

**6. ZONING BY-LAW AMENDMENT FILE Z.06.034
LOUISE M. HAWKINS**

P.2006.66

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.034 (Louise M. Hawkins) 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 shown on Attachment #1 from A Agricultural Zone to EM1 Prestige Employment Area Zone to facilitate the development of the site for prestige employment uses at a future date.

Background - Analysis and Options

The subject lands area located on the east side of Jane Street, north of Regional Road #7 (7961 Jane Street), in Part of Lot 7, Concession 4, City of Vaughan. The 0.16ha site has a 35m frontage on Jane Street and a depth of 47m, and is developed with a two-storey brick dwelling and a frame garage as shown on Attachment #2.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned A Agricultural Zone. The surrounding land uses are as follows:

- North - vacant employment area (EM1 Prestige Employment Area Zone), existing Mennonite Church Cemetery (OS2 Open Space Park Zone)
- South - existing multi-unit industrial building (EM1 Prestige Employment Area Zone)
- East - vacant employment area (EM1 Prestige Employment Area Zone), valley lands (OS1 Open Space Conservation Zone)
- West - Jane Street; existing multi-unit industrial building (EM1 Prestige Employment Area Zone)

The "Prestige Area" designation of the Official Plan provides opportunities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses. The proposed rezoning from A Agricultural Zone to EM1 Prestige Employment Area Zone would implement the "Prestige Area" designation and policies of the Official Plan.

On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical 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) review will be given to the appropriateness of the proposed rezoning from A Agricultural Zone to EM1 Prestige Employment Area Zone and the compatibility

of the proposed prestige employment uses with the other permitted uses in the surrounding area;

- ii) comments will be required from York Region and the Toronto and Region Conservation Authority with respect to the existing access, servicing and any planned road widenings, and proximity to the existing easterly open space system, which may affect the ability to develop the site;
- iii) review will be given to storm water management, sanitary/water servicing, lot grading, traffic and the arterial road network at the site plan stage, to the satisfaction of the Vaughan Engineering Department and appropriate external public agencies;
- iv) a Phase 1 ESA is required for the subject property and shall be reviewed to the satisfaction of the Vaughan Engineering Department;
- v) review will be given to preservation of the existing structures on the subject lands, which are listed in the City's "Inventory of Significant Heritage Structures"; the building is a foursquare house built circa 1920; the Cultural Services Division recommends the preservation of the buildings and incorporation into any new development of the site; and,
- vi) review will be given to creating a legal non-conforming use should the residence remain on the subject lands until it is developed for prestige employment uses.

Relationship to Vaughan Vision 2007

The applicability of this application 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 appropriateness of rezoning the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone to facilitate the development of the site for prestige employment uses at a future date, will be reviewed.

Attachments

1. Location Map
2. Plan of Survey

Report prepared by:

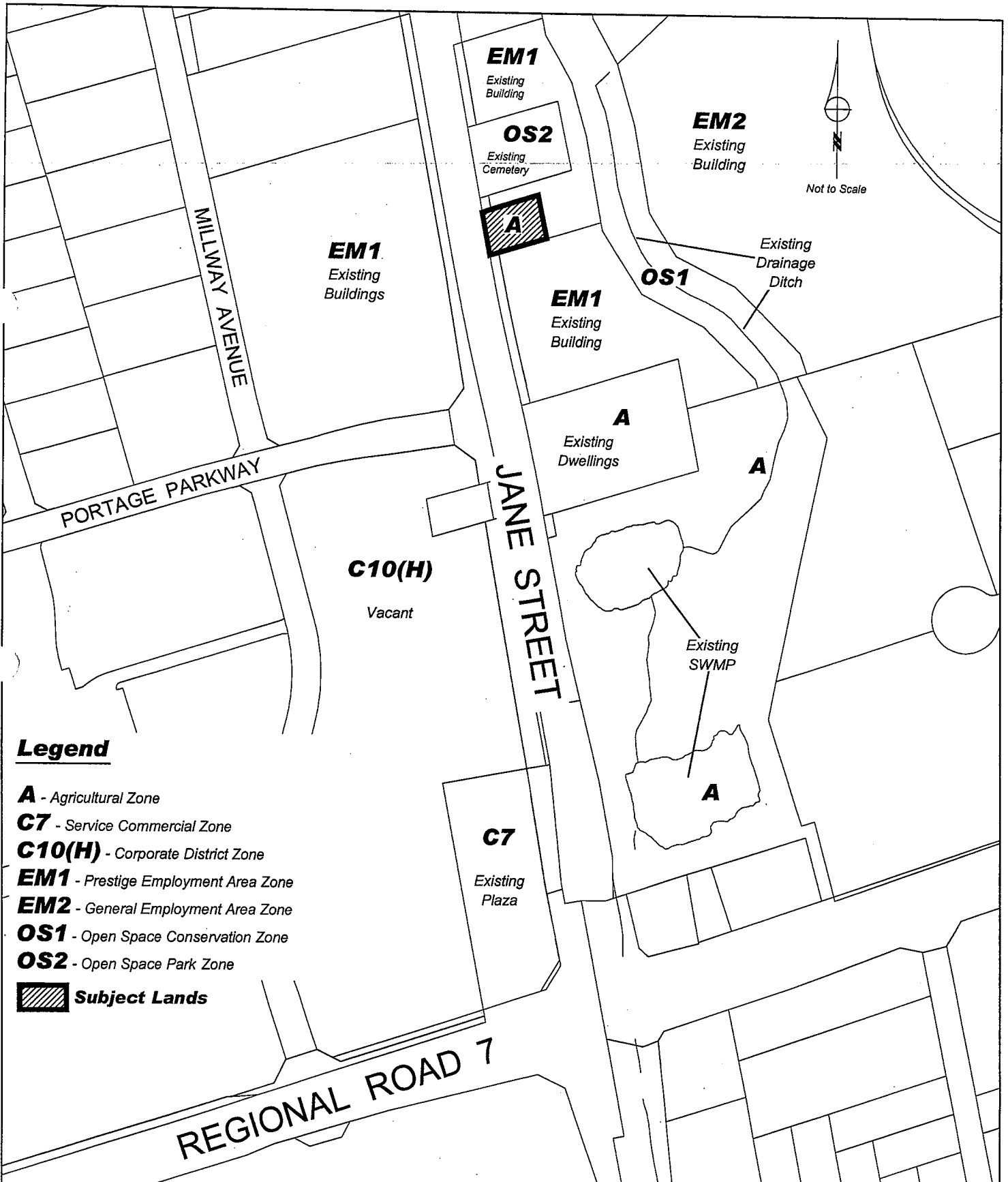
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- A** - Agricultural Zone
- C7** - Service Commercial Zone
- C10(H)** - Corporate District Zone
- EM1** - Prestige Employment Area Zone
- EM2** - General Employment Area Zone
- OS1** - Open Space Conservation Zone
- OS2** - Open Space Park Zone
- Subject Lands**

