

1.      **OFFICIAL PLAN AMENDMENT FILE OP.07.002  
ZONING BY-LAW AMENDMENT FILE Z.07.007  
GALCAT INVESTMENTS INC.**

**P.2007.18**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.002 and Z.07.007 (Galcat Investments 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1.      An application to amend the Official Plan to redesignate the subject lands from "Special Complementary Use Area" within the Parkway Belt West Plan to "Employment Area General" under OPA #450 (Employment Area Plan); and,
2.      An application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM2 General Employment Area Zone.

The proposed redesignation and rezoning of the 3.67 ha property will facilitate the future use and development of the subject lands for general employment uses. The applicant has provided a conceptual site plan (Attachment #2) showing how the property can be developed, however, as there is no tenant confirmed for the site, the drawing will be reviewed for discussion purposes only.

**Background - Analysis and Options**

The subject lands are located east of Pine Valley Drive and south of Highway 407, in Part of Lots 2 and 3, Concession 6, City of Vaughan, as shown on Attachment #1.

The subject lands, which are currently vacant, are designated "Special Complementary Use Area" by the Parkway Belt West Plan. On November 28, 1996, the Ministry of Municipal Affairs and Housing approved Amendment No. 106, which deleted the subject lands from the Parkway Belt West Plan. The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The surrounding land uses are:

- North - stormwater management pond (PB2 Parkway Belt Complementary Use Zone)
- South - Hydro Corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- East - open space (PB2 Parkway Belt Complementary Use Zone)

## West - stormwater management pond (PB2 Parkway Belt Complementary Use Zone)

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Ministry of Transportation, York Region, Toronto and Region Conservation Authority and Hydro One. As of June 11, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the City Official Plan policies, the City's Zoning By-law 1-88, and the area context, to determine the appropriateness of the proposed rezoning and intended development of the site for employment uses;
- ii) review will be given to the following documents that have been submitted by the applicant for approval by the City and applicable external public agencies: Archaeological Assessment, Planning Justification Report, Traffic Impact Study, Geotechnical Investigation, and Phase 1 ESA;
- iii) consideration will be given to identifying appropriate employment uses for the subject lands in consideration of the anticipated traffic volumes for the signalized intersection at Pine Valley Drive; the traffic volumes for the subject lands will need to consider the anticipated volumes that will be generated by the employment lands directly to the west, which have been approved for two employment warehouse buildings with accessory offices;
- iv) review will be given to the access to the site; the property has no frontage on a public road and must be accessed by an easement over the lands to the west (also in the same ownership) by means of an approved right-of-way through the Hydro Corridor connecting to the signalized intersection on Pine Valley Drive;
- v) a formal site plan application will be required at a later date to ensure the ultimate use and development is appropriate for the site; any required exceptions to the by-law will be evaluated at that time.

### **Relationship to Vaughan Vision 2007**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The Region of York Planning Department has advised that the Official Plan Amendment application is a matter of local significance and has exempted the application from Regional approval. However, the Region of York Transportation and Works Department will require a detailed site plan application to be submitted for review at a later date to ensure all Regional requirements are met, particularly with respect to the amount of traffic that will be generated by the subject lands and abutting westerly employment lands and the impact on the signalized intersection on Pine Valley Drive.

## **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, 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, consideration will be given to the appropriateness of introducing employment uses to the subject lands, and the impact on traffic and access issues. A formal site plan application should be submitted to demonstrate the ultimate use and development of the subject lands is appropriate, and to identify any required exceptions to the Zoning By-law, which will be evaluated at that time.

