

**3. ZONING BY-LAW AMENDMENT FILE Z.08.063
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD #3**

P.2009.6

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.063 (Blackwood Real Estate General Partner I Ltd.) 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 January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands. As of January 30, 2009, 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 to amend the Zoning By-law on the subject lands shown on Attachment #1, to amend By-law 1-88, specifically to:

- i) rezone the subject lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone;

- ii) permit the following site-specific employment uses in the EM1 Prestige Employment Area Zone within each of the 4 multi-unit buildings currently proposed in the related Site Development Application (File: DA.08.062), as shown on Attachment #2:
 - i) Business or Professional Office;
 - ii) Car Brokerage;
 - iii) Club or Health Centre;
 - iv) Day Nursery;
 - v) Employment Use;
 - vi) Accessory retail sales to an Employment Use;
 - vii) Accessory office uses to an Employment Use;
 - viii) Office Building;
 - ix) Recreational Use;
 - x) Service or Repair Shop;
 - xi) One (1) Personal Service Shop having a maximum gross floor area of 185 m² per multi-unit building; and,
 - xii) One Eating Establishment; Eating Establishment - Convenience; or Eating Establishment - Take-Out, having a maximum gross floor area of 185 m² per multi-unit building;

- iii) permit the following service commercial uses in addition to the permitted EM1 Zone uses listed above, within the proposed buildings located within Area "A" as shown on Attachment #1:

- i) Sales and service establishments less than 930 m² limited to the following: automotive parts, supplies and accessories store; computer and software store; communications and electronics retail and supplies store; work and industrial clothing store; bakery; flooring store; carpet and rug store; bath and tile store; plumbing fixtures and supplies store; lighting store; paint, wallpaper and home décor store; windows and doors store; general contractors shop; kitchens cabinets and housewares store;
 - ii) Convenience Retail Store;
 - iii) Bank and Financial Institution;
 - iv) Education or Training Facility;
 - v) Eating Establishment;
 - vi) Eating Establishment - Convenience;
 - vii) Eating Establishment, Take-Out;
 - viii) Office and Stationary Supply, Sales, Service, Rental;
 - ix) Car Rental Service;
 - x) Print Shop Accessory Retail Sales;
 - xi) Parking Garage;
 - xii) Personal Service Shop;
 - xiii) Pharmacy;
 - xiv) Place of Entertainment;
 - xv) Tavern;
 - xvi) Technical School;
 - xvii) Veterinary Clinic; and,
 - xviii) Video Store;
- iv) permit a minimum of 380 parking spaces for the proposed development, whereas 971 spaces are required.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Weston Road and Highway #407, municipally known as 1 Century Place, in Part of Lots 2 and 3, Concession 5, Ward 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation is implemented by the EM1 Prestige Employment Area Zone category.

OPA #450 also contains policies respecting "Service Nodes", which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies for uses that supply the day-to-day convenience and service needs of businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area. The "Service Node" designation is implemented by the C7 Service Commercial Zone.

The subject lands were removed from the Parkway Belt West Plan by Amendment No. 106 in January 1996.

The subject lands are zoned PBM7 Parkway Belt Industrial Zone by By-law 1-88. The list of permitted industrial uses in the PBM7 zone is limited. The proposed uses are not in accordance with the existing PBM7 Zoning on the subject lands, and therefore, an amendment to the Zoning By-law is required to implement the current Employment Area policies of the Official Plan. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in consideration of the applicable City and Regional Official Plan and Provincial policies to determine the conformity of the proposed uses with OPA #450 and the Provincial Policy Statement;
- ii) the application will be reviewed in consideration of Zoning By-law 1-88, the existing and permitted uses, and the surrounding area context, to determine the appropriateness of permitting the proposed employment and service commercial uses on the subject lands;
- iii) review will be given to the size of the units (930 m²) and the number of units dedicated to the proposed Service Commercial uses to ensure compatibility with the surrounding land uses, the "Service Node" policies of OPA #450, and the EM1 Prestige Employment Area Zone standards within By-law 1-88;
- iv) the related Site Development Application (File: DA.08.062 - Rosewater Management Group) will be reviewed with respect to the inclusion of sustainable building and site design features such as green roofs, permeable pavers, rainwater retention systems and the CEPTD (Crime Prevention Through Environmental Design) guidelines, in addition to site access, parking, pedestrian and bicycle connections, loading areas, and landscaped areas;
- v) any issues such as building setbacks and driveway locations will be reviewed in consideration of the Ministry of Transportation's 407 right-of-way requirements;
- vi) the adequacy of the proposed parking supply will be reviewed in light of the proposed uses; and,
- vii) the applicant has submitted a stormwater management report and traffic study with the subject applications; the applicant will also need to submit a planning justification report and a parking report to justify their proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

