

**1. ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 ONTARIO LIMITED**

P.2008.36

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 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 September 12, 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 September 22, 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 applications to amend the Zoning By-law, specifically By-law 1-88, and for Draft Plan of Subdivision approval on the subject lands shown on Attachment #1, in order to rezone the lands from "A" Agricultural Zone to permit the creation of one employment block (3.47 ha) to be split-zoned C7 Service Commercial Zone (1.2 ha) and EM3 Retail Warehouse Employment Area Zone (2.27 ha), and lands for a future road (0.6 ha – to be combined in the future with the lands to the south to create a full road allowance) as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Langstaff Road and north of Fogal Road, between Regional Road #50 and Huntington Road, in Part of Lot 8, Concession 10, City of Vaughan. The subject lands are currently vacant.

The subject lands are designated "Prestige Area" (adjacent to Regional Road #50) and "Employment Area General" (adjacent to Huntington Road) by OPA #450 (Employment Area Plan), which permits a wide range of employment uses on the subject lands. The subject lands are also subject to the "Service Node" provisions of OPA #450 as the property is located at the corner of an arterial road (Regional Road #50) and a future collector road. The subject lands are zoned "A" Agricultural Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

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 policies in OPA #450 (Employment Area Plan), the zone categories and requirements in By-law 1-88, the approved Huntington Business Park Block 57/58 West Plan as shown on Attachment #3, and the area context, to determine the appropriateness of the proposal;
- ii) the appropriateness of the proposed EM3 Retail Warehouse Zone will be addressed in accordance with the policies in Section 2.2.7.1 in OPA #450, which pertain to retail warehouse development, specifically respecting compatibility with the existing and proposed road pattern, surrounding uses, and requirement for an urban design plan and a landscape master plan;
- iii) 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 and roads;
- iv) the proposed Draft Plan of Subdivision includes lands to be used as a future east/west public road in accordance with the approved Huntington Business Park Plan. If approved, appropriate conditions will be included in the subdivision agreement to ensure the road is conveyed to the City, and ultimately constructed in accordance with City engineering standards, upon the future conveyance of lands from the southerly landowner to facilitate a full road allowance. The technical requirements for interim access to the site will be reviewed by the City's Development Planning and Engineering Departments, and the Regions of York and Peel;
- v) the proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications will require the submission of additional supporting studies including but not limited to: an Environmental Site Assessment (ESA), a Traffic Impact Statement (TIS), a detailed Engineering Report for review and approval by the Toronto and Region Conservation Authority (TRCA), a Storm Water Management Report, and an Archaeological Assessment. Further studies and reports may be required as the applications are reviewed by City Staff and external public agencies.

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

The applications have been circulated to the Region of York and the Region of Peel for review and comment. The Region of Peel has requested a Traffic Impact Study and a Storm Water Management Report to be submitted in support of the proposed development. 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 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 appropriateness of the proposed subdivision and road network and zoning categories will be considered in the context of the policies in OPA #450, the requirements of By-law 1-88, the approved Huntington Business Park Plan (Attachment #3), and the area context.

Attachments

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

Report prepared by:

