

1.      **ZONING BY-LAW AMENDMENT FILE Z.09.015** **P.2009.20**  
**DUFFERIN SOUTH DEVELOPMENTS LIMITED**  
**(FORMERLY KNOWN AS ANTHONY AND ANNA MARIA LANNI)**  
**WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1.      THAT the Public Meeting report for File Z.09.015 (Dufferin South Developments 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.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: May 29, 2009  
b)      Circulation Area: 150 m and West Woodbridge Homeowners Association  
c)      Comments Received as of June 9, 2009: None

**Purpose**

**Proposal:**

To amend the City's Zoning By-law 1-88 to rezone the subject lands as shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate a consistent zoning and development of the subject lands with the adjacent industrial Draft Plan of Subdivision (19T-04V06) that was approved on June 25, 2007, as shown on Attachment #3.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ North of Highway 407 on the east side of Highway 50, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Prestige Area" by OPA #450 (Employment Area Plan)</li> <li>▪ Proposal to rezone to EM1 Zone conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ PB2 Parkway Belt Complementary Use Zone by By-law 1-88.</li> <li>▪ An amendment to the Zoning By-law is required to rezone the property to EM1 Zone in conformity with the Official Plan, and consistent with the adjacent EM1 zoning for Block 2 in the adjacent approved Subdivision 19T-04V06.</li> </ul>

Surrounding Land Uses	▪ Shown on Attachment #2.
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**Preliminary Review**

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	The appropriateness of rezoning the subject lands from PB2 Zone to EM1 Prestige Employment Area Zone, to be combined and developed with the adjacent industrial Block 2 (EM1) in approved Subdivision 19T-04V06 (Attachment #3) will be reviewed.

**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 and the Region of Peel for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Related Subdivision 19T-04V06

**Report prepared by:**

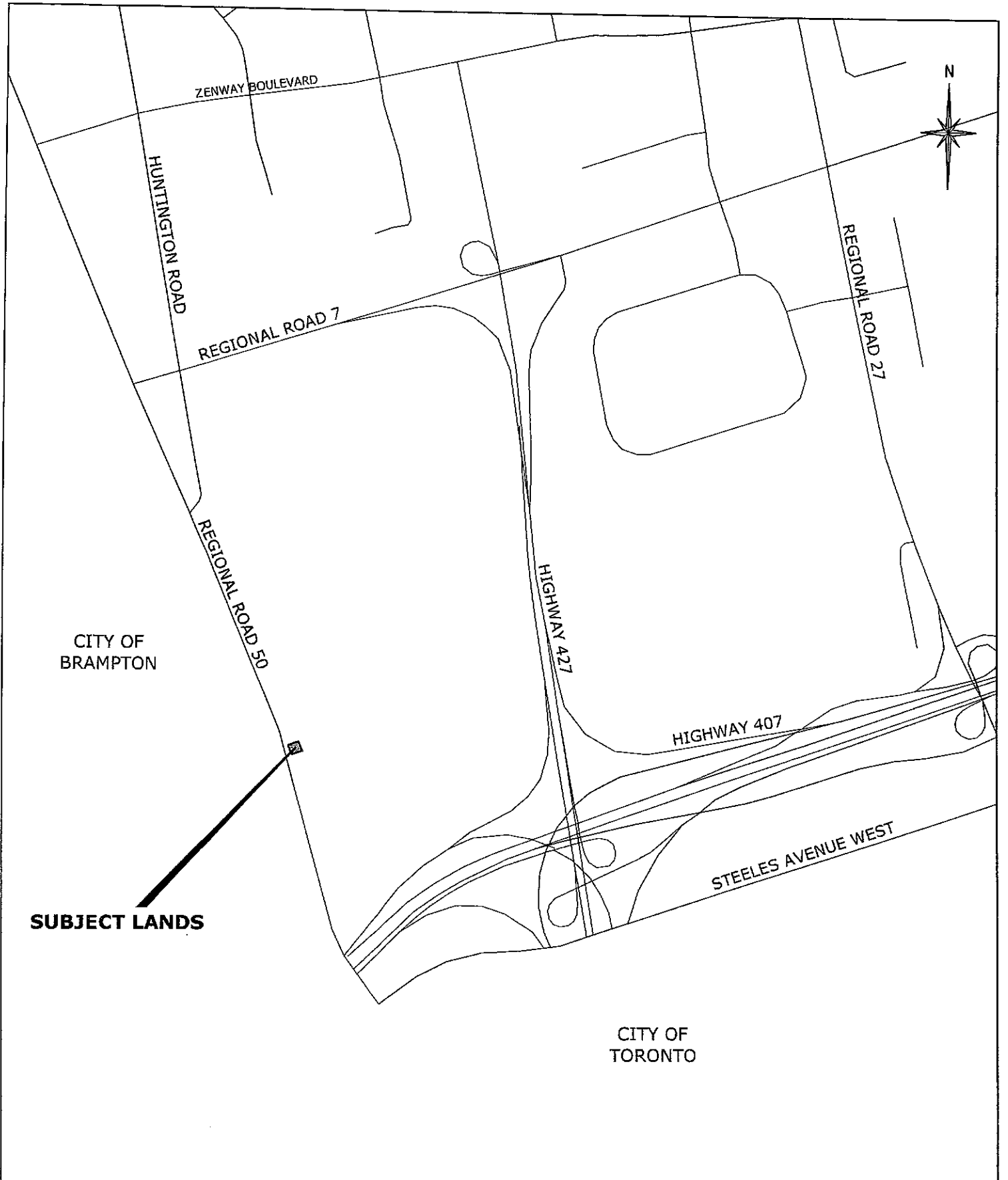
Ryan Mino, Planner, ext. 8213  
 Carmela Marrelli, Senior Planner, ext. 8791  
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Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

