

**2. ZONING BY-LAW AMENDMENT FILE Z.08.025
TRINITY DEVELOPMENT GROUP INCORPORATED
WARD 2**

P.2009.32

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.025 (Trinity Development Group Incorporated) 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 Hearing was circulated: September 25, 2009
- b) Circulation Area: 150 m and West Woodbridge Homeowners Association
- c) Comments Received as of October 9, 2009: None

Purpose

The Owner has submitted a revised application to amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from EM2(H) General Employment Area Zone to EM3 Retail Warehouse Employment Area Zone and to remove the Holding Symbol "(H)", to facilitate the future development of a one-storey home improvement centre (Lowe's) with a total gross floor area of 13, 227m² and 645 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ West of Regional Road #27 and south of Langstaff Road, specifically on the east side of Milani Boulevard, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Employment Area General" by OPA #450 (Employment Area Growth and Management Plan).▪ The proposed retail warehouse use conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ EM2(H) General Employment Area Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exceptions 9(1253) and 9(1258).

	<ul style="list-style-type: none"> The EM2(H) General Employment Area Zone does not permit a retail warehouse on the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required. The Holding Symbol "(H)" was placed on the property by By-law 146-2006, which was enacted by Council on May 8, 2006, and its removal is contingent on the subject lands being combined with other part blocks to form full development blocks and/or upon the final determination of the final alignment of the Highway #427 extension and cross-over to the satisfaction of the Ministry of Transportation.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.
Previous Application	<ul style="list-style-type: none"> Council previously considered this Application at a Public Hearing held on June 13, 2008. Since that hearing, the boundary of the subject lands has changed, as shown on Attachment #2, as a result of the land requirements for Highway #427. Accordingly, a further Public Hearing is required.

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.	Conformity with Official Plan	<ul style="list-style-type: none"> The application will be reviewed in the context of the policies of OPA #450 (Employment Area Growth and Management Plan).
b.	Related Draft Plan of Subdivision Application	<ul style="list-style-type: none"> A related Draft Plan of Subdivision Application (File 19T-08V03, SRF Vaughan Property II Inc.), as shown on Attachment #5 to facilitate changes to the surrounding road network and lotting pattern, is also being considered at this (October 19, 2009) Public Hearing. The subject Zoning Amendment Application will be reviewed in conjunction with the Draft Plan of Subdivision Application. In particular, the proposed changes to the road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly extension of Milani Boulevard and the elimination of a municipal road connection from Milani Boulevard to Innovation Drive in favour of a private driveway connecting the subject lands to Innovation Drive, as shown on Attachment #2 will be assessed. These changes must 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 their appropriateness, feasibility, and the impact on the proposed site plan.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Ministry of Transportation Ontario (MTO)	<ul style="list-style-type: none"> ▪ Any issues concerning the alignment of the future Highway #427 extension and the removal of the Holding Symbol "(H)" from the property will be reviewed in consideration of the comments and requirements of the MTO.
d.	Appropriateness of Proposed Use and Removal of the Holding Symbol "(H)"	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed retail warehouse use and the associated development standards required to implement the proposal will be reviewed in the context of the compatibility with the surrounding land uses. ▪ The appropriateness of removing the Holding Symbol "(H)" will be reviewed.
e.	Site Plan Application	<ul style="list-style-type: none"> ▪ The proposed Development will require a formal Site Development Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, including the implementation of sustainable site and building design features.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ The Owner has submitted a traffic impact report in support of the Application; further studies may be required to be submitted to be reviewed in support of this Zoning Amendment Application.

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 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 Hearing 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. Conceptual Site Plan
4. Conceptual Elevation Plan
5. Related Draft Plan of Subdivision File: 19T-08V03 (SRF Vaughan Property II Inc.)