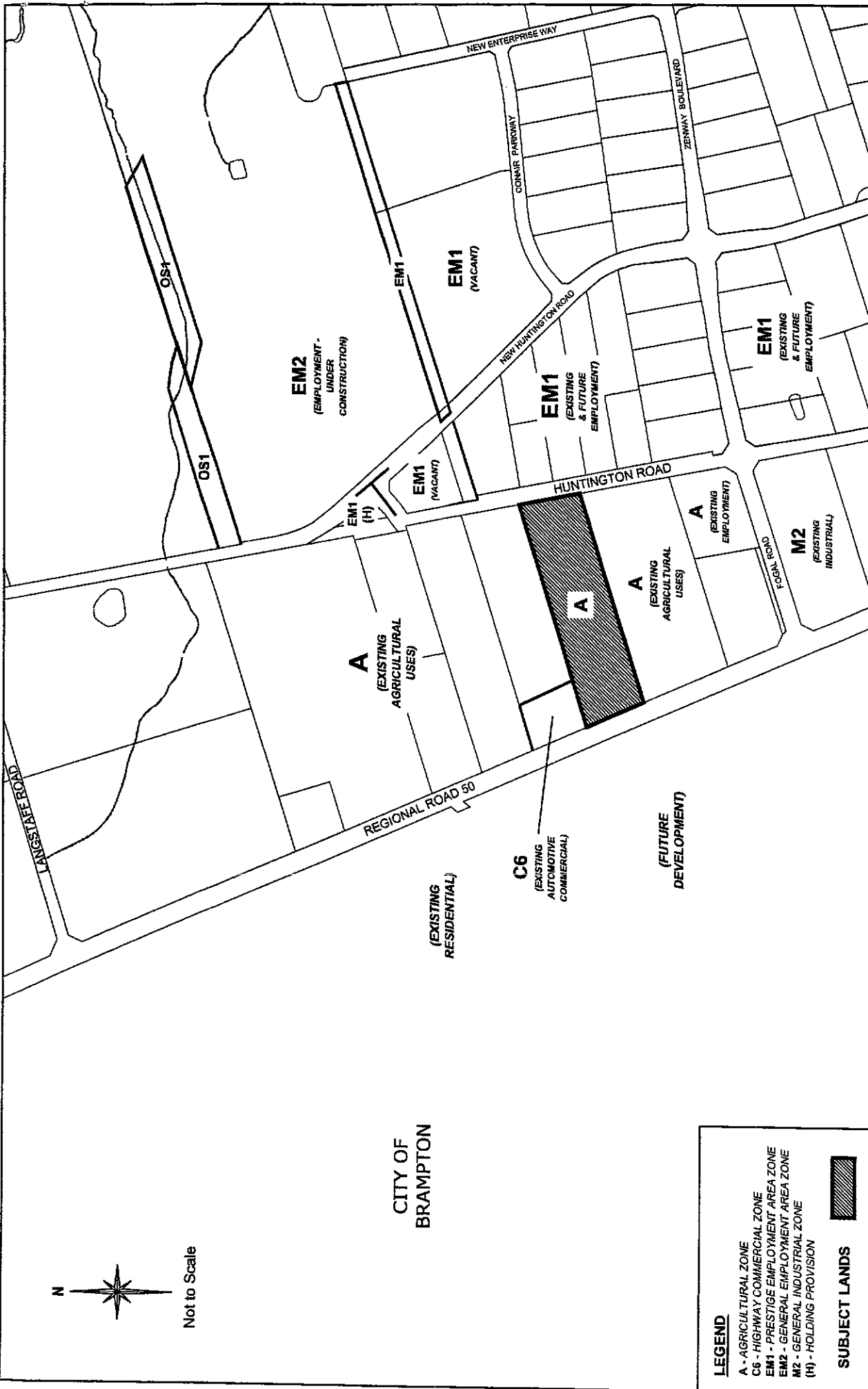
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Not to Scale

CITY OF
BRAMPTON

LEGEND

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

Part of Lot 8,
Concession 10
APPLICANT:
 694917 ONTARIO LIMITED



Development Planning Department

Attachment 1

FILE No(s):
19T-05V01 &
Z.05.003

September 22, 2008



PROPOSED CREATION OF 3.47 ha. EMPLOYMENT BLOCK (BLOCK 1)
TO BE SPLIT-ZONED C7 SERVICE COMMERCIAL ZONE (1.2 ha.) &
EM3 RETAIL WAREHOUSE EMPLOYMENT AREA ZONE (2.27 ha.)

PROPOSED ZONE BOUNDARY

LOT 8, CONCESSION 10

C7 (1.2 ha.)
(BLOCK 1)

TOTAL LAND
AREA OF
BLOCK 1
(3.47 Ha.)

