

COMMITTEE OF THE WHOLE APRIL 20, 2009

ZONING BY-LAW AMENDMENT FILE Z.08.058 1510904 ONTARIO LIMITED AND 1510905 ONTARIO LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-Law Amendment File Z.08.058 (1510904 Ontario Limited and 1510905 Ontario Limited) BE APPROVED, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to EM1 Prestige Employment Area Zone, to permit the future development of the site for industrial/employment uses with no outside storage.

Economic Impact

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

Communications Plan

On October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of April 9, 2009, no comments were received by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 17, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on November 24, 2008.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #1, from A Agricultural Zone to EM1 Prestige Employment Area Zone, to facilitate the future development of the property for industrial/employment uses (with no outside storage).

Background - Analysis and Options

The subject lands are located south of Fogal Road and have frontage onto Regional Road 50 and Huntington Road, in Part of Lot 7, Concession 10, City of Vaughan. The property is 4.02ha in size and is currently vacant. The surrounding land uses are shown on Attachment #1.

The lands subject to this application (File Z.08.058) are part of a larger landholding zoned EM1 Prestige Employment Area Zone, shown as "other lands owned by the applicant" on Attachment #1. The other lands owned by the applicant are partially developed with an existing industrial use building and are part of related Draft Plan of Subdivision File 19T-04V15.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan) and by 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 uses are permitted, without the outside storage of goods, materials and equipment.

The EM1 Prestige Employment Area Zone permits the following uses, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use;
- Accessory Retail Sales to an Employment Use;
- Accessory Office Uses to an Employment Use;
- Banquet Hall, in a Single Unit Building, subject to Section 3.8;
- Bowling Alley, subject to Section 3.8;
- Business and Professional Offices, not including regulated health professional;
- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7;
- Convention Centre, Hotel, Motel, subject to Section 3.8;
- Funeral Home in a Single Unit building and subject to Section 3.8;
- Car Brokerage;
- Office Building;
- Recreational Uses, including a golf driving range and miniature golf course;
- Service and Repair Shop;
- Any public garage legally existing as of the date of enactment of By-law 80-95;
- A multi unit building as defined in Section 2.0 other than office building, shall be permitted to have: one eating establishment, or eating establishment convenience, or eating establishment take-out having a maximum floor area of 185m²; and, one Personal Service Shop having a maximum floor area of 185m².

The proposed rezoning of the property from A Agricultural Zone to EM1 Prestige Employment Area Zone is appropriate, conforms to the Official Plan and would implement the approved Block 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 east/west road, south of the subject lands, through the other lands owned by the applicant, which will connect to Huntington Road and to Regional Road 50.

Council's approval of the Block Plan on February 20, 2006, 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 a landscape master plan, being resolved through the submission of the required 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, the related Draft Plan of Subdivision File 19T-04V15 can be amended to include the subject lands and or a Site Development Application 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.

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 development application(s) have been submitted. Given that the subject lands abut Regional Road 50, a municipal boundary road, the Owner must satisfy all requirements of the Region of Peel and the City of Brampton, through the processing of the related Draft Plan of Subdivision or Site Development Applications. The Region of Peel has

indicated that all transportation concerns have been reviewed within the context of the approved Huntington Business Park Traffic Impact Study and any newly proposed access locations onto Regional Road 50 that were not approved as part of said study will require a separate Traffic Impact Study.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Conclusion

The 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:

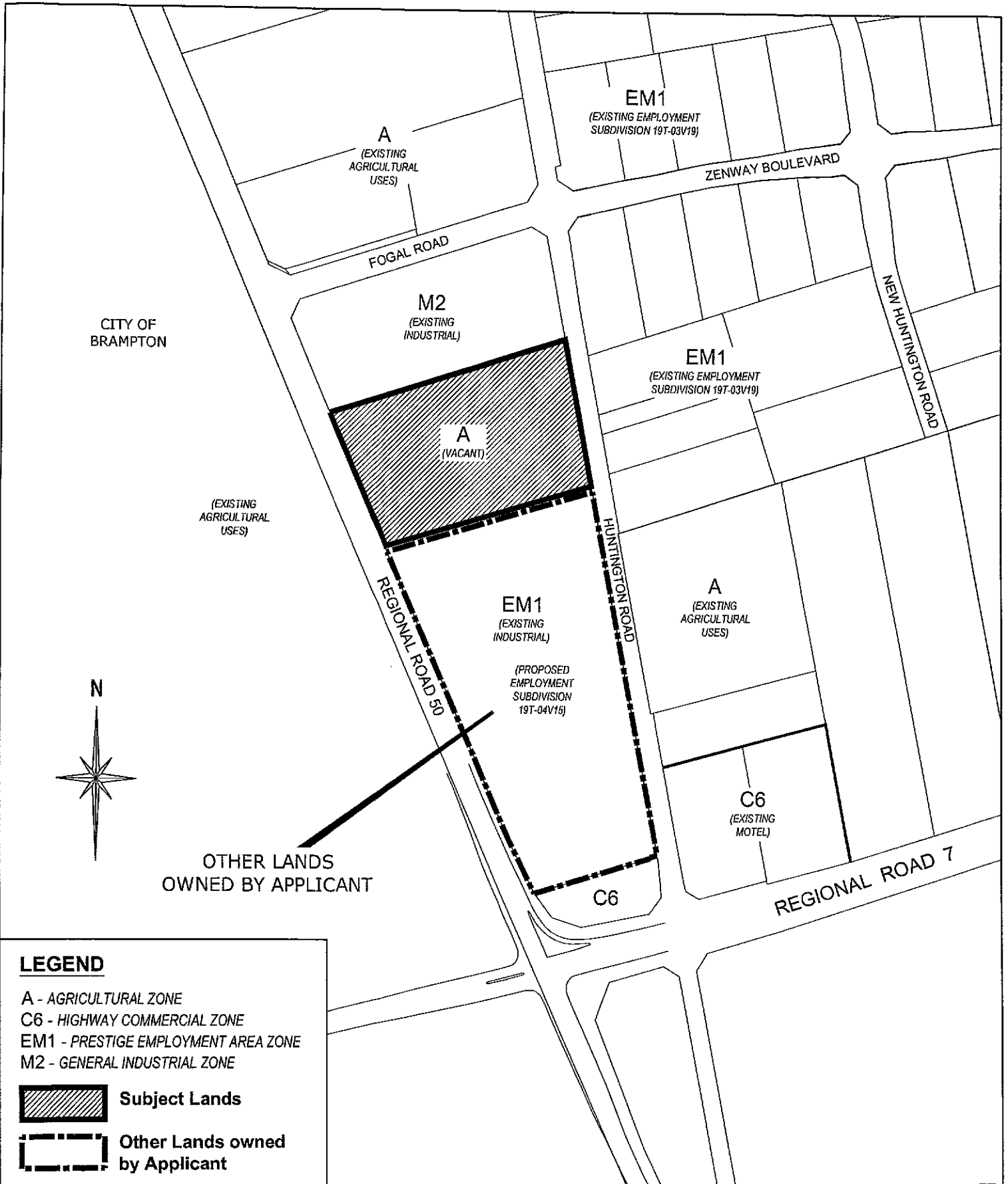
Christina Napoli, Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M2 - GENERAL INDUSTRIAL ZONE

