

**8. OFFICIAL PLAN AMENDMENT FILE OP.05.005
ZONING BY-LAW AMENDMENT FILE Z.05.031
DELISLE PROPERTIES LIMITED
PRELIMINARY REPORT**

P.2005.46

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.005 and Z.05.031 (Delisle Properties Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law to redesignate a 5.7 ha site shown on Attachment #1 from "Prestige Area" and "Employment Area General" under OPA #450 (Employment Area Plan) to "General Commercial", within the Vaughan Centre Secondary Plan Area under OPA #600, and to amend By-law 1-88 by rezoning the property from EM1 Prestige Employment Area Zone to C1 Restricted Commercial Zone, to permit retail commercial development. Additional uses and site-specific exceptions to the C1 Zone are proposed, as identified in this report.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of 5.7 ha, located at the southeast corner of Rutherford Road and Jane Street, in Lot 15, Concession 4, City of Vaughan. The site is vacant and has approximately 208 m frontage on Rutherford Road and 166 m on Jane Street, as shown on Attachment #2.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450, and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1170). The surrounding land uses are:

- North - Rutherford Road; vacant/ approved 16-storey residential (A Agricultural Zone)
- South - vacant (C7 Service Commercial Zone)
- East - valley (OS1 Open Space Conservation Zone)
- West - Jane Street; vacant/future commercial (C1 Restricted Commercial Zone)

In April 2003, Council approved applications submitted by the Owner to amend the Zoning By-law and for Site Development (Files: Z.02.007 & DA.02.064), permitting a four-storey office building and three multi-unit industrial buildings on the subject lands, as shown on Attachment #3. Notwithstanding these approvals, and the enactment of an implementing zoning by-law and registration of a site plan agreement, the Owner did not pursue development of the site.

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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the proposed commercial designation and zone will be reviewed in the context of the surrounding land uses;
- the applicant must provide supporting studies, including a planning justification and market analysis, to determine and assess any impacts of adding commercial lands to the Vaughan Centre Secondary Plan and resulting impact of deleting lands from Vaughan's Employment Area;
- the appropriateness of the additional uses proposed to the C1 Restricted Commercial Zone will be assessed, which includes: Accessory Outdoor Display of Merchandise, Brewers Retail, LCBO Outlet, Wine Shop, Car Rental Service, Catalogue Sales, Convention Centre accessory to a Hotel, Micro Brewery/Winery, Pet Grooming Establishment, Print Shop, Radio Transmission Establishment, Retail Nursery, Retail Warehouse, Tavern, Veterinary Clinic, a Place of Entertainment that includes a multi-screen cinema complex and a place for showcasing various products, services and wares and merchandise, and Outdoor Patio's associated with all Eating Establishments;
- the appropriateness of the proposed exceptions to the By-law, including: reduced parking (4.9 spaces per 100m² GFA), landscape strips, driveway access widths, and reduced setbacks, and increased building height from maximum 11m to 20m (or 5-storeys) and a maximum 50m for a hotel to implement the preliminary site plan (Attachment #2), or an alternative land development scenario, will be reviewed against the urban design objectives contained in OPA #600; and
- access, traffic and parking will be reviewed by the City and Region of York, and will require supporting traffic impact and parking justification studies.

Relationship to Vaughan Vision 2007

The applicability of these applications 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 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, consideration will be given to the appropriateness of introducing additional commercial lands to the Vaughan Centre Secondary Plan in OPA #600, and resulting impact to the Employment Area concerning the deletion of employment lands from OPA #450, land use compatibility and impact on the surrounding land uses. Careful consideration will also be given to the proposed additional commercial uses and exceptions to the Zoning By-law.

