

**3. ZONING BY-LAW AMENDMENT FILE Z.08.025
TRINITY DEVELOPMENT GROUP INCORPORATED**

P.2008.29

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.025 (Trinity Development Group Incorporated) 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 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 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 to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from EM2(H) General Employment Area Zone with an "(H)" Holding Provision to EM3 Retail Warehouse Employment Area Zone, to permit the future development of a one-storey home improvement centre (Lowe's) with a total gross floor area of 14,056.72m² and 642 parking spaces as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located northwest of Milani Boulevard and Regional Road #27 and south of Langstaff Road, in Part of Lots 9 and 10, Concession 9, City of Vaughan.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) which would permit retail warehouse uses. The proposed Zoning By-law Amendment conforms to the policies of the Official Plan.

The subject lands are currently zoned EM2(H) General Employment Area Zone with an "(H)" Holding Provision by By-law 1-88, subject to Exceptions 9(1253) and 9(1258). The EM2(H) Zone does not permit retail warehousing on the subject lands, and therefore, an amendment to the Zoning By-law is required.

The "Holding" provision was imposed on the subject lands to ensure that part blocks are combined with other blocks in the adjacent plan of subdivision to form full developable blocks, and upon the determination of the final alignment of the Highway #427 extension to the satisfaction of the Ministry of Transportation.

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 policies contained within OPA #450 (Employment Area Plan), Zoning By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposed rezoning to facilitate retail warehouse uses;
- ii) the proposed changes to the road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly extension of Milani Boulevard and easterly extension of proposed Street "A" to Innovation Drive as shown on Attachment #2, will need to be reviewed by the City's Development Planning and Engineering/Transportation Departments, the Region of York Transportation Services Department, and the Ministry of Transportation, to determine the appropriateness and feasibility of such changes; the applicant has recently submitted a Draft Plan of Subdivision Application (File 19T-08V03, SRF Vaughan Property II Inc.) to facilitate the proposed changes to the surrounding road network, which will be considered at a future Public Hearing in Fall 2008; the subject zoning application should be considered in conjunction with the subdivision application that considers the broader area road network;
- iii) the issues concerning the alignment of the Highway #427 extension and the removal of the "(H)" Holding Symbol will be reviewed in consideration of comments provided by the MTO;
- iv) if the proposed zoning amendment is approved, a formal site plan application will be required to be submitted to allow for a comprehensive review of the proposed retail warehouse development, including but not limited to, access, parking, traffic impact, landscaping, stormwater management, and screening; and
- v) the applicant has submitted a traffic impact report in support of their proposal; if necessary, further studies may be required to be submitted to be reviewed in support of this zoning amendment application.

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 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, a comprehensive review of the proposed rezoning to permit a retail warehouse use will be undertaken to consider the implications of the proposal within the context of the policies of OPA #450, the zoning requirements in By-law 1-88, the area context, and the existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

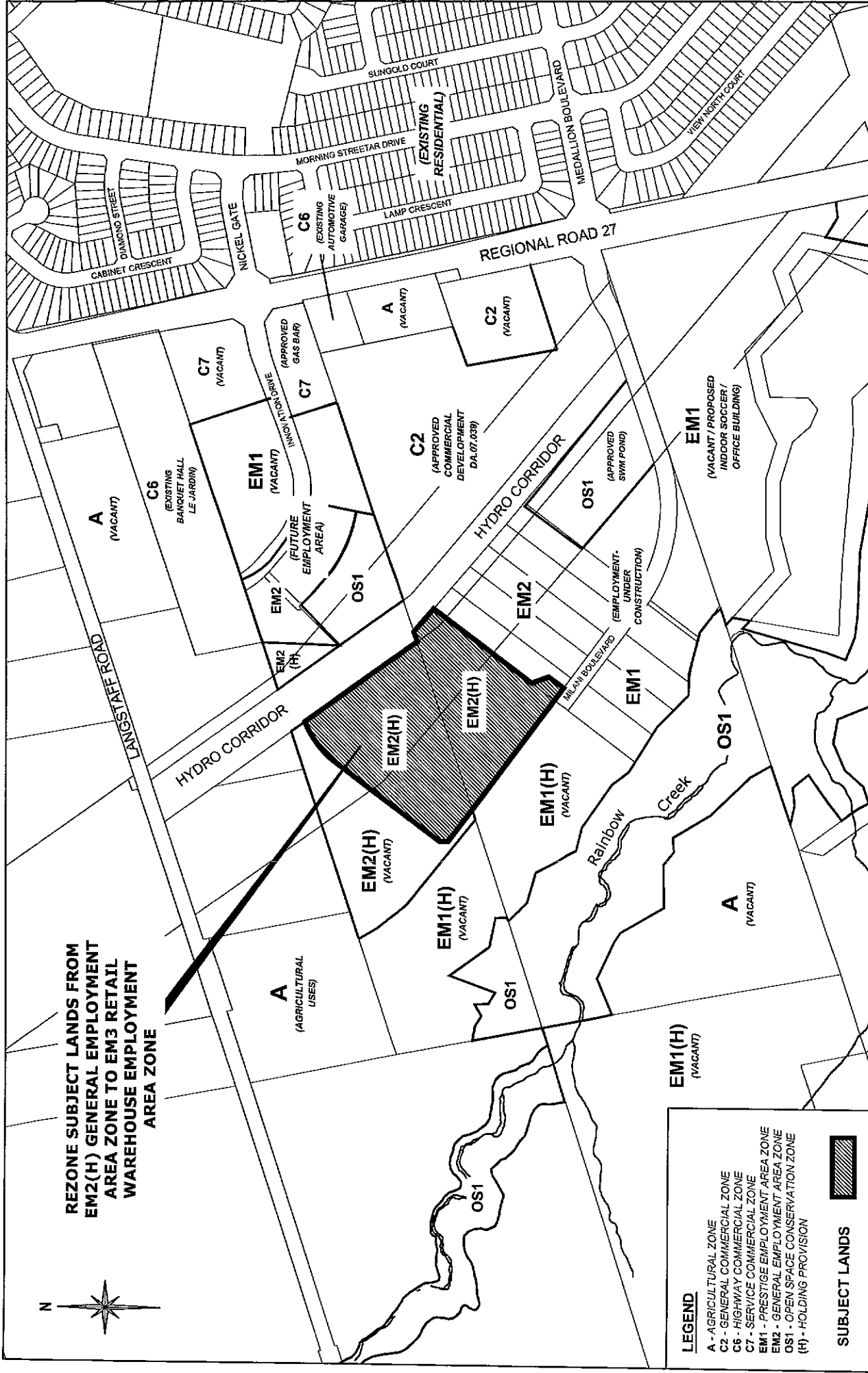
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