Report prepared by:

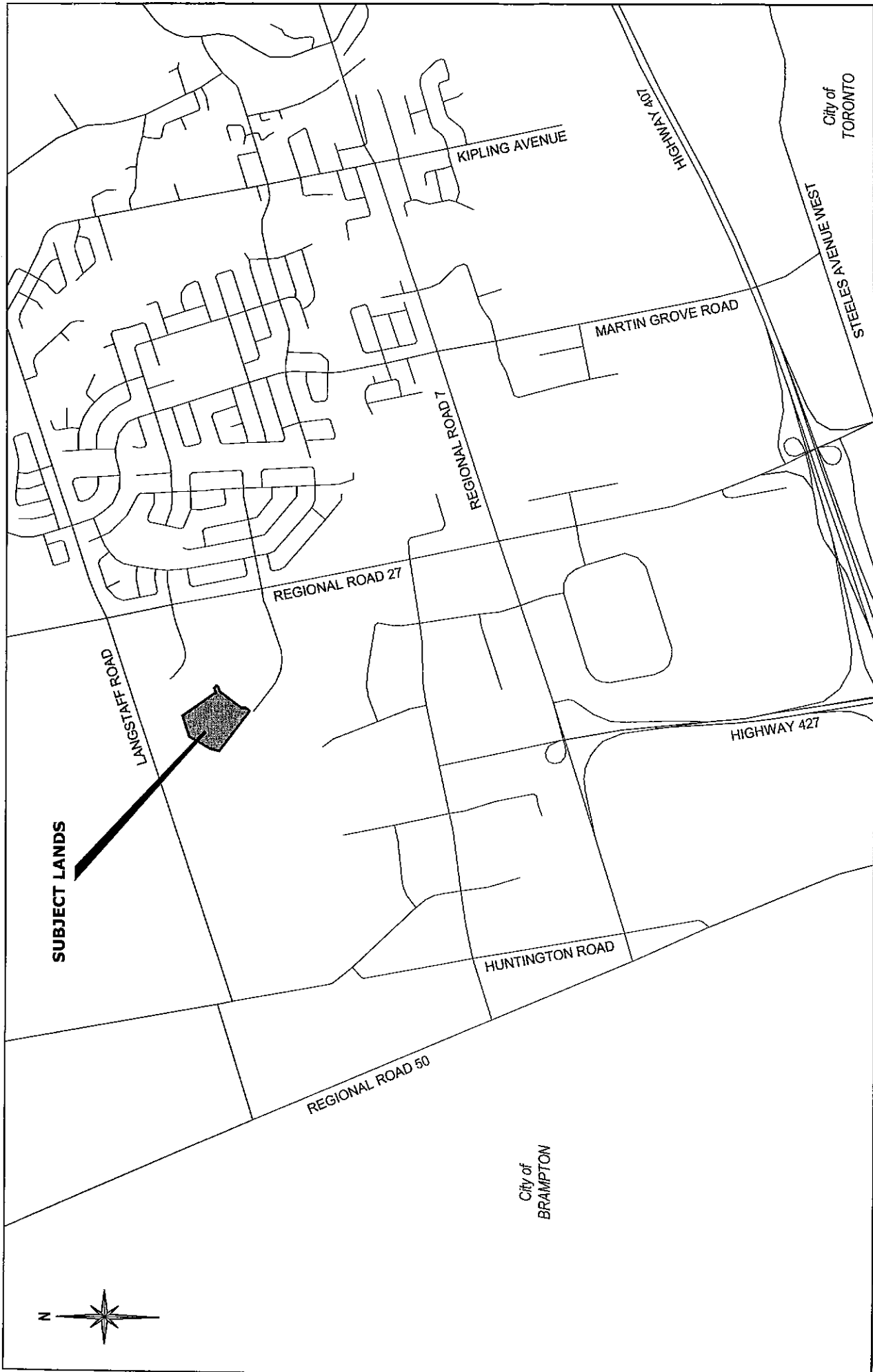
Ryan Mino, Planner, ext. 8213
Carmella Marrelli, Senior Planner, ext 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Part of Lots 9 & 10,
Concession 9

