

**4.    DRAFT PLAN OF SUBDIVISION FILE 19T-04V15  
WOODBIDGE FARMERS CO. LTD., AND 1510904 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2005.50**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V15 (Woodbridge Farmers Co., Ltd and 1510904 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 for Draft Plan of Subdivision as shown on Attachment #2, to facilitate the development of an 11.784 ha site, as follows:

- 1 Prestige Employment Block (1) – 8.696 ha
- 1 Prestige Employment Block (2) – 2.583 ha
- Road – 0.501 ha

**Background - Analysis and Options**

The 11.784 ha site shown on Attachment #1 is located north of Regional Road 7, between Huntington Road and Regional Road 50, in Part of Lots 6 and 7, Concession 10, City of Vaughan. The subject lands are developed with an industrial building and gas bar, which are proposed to be retained, and agricultural lands.

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 proposed draft plan of subdivision to facilitate prestige employment uses conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone and “A” Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North – industrial (M2 General Industrial Zone)
- South – commercial (C6 Highway Commercial Zone)
- East – commercial/agricultural (C6 Highway Commercial Zone/A Agricultural Zone)
- 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 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;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- an application will be required to rezone part of the future Block 1 from A Agricultural Zone to EM1 Prestige Employment Area Zone, in order to facilitate future employment development;
- it appears that the existing industrial building may conflict with the future east/west road, therefore, the alignment of the proposed road between Huntington Road and Highway 50 will need to be examined;
- 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 application, 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. An application to amend the Zoning By-law to rezone a portion of the proposed Block 1 from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, will also be required.

### **Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-04V15
3. Huntington Business Park Block Plan

### **Report prepared by:**

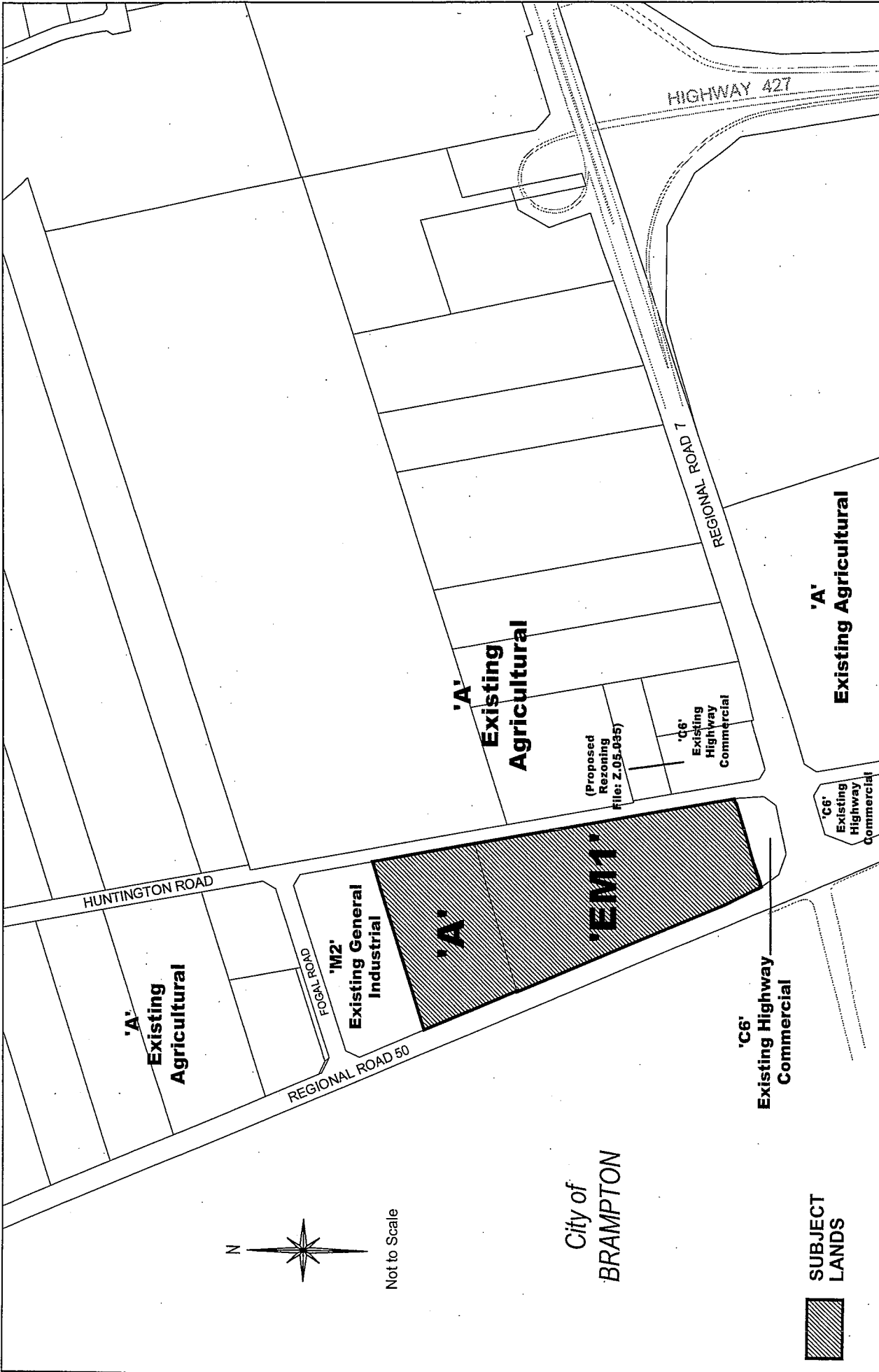
Andrea Seca, Planner, ext. 8215  
 Arto Tikiryan, Senior Planner, ext. 8212  
 Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Director of Development Planning

