

**3. ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2005.49

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 Ontario 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 an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #2 from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone (Blocks 1 to 3) and C7 Service Commercial Zone (Block 4).

The Owner has also submitted an application for Draft Plan of Subdivision as shown on Attachment #2 to facilitate the development of a 4.1 ha site, as follows:

- 1 Service Commercial Block (proposed C7 Zone) – 1.67 ha
- 3 Prestige Employment Blocks (proposed EM1 Zone) – 1.8 ha
- Road – 0.6 ha

Background - Analysis and Options

The 4.1 ha site shown on Attachment #1 is located south of Langstaff Road, between Regional Road 50 and Huntington Road, in Part of Lot 8, Concession 10, City of Vaughan. The subject lands are used for agricultural purposes.

The subject lands are designated "Prestige Employment Area" and "Employment Area General" by OPA #450 which permits a wide range of employment uses within the "Prestige Area" and "Employment Area General" designations. The lands are zoned "A" Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North – commercial/agricultural (C6 Highway Commercial Zone/A Agricultural Zone)
- South – agricultural (A Agricultural Zone)
- East – Huntington Road; agricultural (A Agricultural)
- West – Regional Road 50; Region of Peel

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 Homeowners Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the 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 applications, 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;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- the Huntington Business Park Plan currently proposes that the northeast corner of Regional Road 50 and the future road be designated a "Service Node"; the draft plan of subdivision proposes a service commercial block (C7) at this location; however, OPA #450 contains a policy for "Service Nodes", which states: "The maximum area of a service node shall be approximately 1.2 ha. A service node may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing." The applicant will need to demonstrate that the proposed 1.67 ha (C7) block is developed in conjunction with a predominant use and shall provide a concept plan which demonstrates that the proposal conforms with the policies of OPA #450;
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized.

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 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 technical report for the subject applications proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-05V01
3. Huntington Business Park Block Plan

Report prepared by:

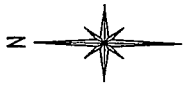
Andrea Seca, Planner, ext. 8215
 Arto Tikiryan, Senior Planner, ext. 8212
 Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