APPLICANT:
TRINITY DEVELOPMENT GROUP INCORPORATED

NA\BFT\1 ATTACHMENTS\Z\2.08.025



The City Above Toronto

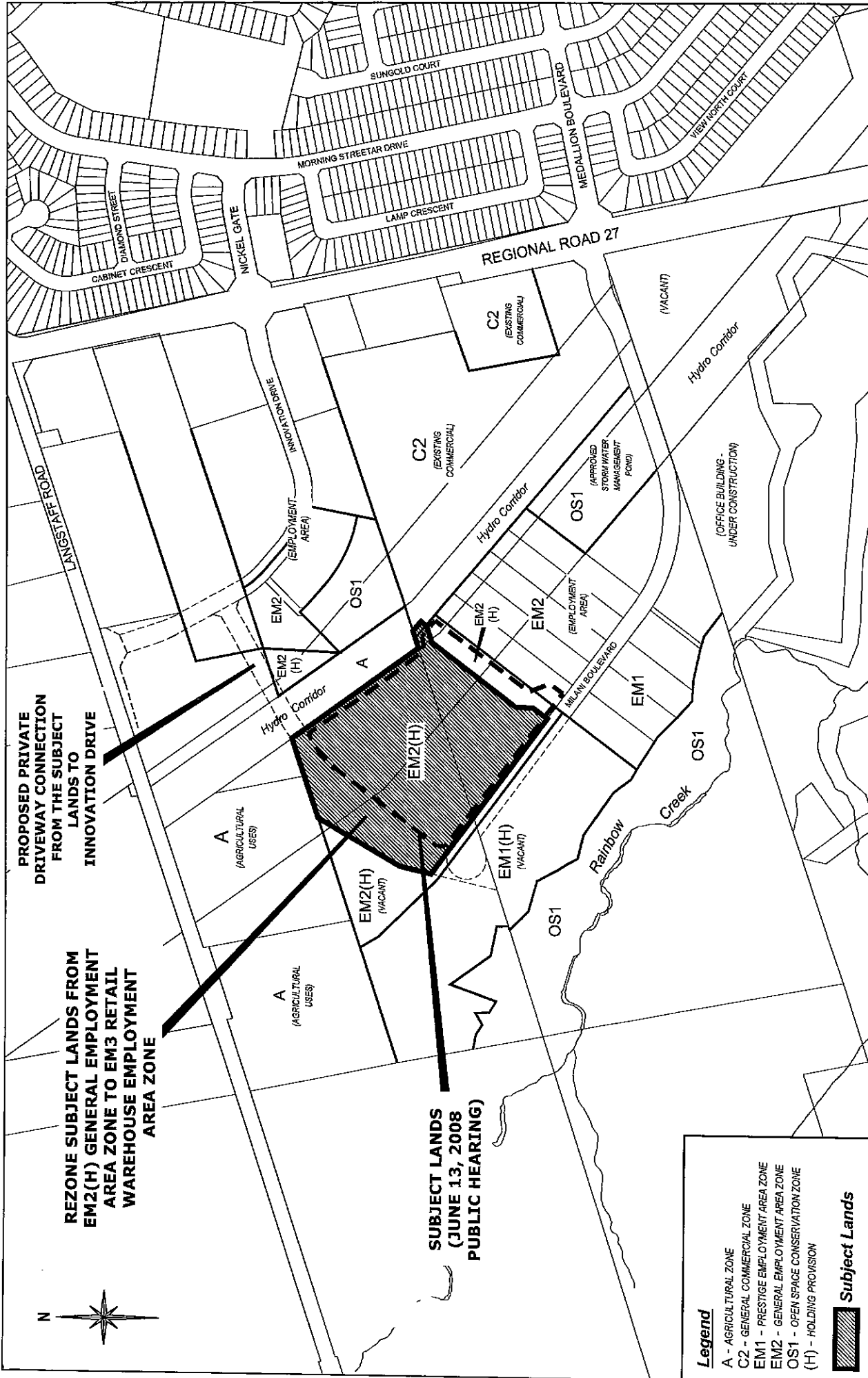
Development Planning Department

Attachment

FILE No.:
Z.08.025

Not to Scale

October 6, 2009



