

COMMITTEE OF THE WHOLE JUNE 16, 2008

ZONING BY-LAW AMENDMENT FILE Z.08.014 **1738638 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-Law Amendment File (1738638 Ontario Limited) BE APPROVED, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to facilitate new employment lands.

Economic Impact

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

Communications Plan

On May 9, 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. Through the notification, no comments were received by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 3, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting, will be ratified by Council on June 11, 2008.

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 Attachments #1 and #2, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to facilitate the future development of the site for industrial/employment uses (with no outside storage).

Background - Analysis and Options

The vacant (12.15ha) subject lands shown on Attachment #1 are located south of Langstaff Road, between Regional Road #50 and Huntington Road, in Part of Lot 9, Concession 10, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Prestige Area" along Regional Road #50 and Huntington Road and "Employment Area General" in the interior of the site by OPA #450 (Employment Area Plan) and the approved Block 57/58 Huntington Business Park Plan, as shown on Attachment #3.

The "Prestige Area" designation provides for uses that require high visual exposure, good accessibility and an attractive working environment. A wide range of industrial, office, business and civic use are permitted, without outside storage of goods, materials and equipment.

The "Employment Area General" designation accommodates uses that do not require high visual exposure, provides opportunities for industrial development which may require outside storage or be undertaken outdoors and permits a full range of processing, warehousing and distribution facilities. The implementing zoning is typically EM2 General Employment Area Zone, however,

the Owner has requested that the entire site be zoned EM1 Prestige Employment Area Zone, instead, to promote a more prestigious industrial business park with no outside storage.

The proposal to rezone the entire subject lands, including the interior lands, from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the future development of industrial/employment uses with no outside storage would implement the Official Plan and the approved Block 57/58 Huntington Business Park Plan.

Block Plan and Future Development

The subject lands are located within the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #3. The block plan shows an approved north/south road through the subject lands, which will connect north to Langstaff Road and south to the future extension of Ebenezer Road (City of Brampton) east of Regional Road 50.

The resolution of Council on February 20, 2006, to approve the Block Plan was subject to several outstanding block plan matters with respect to: storm water management pond construction; development phasing; transportation and traffic/access; environment; geotechnical/hydrological; urban design guidelines and landscape master plan, being resolved through the submission of documents and plans as a part of the individual subdivision/site development application(s) to the satisfaction of the City of Vaughan and other relevant agencies.

In accordance with Council's resolution, a Draft Plan of Subdivision and or a Site Development application(s) will be required to facilitate the future development of the subject lands. Review will be given to these applications to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands with respect to but not limited to the outstanding block plan matters.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed rezoning; however, has reserved comment on the development of the subject lands until a draft plan of subdivision or site development application(s) have been submitted. Given that the subject lands abut Regional Road #50, a municipal boundary road, the Owner will need to satisfy all requirements of the Region of Peel and the City of Brampton, through the processing of the subdivision or site plan applications. Although Peel would prefer to review a traffic report through the subject zoning application, it would be preferable to do so, under subsequent development applications, once a definitive use(s) is determined.

Conclusion

The proposed Zoning By-law Amendment application has been reviewed in accordance with the policies in OPA #450, the approved Block 57/58 Plan, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed rezoning of the subject lands from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the future development of industrial/employment uses with no outside storage would implement the Official Plan and the approved Block 57/58 Huntington Business Park Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Proposed Zoning Change
3. Huntington Business Park-Approved Block Plan

Report prepared by:

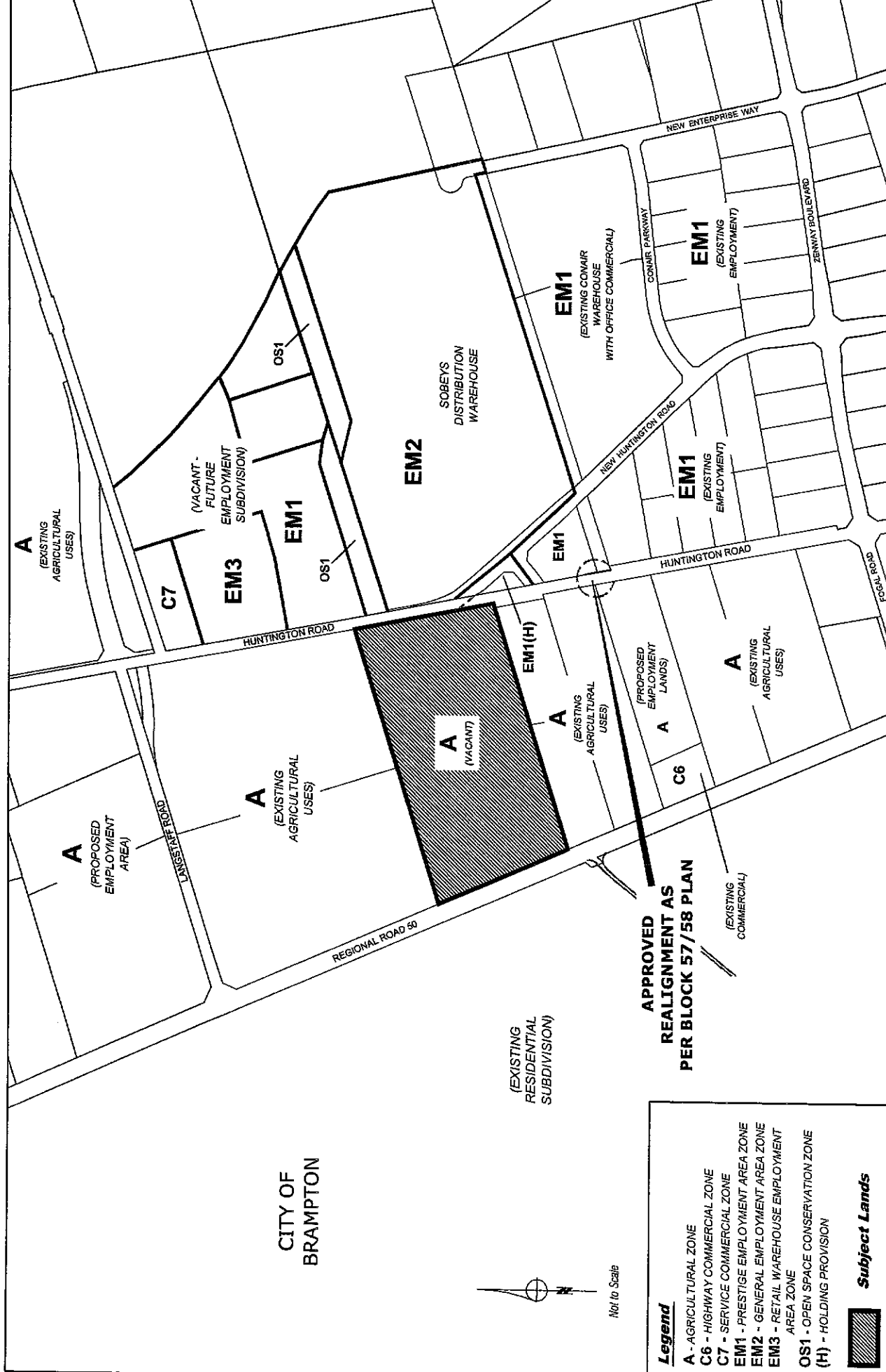
Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

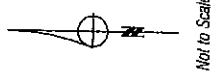
JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



CITY OF
BRAMPTON



- Legend**
- A - AGRICULTURAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE (H) - HOLDING PROVISION
- Subject Lands**