 Subject Lands

 Other Lands owned by Applicant

Location Map

Part of Lot 7,
Concession 10

APPLICANT: 1510904 &
1510905 ONTARIO LIMITED



The City Above Toronto

Development Planning Department

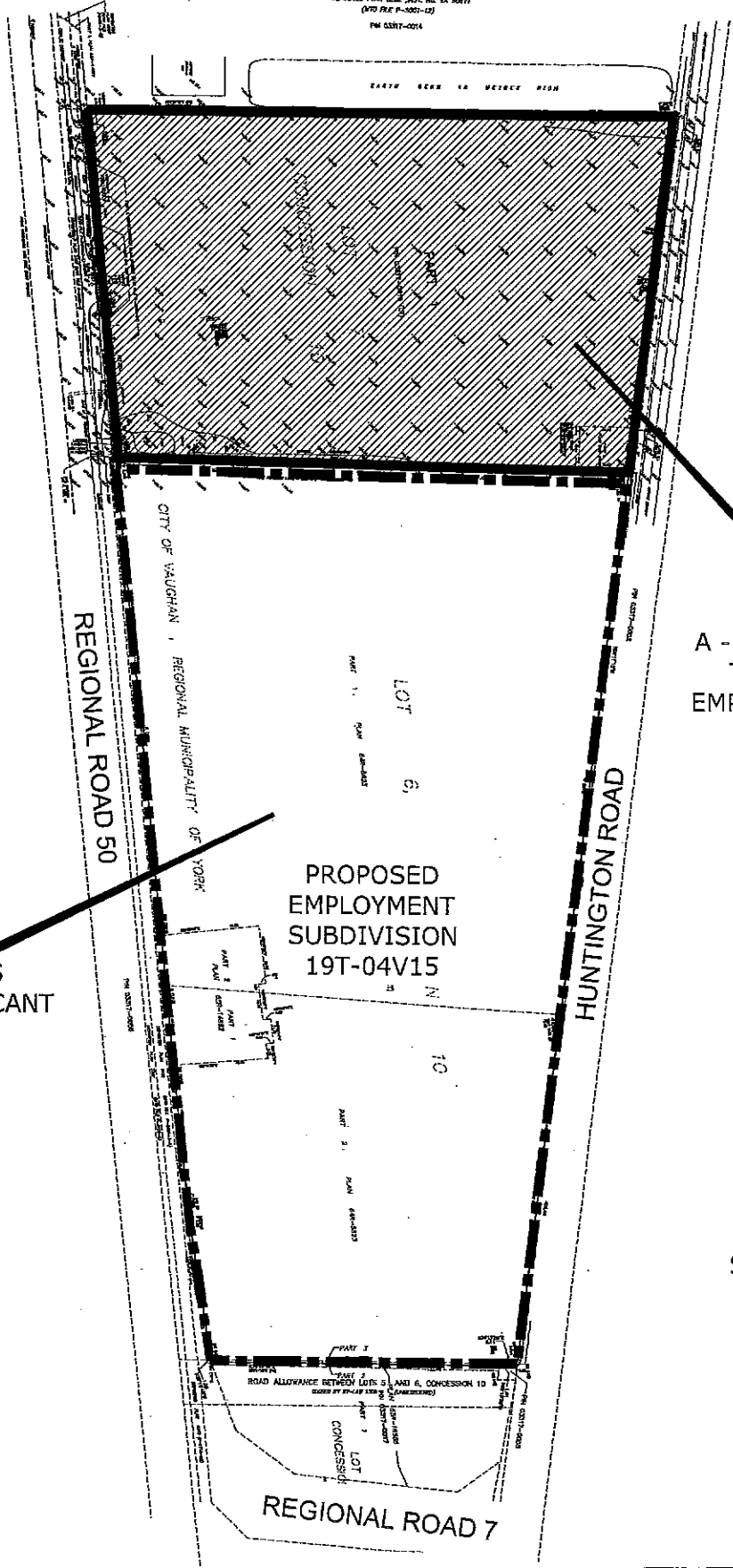
Attachment

FILE No.:
Z.08.058

Not to Scale

April 09, 2009

1



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

OTHER LANDS
OWNED BY APPLICANT


SUBJECT LANDS


OTHER LANDS
OWNED BY
APPLICANT

Proposed Zoning Change

APPLICANT: 1510904 & 1510905 ONTARIO LIMITED Part of Lot 7, Concession 10