Location Map

Part Lot 7
Concession 4

APPLICANT:
LOUISE M. HAWKINS

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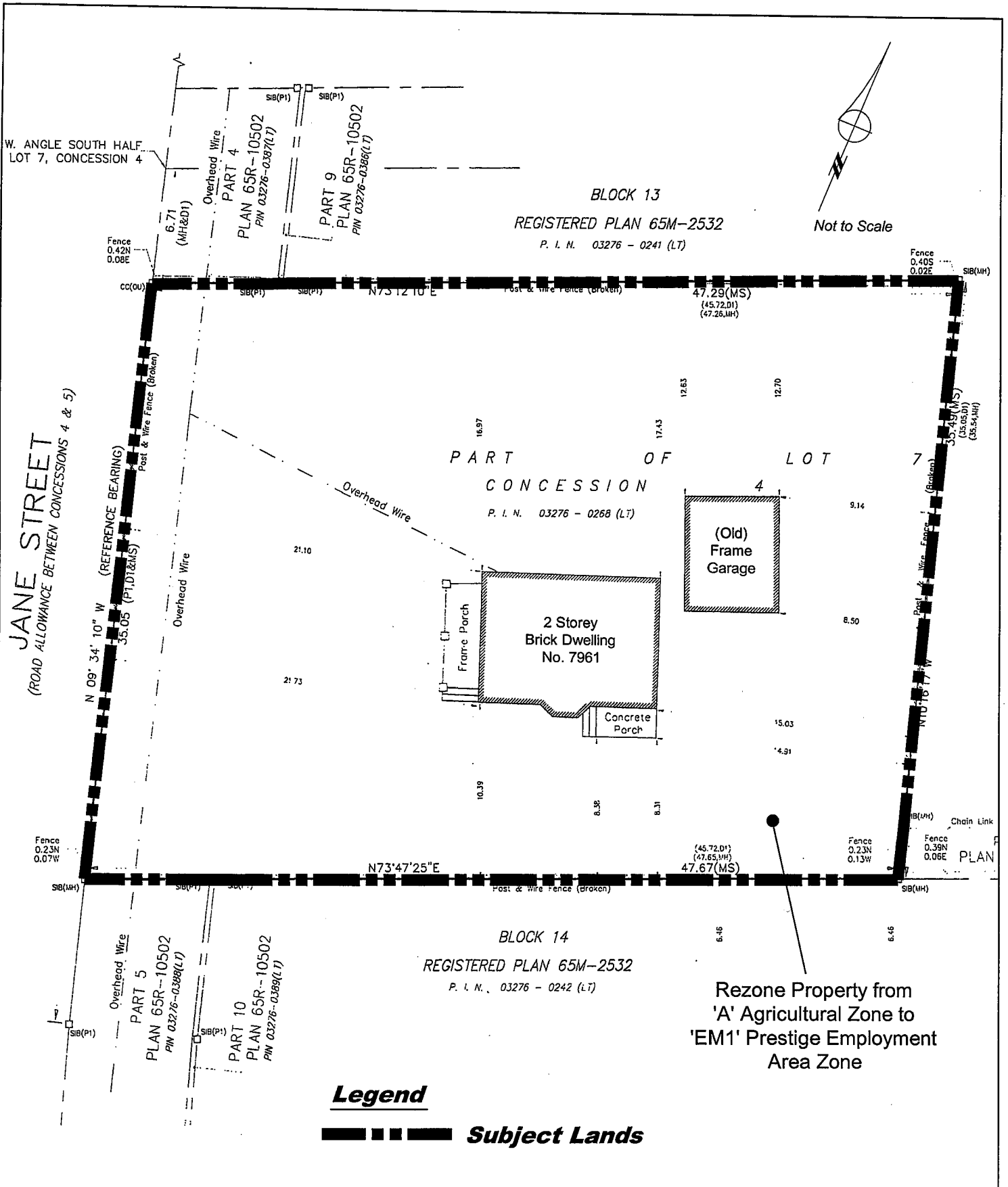
Development Planning Department

Attachment

FILE No.:
Z.06.034

May 01, 2006

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Rezone Property from
'A' Agricultural Zone to
'EM1' Prestige Employment
Area Zone

Legend
 ■■■■ Subject Lands

Plan of Survey



Attachment

Part Lot 7
Concession 4

 APPLICANT:
LOUISE M. HAWKINS

Development Planning Department

FILE No.:
Z.06.034

August 25, 2006

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