Location Map

Part of Lot 9,
Concession 9 & 10

APPLICANT:
1738638 ONTARIO LIMITED

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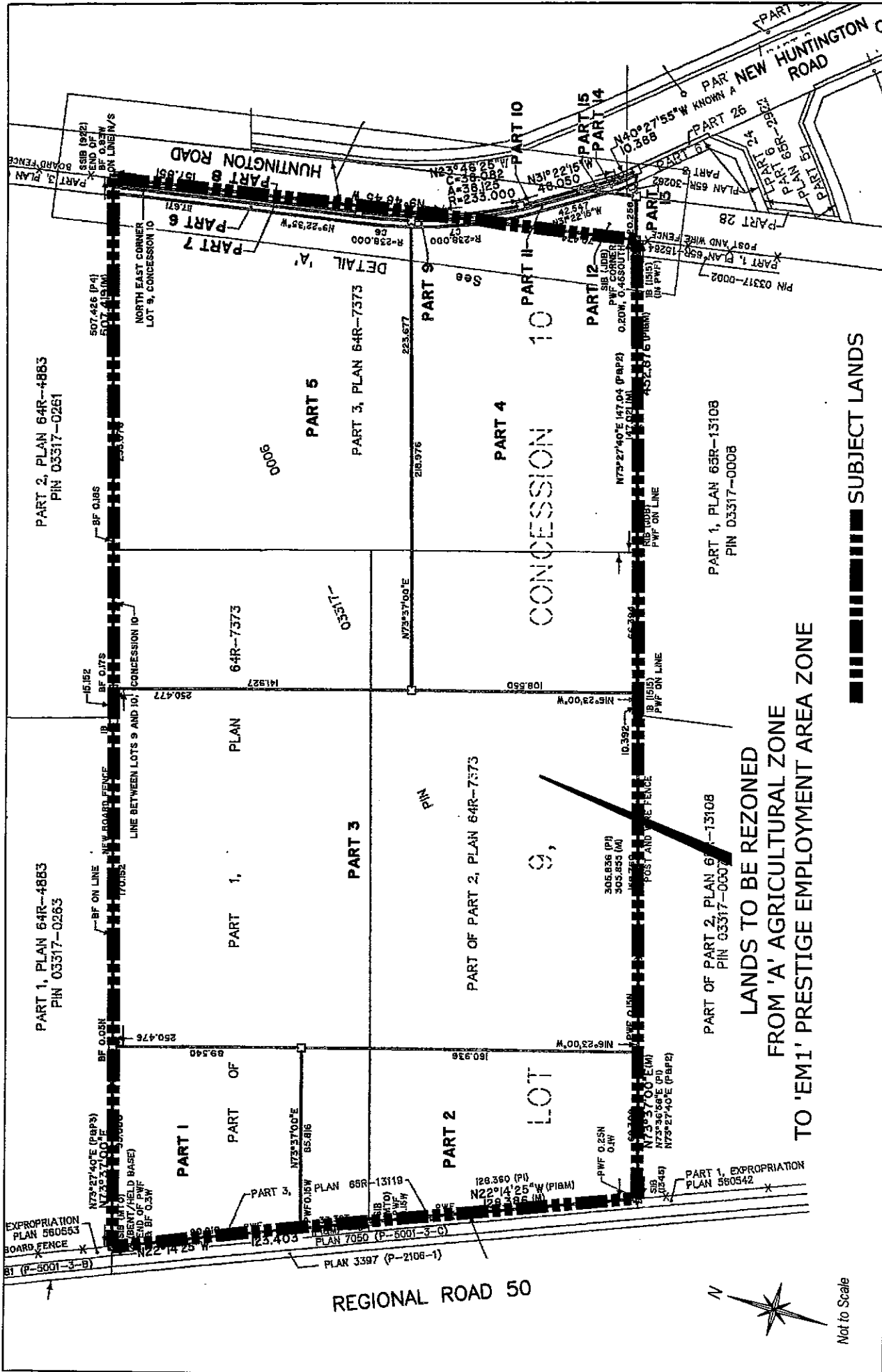


Development Planning Department

Attachment 1

FILE No.:
Z.08.014

May 28, 2008



LANDS TO BE REZONED
FROM 'A' AGRICULTURAL ZONE
TO 'EM1' PRESTIGE EMPLOYMENT AREA ZONE

■■■■■■■■■■ SUBJECT LANDS

Proposed Zoning Change

Part of Lot 9,
Concession 9 & 10
APPLICANT:
1738638 ONTARIO LIMITED



Development Planning Department

Attachment

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FILE No.:
Z.08.014

May 28, 2008

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HUNTINGTON BUSINESS PARK - BLOCK PLAN

