

COMMITTEE OF THE WHOLE JANUARY 21, 2007

**ZONING BY-LAW AMENDMENT FILE Z.07.042
APPROVED DRAFT PLAN OF SUBDIVISION 19T-04V06
GLEN-50 DEVELOPMENTS LIMITED
REPORT #P.2007.027**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.042 (Glen-50 Developments Limited) BE APPROVED, to rezone the subject lands shown on Attachment #1 from OS Open Space Zone (Brampton zoning under By-law 270-2004) to EM1 Prestige Employment Area Zone (Vaughan zoning under By-law 1-88).
2. THAT the following street name for approved Draft Plan of Subdivision 19T-04V06 (Glen-50 Developments Limited) BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street '1'	Gibraltar Road

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law, to rezone the subject lands shown on Attachment #1 from OS Open Space Zone (Brampton zoning under By-law 270-2004) to EM1 Prestige Employment Area Zone (Vaughan zoning under By-law 1-88).

The rezoning is required as a result of municipal restructuring, attributed to the annexation of the subject lands from the City of Brampton and Region of Peel to the City of Vaughan and Region of York, by an Order issued by the Minister of Municipal Affairs and Housing on July 1, 2007.

Background - Analysis and Options

The 1.63 ha is located on the east side of Regional Road 50, north of Highway #407, being designated as Parts 2 and 3 on Reference Plan 65R-23029 and Parts 1 and 6 on Reference Plan 43R-24780, City of Vaughan.

On July 1, 2007, the Minister of Municipal Affairs and Housing issued a Restructuring Order to come into effect, which annexed the subject lands from the Corporation of the City of Brampton and the Regional Municipality of Peel to the Corporation of the City of Vaughan and the Regional Municipality of York, forming part of Ward Two in the City of Vaughan.

The surrounding land uses are:

North - Eagle Quest Golf Centre (PB2 Parkway Belt Complementary Use Zone)

- South - single-detached residential (heritage) home (PB1(S) Parkway Belt Linear Facilities Zone)
- East - vacant; approved employment subdivision 19T-04V06 (PB2 Parkway Belt Complementary Use Zone)
- West - Regional Road 50; City of Brampton

On October 12, 2007, 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. To date, no written comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole on November 5, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee meeting was ratified by Council on November 12, 2007.

Official Plan

Subsection 4(1)(a) and Subsection 4(2) of the Restructuring Order states that the By-law and Official Plan of Brampton, being OS Open Space Zone by By-law 270-2004 and "Public Open Space and Buffer Area" and "General Complementary Use Area" by the Parkway Belt West Plan, respectively, apply to the annexed area and shall remain in force until amended or repealed. The subject lands were removed from the Parkway Belt West Plan through the approval of Amendment No. 186 by the Ministry of Municipal Affairs and Housing on December 7, 2006. The City of Vaughan's Development Planning Department has reviewed OPA #450 (Employment Area Plan), and has taken the interpretation that the lands are to take the designation of the adjacent Employment Land Use (similar to the "Railway Facilities" provision), which will provide consistency of the lands in the Employment Area Plan adjacent to Regional Road #50. On this basis, the lands are therefore designated "Prestige Area" under Subsection 3.5 of OPA #450.

Zoning

The subject Zoning By-law Amendment Application is required to remove the lands from the interpretation of the City of Brampton's By-law 270-2004, by bringing them into the City of Vaughan's By-law 1-88. The proposed EM1 Prestige Employment Area Zone will be consistent with the approved zoning (File: Z.04.018) on the lands to the east, also owned by Glen 50 Developments Limited (Attachment #2). The merging of the subject lands with the lands to the east will provide frontage and access onto Regional Road 50 for the easterly draft approved employment subdivision 19T-04V06 as shown on Attachment #2.

Vaughan Engineering Department

i) Development

Draft Plan of Subdivision 19T-04V06 is to be revised to include the subject lands. The conditions of draft plan approval that were provided for 19T-04V06 will be applicable.

ii) Environmental Site Assessment (ESA)

The comments provided through Draft Plan of Subdivision 19T-04V06 dated October 6, 2006 still apply. A Phase 1 Environmental Site Assessment (ESA) report has been approved to the satisfaction of the Engineering Department. However, prior to the final approval (registration of the plan of subdivision), the consultant will need to provide the City of Vaughan with a certification letter, certifying the three (3) above-ground storage tanks (AST's), 2 in front of the residential house on a concrete pad and 1 in the basement of the house, are decommissioned and disposed off site properly; and, the 45-gallon storage drum for waste oil and the various paint, thinners and miscellaneous maintenance chemicals, as delineated in the report, are properly removed off site as well.

Planning Considerations

For the reasons noted above under the Official Plan and Zoning sections in this report, the Development Planning Department has no objections to the proposed rezoning, which will consolidate the lands in Brampton into the City of Vaughan, and with the adjacent approved subdivision to the east, which is also in the same ownership. This will ensure consistent zoning with the approved subdivision to the east and will provide the lands with direct frontage and access onto Regional Road 50.