PROPOSED PRIVATE DRIVEWAY CONNECTION FROM THE SUBJECT LANDS TO INNOVATION DRIVE

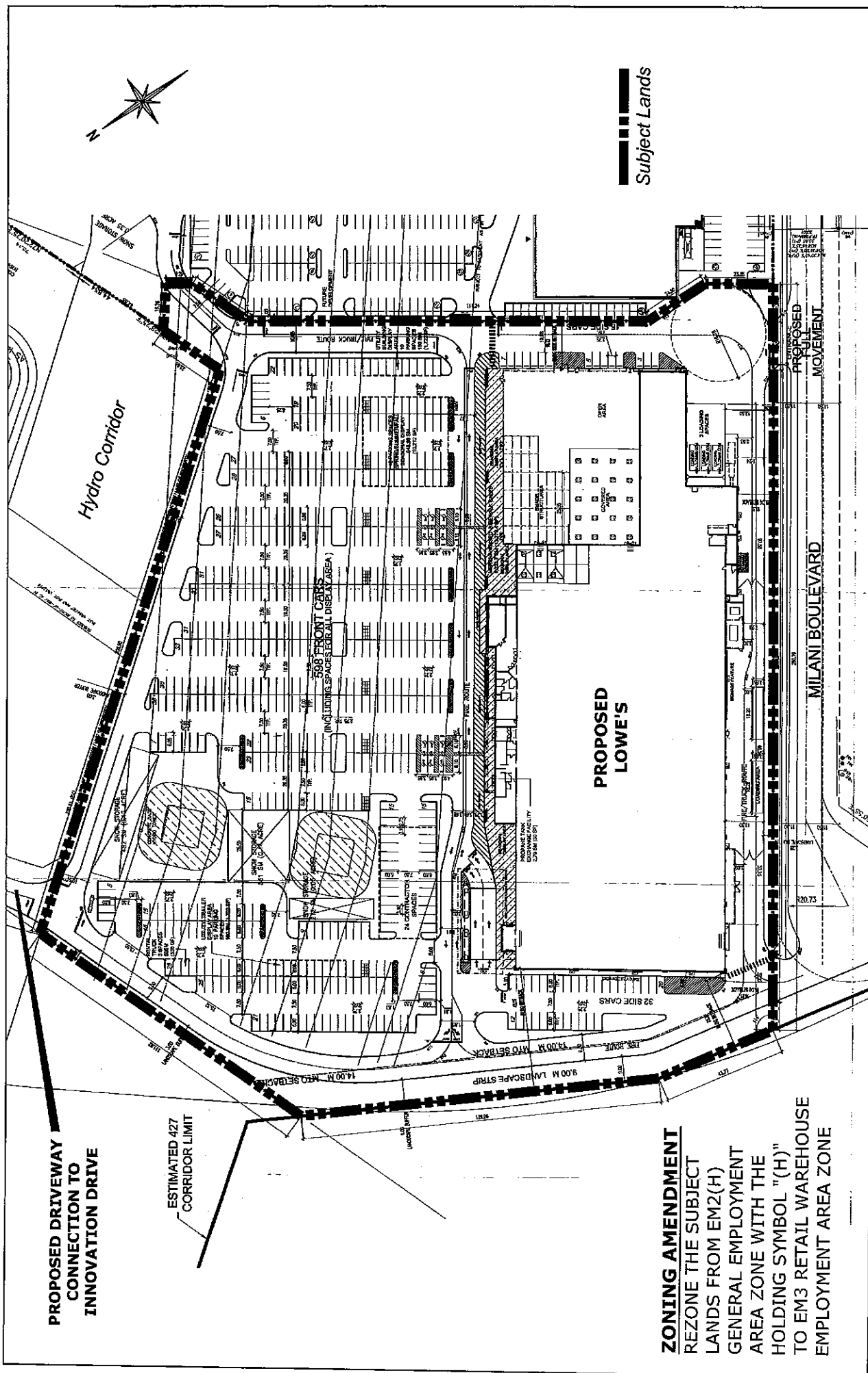
REZONE SUBJECT LANDS FROM EM2(H) GENERAL EMPLOYMENT AREA ZONE TO EM3 RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS (JUNE 13, 2008 PUBLIC HEARING)