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 Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable City and Regional Official Plan and Provincial policies, the appropriateness of the proposed uses, the requirements of the Ministry of Transportation, adequacy of the proposed parking supply and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Proposed Site Plan (DA.08.062)

Report prepared by:

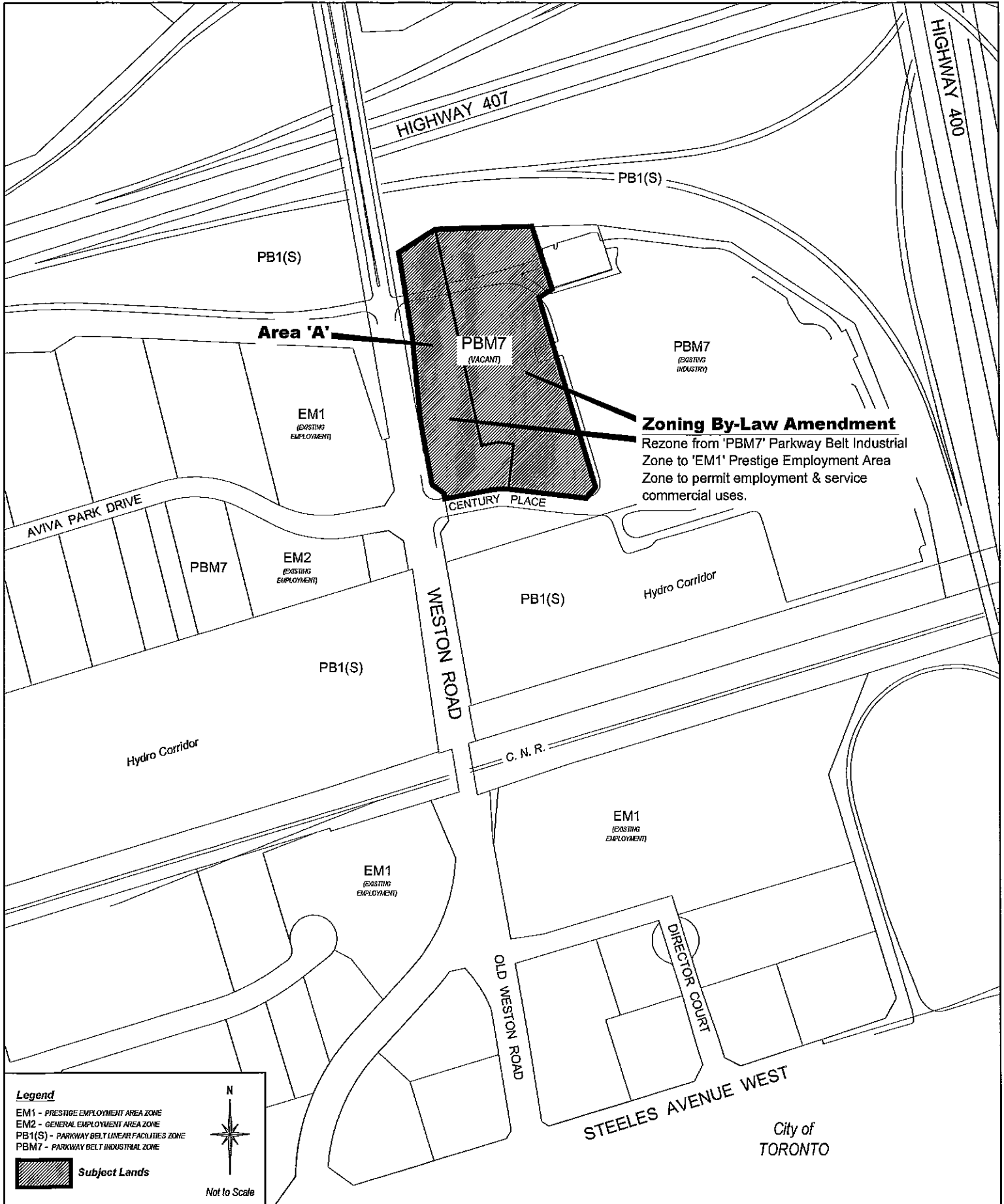
Ryan Mino, Planner, ext. 8213
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Legend
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 EM2 - GENERAL EMPLOYMENT AREA ZONE
 PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
 PBM7 - PARKWAY BELT INDUSTRIAL ZONE

 **Subject Lands**



Location Map

Part Lots 2 & 3,
 Concession 5

APPLICANT: BLACKWOOD REAL ESTATE
 GENERAL PARTNER I LTD.



