

**2. ZONING BY-LAW AMENDMENT FILE Z.08.038
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
C/O ONTARIO REALTY CORPORATION**

P.2008.37

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.038 (Her Majesty the Queen in Right of Ontario c/o Ontario Realty Corporation) 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 written comments have been received by the Development Planning Department. However, a verbal concern was received from a landowner in the area claiming that he had a proposal that was similar to the subject application, which was "turned down" a few years ago. The Development Planning Department can confirm that there have been no previous applications submitted in the hydro corridor for similar uses in this area. Any additional 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, on the subject lands shown on Attachment #1, to permit a vehicle parking area associated with an existing auto repair shop located at 106 Regina Road, and to permit a contractor's yard for the outside storage of landscaping material and equipment associated with an existing landscaping company located at 111 Regina Road, within the hydro corridor on lands zoned PB2 Parkway Belt Complementary Use Zone, as shown on Attachments #2, #3 and #4.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Regional Road #7, and west of Martin Grove Road, more specifically on the east and west sides of Regina Road, being Parts 1 and 3 on Reference Plan 65R-12145, in Part of Lot 4, Concession 8, City of Vaughan.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide range of employment uses. The lands were removed from the Parkway Belt West Plan in 1985 by PBWP Amendment #9. The proposed Zoning By-law Amendment conforms to the policies of the Official Plan.

The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The proposal to permit a vehicle parking area and a contractor's yard for the outside storage of landscaping material and equipment (to serve the needs of adjacent employment uses) are not permitted in the PB2 Zone, and therefore, an amendment to By-law 1-88 is required.

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, to determine the appropriateness of permitting a vehicle parking area and a contractor's yard for the outside storage of landscaping material and equipment within the hydro corridor;
- ii) the proposed development of the two sites are not subject to site plan control, and therefore, matters respecting stormwater management, grading, access, landscaping and fencing will be reviewed to the satisfaction of the Development Planning and Engineering Departments, as a basis for implementation, should the subject application be approved; and
- iii) review will be given to the appropriate types of materials and equipment to be stored on the easterly property and the height of the stored materials.

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 was circulated to the Region of York Transportation Services Department. All 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, review will be given to the proposal in light of the policies in OPA #450, the zoning requirements in By-law 1-88, and the area context, and in consideration of access, and appropriate landscaping, fencing, and height of stored materials.

Attachments

1. Location Map
2. Development Concept
3. Parking Area Plan
4. Storage Area Plan

Report prepared by:

