

**1. ZONING BY-LAW AMENDMENT FILE Z.08.014
1738638 ONTARIO LIMITED**

P.2008.23

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.014 (1738638 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 May 9, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners' Association. As of May 20, 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 to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1, from "A" Agricultural Zone to EM1 Prestige Employment Area Zone (Attachment #2), to permit the future development of the site for industrial/employment uses (no outside storage).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Langstaff Road, between Regional Road #50 and Huntington Road, in Part of Lot 9, Concession 10, City of Vaughan.

The subject lands are designated "Prestige Area" along Regional Road #50 and Huntington Road and "Employment Area General" in the interior of the site by OPA #450 (Employment Area Plan) and the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #3. The applicant is proposing to rezone the entire subject lands, including the interior lands, from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, which would permit industrial/employment uses with no outside storage. The surrounding land uses are shown on Attachment #1.

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) the application will be reviewed in the context of the applicable City and Regional Official Plan policies, and By-law 1-88, including the appropriateness of rezoning the property to EM1 Prestige Employment Area Zone, prohibiting outside storage, and identifying any necessary zoning exceptions that may be required; and,

- ii) review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, including ensuring any future applications to develop the property provide for the central north/south public street through the interior of the property in accordance with the approved Block Plan; a future draft plan of subdivision application will be required to dedicate the north/south street and to create any employment lots.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York, Region of Peel and the City of Brampton for review and comment. Any issues will be addressed 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 proposed rezoning to EM1 Prestige Employment Area Zone will be reviewed in consideration of the policies in the Official Plan, the requirements of By-law 1-88, the approved Block Plan, and with existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Proposed Zoning Change
3. Huntington Business Park – Approved Block Plan

Report prepared by:

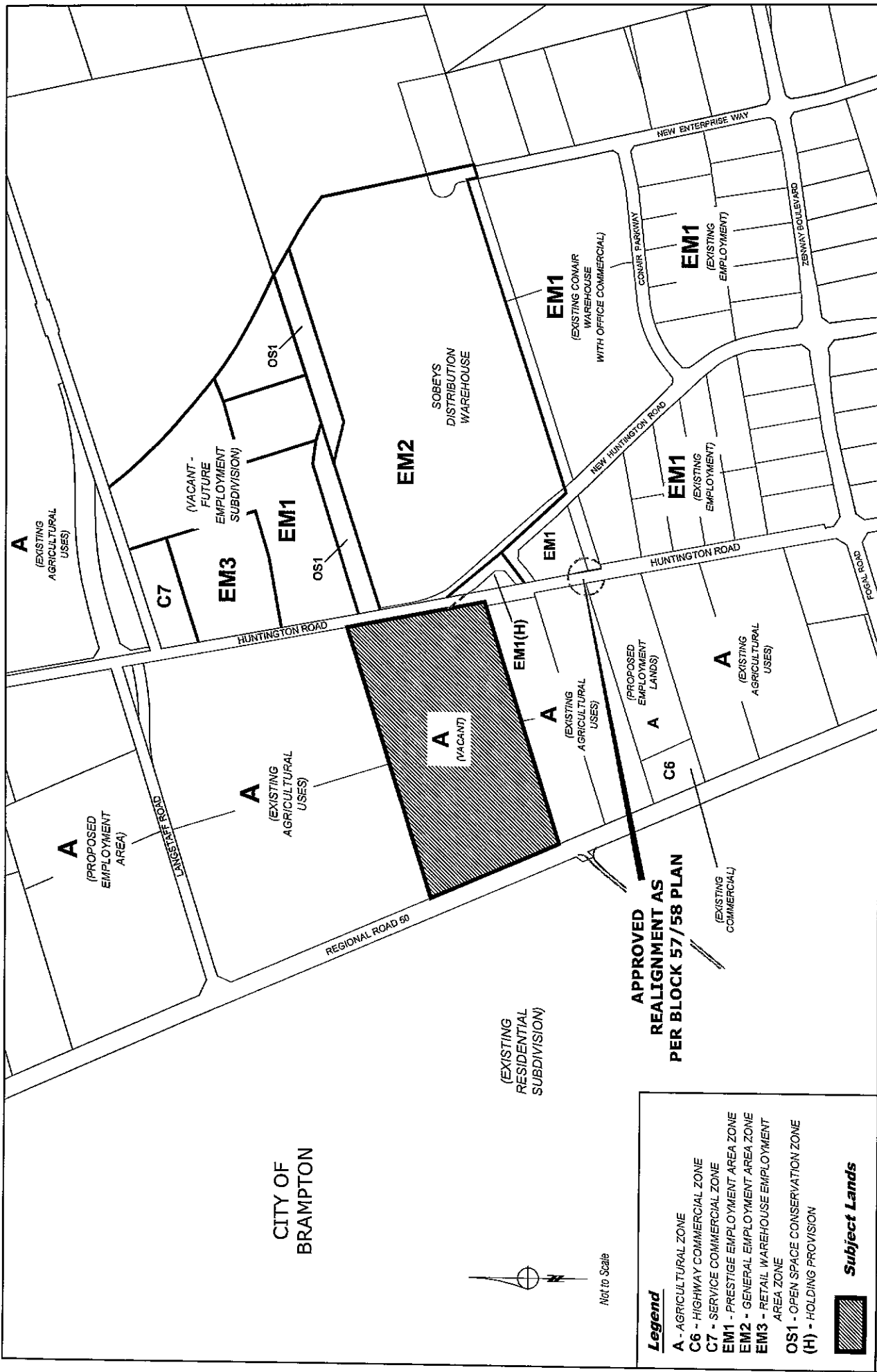
Christina Napoli, Planner, ext. 8483
Arto Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Manager of Development Planning