/CM



# Location Map

Part Lots 6 & 7,  
Concession 10  
 APPLICANT:  
 WOODBRIDGE FARMERS CO. LTD. &  
 1510904 ONTARIO LIMITED  
MAP/PT.1 - ATTACHMENTS 19\191-04\15



Development Planning Department

# Attachment



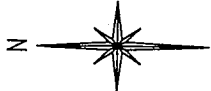
FILE No.:  
19T-04V15

August 29, 2005

City of  
BRAMPTON

**SUBJECT  
LANDS**

Not to Scale



(Proposed  
Rezoning  
File: Z.05-095)

HIGHWAY 427

REGIONAL ROAD 7

HUNTINGTON ROAD

REGIONAL ROAD 50

FOGANT ROAD

'A'  
Existing  
Agricultural

'M2'  
Existing General  
Industrial

'A'

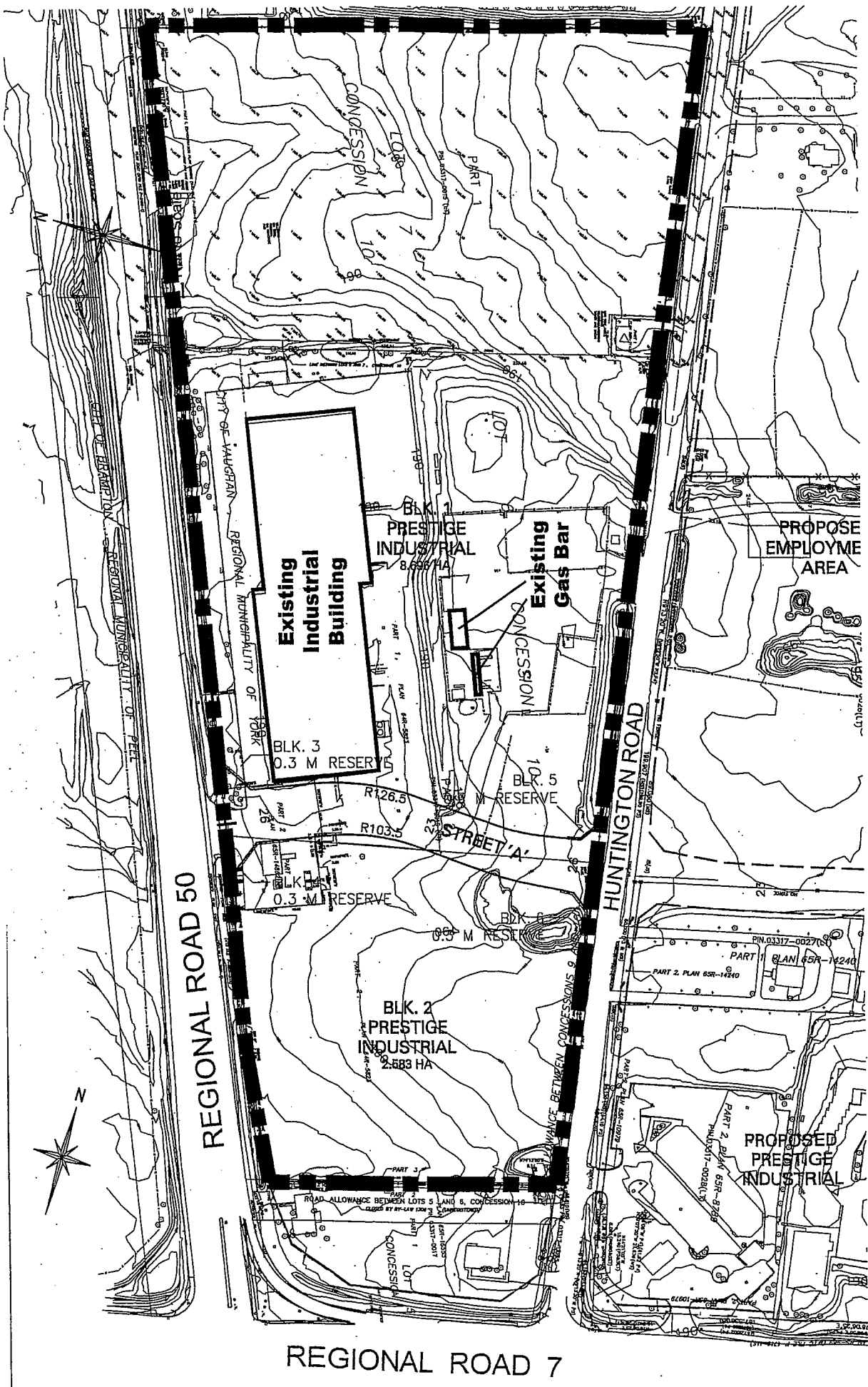
'EM1'

