

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 30, 2007

- 1. ZONING BY-LAW AMENDMENT FILE Z.06.071
DRAFT PLAN OF SUBDIVISION FILE 19T-06V13
BOCA EAST INVESTMENTS LIMITED**

P.2007.15

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.071 and 19T-06V13 (Boca East Investments Limited) 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 applications to amend the Zoning By-law and for a Draft Plan of Subdivision on the subject lands shown as Area "A" on Attachment #1. The proposal is to rezone the lands from OS2 Open Space Park Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, and OS1 Open Space Conservation Zone, to facilitate a 108.742 ha Draft Plan of Subdivision as shown on Attachment #2. The breakdown is as follows:

1 Retail Warehouse Block (Block 1) (EM3 Retail Warehouse Zone)	9.051 ha
1 Prestige Employment Area Block (Block 7) (EM1 Prestige Employment Zone)	0.426 ha
2 Employment Area General Blocks (Blocks 4 & 6) (EM2 General Employment Area Zone)	8.343 ha
3 Mixed Prestige and Employment Area General Blocks (Blocks 2, 3 & 5) (Split EM1 Prestige Employment Area Zone and EM2 Employment Area General Zone)	66.369 ha
3 Stormwater Management Blocks (OS1 Open Space Conservation Zone)	7.113 ha
3 Open Space/Valleyland Blocks (OS1 Open Space Conservation Zone)	10.869 ha
<u>Roads, Widenings and Reserve Blocks</u>	<u>6.571 ha</u>
 TOTAL AREA	 108.742 ha

The Owner is also requesting that the 4.070 ha parcel of land shown as Area "B" on Attachment #1, be zoned from A Agricultural Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone as shown on Attachment #2.

An exception is proposed to permit outside storage on corner lots in the EM2 General Employment Zone.

Background - Analysis and Options

The 108.742 ha site is located on the east side of Regional Road 50, west side of Huntington Road, and south of Rutherford Road, in Part of Lots 13-15, Concession 10, City of Vaughan, as shown on Attachment #1.

The subject lands are designated "Prestige Area", "Employment Area General" and "Valley Lands" under OPA #450 (Employment Area Plan), as amended by OPA #631, the latter which was approved by the Region of York on March 28, 2007. The lands are also subject to the approved Block 64 Plan and zoned OS2 Open Space Park Zone and A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - Rutherford Road, existing gas bar (C7 Service Commercial Zone) and CP Intermodal Terminal (A Agricultural Zone)
- South - agricultural and existing residential dwelling (A Agricultural Zone)
- East - Huntington Road, agricultural and existing residential (A Agricultural Zone)
- West - Regional Road 50; City of Brampton, existing agricultural uses with proposed commercial and residential

On April 5, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association and the Ministry of Transportation. As of April 16, 2007, no comments have been received by the Development Planning Department. Any responses 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 proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the subject lands are located within the approved Block 64 Plan as shown on Attachment #3. Review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, with respect to land use, access, lotting and road pattern. The resolution of Council on June 26, 2006 to approve the Block Plan was subject to several outstanding block plan matters with respect to: transportation, environment, master environmental servicing plan, hydrogeology, soil analysis, urban design guidelines and landscape master plan, and development phasing, being resolved through the submission of documents and plans, to be approved prior to the approval of any draft plan of subdivisions/site development applications by the City and other relevant public agencies;
- ii) Subsection 5(d) of OPA #631 states "the northern most east/west road, which is the most central east/west road within Block 64 (Attachment #3), connecting Huntington Road and Regional Road 50, will be located so as to ensure an equitable opportunity for landowners adjacent to the collector road to proceed with development. This provision shall not prevent proper and safe alignment of the collector road at the intersections with Regional Road 50 and Huntington Road". The final alignment of the east/west road in the southerly portion of the proposed draft plan of subdivision will need to be determined through the subdivision approval stage;

- iii) OPA #450 permits a wide range of employment uses within the "Prestige Area" and "Employment Area General" designations: "Prestige Area" blocks (EM1) are to be located adjacent to arterial roads and the future Highway #427 extension, "Employment Area General" (EM2) would be for the internal subdivision blocks, and "Valley Lands" would be for the stormwater management and open space valley land blocks (OS1). The proposed rezoning would implement these designations, however, consideration should be given to creating smaller blocks within Blocks 2 and 3 to avoid any split zoning on these lands;
- iv) the proposed Block 3 falls within the study area for the Highway #427 Transportation Corridor. The Ministry of Transportation (MTO) has confirmed that this is a critical area where a potential westerly alignment or interchange may be required and have requested the City to place an "H-Holding Zone" on the entire Block 3 until the MTO has concluded its Environmental Assessment (EA) for the Highway #427 extension. The Highway #427 Transportation Corridor EA Study is underway with a more defined study area to be presented along with several alternative alignments;
- v) Subsection 6.3.2 (vi) of By-law 1-88 states "no outside storage shall be permitted on any corner lot" in the EM2 General Employment Area Zone. The appropriateness of not applying this provision to the subject lands will be reviewed; and,
- vi) any necessary and appropriate zoning exceptions to implement the final plan of subdivision, if approved by Council, will be reviewed and identified in the technical report.

