

**2. ZONING BY-LAW AMENDMENT FILE Z.05.035
REHMAT TRADING CO., LTD.
PRELIMINARY REPORT**

P.2005.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.035 (Rehmat Trading Co., Ltd.) 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 an application to rezone the subject lands from C6 Highway Commercial Zone to C7, Service Commercial Zone. The rezoning will facilitate the future site development of two, 2-storey service commercial buildings.

Background – Analysis and Options

The subject lands shown on Attachment #1 is 1.38 ha, and is located at the northeast corner of Regional Road 7 and Huntington Road (6720 Regional Road 7), in Part of Lot 6, Concession 9, City of Vaughan. The irregular-shaped site has 73.87m frontage on Regional Road 7 and 148.89m flankage on Huntington Road as shown on Attachment #2, and is currently developed with a 1,198.41m² commercial plaza and a gas bar, which are to be demolished.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for activities that require high visual exposure, good accessibility and an attractive working-environment, and permits a wide range of office, business and civic uses, with no outside storage. The site is also subject to the "Service Node" policies, which permits uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and are located at the intersection of arterial and/or collector roads. The proposed rezoning to C7 Service Commercial Zone will implement the Service Node policies, and conform to the Official Plan.

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(564). The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - Regional Road 7; agricultural (A Agricultural Zone)
- East - commercial (C6 Highway Commercial Zone)
- West - Huntington Road; commercial/employment (C6 Highway Commercial Zone; EM1 Prestige Employment Area Zone)

On August 12, 2005, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no comments have been received. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department 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) as shown on Attachment #3; the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any planning application, including but not limited to, the completion and approval of an erosion study, flood protection study, environmental site assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- the applicant will need to refer to the final draft of the Phase 3 Report for the City's Highway 7 Land Use Futures Study, for guidance on future development that creates a pedestrian and transit supportive environment through street-related buildings and appropriate site planning;
- access, traffic and parking will be reviewed by the City and Region of York, and may require the submission of supporting documents;
- the appropriateness of the proposed rezoning to C7 Zone and any exceptions to the zoning standards that may be required will be reviewed in the context of the surrounding area, and in consideration of a formal site plan application.

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 application, 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 outstanding issues of the Block 57/58 West Plan need to be addressed and satisfied, prior to the technical report for the subject application proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Huntington Business Park Block Plan

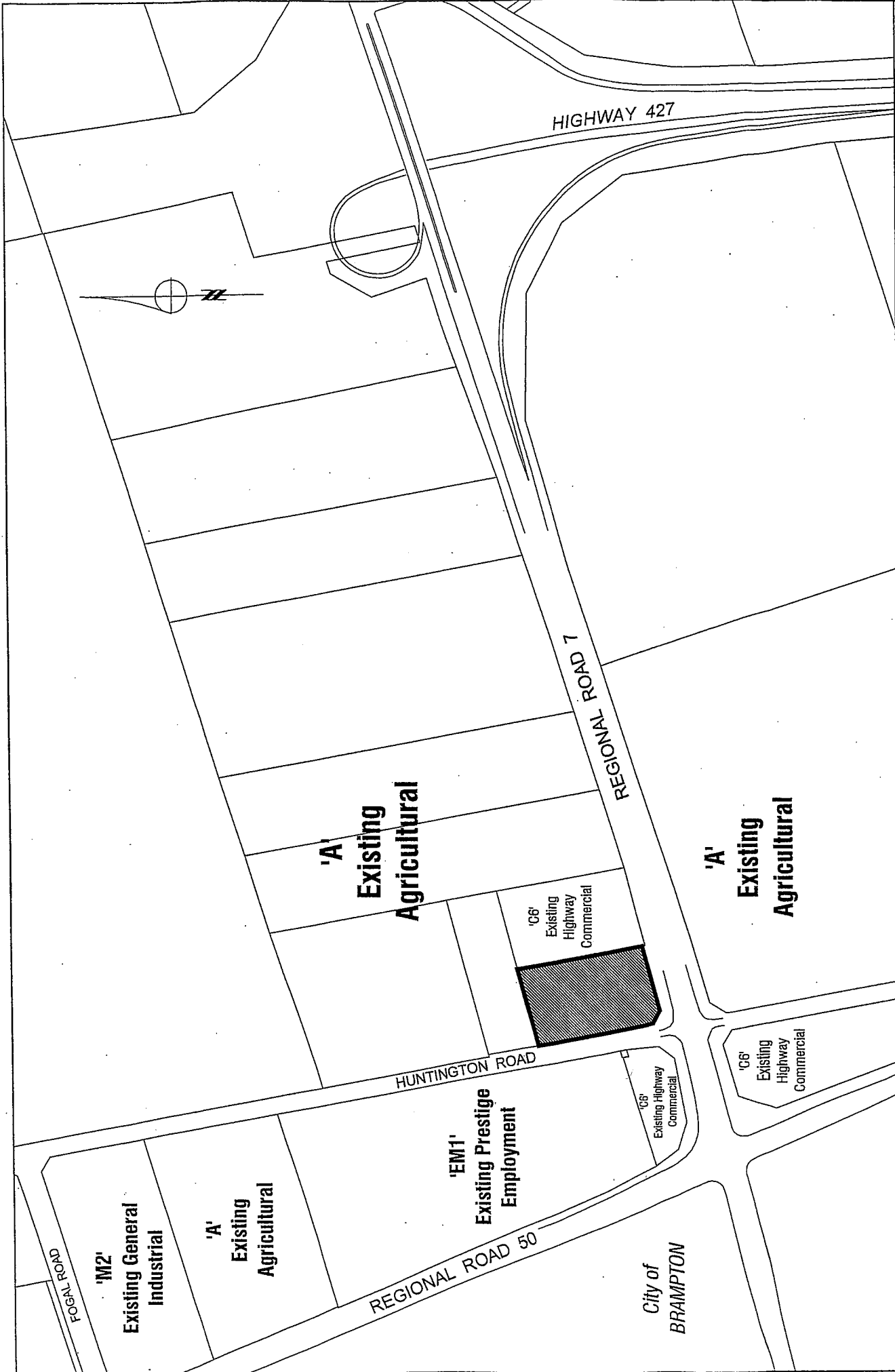
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

