

**2. ZONING BY-LAW AMENDMENT FILE Z.05.042
ARGENTO DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2005.56

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.05.042 (Argento Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 from A Agricultural Zone to C2 General Commercial Zone as shown on Attachment #1. The subject lands are to be consolidated with the adjacent commercial block to the east which is zoned C2 General Commercial Zone in Approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.), and to facilitate the future City View Road, as shown on Attachment #2.

Background - Analysis and Options

The 0.27ha site shown on Attachment #1 is located on the north side of Major Mackenzie Drive, west of Highway #400, in Part of Lot 21, Concession 5, City of Vaughan. The vacant lands have frontage of 30m on Major Mackenzie Drive and a depth of 140m.

The subject lands are designated "High Performance Employment Area" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The site is currently vacant. The surrounding land uses are:

- North - agricultural lands (A Agricultural Zone); future residential (RT1(H) Residential Townhouse Zone with the "H" Holding Symbol)
- South - Major Mackenzie Drive; commercial lands (C1(H) Restricted Commercial Zone with the "H" Holding Symbol and C2 General Commercial Zone)
- West - agricultural lands (A Agricultural Zone)
- East - future commercial lands (C2 General Commercial Zone)

On August 26, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands and to the Vellore Woods Ratepayers' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff 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:

- i) the application will be reviewed with respect to the Official Plan policies and permitted uses for the "High Performance Employment Area", and consistency with the approved Block 33 West Plan with respect to lotting and road layout; and;
- ii) review will be given to the appropriateness of the proposed rezoning from A Agricultural Zone to C2 General Commercial Zone to facilitate the future road and the creation of a block to be added to the adjacent commercial block in Approved Draft Plan of Subdivision 19T-03V08, and any exceptions to the zoning by-law that may be required to provide consistency in zoning with the easterly commercial block.

Relationship to Vaughan Vision 2007

The applicability of this application 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 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 the context of providing consistency in zoning with the easterly commercial block in Approved Draft Plan of Subdivision 19T-03V08, and with the approved Block 33 West Plan with respect to the lotting and road layout.

Attachments

- 1. Location Map/Proposal
- 2. Approved Draft Plan of Subdivision 19T-03V08 (adjacent lands to the east)

Report prepared by:

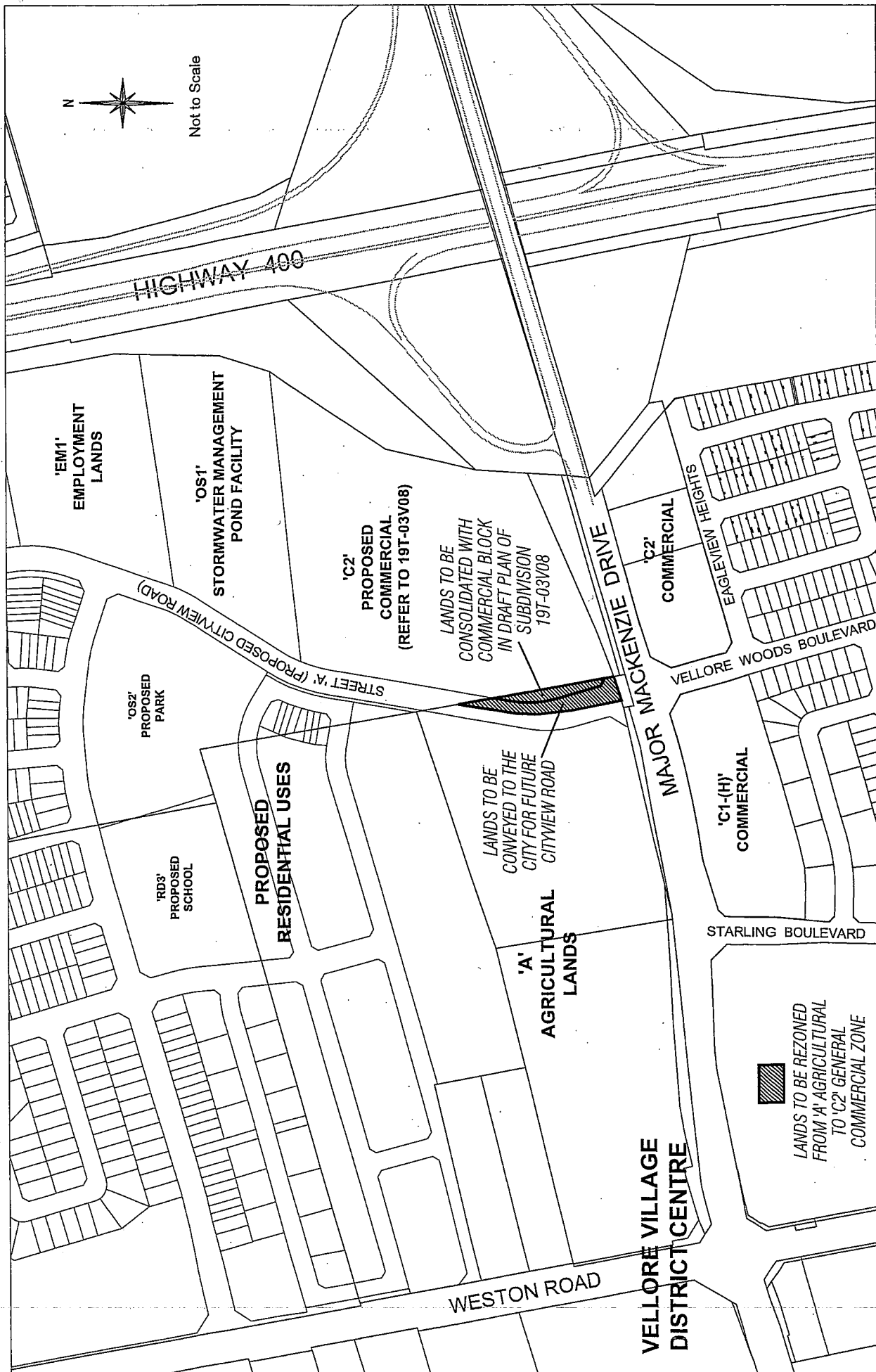
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map/Proposal