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

On March 28, 2007 the Region of York approved OPA #631, the Secondary Plan for the Block 64 Area.

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, the Owner will need to work with the Development Planning Department to ensure that the proposed subdivision layout and the rezoning of the lands meets the intent of OPA #450, as amended by OPA #631, the approved Block 64 Plan, and that the Highway #427 extensions and Transit Corridor is protected.

Attachments

1. Location Map
2. Proposed Subdivision and Zoning
3. Approved Block 64 Plan

Report prepared by:

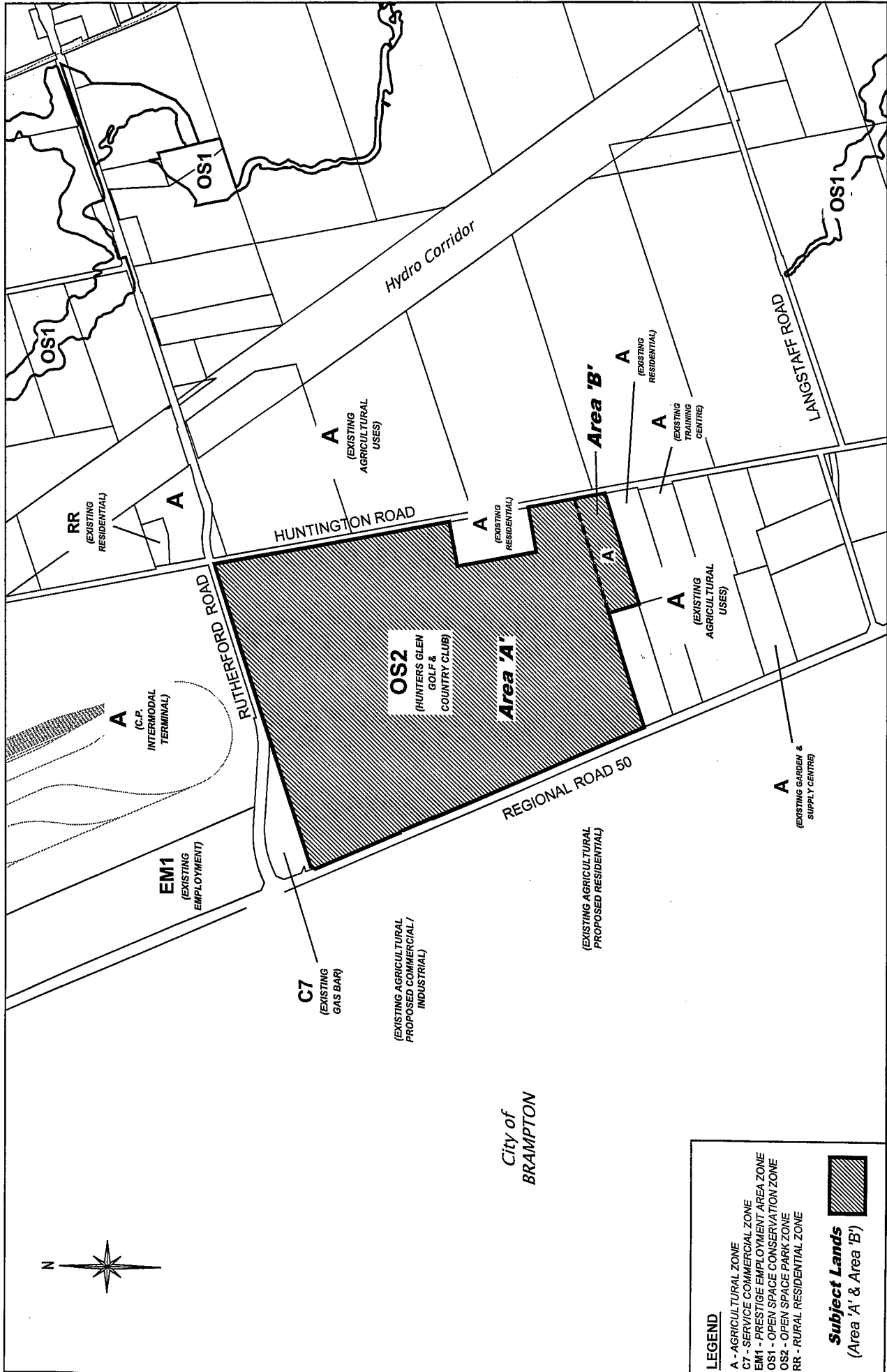
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE

Subject Lands
(Area 'A' & Area 'B')

Location Map

Part of Lots 13 - 15,
Concession 10

APPLICANT:
BOCA EAST INVESTMENTS LIMITED

MAP FILE: ATTACHMENTS\19\19T-06V13-06.071



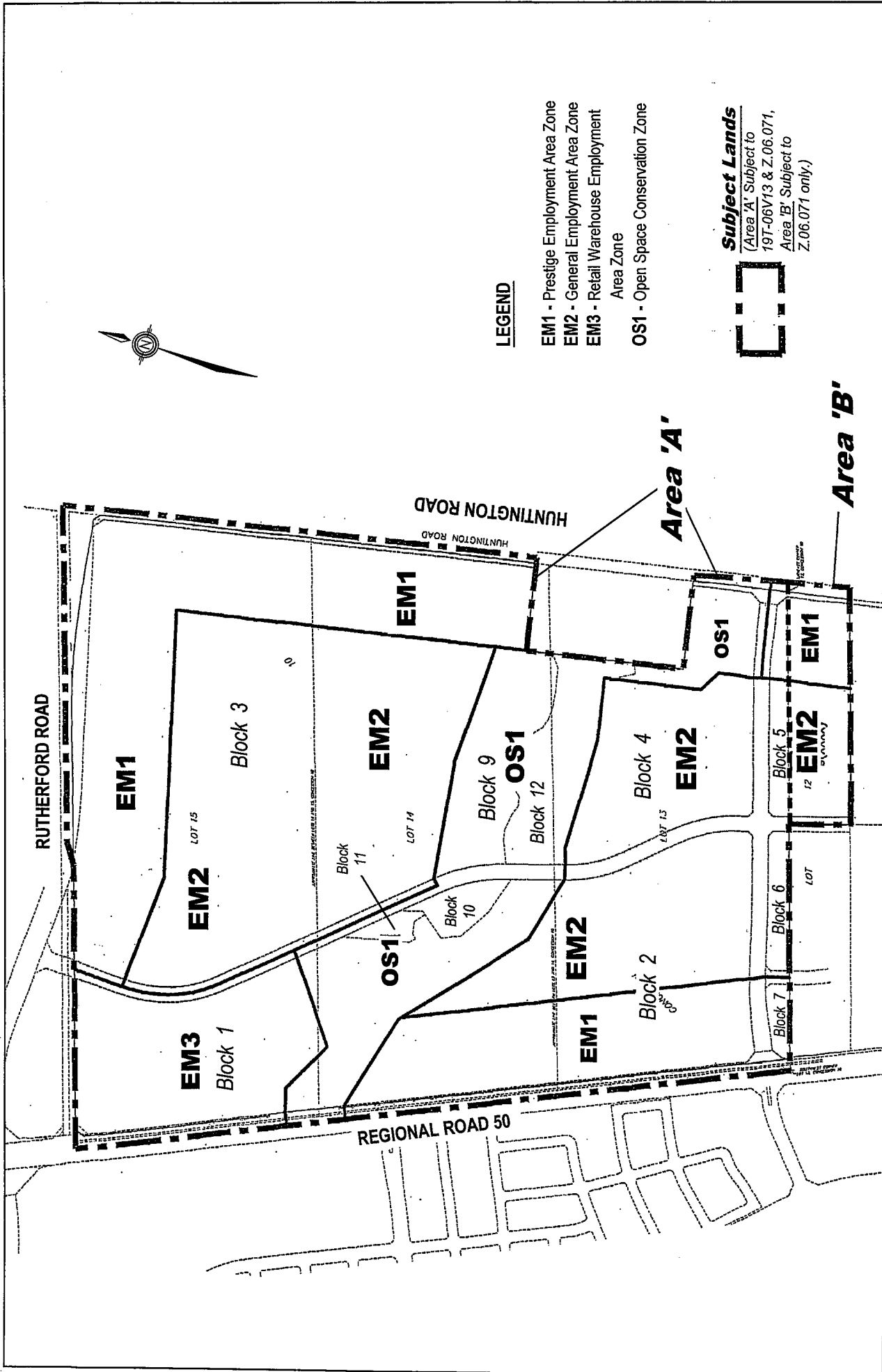
Development Planning Department

Attachment 1

FILE No(s):
19T-06V13 & Z.06.071

Not to Scale

April 11, 2007



LEGEND

- EM1 - Prestige Employment Area Zone
- EM2 - General Employment Area Zone
- EM3 - Retail Warehouse Employment Area Zone
- OS1 - Open Space Conservation Zone

Subject Lands

(Area 'A' Subject to 19T-06V13 & Z.06.071, Area 'B' Subject to Z.06.071 only.)



