

3.      **ZONING BY-LAW AMENDMENT FILE Z.07.055**      **P.2008.3**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-07V05**  
**SANTANA DEVELOPMENT INC., MAVONE HOLDINGS INC., 1585642 ONTARIO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.07.055 and 19T-07V05 (Santana Development Inc., Mavone Holdings Inc., and 1585642 Ontario 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**

On December 21, 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 January 9, 2008, 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.

**Purpose**

The Owner has submitted an application for Draft Plan of Subdivision approval and Zoning By-law Amendment (rezone from A Agricultural Zone to EM1 Prestige and EM2 General Employment Area Zones) on the lands shown as Area "A", and Draft Plan of Subdivision approval only on Area "B", all as shown on Attachments #1 and #2, as follows:

3 Mixed Prestige and Employment Area General Blocks (Split EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)	15.526 ha
Road Widening, Reserve Blocks, Street	0.733 ha
<b>TOTAL AREA</b>	<b>16.259 ha</b>

The rezoning for Area "B" was applied for through Zoning By-law Amendment File Z.06.071, which was approved by Council on June 25, 2006, however, the implementing zoning by-law amendment has not been enacted, depending on the resolution of zoning and subdivision of Area "A" in consolidation with Area "B". The approved zoning categories are shown on Attachment #2, and are consistent with the proposed zoning on the lands to the south within Area "B" as shown on Attachment #2.

Zoning exceptions to permit accessory outside storage on corner lots and between a building and a street in the EM2 General Employment Area Zone have also been requested.

**Background - Analysis and Options**

The 16.259 ha site is located on the east side of Regional Road 50 through to Huntington Road, and south of Rutherford Road, City of Vaughan.

The subject lands are designated "Prestige Area" (adjacent to Regional Road 50 and Huntington Road) and "Employment Area General" (integral lands) under OPA #450 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 A Agricultural Zone by By-law 1-88.

- North - existing Golf & Country Club (OS2 Open Space Park Zone); proposed Employment Area subdivision (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)
- South - agricultural and existing training centre (A Agricultural Zone)
- East - Huntington Road; agricultural (A Agricultural Zone)
- West - Regional Road 50; City of Brampton, existing agricultural uses with proposed commercial and residential

### **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 plans of subdivision/site development applications by the City and other relevant public agencies. The applicant and other landowners in the Block 64 Plan will need to address these outstanding matters, prior to further consideration of the subject applications;
- ii) 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 "Employment Area General" (EM2) would be for the internal subdivision blocks. The proposed rezoning would implement these designations, however, consideration should be given to creating smaller blocks within Blocks 1, 2 and 3 to avoid any split zoning on these lands;
- iii) Part of Subsection 6.3.2 (iii) of By-law 1-88 states that "no outside storage can be located between any main building and a street line". 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 these provisions to the subject lands will be reviewed; and,
- iv) 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 2020**

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. The subject subdivision application has been circulated to the Region of York for review and comment.

### **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, and the approved Block 64 Plan, including addressing all outstanding matters pertaining to the block plan as identified in this report.