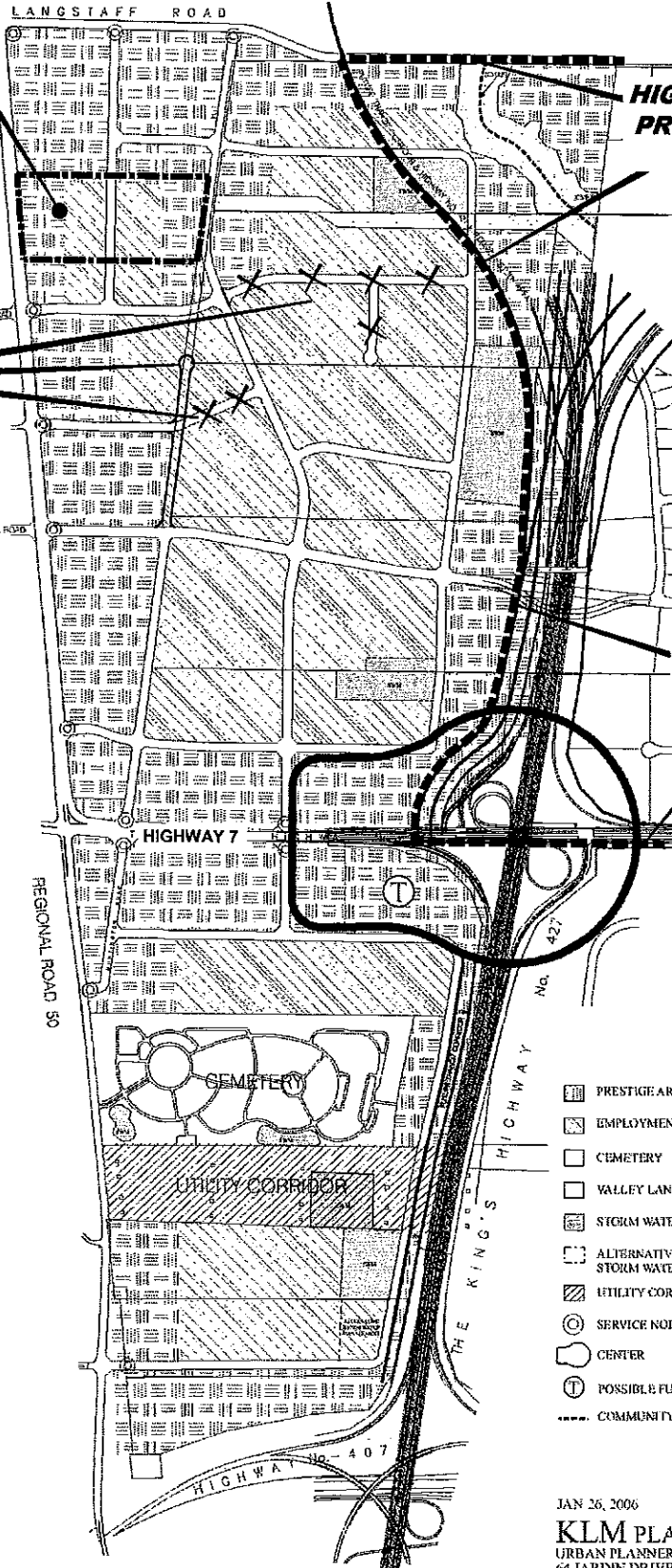
SUBJECT LANDS

RED-LINE CHANGE

HIGHWAY 427 PROTECTION AREA

HIGHWAY 427 PROTECTION AREA

Not to Scale



- PRESTIGE AREA
- EMPLOYMENT AREA GENERAL
- CEMETERY
- VALLEY LAND & STREAM CORRIDORS
- STORM WATER MANAGEMENT
- ALTERNATIVE STORM WATER MANAGEMENT
- UTILITY CORRIDOR
- SERVICE NODES
- CENTER
- POSSIBLE FUTURE TRANSIT STATION (6.0 Ha.)
- COMMUNITY MULTI-USE RECREATIONAL PATHWAY (CMRP)

JAN 26, 2006
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
 PHONE: (905) 669-4055 FAX: (905) 669-0067 design@klmplanvng.com

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Huntington Business Park - Approved Block Plan



The City Above Toronto

Development Planning Department

Attachment

FILE No.: Z.08.014

May 28, 2008

Part of Lot 9,
 Concession 9 & 10

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APPLICANT:
 1738638 ONTARIO LIMITED

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