Proposed Subdivision & Zoning

Part of Lots 13 - 15,
Concession 10

APPLICANT:
BOCA EAST INVESTMENTS LIMITED
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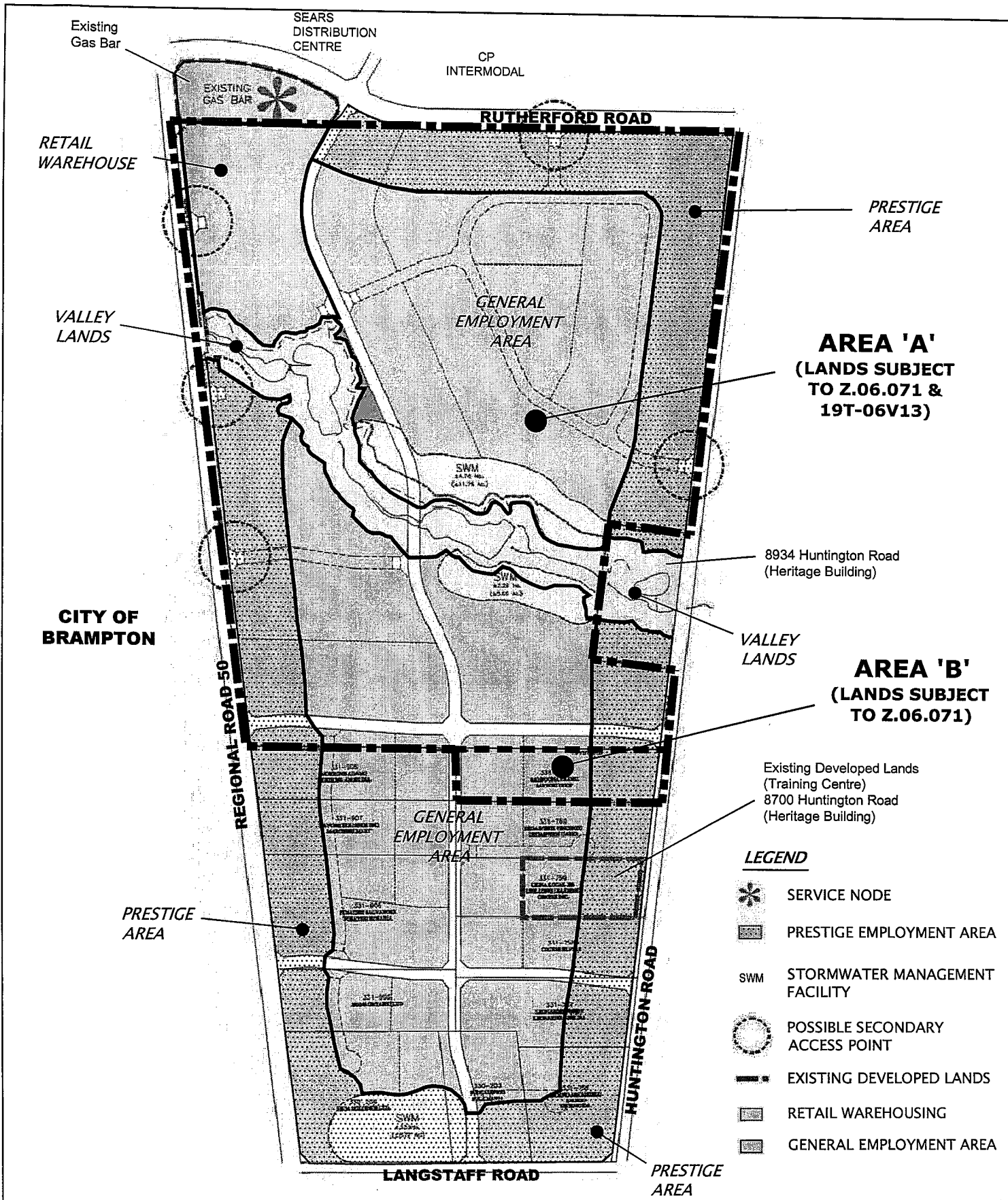


Development Planning Department

Attachment

FILE NO.:
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2



Approved Block 64 Plan

APPLICANT:
BOCA EAST
INVESTMENTS LIMITED

Part of Lots 13-15,
Concession 10



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
19T-06V13 &
Z.06.071

April 11, 2007

3