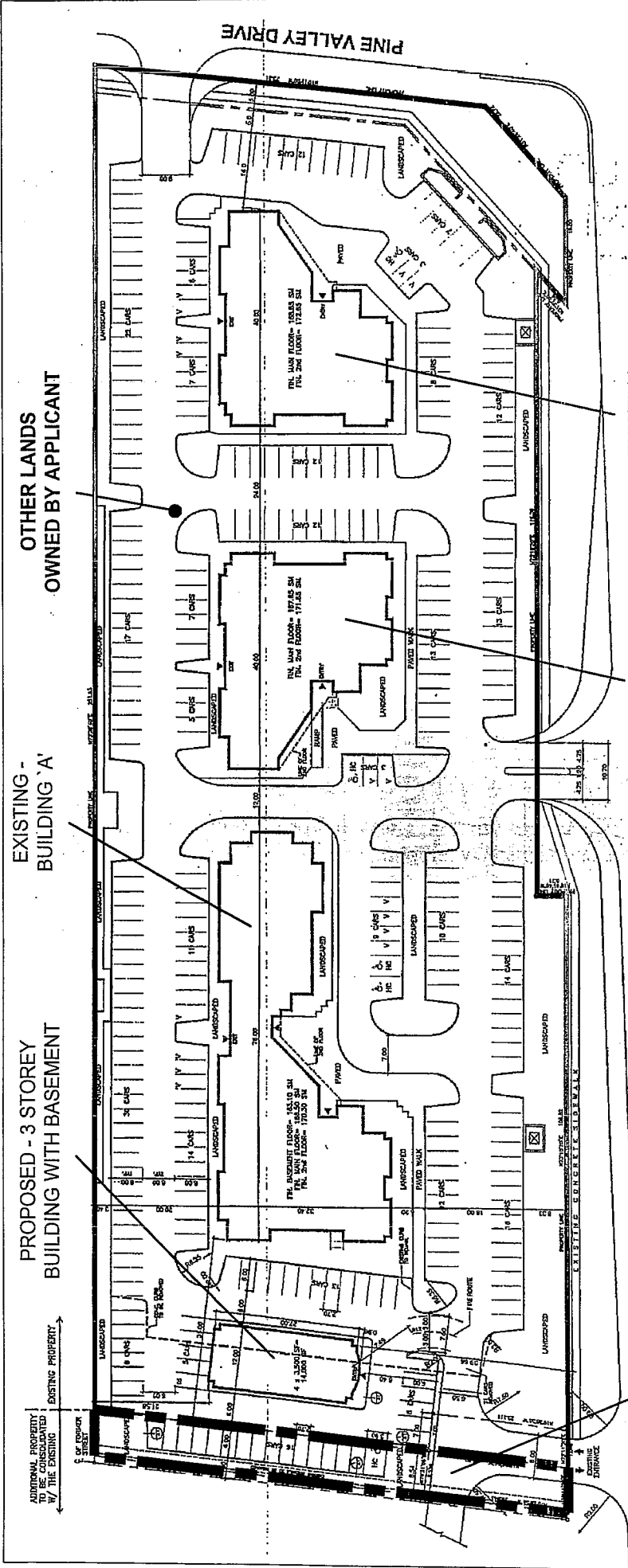
## CITY OF Vaughan

Development Planning Department

### Location Map

Part of Lot 6,  
Concession 7

APPLICANT:  
PINE SEVEN OFFICE PARK INC.



Not to Scale

— SUBJECT LANDS

Recently acquired road allowance to be added to the lands to the east

# Site Plan

Part of Lot 6, Concession 7

APPLICANT:  
PINE SEVEN OFFICE PARK INC.

N:\DPT\ATTACHMENTS\OP\pp.05.003z.05.009



Development Planning Department

# Attachment

# 2

FILE No's.:  
OP.05.003  
& Z.05.009

April 11, 2005