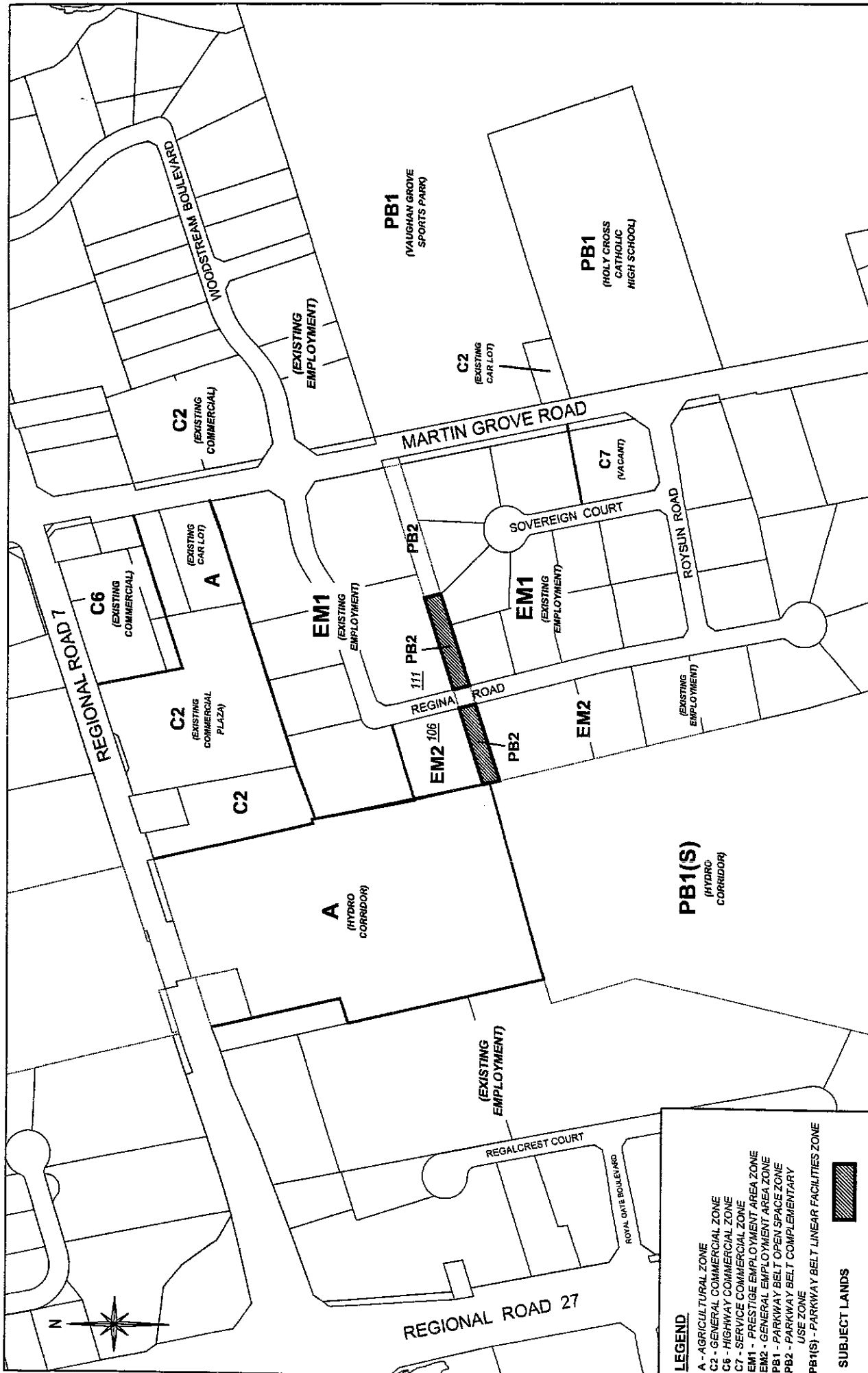
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



- 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
 - PB1 - PARKWAY BELT OPEN SPACE ZONE
 - PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
 - PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- SUBJECT LANDS**
- [Hatched Box]

Location Map

Part of Lot 4,
Concession 8
 APPLICANT: HER MAJESTY THE QUEEN IN RIGHT
 OF ONTARIO C/O ONTARIO REALTY CORPORATION
 N:\DPT\1 ATTACHMENTS\21-08-038