Development Planning Department

Attachment

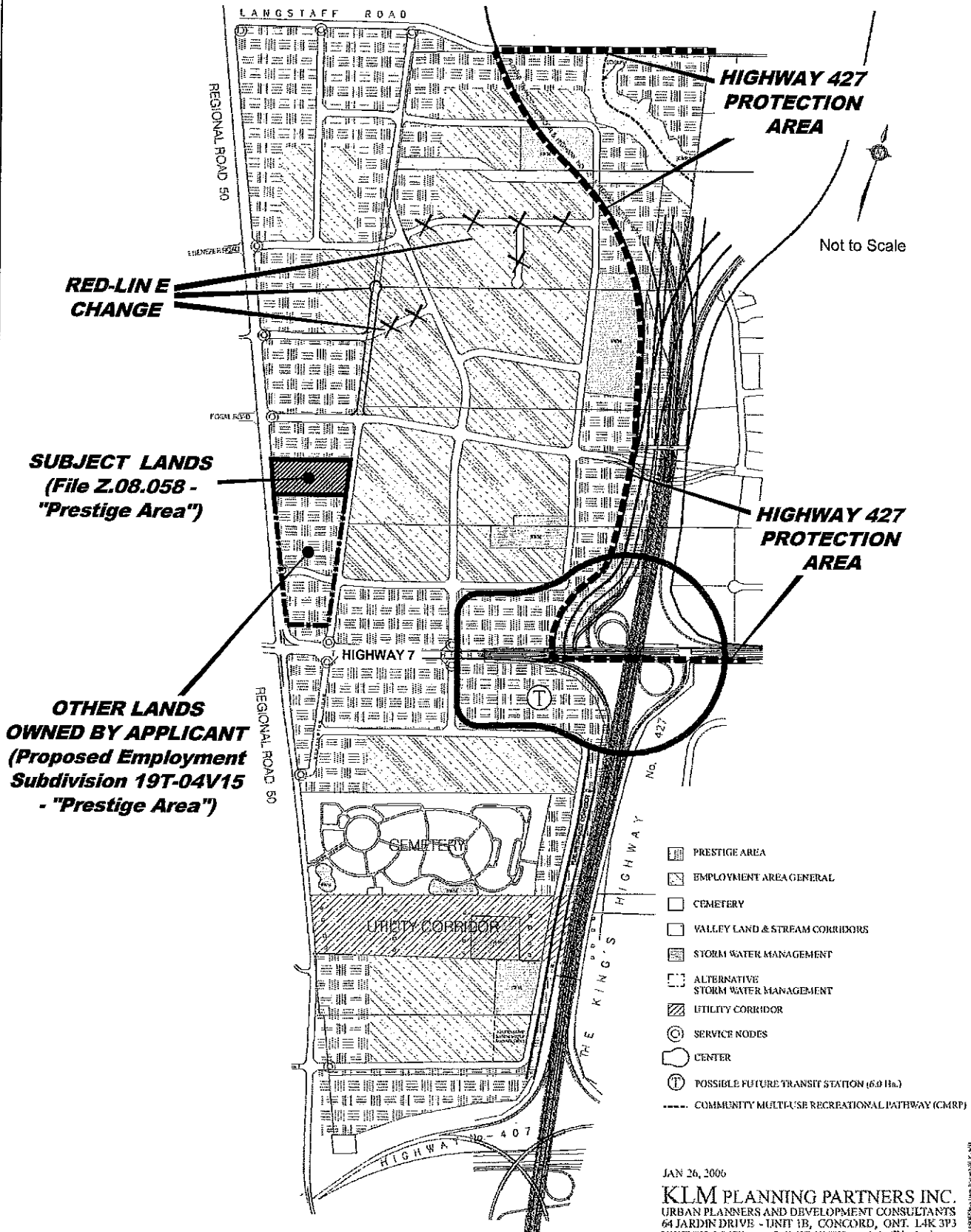
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April 09, 2009

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HUNTINGTON BUSINESS PARK - BLOCK PLAN



Huntington Business Park - Approved Block Plan

APPLICANT:
1510904 & 1510905 ONTARIO LIMITED

N:\DFT\1 ATTACHMENTS\Z\z.08.058a



The City Above Toronto

Development Planning Department

Attachment

FILE No.: Z.08.058

April 09, 2009

Part of Lot 7,
Concession 10

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