

COMMITTEE OF THE WHOLE NOVEMBER 21, 2005

**ZONING BY-LAW AMENDMENT FILE Z.05.042
ARGENTO DEVELOPMENTS INC.
REPORT #P.2005.56**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.05.042 (Argento Developments Inc.) BE APPROVED, to rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone as shown on Attachment #1, to facilitate the consolidation of the lands with the adjacent easterly C2 General Commercial Zone lands in approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.), and subject to the same zoning Exception 9(1221).

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to C2 General Commercial Zone, subject to zoning Exception 9(1221), which applies to the adjacent easterly commercial lands.

The easterly portion of the subject lands to be consolidated with the adjacent commercial block to the east, which is zoned C2 General Commercial Zone and subject to Exception 9(1221) in approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.); and, the westerly portion will facilitate the future Cityview Boulevard, a 23m wide primary road allowance, 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 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)

Public Hearing

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.

The recommendation of the Committee of the Whole to receive the Public Hearing report on October 11, 2005, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on October 17, 2005.

Block 33 West Plan

On September 8, 2003, Council approved the Block Plan for the Block 33 West Planning Area. The Block Plan totals 169ha with 32ha of land for high performance employment uses, and provides for Cityview Boulevard, a 23m wide north-south primary road, allowance which connects Major Mackenzie Drive to the south with Teston Road to the north, as shown on Attachment #2. The proposal is consistent with the employment land uses and road layout for the approved Block Plan.

Official Plan

The subject lands shown on Attachment #1 are designated "High Performance Employment Area" by OPA #600, which permits high quality business park uses primarily for prestige/light industrial uses, research and data processing. The Official Plan also allows for limited retail, office commercial (head offices in particular) and service commercial including financial institutions, hotels, conventions centres, restaurants, entertainment (within a hotel, convention centre or office complex) and institutional uses on lands having frontage on Major Mackenzie Drive.

To ensure a high quality business park compatible with the residential uses on the west side of Cityview Boulevard, the Official Plan prohibits uses such as automobile service stations, gas bars and car washes, automobile dealers, and automobile paint and repair, as well as uses that involve outside storage and display, and uses that generate high levels of truck traffic.

The proposal to rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone, in order to consolidate the property with the adjacent easterly lands that is zoned C2 within an approved draft plan of subdivision, conforms to the Official Plan.

Zoning

The 0.27ha subject lands are proposed to be rezoned from A Agricultural Zone to C2 General Commercial Zone, and are to be consolidated with the adjacent 5.92ha commercial block to the east in approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.), and subject to the same zoning Exception 9(1221), which will facilitate development of a full commercial block and Cityview Boulevard, as shown on Attachment #2.

The C2 Zone lands in Draft Plan of Subdivision 19T-03V08 are subject to Exception 9(1221), which provides site-specific zoning requirements respecting uses permitted in the C2 Zone; the definition of a bakery; the location of drive-through; minimum parking standards; minimum building setbacks, lot coverage, building height, setback to a Residential Zone, and landscaping; and, the location of loading areas.

The proposed zoning for the subject lands will be consistent with the C2 General Commercial Zone and the site-specific requirements in Exception 9(1221). The proposed amendment to the zoning by-law is appropriate for the subject lands, and will allow for the consolidation of the commercial lands, and the completion of the commercial block and primary road to intersect with Major Mackenzie Drive.

Once the subject lands are consolidated with the adjacent commercial block, this property will be subject to the conditions of approval for Draft Plan of Subdivision 19T-03V08, which was approved on June 1, 2005. The final plan for Approved Draft Plan of Subdivision 19T-03V08 will include the subject lands for commercial and the portion of Cityview Boulevard.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The proposed application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from 'A' Agricultural Zone to C2 General Commercial Zone has been reviewed by the Development Planning Department in accordance with the applicable policies in the Official Plan. The proposal conforms to the policies in OPA #600 with respect to uses, and to the Block 33 West Plan. The Development Planning Department is satisfied that the proposed amendment to By-law 1-88 to rezone the subject property to C2 Zone, consistent with the C2 Zone and site-specific zoning requirements in Exception 9(1221) on the adjacent easterly block to which the subject lands are to be consolidated with, is appropriate to facilitate the assembly and development of a full commercial block and Cityview Boulevard, the 23m wide north-south primary road allowance.