### **Attachments**

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

### **Report prepared by:**

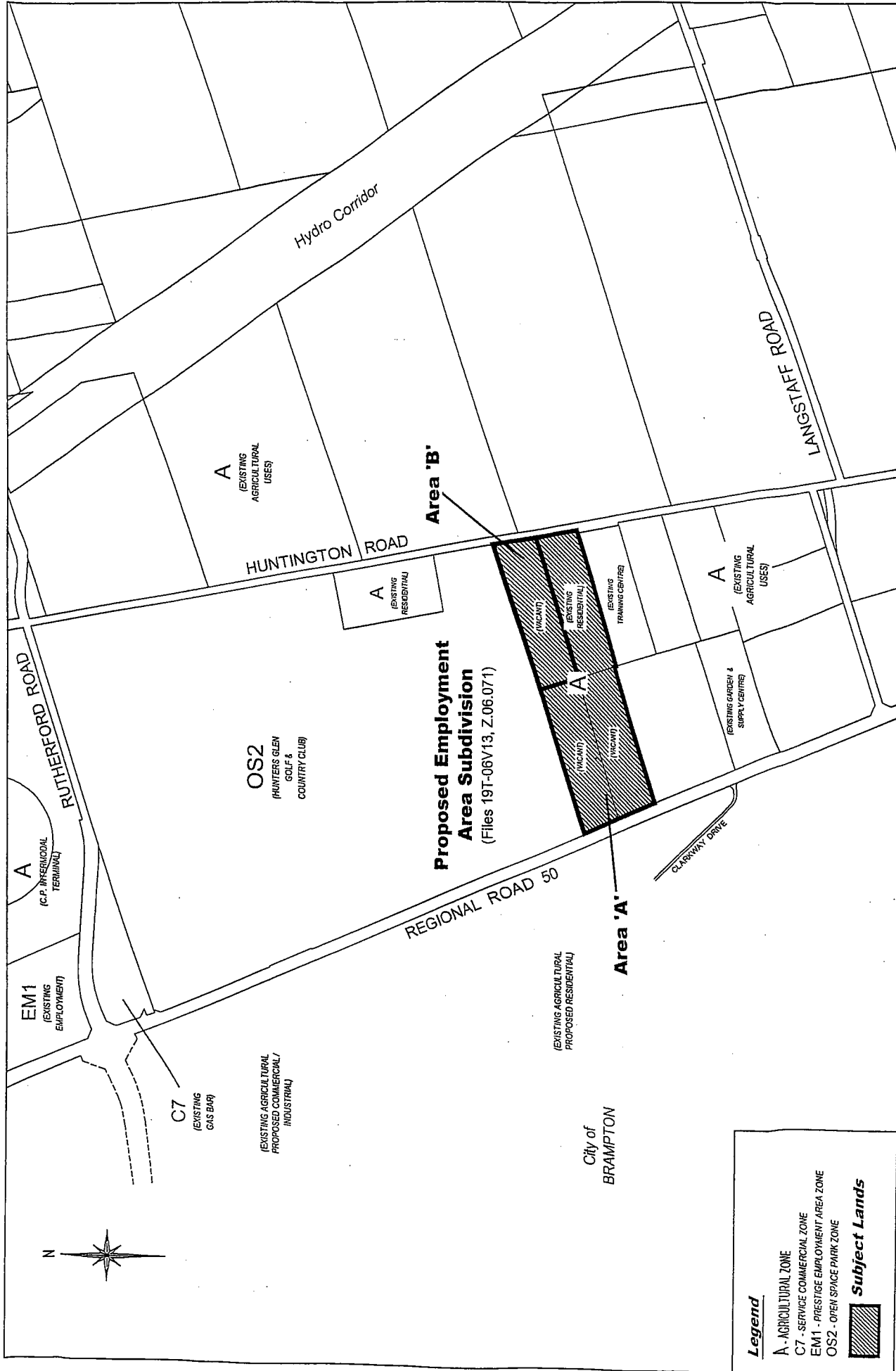
Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



# Location Map

Part of Lot 12,  
Concession 10

APPLICANT: SANTANA DEVELOPMENT INC./  
MAYONE HOLDINGS INC./1585642 ONTARIO LIMITED

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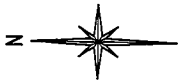
Development Planning Department

