

**2.      DRAFT PLAN OF SUBDIVISION FILE 19T-08V03  
SRF VAUGHAN PROPERTY II LIMITED**

**P.2008.31**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-08V03 (SRF Vaughan Property II 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 August 8, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, to the Woodbridge Farmers Company Limited and the West Woodbridge Homeowner's Association. As of August 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 an application on the subject lands shown on Attachment #1 to revise an approved employment Draft Plan of Subdivision (19T-89063) as shown on Attachment #3, in order to establish a new lotting pattern and road network that will facilitate a future road connection to Innovation Drive to the northeast as shown on Attachment #2. The subdivision plan proposes 9 Employment Blocks, 2 OS1 Open Space Blocks, 1 Block for buffering purposes, the Highway #427 Extension, and the proposed road network as follows:

5 EM1(H) "Prestige Employment Area" Blocks	1.890 ha
3 EM2(H) "General Employment Area" Blocks	2.053 ha
1 EM3 "Retail Warehouse Employment Area" Block	2.824 ha
2 OS1 "Open Space Conservation" Blocks	0.730 ha
1 Buffer Block	0.551 ha
1 Block for Highway 427 Extension	0.966 ha
<u>2 Blocks for Roads and 0.3m reserves</u>	<u>1.002 ha</u>
Total Site Area	10.016 ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Langstaff Road and west of Regional Road #27, more specifically northwest of Milani Boulevard, in Lot 10, Concession 9, City of Vaughan.

The subject lands are designated "Employment Area General" and "Valley Lands" by OPA #450 (Employment Area Plan) and are zoned EM1(H) Prestige Employment Area Zone with Holding Symbol "(H)", EM2(H) General Employment Area Zone with Holding Symbol "(H)", and OS1 Open Space Conservation Zone, subject to Exception 9(1258) under By-law 1-88. The Holding Symbol "(H)" was imposed on May 28, 2002 by By-law 147-2006, until such time that the determination of the final alignment of the Highway #427 extension and cross-over had been

established in this area to the satisfaction of the Ministry of Transportation, and to ensure the creation of complete developable lots from part blocks. 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 OPA #450 (Employment Area Plan), the approved Zoning (By-law #147-2006), the current approved Draft Plan of Subdivision 19T-89063 (Attachment #3), and the area context, to determine the appropriateness of the revised lotting and road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly extension of Milani Boulevard and the easterly extension of proposed Street "A" to Innovation Drive as shown on Attachment #2, which 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;
- ii) a portion of the subject lands falls within the MTO's study area for the Highway #427 Transportation Corridor as shown on Attachment #3. The application will be reviewed to ensure the proposed development does not conflict with the requirements of the Highway #427 extension, and in consideration of the comments received from the MTO;
- iii) the valleylands zoned OS1 are regulated by the Toronto and Region Conservation Authority (TRCA). Review will be given to ensure the proposed development conforms with the regulations of the TRCA including but not limited to, slope stability, vegetative buffers, and long-term environmental protection;
- iv) the subject lands are adjacent to lands owned by Hydro One. The application will be reviewed to ensure there are no adverse impacts on the long-term use of the adjacent lands as a Hydro Corridor for existing transmission lines;
- v) the southeast portion of the subject lands is currently subject to a Zoning By-law Amendment Application (Z.08.025 – Trinity Development Group Incorporated) to rezone Block 9 and lands in the adjacent property to the south from EM2(H) General Employment Area Zone with "(H)" Holding provision to EM3 Retail Warehouse Employment Area Zone (as shown on Attachment #3) to permit a proposed "Lowe's" Home Improvement Store, which was considered at a Public Hearing on June 16, 2008. The review of the proposed Draft Plan of Subdivision will give consideration to the proposed rezoning in this location, including the removal of the Holding provision, which will require MTO approval; and,
- vi) the applicant has submitted a functional servicing report, a soil investigation report, and a traffic impact statement in support of their proposal; if necessary, further studies may be required to be submitted for review in support of this Draft Plan of Subdivision 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, the appropriateness of the proposed subdivision lotting and road network (Attachment #2) will be considered in the context of the policies in OPA #450, the requirements of By-law 1-88, the current approved Draft Plan of Subdivision 19T-89063 (Attachment #3), and the area context.