**REZONE SUBJECT LANDS FROM
EM2(H) GENERAL EMPLOYMENT
AREA ZONE TO EM3 RETAIL
WAREHOUSE EMPLOYMENT
AREA ZONE**

LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

Part of Lots 9 & 10,
Concession 9

APPLICANT:
TRINITY DEVELOPMENT GROUP INCORPORATED



The City Above Toronto

Development Planning Department

Attachment 1

FILE No.:
Z.08.025

Not to Scale

May 23, 2008

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 Not to Scale
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The City Above Toronto

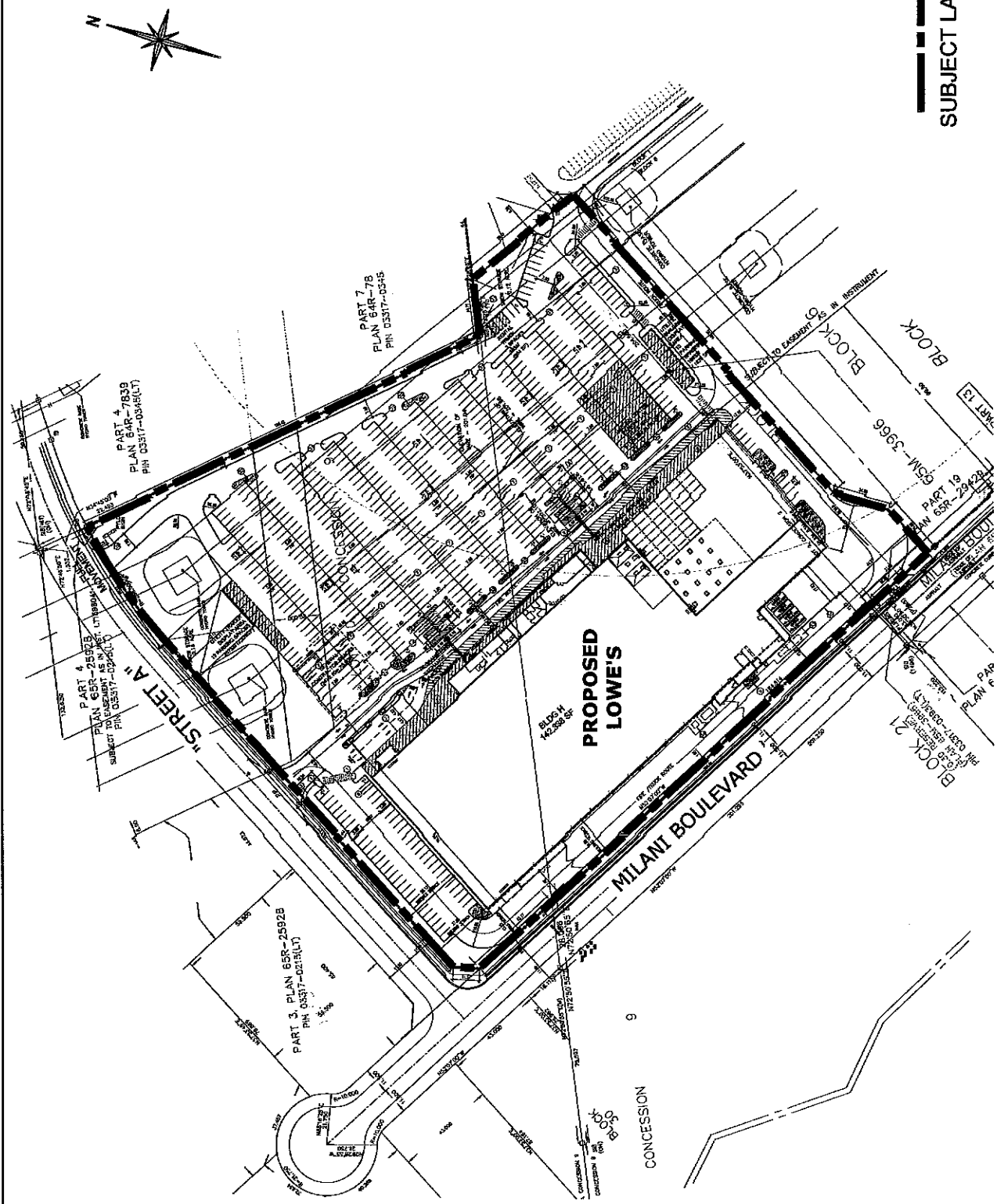
Development Planning Department

Conceptual Site Plan

Part of Lots 9 & 10,
 Concession 9

APPLICANT:
 TRINITY DEVELOPMENT GROUP INCORPORATED

NO. DFT \ ATTACHMENT'S \ Z.08.025



SUBJECT LANDS