Attachments

1. Location Map
2. Preliminary Site Plan
3. Current Approved Site Plan

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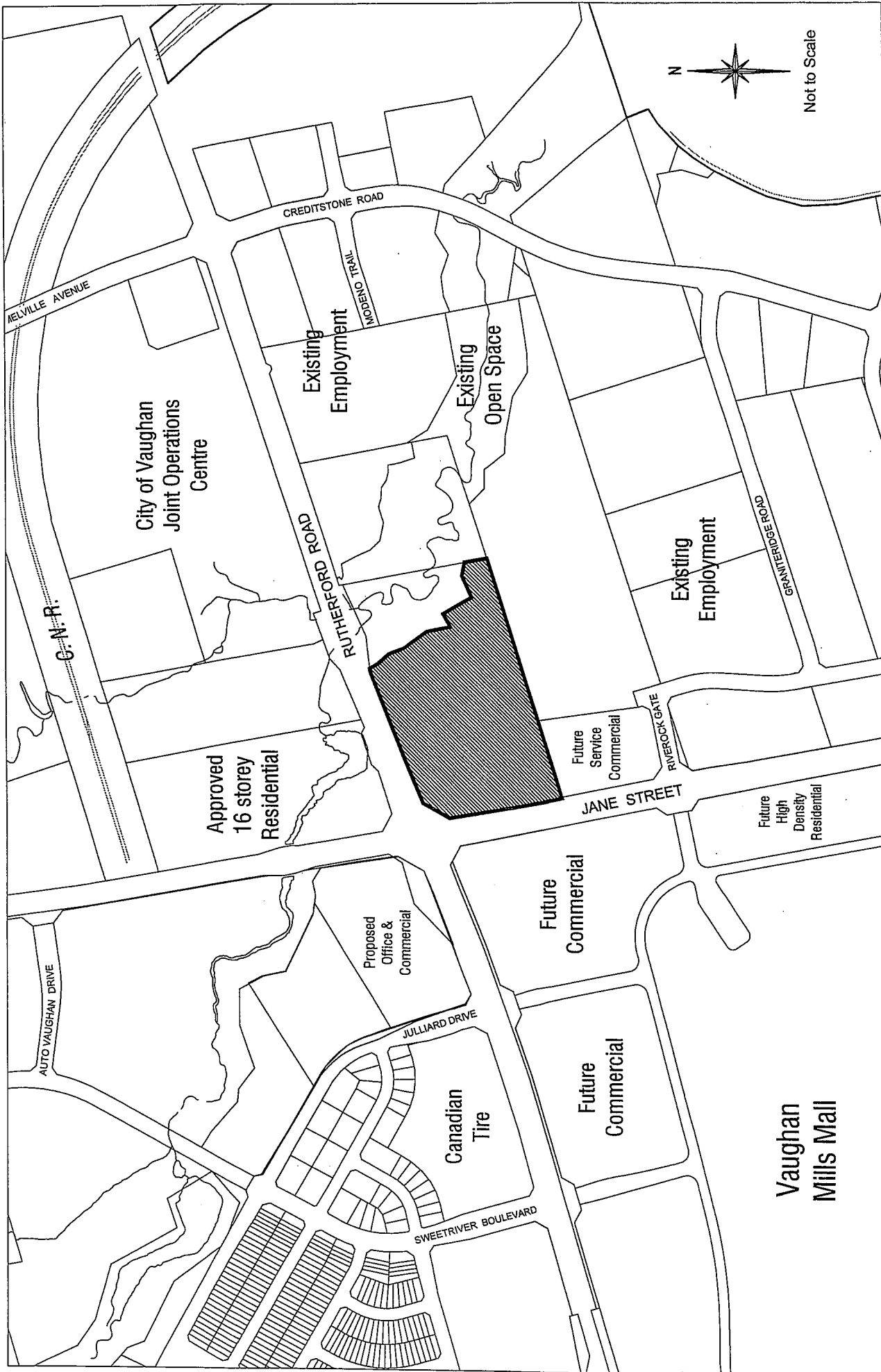
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment 1

FILE No.'s:
OP 05.005
& Z.05.031

May 26, 2005



Development Planning Department



SUBJECT LANDS

Location Map

Part of Lot 15,
Concession 4

APPLICANT:
DELISLE PROPERTIES LIMITED

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RUTHERFORD ROAD

Unit entrances are proposed on both sides of the multi-unit buildings