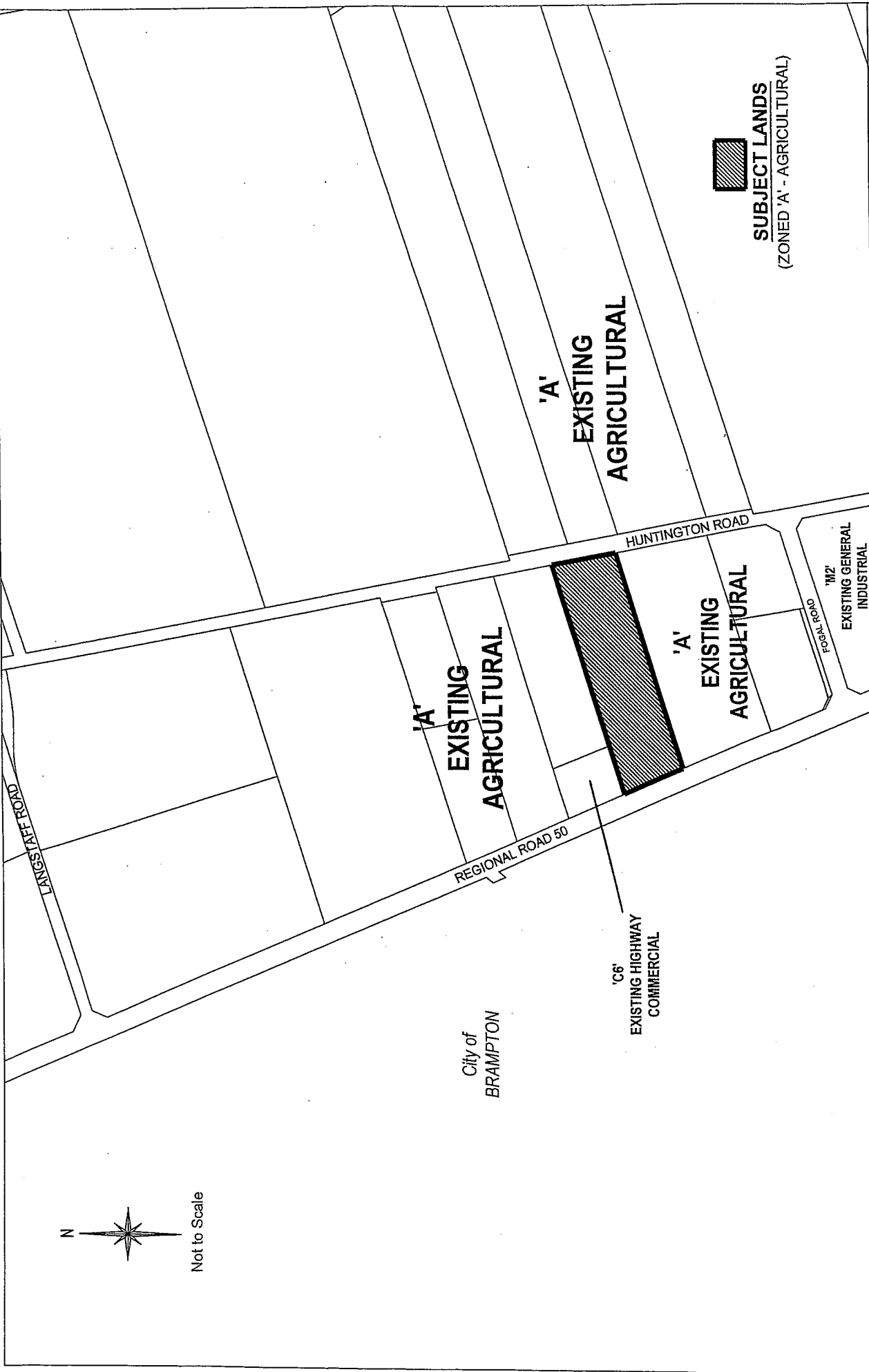
JOHN ZIPAY
 Commissioner of Planning

MARCO RAMUNNO
 Director of Development Planning

/CM



Not to Scale



City of
BRAMPTON

SUBJECT LANDS
(ZONED 'A' - AGRICULTURAL)

Location Map

Part of Lot 8,
Concession 10
APPLICANT:
694917 ONTARIO LIMITED

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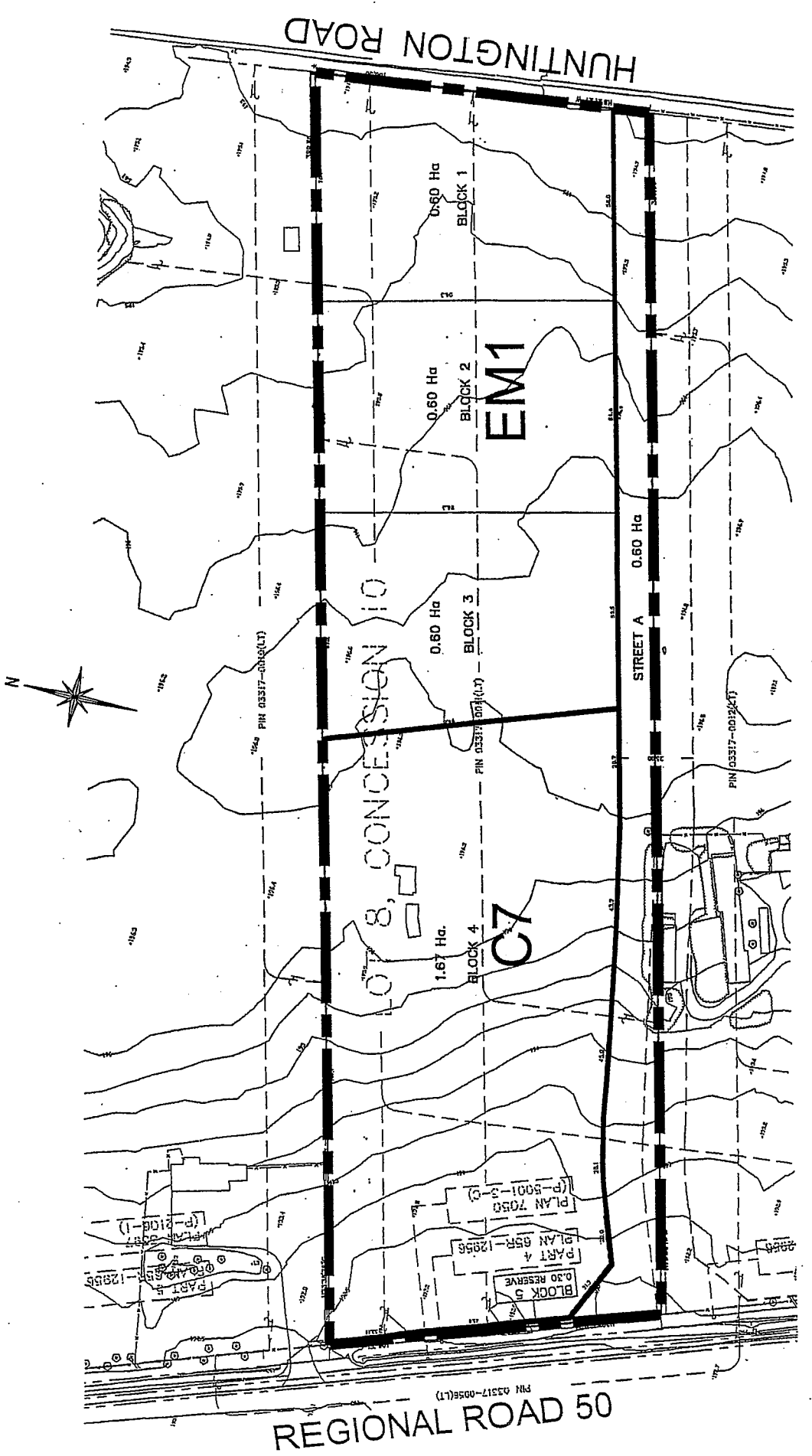