## **Attachments**

1. Location Map
2. Concept Site Plan

## **Report prepared by:**

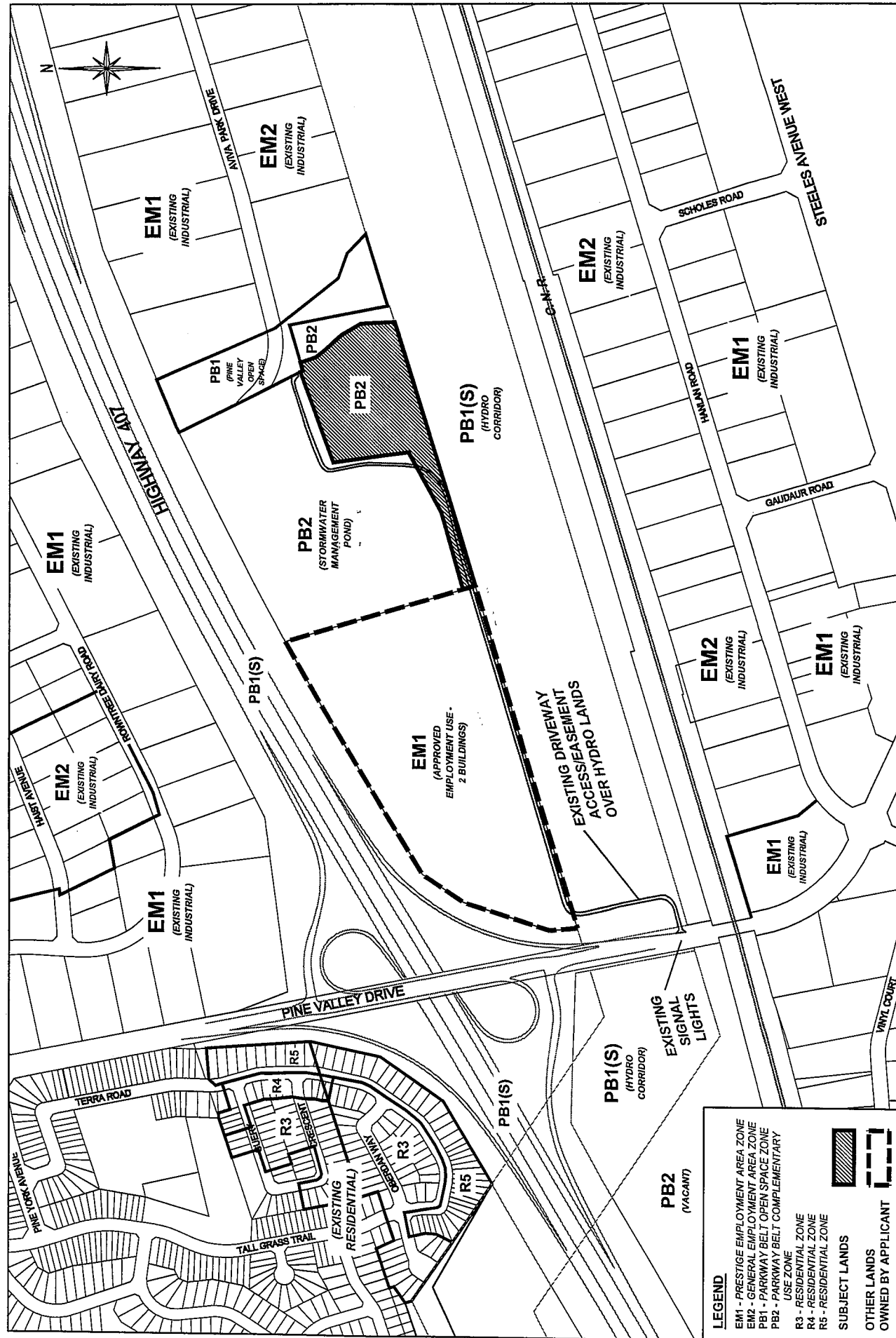
Andrea Seca, Planner, ext. 8215  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



# Location Map

Part of Lots 2 & 3,  
Concession 6

APPLICANT:  
GALCAT INVESTMENTS INC.