Legend

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

Subject Lands



Subject Lands

ZONING AMENDMENT
 REZONE THE SUBJECT
 LANDS FROM EM2(H)
 GENERAL EMPLOYMENT
 AREA ZONE WITH THE
 HOLDING SYMBOL "(H)"
 TO EM3 RETAIL WAREHOUSE
 EMPLOYMENT AREA ZONE

Conceptual Site Plan

Part of Lots 9 & 10,
 Concession 9

APPLICANT:
 TRINITY DEVELOPMENT GROUP INCORPORATED

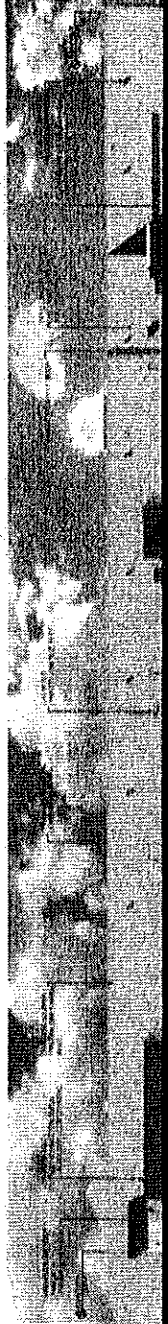
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Development Planning Department



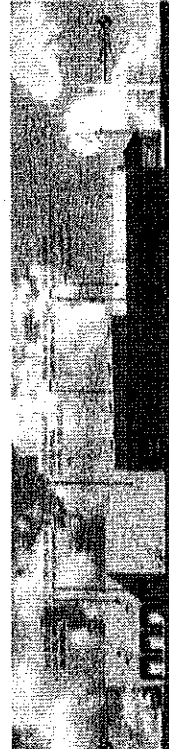
EAST ELEVATION



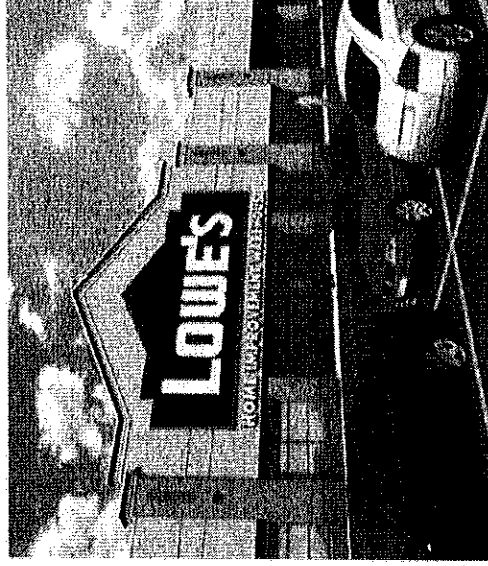
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EXISTING PERSPECTIVE

Conceptual Elevation Plan

Part of Lots 9 & 10,
Concession 9

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TRINITY DEVELOPMENT GROUP INCORPORATED