GRANT UYEYAMA  
 Director of Development Planning

/LG



## Context Location Map

Part of Lot 3,  
Concession 9

APPLICANT: DUFFERIN SOUTH DEVELOPMENTS LIMITED  
FORMERLY ANTHONY & ANNA MARIA LANNI

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*The City Above Toronto*

Development Planning Department

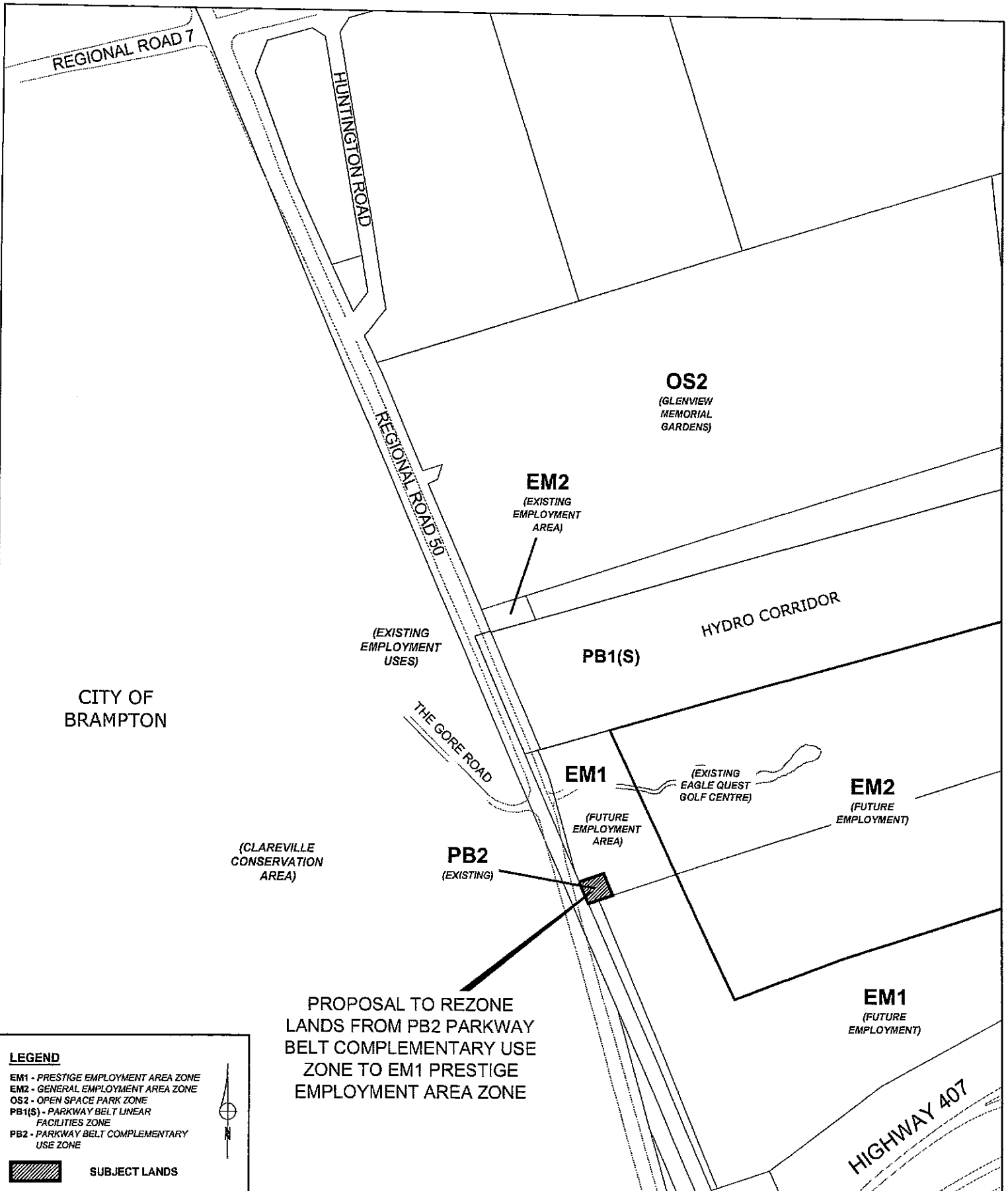
## Attachment

FILE:  
Z.09.015

Not to Scale

June 9, 2009

**1**



## Location Map

Part of Lot 3,  
Concession 9

APPLICANT: DUFFERIN SOUTH DEVELOPMENTS LIMITED  
FORMERLY ANTHONY & ANNA MARIA LANNI

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## Attachment