Part of Lot 21,
Concession 5

APPLICANT:
ARGENTO DEVELOPMENTS INC.

City of
Vaughan

Development Planning Department

Attachment

FILE No.:
Z.05.042
RELATED FILE:
19T-03V08

August 22, 2005

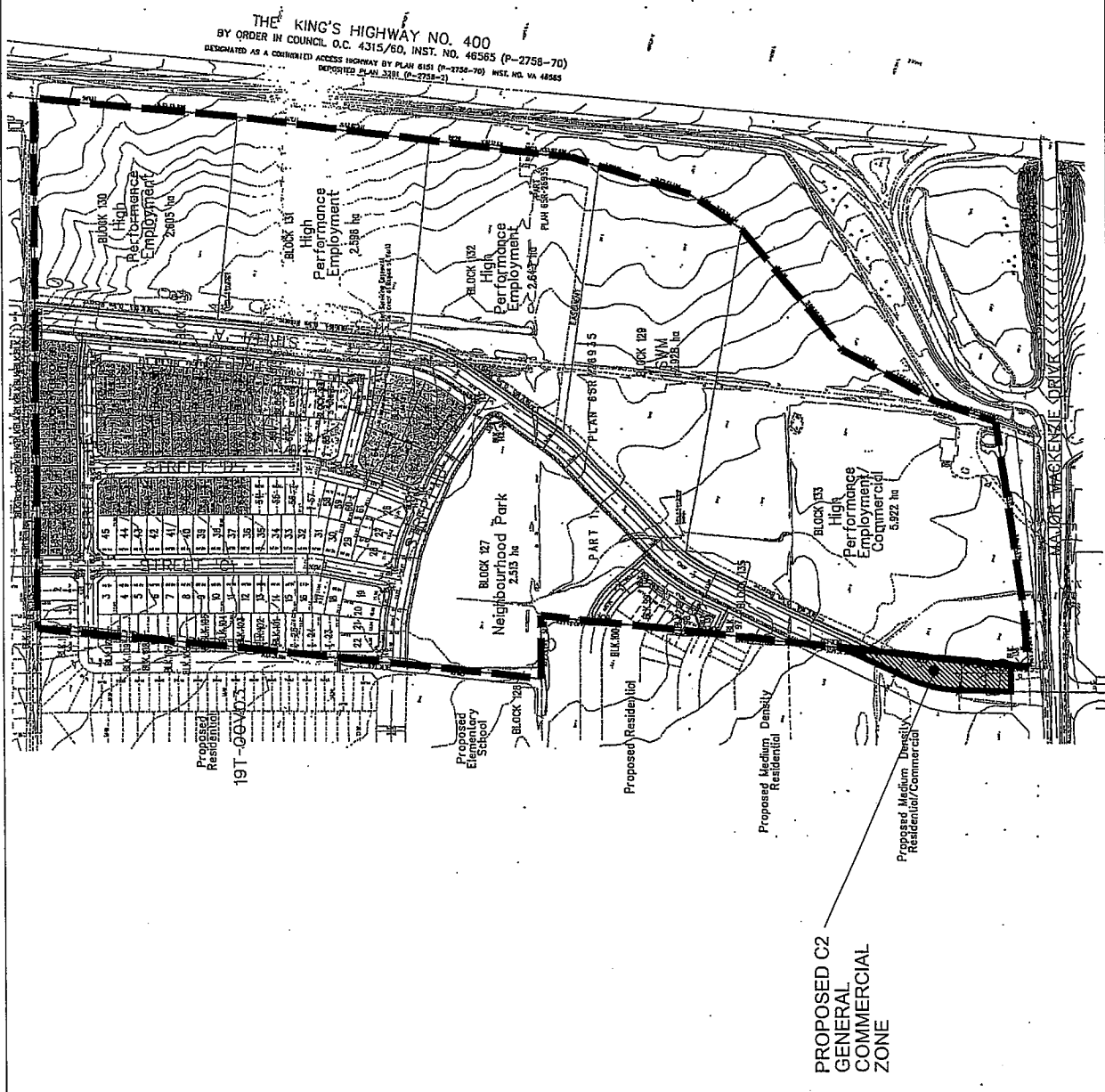
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Not to Scale



JUNE 1, 2005
DRAFT APPROVED PLAN
OF SUBDIVISION
19T-03V08



Draft Approved Plan of Subdivision 19T-03V08

APPLICANT: ARGENTO DEVELOPMENTS INC.
Part of Lot 21, Concession 5

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Development Planning Department