Attachments

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

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

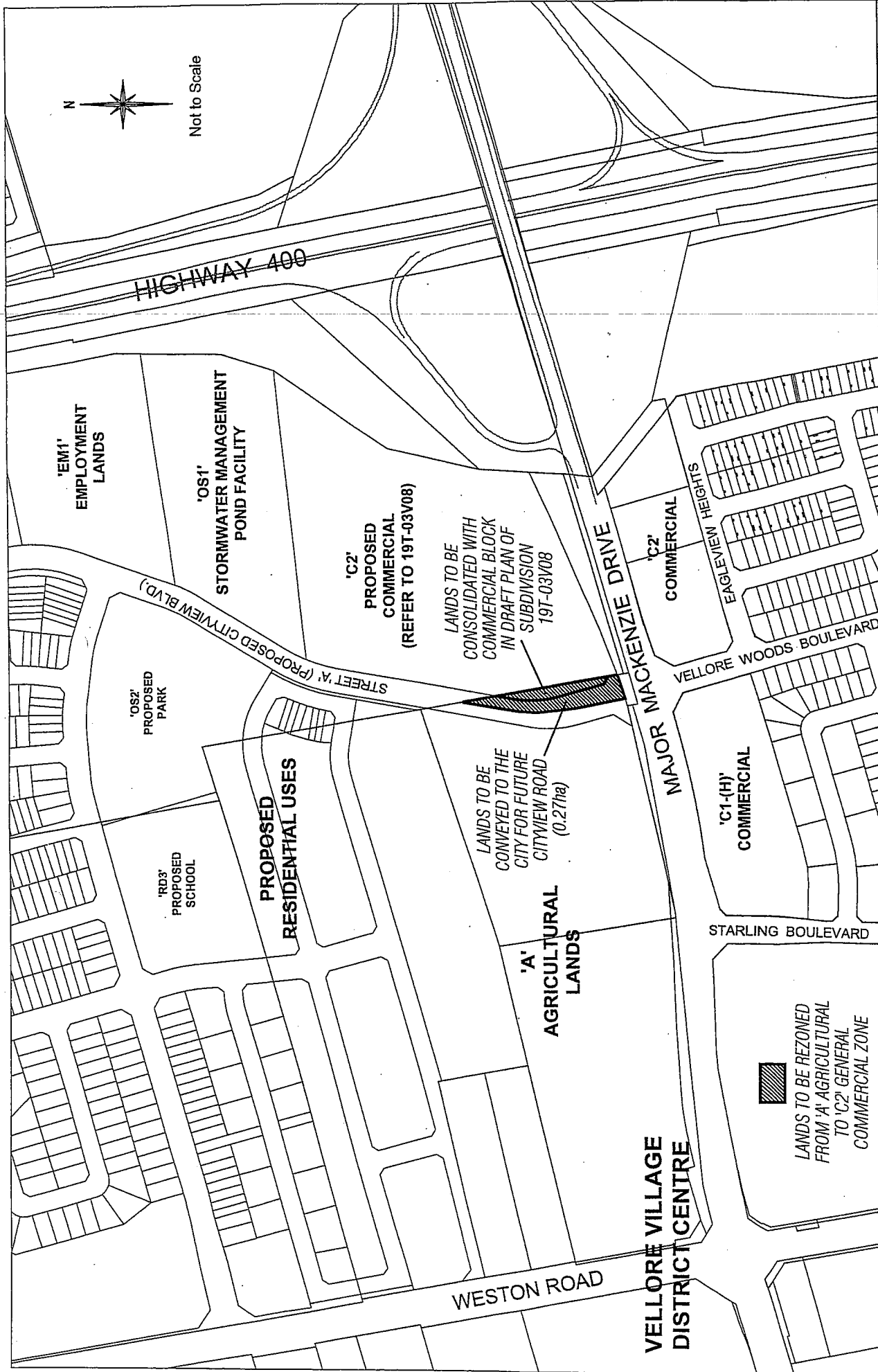
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\SER\WORKING\JEFFERS\JCWArgentoNov2105DRAFT.doc