MARCO RAMUNNO
Director of Development Planning



Location Map

Part Lot 6,
Concession 9
APPLICANT:
REHMAT TRADING CO. LTD.
RE/VE/TA/ ATTACHMENTS/2/3-05.035

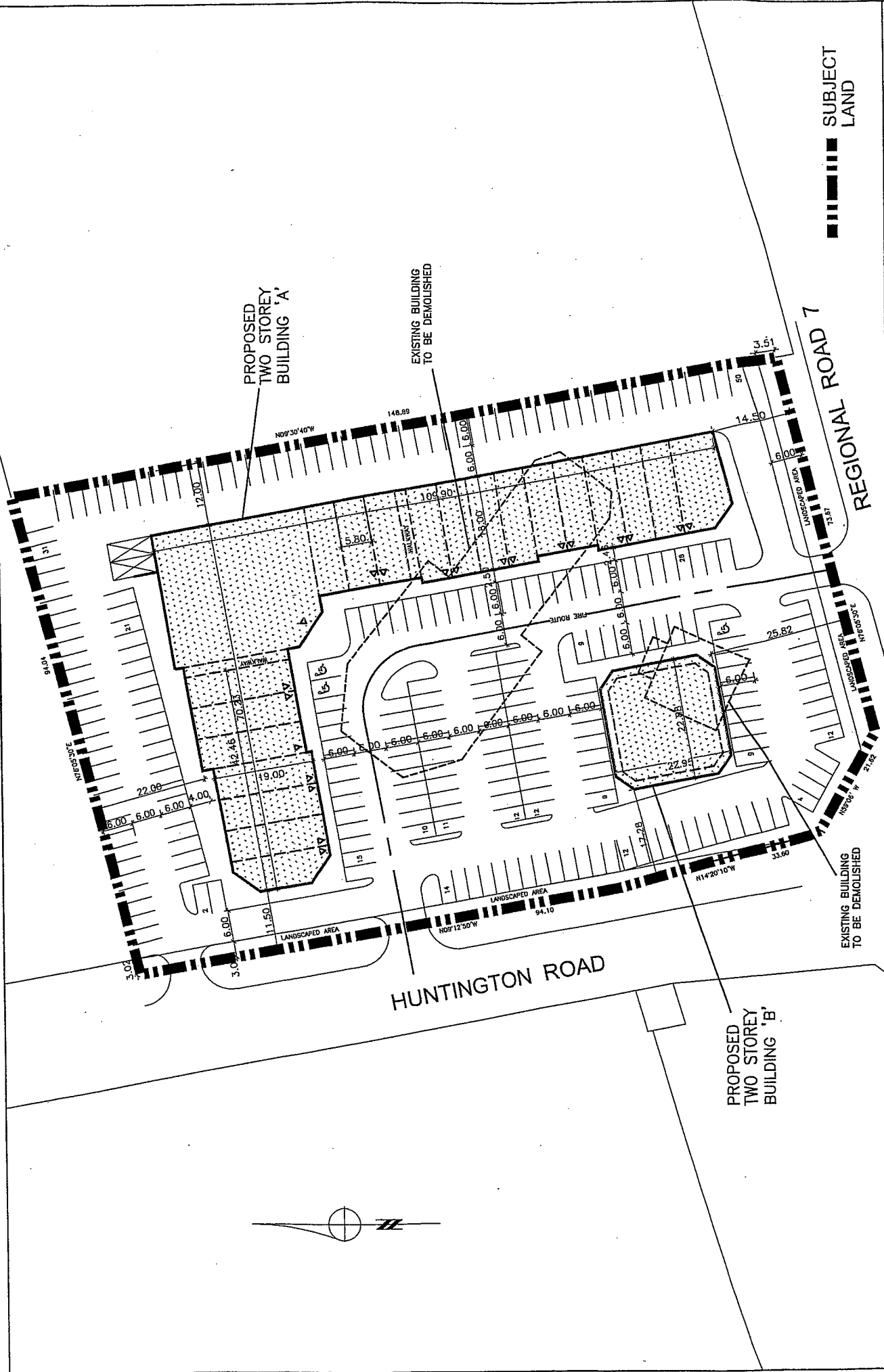


Development Planning Department

SUBJECT
LAND
(ZONED 'C6'
HIGHWAY
COMMERCIAL
ZONE)