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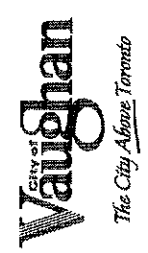


**APPROVED AS
REALIGNMENT AS
PER BLOCK 57/58 PLAN**

- Legend**
- A - AGRICULTURAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - (H) - HOLDING PROVISION
- Subject Lands**

CITY OF
BRAMPTON

Attachment



Location Map

FILE No.:
Z.08.014

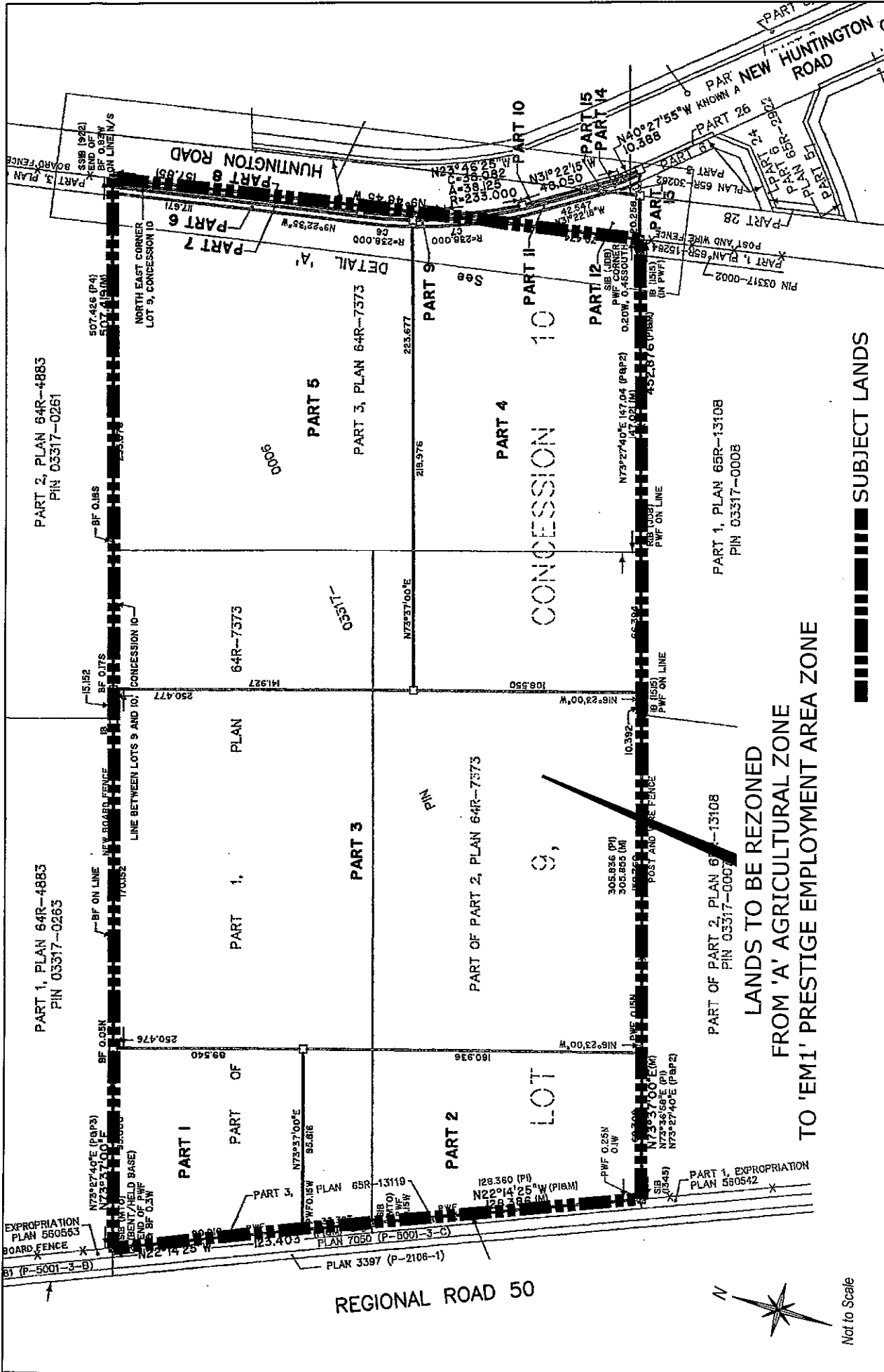
May 28, 2008

Development Planning Department

Part of Lot 9,
Concession 9 & 10

APPLICANT:
1738638 ONTARIO LIMITED

NA\DF\1 ATTACHMENTS\2.08.014.dwg

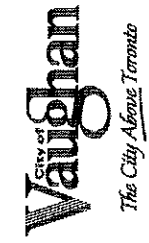