NA\07\1 - ATTACHMENTS\OP.07.002-.07.007



Development Planning Department

# Attachment 1

FILE No's:  
OP.07.002 & Z.07.007

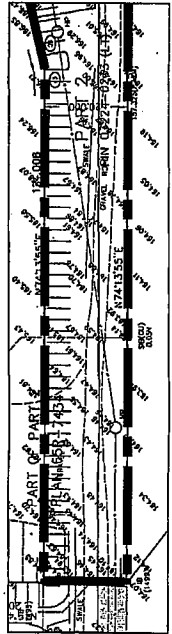
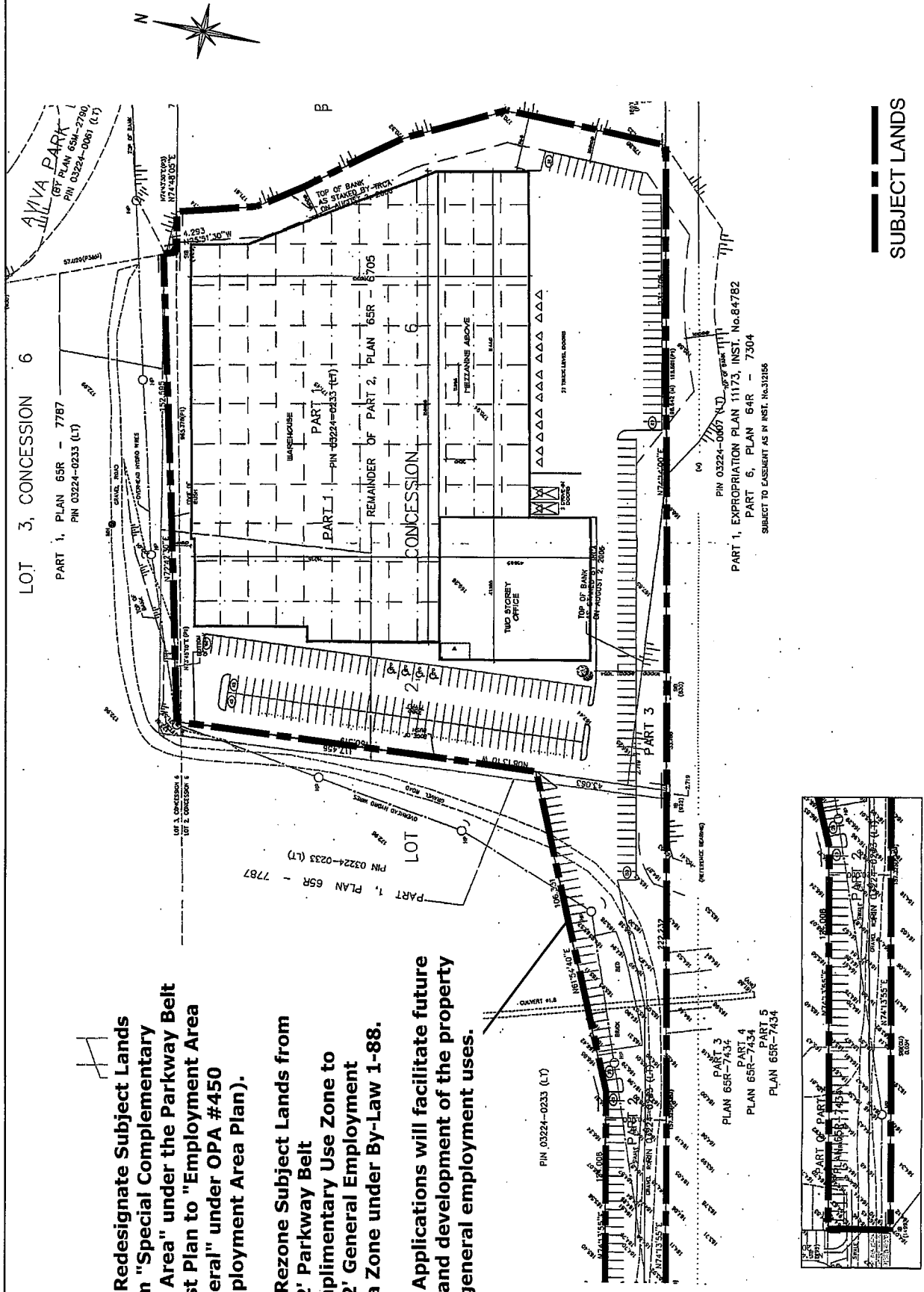
Not to Scale

May 31, 2007

**1. Redesignate Subject Lands from "Special Complementary Use Area" under the Parkway Belt West Plan to "Employment Area General" under OPA #450 (Employment Area Plan).**

**2. Rezone Subject Lands from 'PB2' Parkway Belt Complementary Use Zone to 'EM2' General Employment Area Zone under By-Law 1-88.**

**The Applications will facilitate future use and development of the property for general employment uses.**



# Concept Site Plan

Part of Lots 2 & 3,  
Concession 6  
APPLICANT:  
GALCAT INVESTMENTS INC.  
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Development Planning Department

# Attachment 2

FILE No's:  
OP-07.002 & Z-07.007  
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May 31, 2007