EM3 (2.27 ha.)
(BLOCK 1)

STREET A 0.60 Ha

LEGEND

- C7 - Service Commercial Zone
- EM3 - Retail Warehouse Employment Area Zone

SUBJECT LANDS

Not to Scale

Proposed Subdivision / Zoning

APPLICANT:
694917 ONTARIO LIMITED
Part of Lot 8,
Concession 10



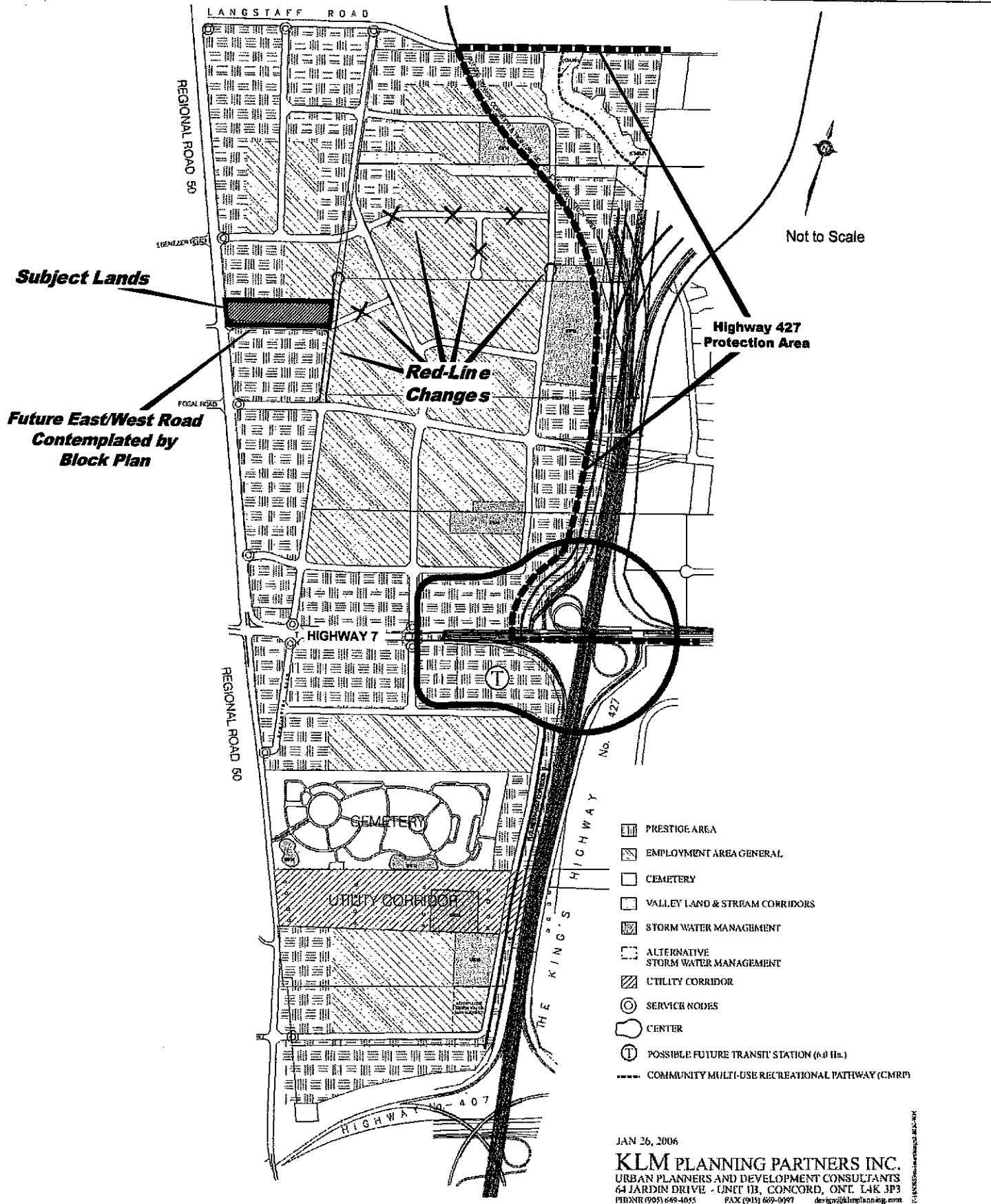
Development Planning Department

Attachment

FILE No(s):
19T-05V01 &
Z.05.003

September 22, 2008

2



Not to Scale

JAN 26, 2006
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
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Approved Huntington Business Park - Block Plan



Development Planning Department

Attachment 3

FILE No.: 19T-05V01 & Z.05.003
 September 22, 2008
 Part Lot 8, Concession 10

APPLICANT:
 694917 ONTARIO LIMITED

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