### **Attachments**

1. Location Map and Existing Zoning
2. Proposed Draft Plan of Subdivision 19T-08V03 with Existing/Proposed Zoning
3. Approved Draft Plan of Subdivision and Registered Plans

### **Report prepared by:**

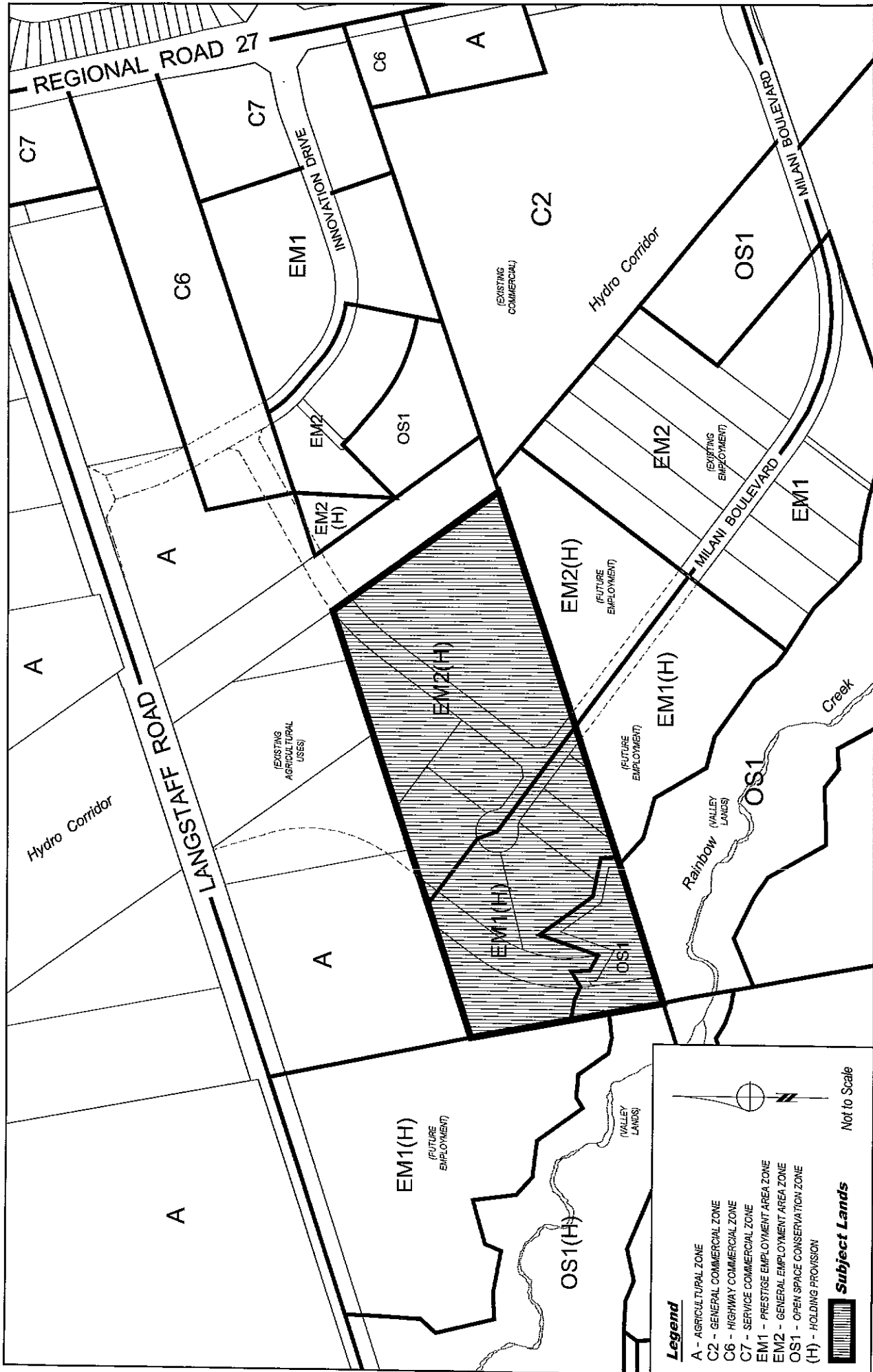
Ryan Mino, Planner, ext. 8213  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning


GRANT UYHEYAMA  
Senior Manager 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
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