Development Planning Department

Attachment 1

FILE No.:
Z.08.038
 Not to Scale
 July 17, 2008

Attachment 2

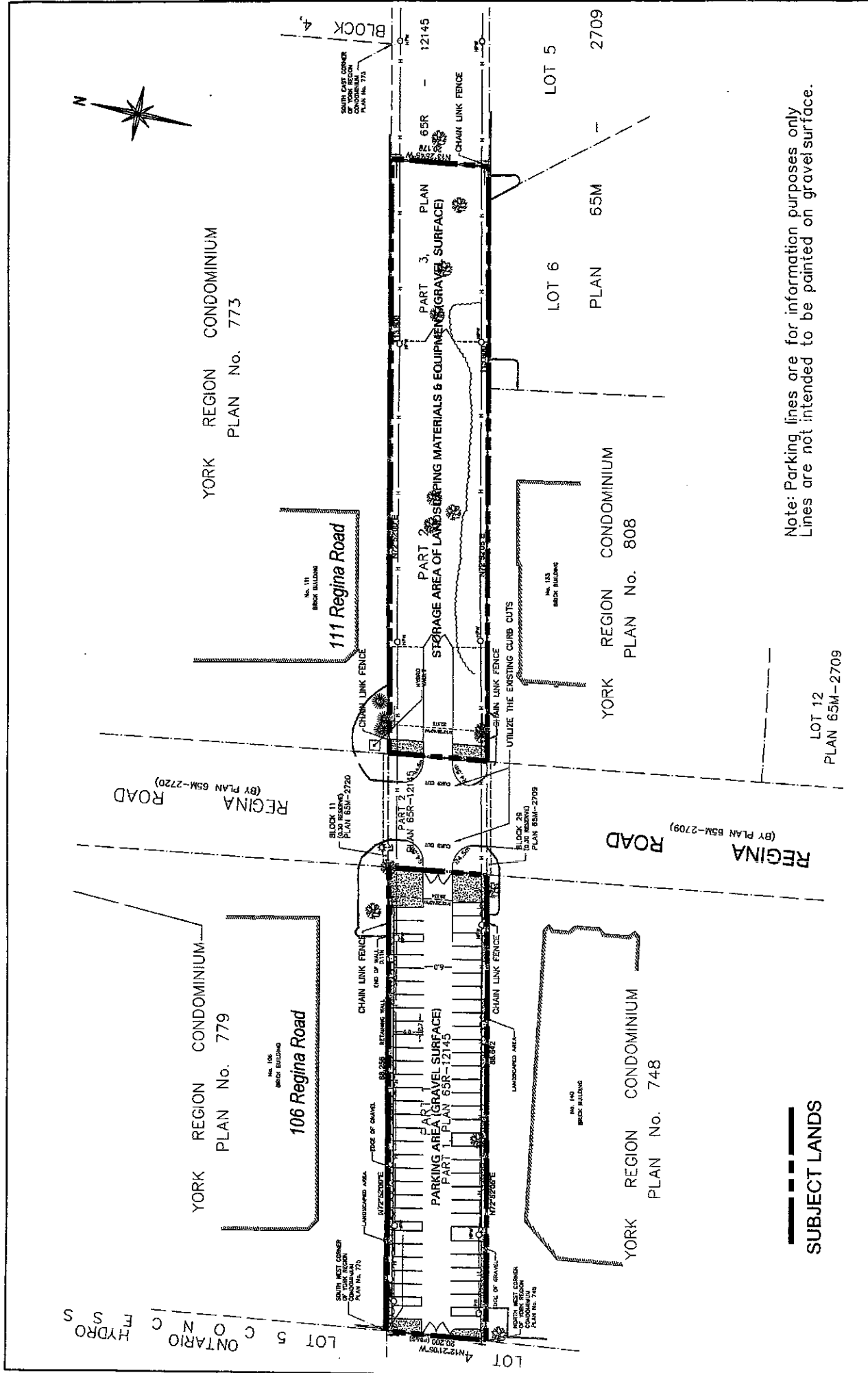
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 September 11, 2008



Development Planning Department

Development Concept

Part of Lot 4,
 Concession 8
 APPLICANT: HER MAJESTY THE QUEEN IN RIGHT
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Attachment 3