Attachment 1

FILE No.:
Z.05.035
Not to Scale
August 23, 2005



■■■■■ SUBJECT LAND

Attachment 2

FILE No.: Z.05.035
 Not to Scale
 August 23, 2005

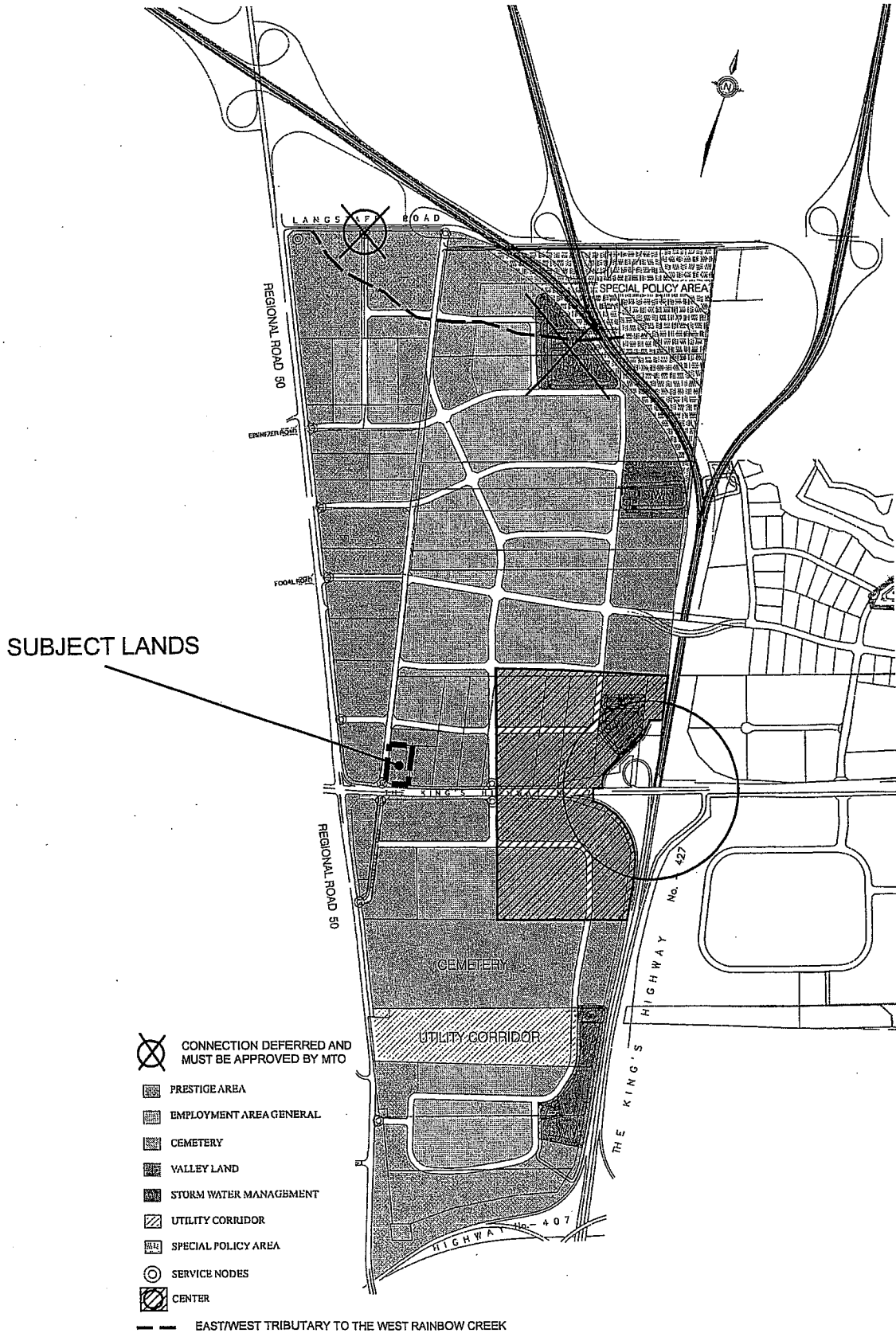


Development Planning Department

Conceptual Site Plan

Part Lot 6,
 Concession 9
 APPLICANT:
 REHMAT TRADING CO. LTD.
 N:\DFT\ ATTACHMENTS\Z-05-035

RED-LINED BLOCK 57/58 WEST PLAN



Red-Lined Block 57/58 West Plan

Part of Lot 6,
Concessions 9

APPLICANT:
REHMAT TRADING CO., LTD.

N:\DFT\1 ATTACHMENTS\2\z.05.03settech3



Development Planning Department

Attachment

FILE No's.:
Z.05.035

August 23, 2005

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