'C6'  
Existing Highway  
Commercial

'A'  
Existing Agricultural

'C6'  
Existing Highway  
Commercial

'A'  
Existing  
Agricultural



SUBJECT LANDS

FILE No.:  
 19T-04V15

August 23, 2005

City of  
**Vaughan**

Development Planning Department

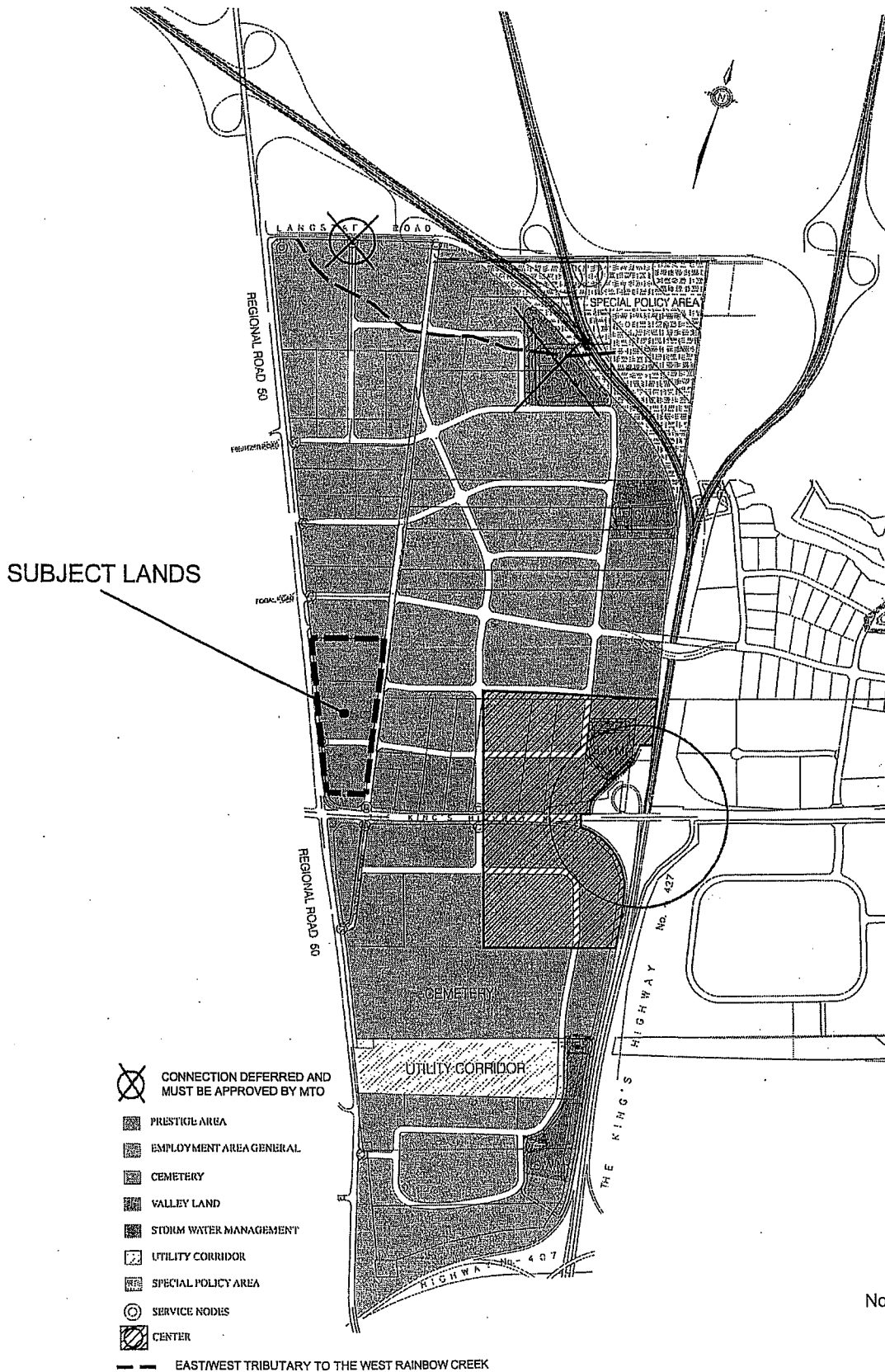
**Draft Plan of  
 Subdivision**

Part Lots 6 & 7,  
 Concession 10

APPLICANT:  
 WOODBRIDGE FARMERS CO. LTD. &  
 1510904 ONTARIO LIMITED

NA\OFT\1 ATTACHMENTS\19\19T-04V15

# RED-LINED BLOCK 57/58 WEST PLAN



Not to Scale

## Red-Lined Block 57/58 West Plan

APPLICANT:  
WOODBRIDGE FARMERS CO. LTD. &  
1510904 ONTARIO LIMITED



Development Planning Department

## Attachment

FILE No.:  
19T-04V15  
August 10, 2005  
Part Lots 6 & 7  
Concessions 10

# 3