FILE No.: Z.08.038
 Not to Scale
 July 17, 2008



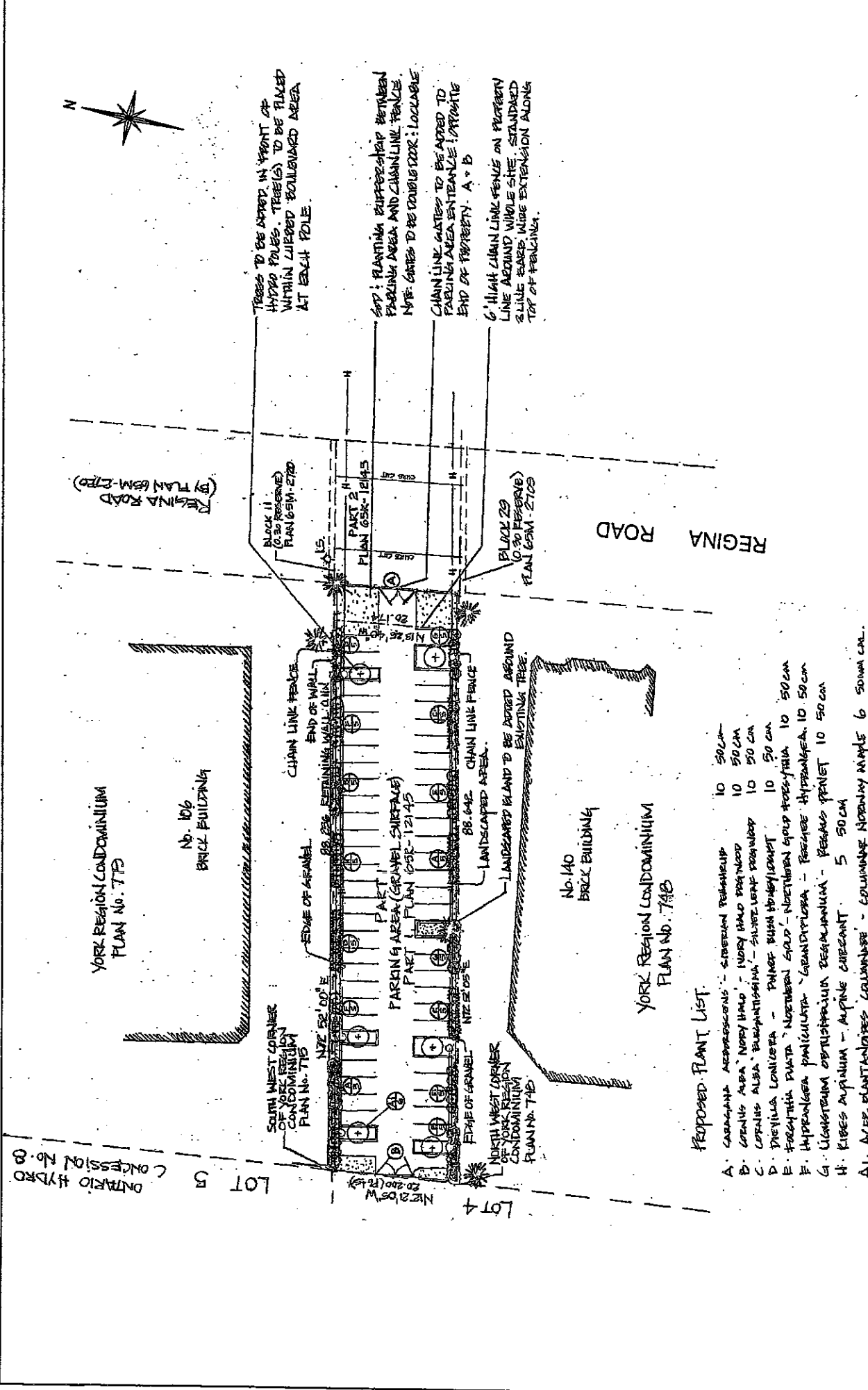
Development Planning Department

Parking Area Plan

Part of Lot 4,
 Concession 8

APPLICANT: HER MAJESTY THE QUEEN IN RIGHT
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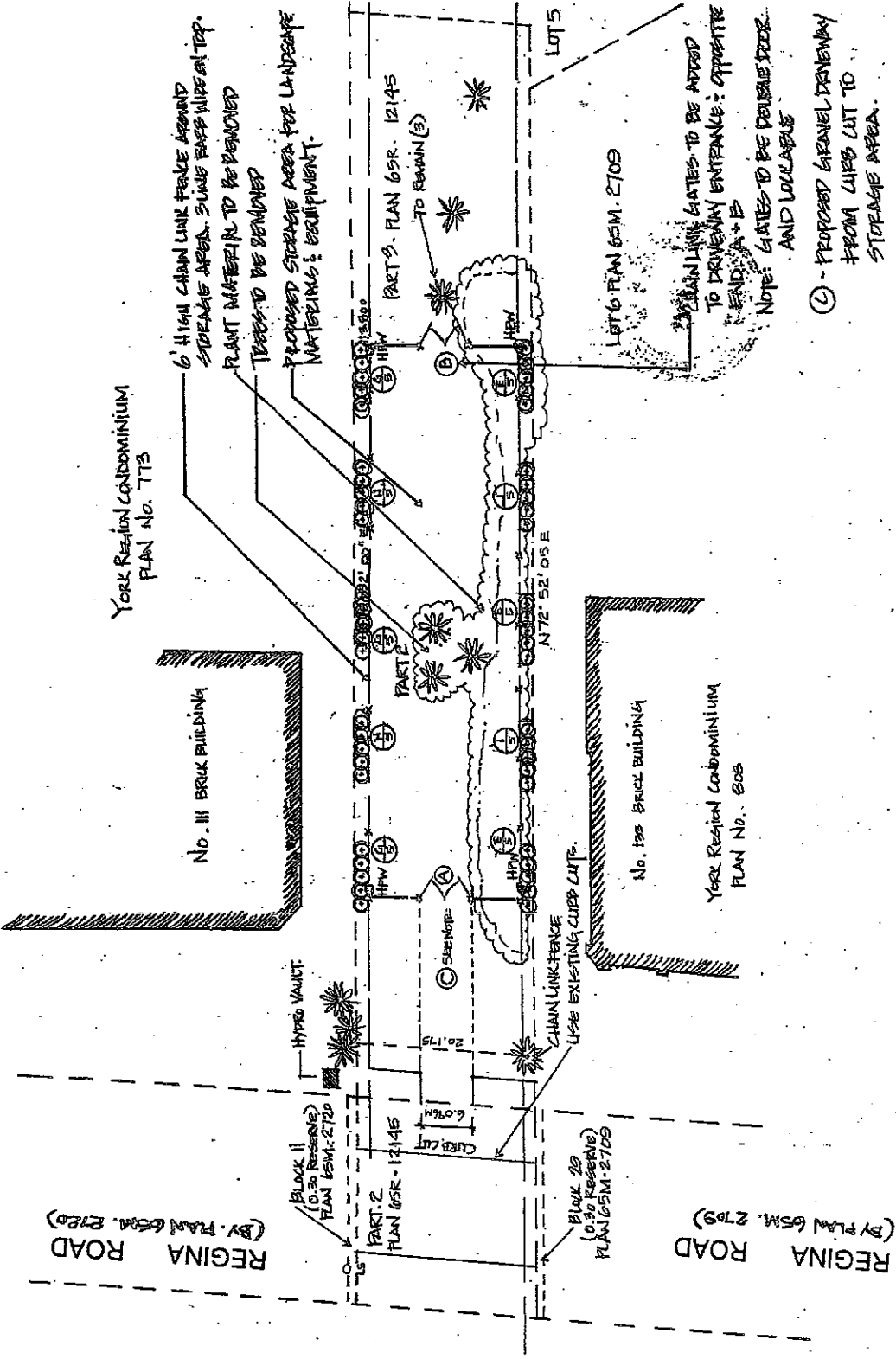
TREES TO BE ADDED IN FRONT OF HYDRO POLES. TREES TO BE PLACED WITHIN WIDED BOULEVARD AREA AT EACH POLE.

NOTE: PLANTING BUFFER STRIP BETWEEN PARKING AREA AND CHAIN LINK FENCE. CHAIN LINK FENCE TO BE ADDED TO PARKING AREA ENTRANCE. IRRIGATE END OF PROPERTY. A & B

6' HIGH CHAIN LINK FENCE ON PROPERTY LINE AROUND WHOLE SITE. STANDARD 2" LINE EARS. WIDE EXTENSION ALONG TOP OF FENCING.

PROPOSED PLANT LIST:

- A. CARAGANA ARBORESCENS - STRIPED TENDRIL 10 50CM
