

**1. ZONING BY-LAW AMENDMENT FILE Z.05.021
PARKTRAIL ESTATES INC.
PRELIMINARY REPORT**

P.2005.39

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.021 (Parktrail Estates Inc.) 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 an application to amend the Zoning By-law to permit the site-specific additional use of a Retail Warehouse in the EM1 Prestige Employment Area Zone, on the subject lands shown on Attachment #1.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of two parcels, located on the southwest and southeast corners of Edgeley Boulevard and Bass Pro Mills Drive, being Blocks 2 and 3, and the west half of Block 5, Plan 65M-3692, in Lot 13, Concession 5, City of Vaughan. The southwest parcel (Blocks 2 and 3) is 8.26 ha with 267 m frontage on Four Valley Drive, 208 m on Edgeley Boulevard, 218 m on Highway 400, and 340 m on Bass Pro Mills Drive. The southeast parcel (west half of Block 5) is 3.48 ha with 248 m frontage on Bass Pro Mills Drive and 113 m on Four Valley Drive.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by OPA #517, which permits additional commercial uses, including a place of entertainment, eating establishments, bingo halls, bowling alleys, ice or roller skating rinks and billiard halls; and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1057). The surrounding land uses are:

- North - Bass Pro Mills approved commercial (C1 Restricted Commercial Zone); Vaughan Mills Mall (SCD Shopping Centre District Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - employment (EM1 Prestige Employment Area Zone)
- West - Highway #400

This application is being submitted as part of an attempted settlement process to an appeal to the Ontario Municipal Board on applications previously submitted to amend the Official Plan and Zoning By-law to permit a Motor Vehicle Sales Establishment use, with accessory outside storage and display of vehicles in the EM1 Prestige Employment Area Zone, on Blocks 1, 2 and 3, on Plan 65M-3692 (Files OP.03.020 and Z.03.017). In July 2004, the Owner referred the applications to the Ontario Municipal Board on the basis that the City failed to make a decision within 90 days of the date of the application. The City has advised the Board that they oppose the appeal. The appeal to the OMB has been adjourned in an attempt to reach a settlement. Block 1 has been sold and is currently being developed with a two-storey office building.

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

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

- review will be given to the policies contained in OPA #450 respecting retail warehousing, which shall generally be directed to locations characterized by high visibility and accessibility, and in comprehensively planned groups or centres;
- the proposal will be evaluated in terms of availability of access to an arterial road system, traffic impacts on adjacent land uses and on the regional and local road system, compatibility with adjacent land uses and the existing permitted uses on the subject lands, and urban design impacts on neighbouring lands;
- no concept plan or site plan has been submitted; in considering an application for retail warehousing, studies may be required prior to approval, including a traffic impact study, an urban design plan, a landscape master plan, a comprehensive development plan when dealing with two or more buildings, and a market study;
- the Economic/Technology and Communications Department does not support the proposal on the basis of expanding an already large commercial/retail area of Vaughan Mills Mall and its out parcels, eroding the quality of the employment areas with lower valued uses, additional traffic and parking, and foregoing the opportunity to have growing and high profile uses that contribute to the long-term prosperity of the City.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in consideration of the retail warehousing policies contained in OPA #450, compatibility with surrounding land uses, and the ability of the arterial and local road network to accommodate the use.

Attachments

1. Location Map/Land Use Context Map

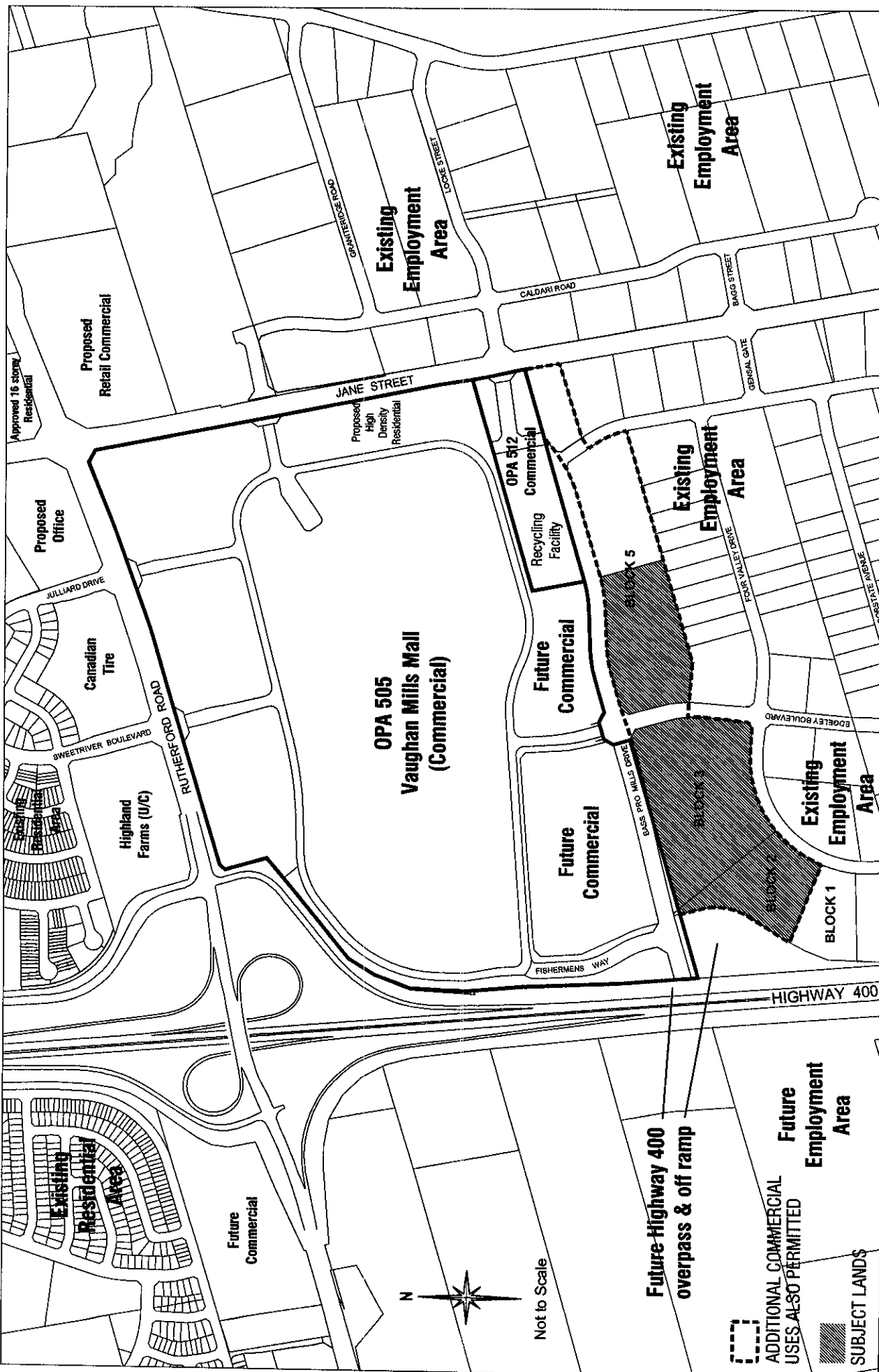
Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Development Manager, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

MARCO RAMUNNO
Director of Development Planning



**Location Map /
Land Use Context Map**

APPLICANT: PARKTRAIL ESTATES INC.
 Part of Lot 13,
 Concession 5

NA\DPY1 ATTACHMENTS\A.2.05.021



Development Planning Department

Attachment 1

FILE No.: Z.05.021
 RELATED FILE No.: OP.03.020
 June 15, 2005