NA\09A\1 ATTACHMENTS\2.08.025



The City Above Toronto

Development Planning Department

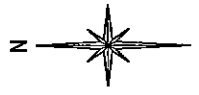
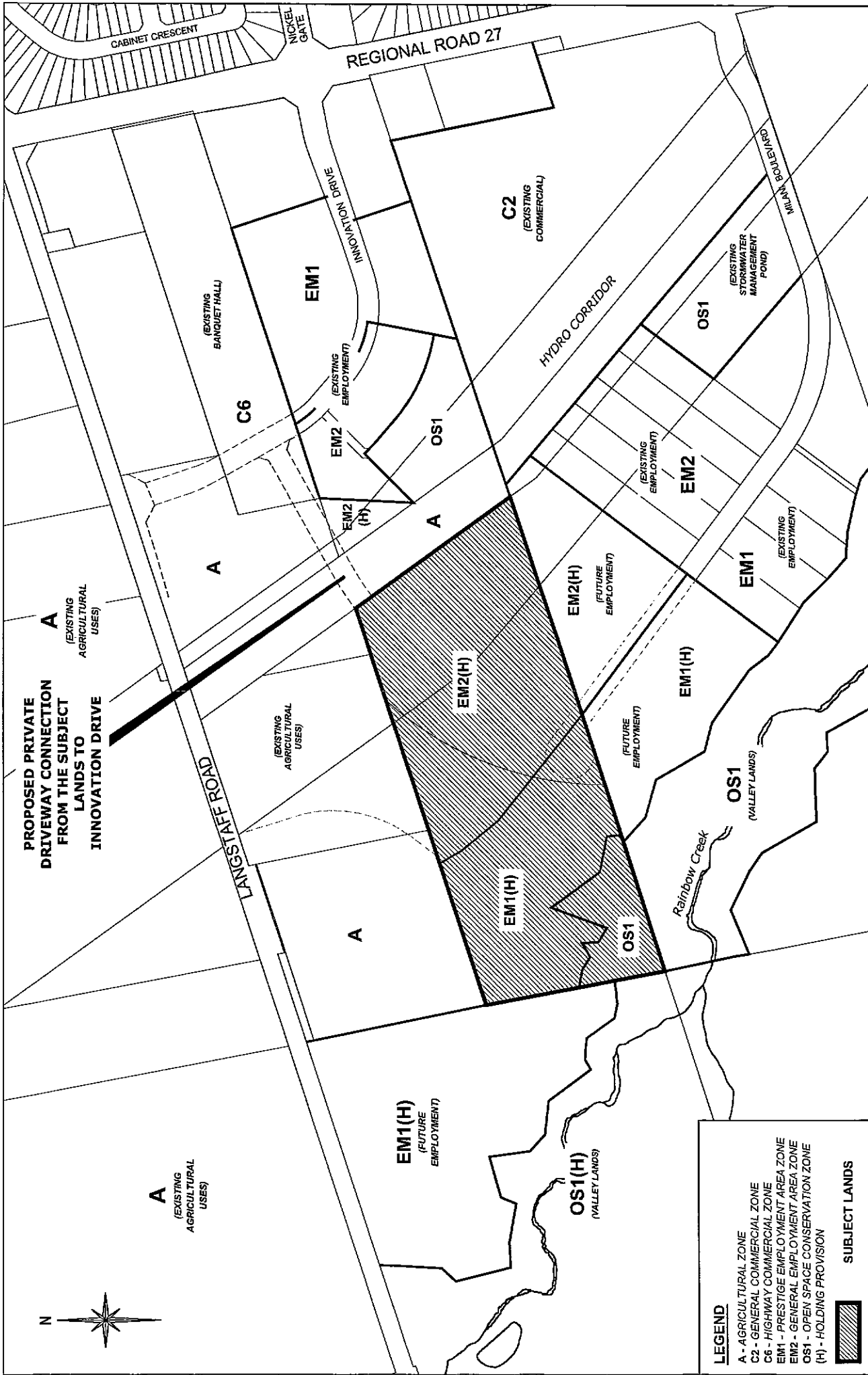
Attachment

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FILE No.:
Z.08.025

Not to Scale

October 6, 2009



LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS



Development Planning Department

Related Draft Plan of Subdivision File: 19T-08V03 (SRF Vaughan Property II Inc.)

APPLICANT: TRINITY DEVELOPMENT GROUP INCORPORATED
 Part of Lots 9 & 10, Concession 9
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