**Subject Lands**  Not to Scale

 Not to Scale

# Location Map & Existing Zoning

APPLICANT: SRF VAUGHAN PROPERTY 11 INC.  
 Part of Lot 10, Concession 9

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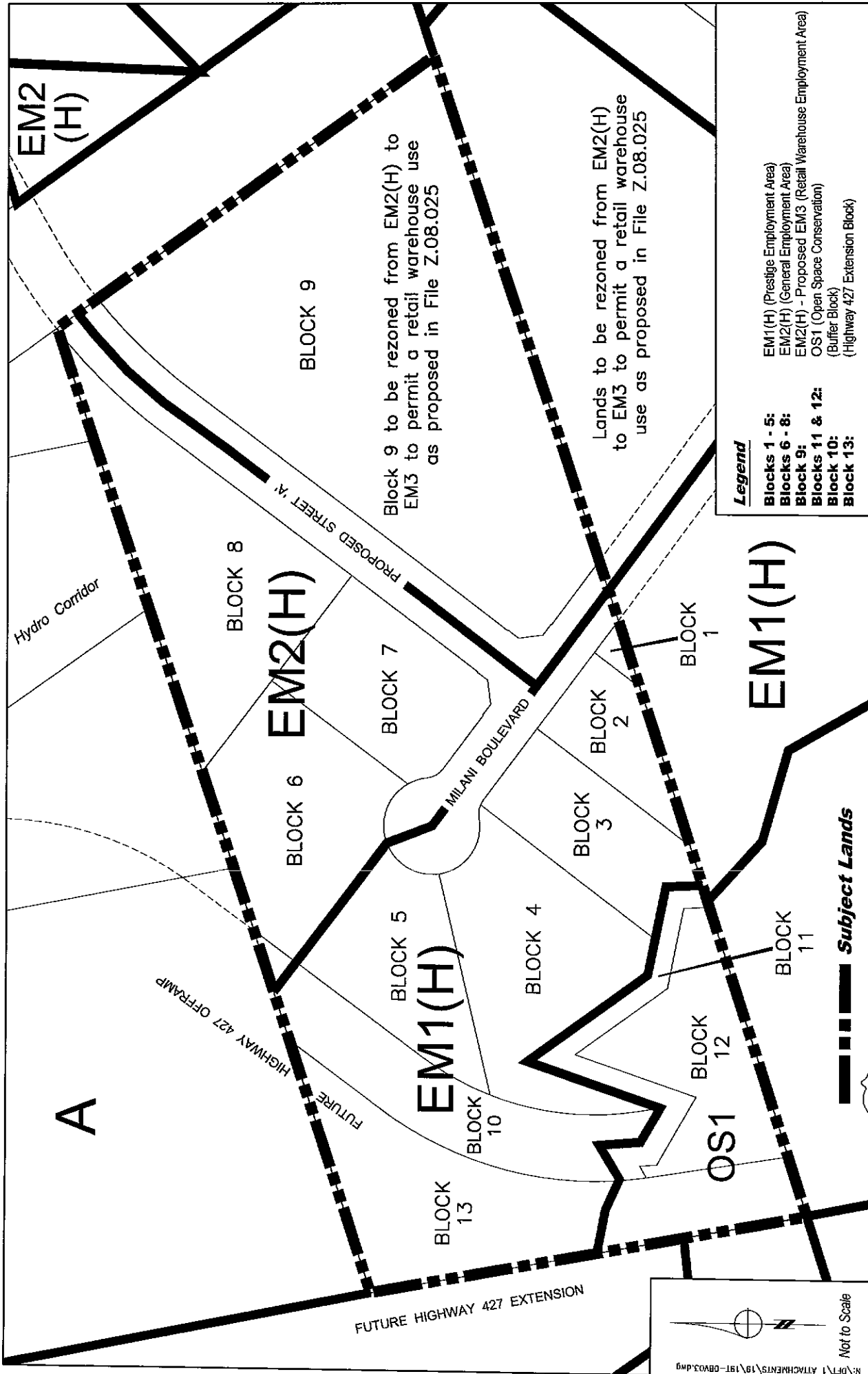