Development Planning Department

Attachment

FILE No.:
 Z-08.063
 RELATED FILE:
 DA.08.062

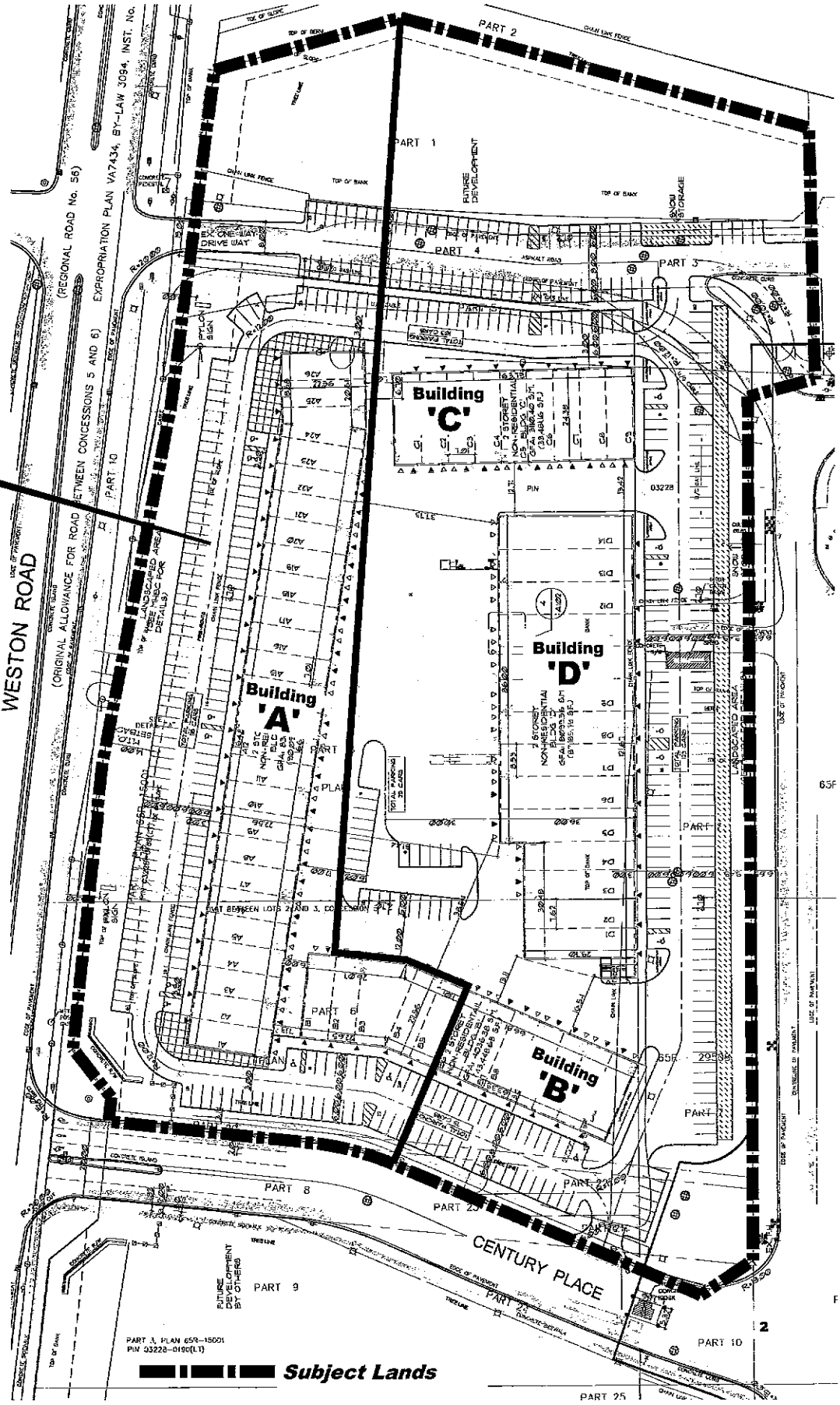
February 10, 2009

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AREA 'A'

WESTON ROAD



PART 3, PLAN 659-15001
PIN Q3228-0180(L1)

Subject Lands

65F

Not to Scale

Proposed Site Plan (DA.08.062)

Part Lots 2 & 3,
Concession 5

APPLICANT: BLACKWOOD REAL ESTATE
GENERAL PARTNER I LTD.



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
Z.08.063
RELATED FILE:
DA.08.062

2

February 10, 2009

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