LANDS TO BE REZONED
 FROM 'A' AGRICULTURAL ZONE
 TO 'EM1' PRESTIGE EMPLOYMENT AREA ZONE

■■■■■■■■■■ SUBJECT LANDS

Proposed Zoning Change

Part of Lot 9,
 Concession 9 & 10
 APPLICANT:
 1738638 ONTARIO LIMITED



Development Planning Department

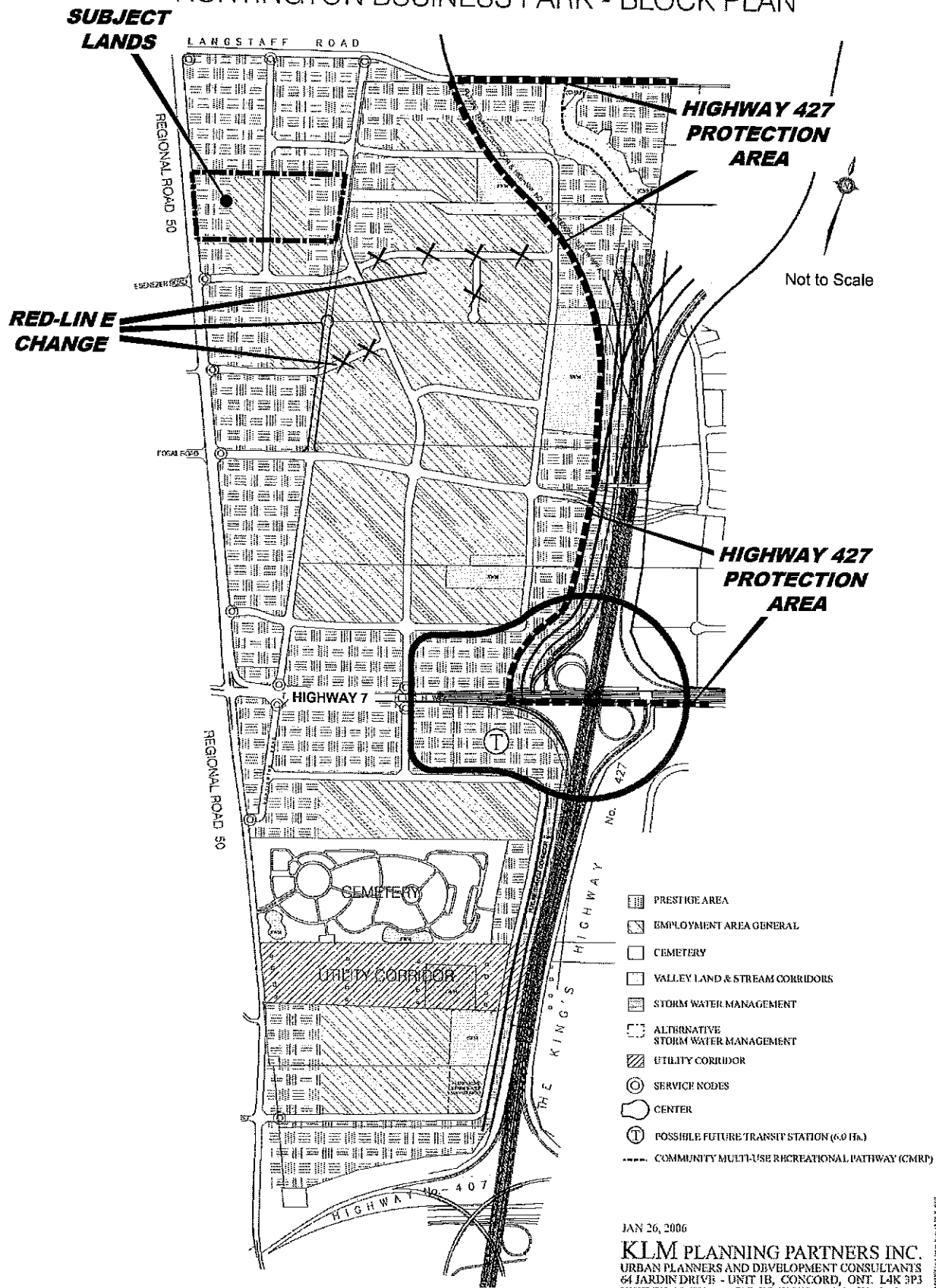
Attachment 2

FILE No.:
 Z.08.014

May 28, 2008

MAP/TA1 ATTACHMENTS/2.08.014.549

HUNTINGTON BUSINESS PARK - BLOCK PLAN



- PRESTIGE AREA
- EMPLOYMENT AREA GENERAL
- CEMETERY
- VALLEY LAND & STREAM CORRIDORS
- STORM WATER MANAGEMENT
- ALTERNATIVE STORM WATER MANAGEMENT
- UTILITY CORRIDOR
- SERVICE NODES
- CENTER
- POSSIBLE FUTURE TRANSIT STATION (6.0 Ha.)
- COMMUNITY MULTI-USE RECREATIONAL PATHWAY (CMRP)

JAN 26, 2006
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
 PHONE (905) 619-4055 FAX (905) 669-0097 design@klmplanning.com

Huntington Business Park - Approved Block Plan

APPLICANT:
1738638 ONTARIO LIMITED



The City Above Toronto

Development Planning Department

Attachment

FILE No.: Z.08.014

May 28, 2008

Part of Lot 9,
Concession 9 & 10

3

N:\DFT\1 ATTACHMENTS\Z\z.08.014a