Street Name

The applicant has submitted a street name as identified in Recommendation #2 to this report. The Vaughan Planning Department, Vaughan Fire Department and the Region of York have reviewed the proposed street name and there are no concerns regarding the name.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

Approved Draft Plan of Subdivision 19T-04V06 will need to be revised to reflect the additional lands owned by Glen-50 as noted in the Regional conditions of approval.

Conclusion

The Development Planning Department has reviewed the proposed application to rezone the subject lands, in the manner shown on Attachment #2. The proposed application will provide a consistent EM1 zoning with the approved subdivision lands to the east. The merging of the subject lands with the lands to the east will provide frontage and access onto Regional Road 50 for the easterly approved employment subdivision 19T-04V06.

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

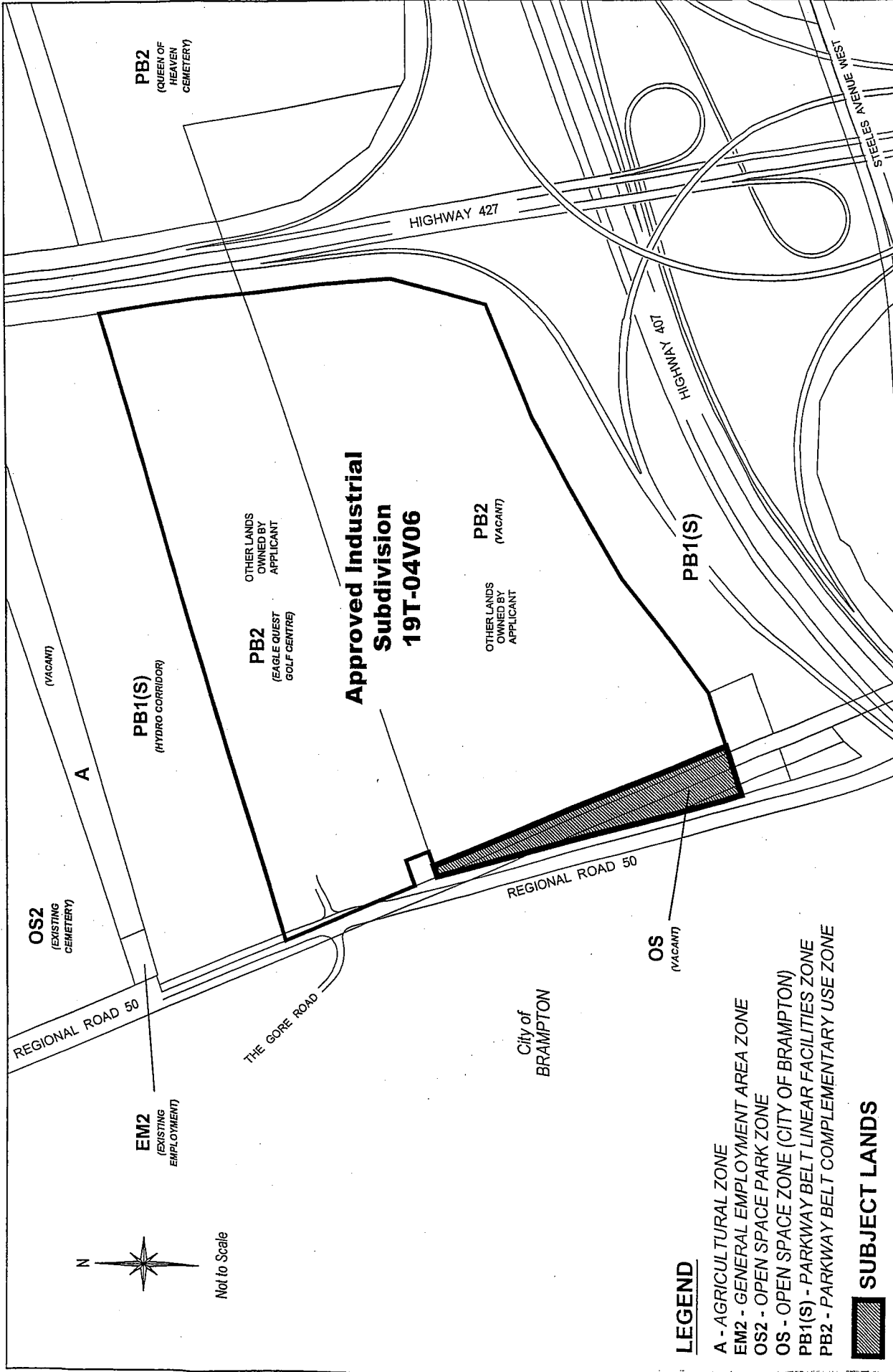
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS - OPEN SPACE ZONE (CITY OF BRAMPTON)
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE



SUBJECT LANDS

Location Map

Part of Lots 2 & 3,
Concession 9

APPLICANT:
GLEN 50 DEVELOPMENTS LIMITED

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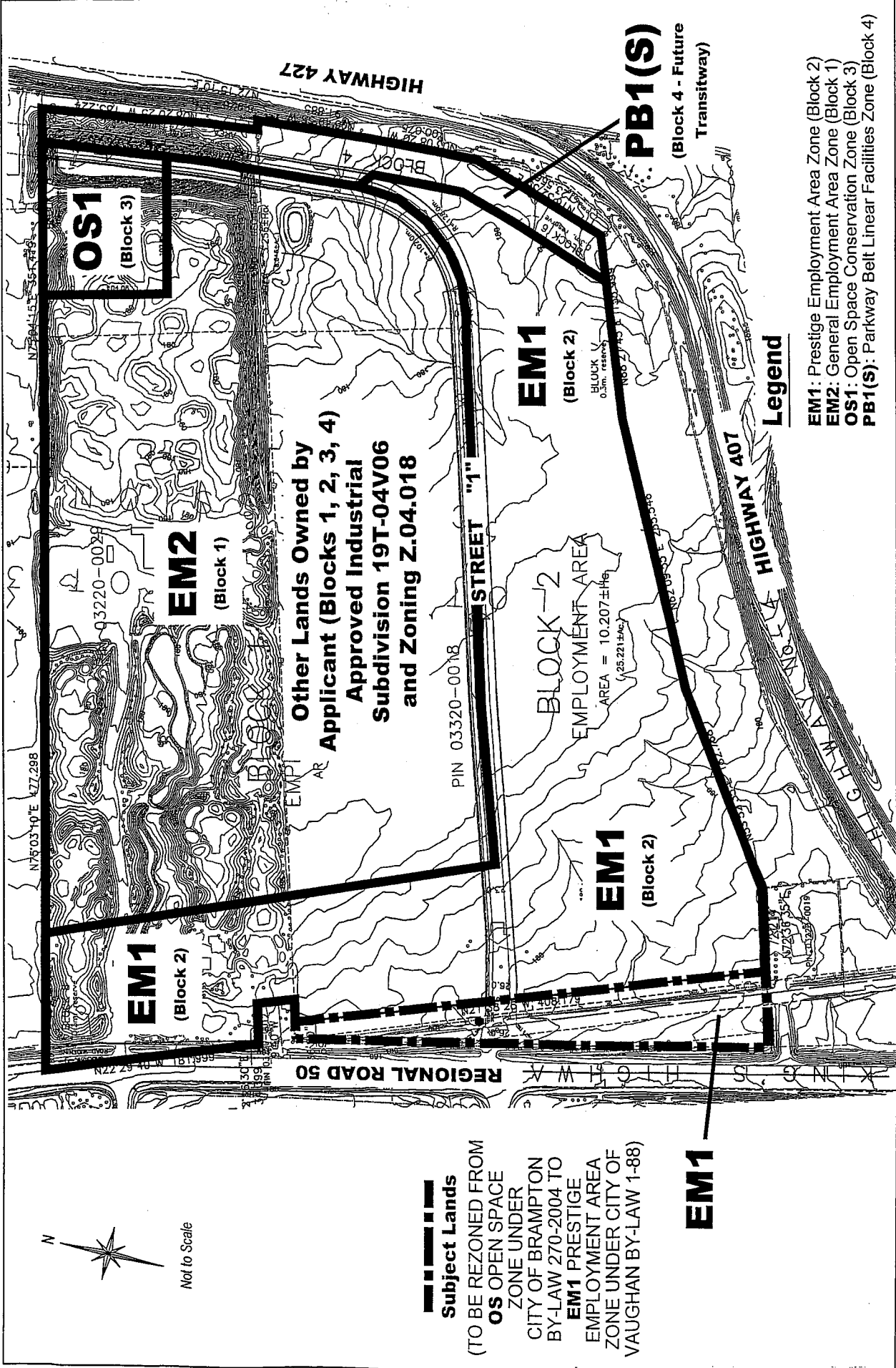
Development Planning Department

Attachment



FILE No.: Z.07.042
RELATED FILE(S):
19T-04V06 & Z.04.018

October 15, 2007



Not to Scale

Subject Lands

(TO BE REZONED FROM
OS OPEN SPACE
 ZONE UNDER
 CITY OF BRAMPTON
 BY-LAW 270-2004 TO
EM1 PRESTIGE
 EMPLOYMENT AREA
 ZONE UNDER CITY OF
 VAUGHAN BY-LAW 1-88)

**Other Lands Owned by
 Applicant (Blocks 1, 2, 3, 4)
 Approved Industrial
 Subdivision 19T-04V06
 and Zoning Z.04.018**

EM1

Proposed Zoning

Part of Lots 2 & 3,
 Concession 9
APPLICANT:
 GLEN 50 DEVELOPMENTS LIMITED



Development Planning Department

Legend

- EM1:** Prestige Employment Area Zone (Block 2)
- EM2:** General Employment Area Zone (Block 1)
- OS1:** Open Space Conservation Zone (Block 3)
- PB1(S):** Parkway Belt Linear Facilities Zone (Block 4)

Attachment

FILE No.: Z.07.042
 RELATED FILE(S):
 19T-04V06 & Z.04.018

October 15, 2007

NA\BPT\1 ATTACHMENTS\191-04V06.Z.04.018.F