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# Attachment 1

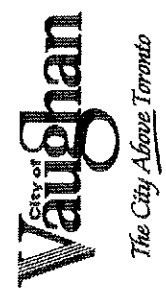
FILE No.: 19T-08V03

August 22, 2008



# Attachment 2

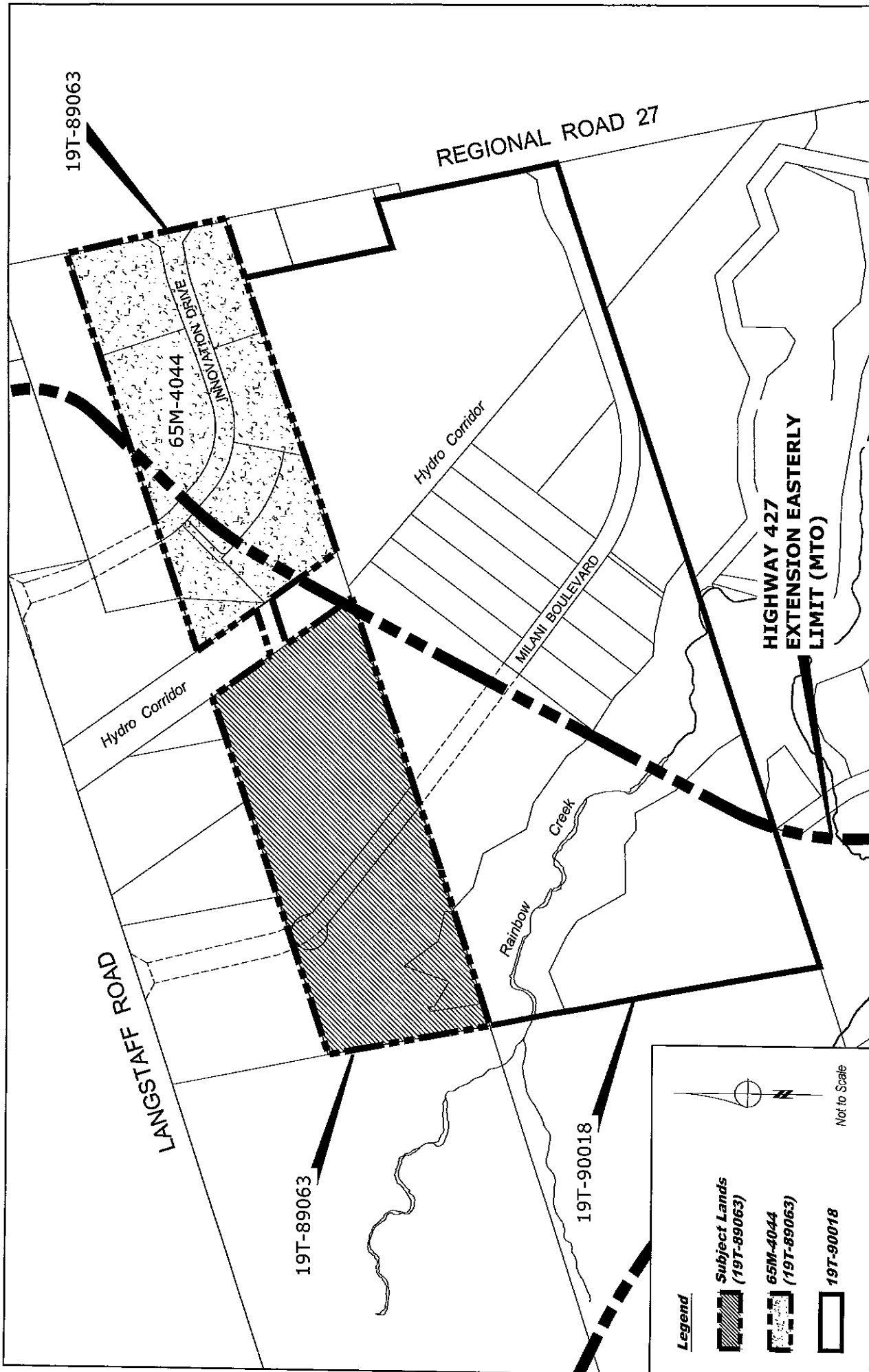
FILE No.: 19T-08V03  
 August 22, 2008  
 Part of Lot 10,  
 Concession 9




Development Planning Department


## Proposed Draft Plan of Subdivision 19T-08V03 with Existing / Proposed Zoning


APPLICANT: SRF VAUGHAN PROPERTY 11 INC.



**Legend**

 Subject Lands  
(19T-89063)

 65M-4044  
(19T-89063)

 19T-90018



Not to Scale

**Approved Draft Plan of Subdivision & Registered Plans**

APPLICANT:  
SRF VAUGHAN PROPERTY 11 INC.  
Part of Lot 10,  
Concession 9

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**Attachment 3**

FILE No.:  
19T-08V03

August 22, 2008