# Attachment 1

FILE NO(S):  
19T-07V05 & Z.07.055

Not to Scale

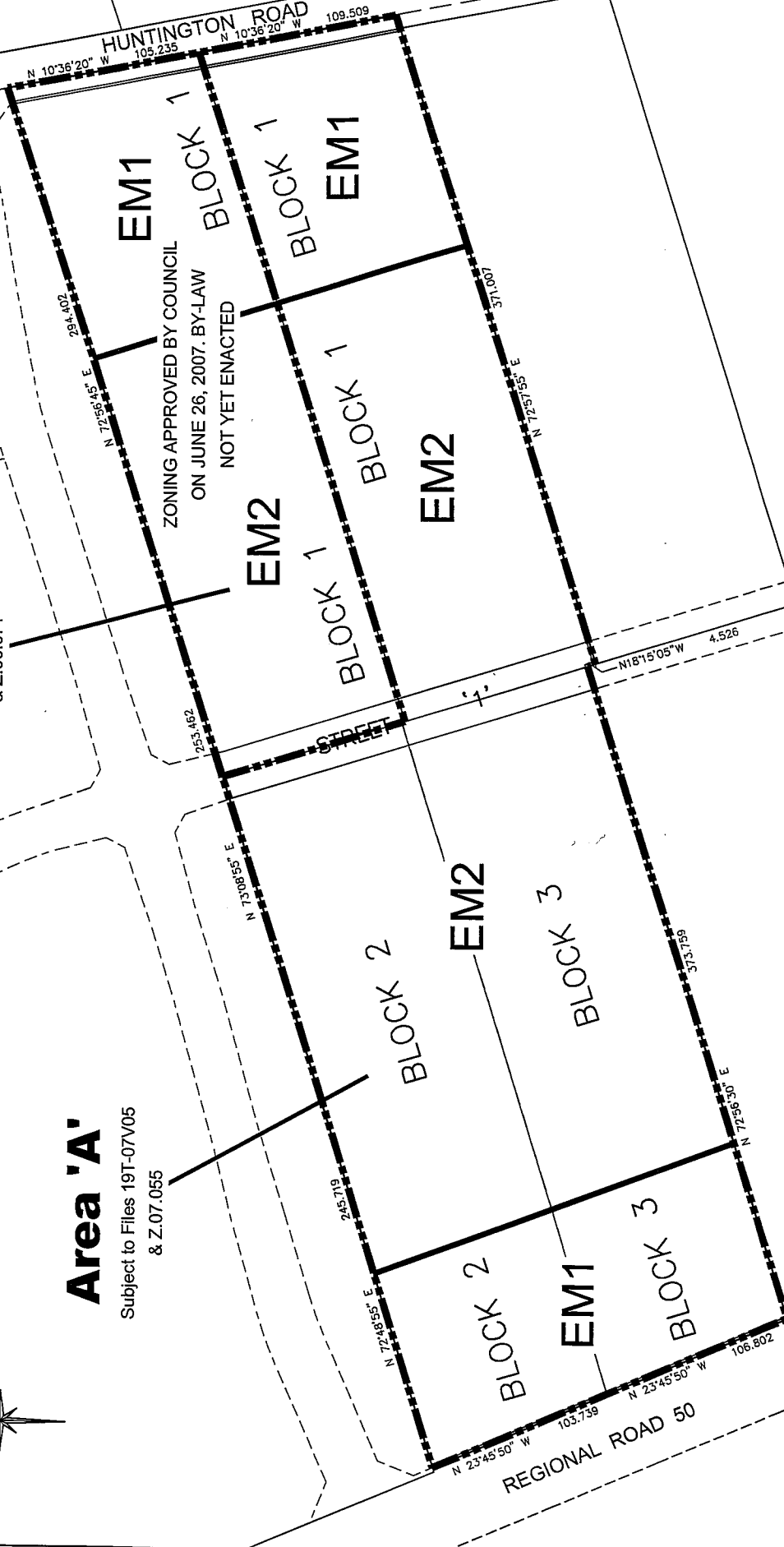
November 26, 2007



**Area 'B'**  
Subject to Files 19T-07V05  
& Z.06.071

**Area 'A'**  
Subject to Files 19T-07V05  
& Z.07.055

ZONING APPROVED BY COUNCIL  
ON JUNE 26, 2007. BY-LAW  
NOT YET ENACTED



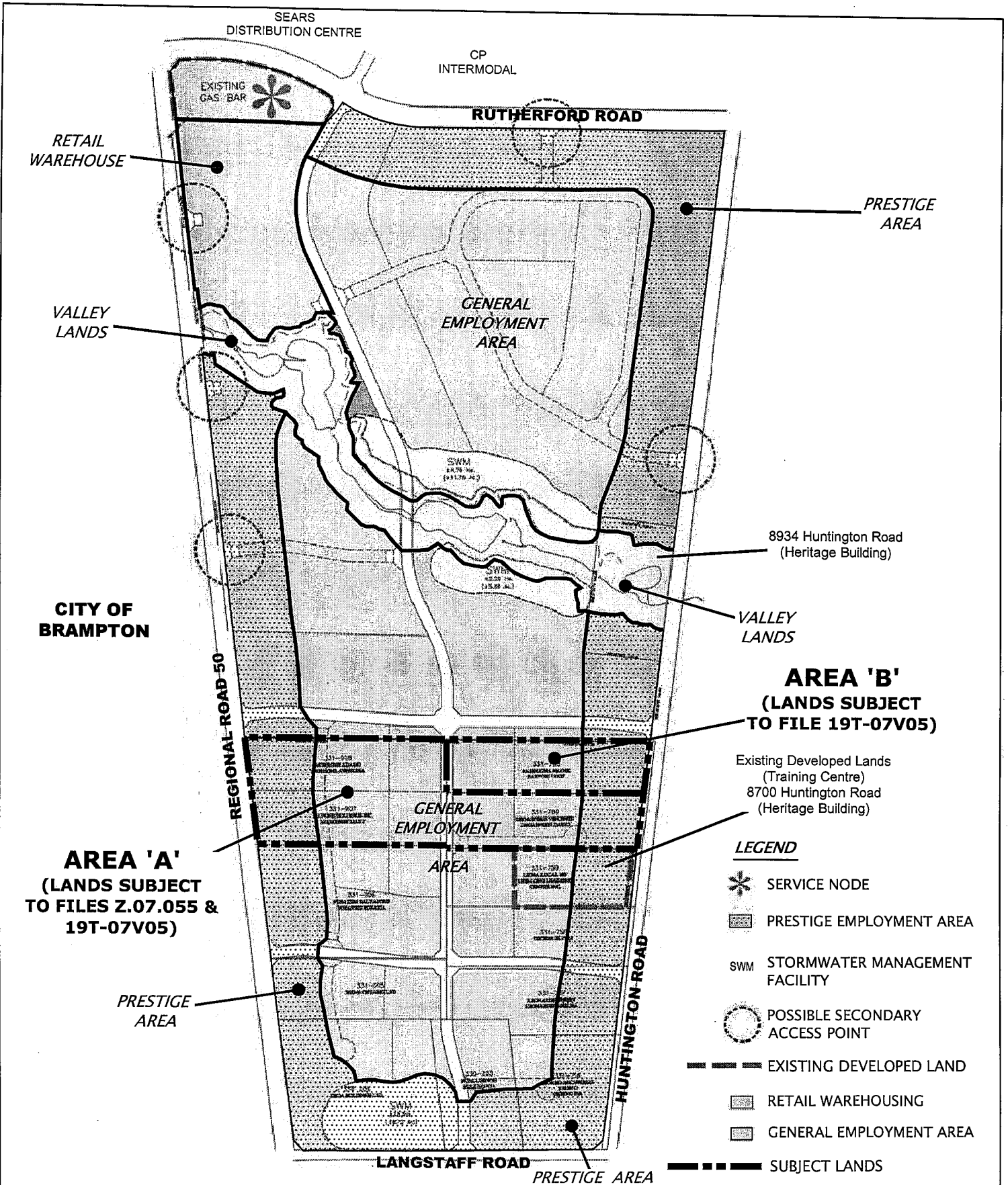
**Subject Lands**

# Proposed Subdivision & Zoning

Part of Lot 12,  
Concession 10  
APPLICANT: SANTANA DEVELOPMENT INC./  
MAVONE HOLDINGS INC./1585642 ONTARIO LIMITED  
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Development Planning Department



# Approved Block 64 Plan

Part of Lot 12, Concession 10  
 APPLICANT: SANTANA DEVELOPMENT INC./  
 MAVONE HOLDINGS INC./1585642 ONTARIO LIMITED



Development Planning Department

# Attachment

FILE No(s):  
 19T-07V05 & Z.07.055  
 Not to Scale  
 November 26, 2007

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