- B. CORYLUS ALBA 'NORD HANO' - HARDY HAZEL BUSH 10 50CM
- C. CORYLUS ALBA 'ELEGANTISSIMA' - SILVER LEAF BUSH 10 50CM
- D. DRYAS LONICERA - PRINCE OF WALES HONEYLOAF 10 50CM
- E. FRAXINUS PURATA - NORWICH SPUR TREE 10 50CM
- F. HYDRANGEA PANICULATA - GRANDIFLORA - REARER HYDRANGEA 10 50CM
- G. ULMUS ALPINUS - ALPINE ELM 5 50CM
- H. ILEX ALBA 'NANA' - COMMON HOLEY 6 50MM CM.
- AI. ACEE PLANTENDEKES 'COLUMBUS' - COLUMBUS HOBBY MAPLE 6 50MM CM.



PROPOSED PLANT LIST

- G. LIQUISTRUM OBTUSIFOLIUM REGALANUM - REGALANUM PRUNET 15 50CM
- E. FORSYTHIA DAUTA 'NORTHERN GOLD' - NORTHERN GOLD FORSYTHIA 15 50CM
- H. RUPES ALPINUM - ALPINE CURRANT 10 50CM
- I. SOEBAKIA SCORBIFFERA - FALSE SPIREA 10 50CM

Storage Area Plan

Part of Lot 4,
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