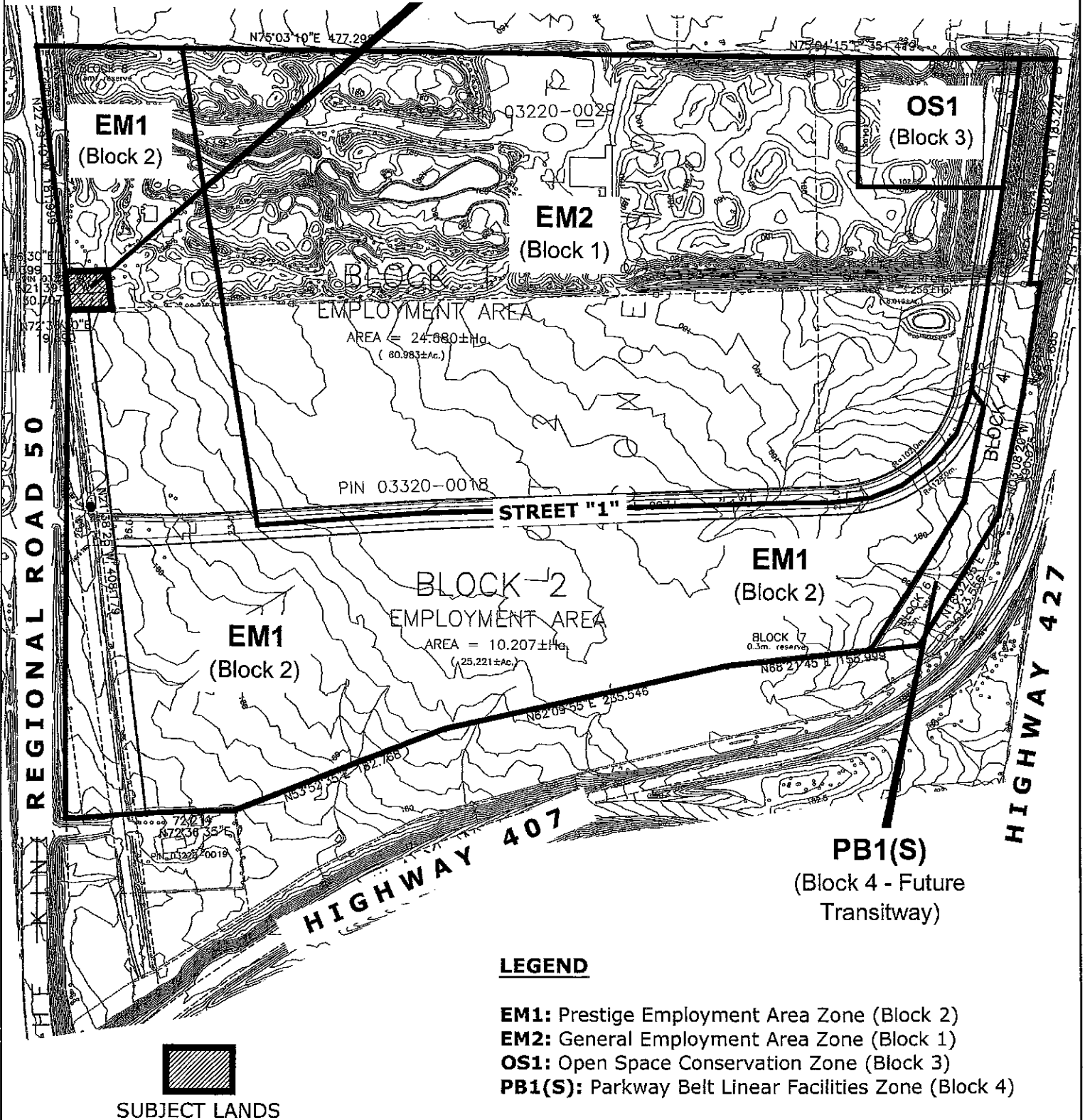
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June 9, 2009

# 2

**SUBJECT LANDS TO BE REZONED TO EM1 ZONE  
AND COMBINED AND DEVELOPED WITH THE  
ADJACENT INDUSTRIAL BLOCK 2 IN APPROVED  
SUBDIVISION 19T-04V06**



*Related Subdivision*  
**19T-04V06**

APPLICANT: DUFFERIN SOUTH  
DEVELOPMENTS LIMITED FORMERLY  
ANTHONY & ANNA MARIA LANNI

Part of Lot 3,  
Concession 9



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*Attachment*

FILE:  
Z.09.015

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June 9, 2009

**3**