Location Map/Proposal

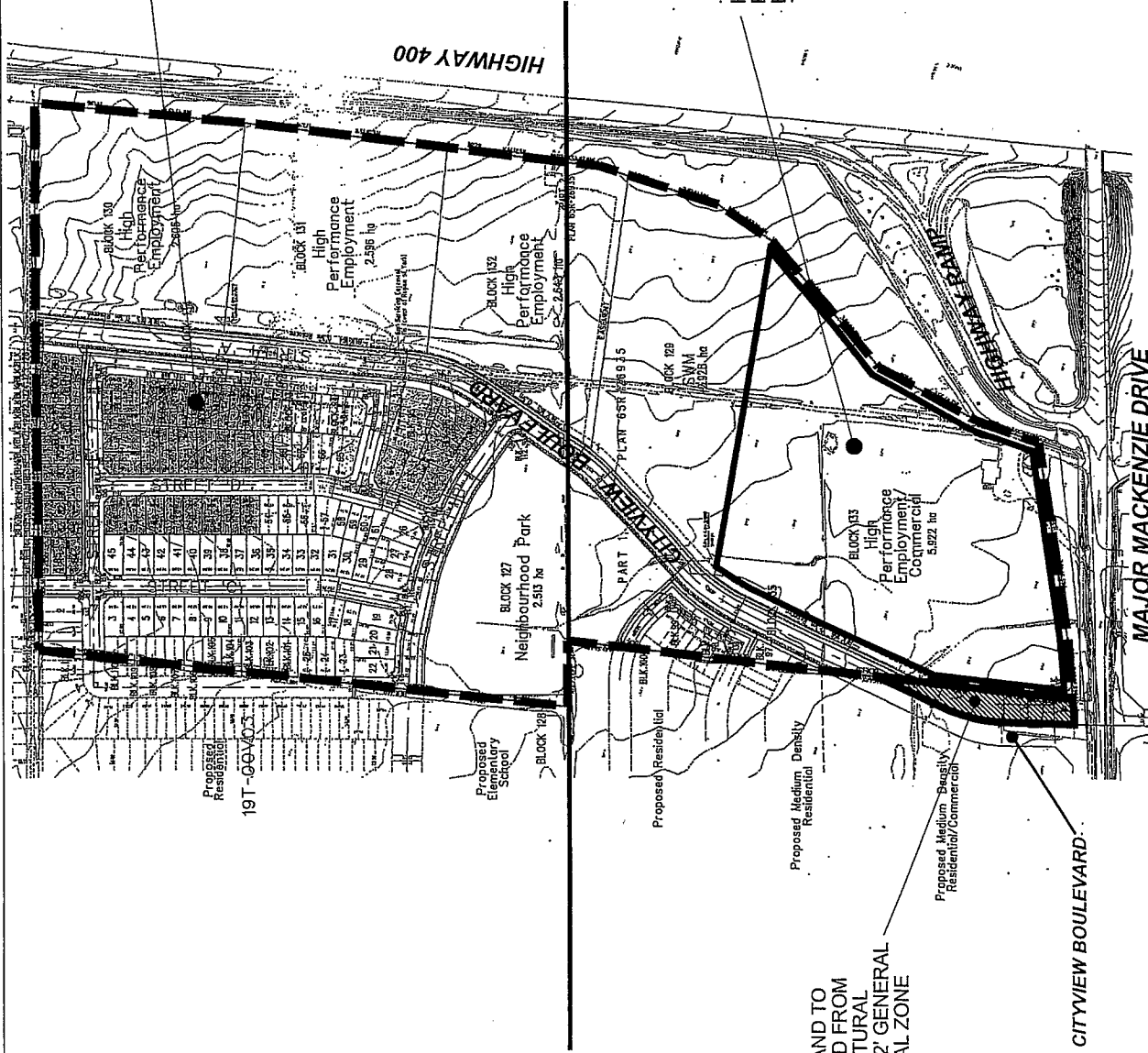
Part of Lot 21,
 Concession 5

APPLICANT:
 ARGENTO DEVELOPMENTS INC.



Not to Scale

PHASE 2 RESIDENTIAL



SUBJECT LAND TO
BE REZONED FROM
'A' AGRICULTURAL
ZONE TO 'C2' GENERAL
COMMERCIAL ZONE

HIGH PERFORMANCE
EMPLOYMENT / COMMERCIAL
BLOCK WHICH IS TO RECEIVE
THE SUBJECT LANDS



SUBJECT LANDS



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



STORMWATER
MANAGEMENT FACILITY

Approved Draft Plan of Subdivision 19T-03V08

APPLICANT:
ARGENTO DEVELOPMENTS INC.

Part of Lot 21,
Concession 5

City of
Vaughan

Development Planning Department

Attachment

FILE No.:
Z.05.042
RELATED FILE:
19T-03V08
November 7, 2005