Development Planning Department

Attachment 1

FILE No's:
19T-05V01
& Z.05.003

August 23, 2005



SUBJECT LANDS

Not to Scale

Attachment 2

FILE No's:
19T-05V01
& Z.05.003

July 25, 2005

City of Vaughan

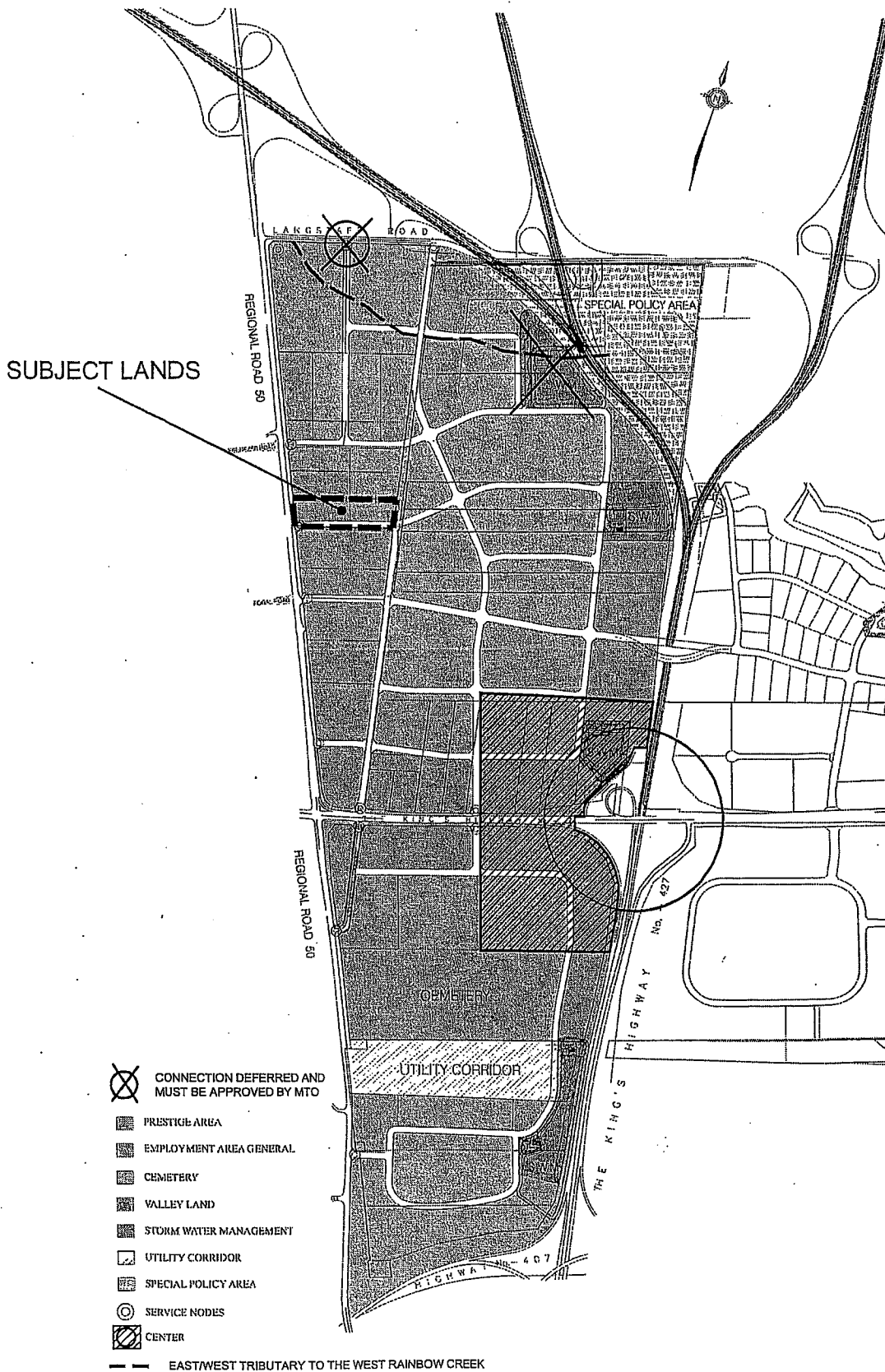
Proposed Subdivision & Zoning

Development Planning Department

Lot 8,
Concession 10

APPLICANT:
694917 ONTARIO LIMITED

RED-LINED BLOCK 57/58 WEST PLAN



Not to Scale

Red-Lined Block 57/58 West Plan

APPLICANT:
694917 ONTARIO LIMITED

City of
Vaughan

Development Planning Department

Attachment

FILE No's.:
19T-05V01 & Z.05.003

August 10, 2005

Part of Lot 8,
Concessions 10

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