

COMMITTEE OF THE WHOLE OCTOBER 19, 2009

ZONING BY-LAW AMENDMENT FILE Z.09.015 DUFFERIN SOUTH DEVELOPMENTS LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.015 (Dufferin South Developments Limited) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate consistent zoning and development standards with other lands owned by the applicant in the adjacent approved industrial Plan of Subdivision (File 19T-04V06) shown on Attachment #3.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

On May 29, 2009, a Notice of Meeting [Committee of the Whole (Public Hearing)] was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Association. To date, no comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 23, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 30, 2009.

Purpose

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

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Regional Road 50, north of Highway 407, and municipally known as 7305 Regional Road 50, in the Huntington Business Park Block Plan, in Part of Lot 3, Concession 9, City of Vaughan.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan), as amended by OPA #526, which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses and is implemented through the EM1 Prestige Employment Area Zone category in Zoning By-law 1-88. The proposal to rezone the subject lands to EM1 Prestige Employment Area Zone conforms to the policies of the Official Plan.

The subject lands were removed from the Parkway Belt West Plan (PBWP) on October 23, 1997 by Amendment #129.

Zoning

The subject lands are currently zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The subject Zoning By-law Amendment Application is required to bring the lands into conformity with the Official Plan and the zoning for the adjacent approved Plan of Subdivision 19T-04V06 to be used for future employment uses. The subject lands also provide additional frontage and access onto Regional Road 50 for future employment uses for the adjacent approved Plan of Subdivision.

Planning Considerations

The application to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone as shown on Attachment #3, conforms with the Official Plan, and is consistent and compatible with the existing zoning for the abutting lands (Block 2) owned by the Applicant in approved Plan of Subdivision 19T-04V06. The proposed rezoning would also result in the land being zoned in a manner consistent with the Huntington Business Park Plan.

For these reasons, the Development Planning Department has no objections to the proposed rezoning, which will consolidate the subject lands within the approved adjacent Plan of Subdivision to the east and facilitate a comprehensive approach to the future development of the approved employment/industrial subdivision.

Archaeological

The Vaughan Cultural Services Division has reviewed the Archaeological Assessment Report, prepared by D.R. Poulton and Associates Inc., dated May 2009, and submitted in support of the subject application, and have found no archaeological concerns on the property. The Cultural Services Division will reserve final approval and clearance until such time that the Ministry of Culture has reviewed the recommendation in the assessment. Development or construction on the property may not proceed until the Cultural Services Division has provided final clearance of the Archaeological Assessment.

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".

Regional Implications

There were no concerns or objections raised by either the Regional Municipality of York or the Regional Municipality of Peel.

Conclusion

The Zoning By-law Amendment application has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands as shown on Attachment #3 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate consistent zoning and development standards with the adjacent approved industrial Plan of Subdivision 19T-04V06, is appropriate and compatible with the approved and anticipated employment development in the surrounding area. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Context Location Map
2. Location Map
3. Adjacent Approved Plan of Subdivision (File 19T-04V06)

Report prepared by:

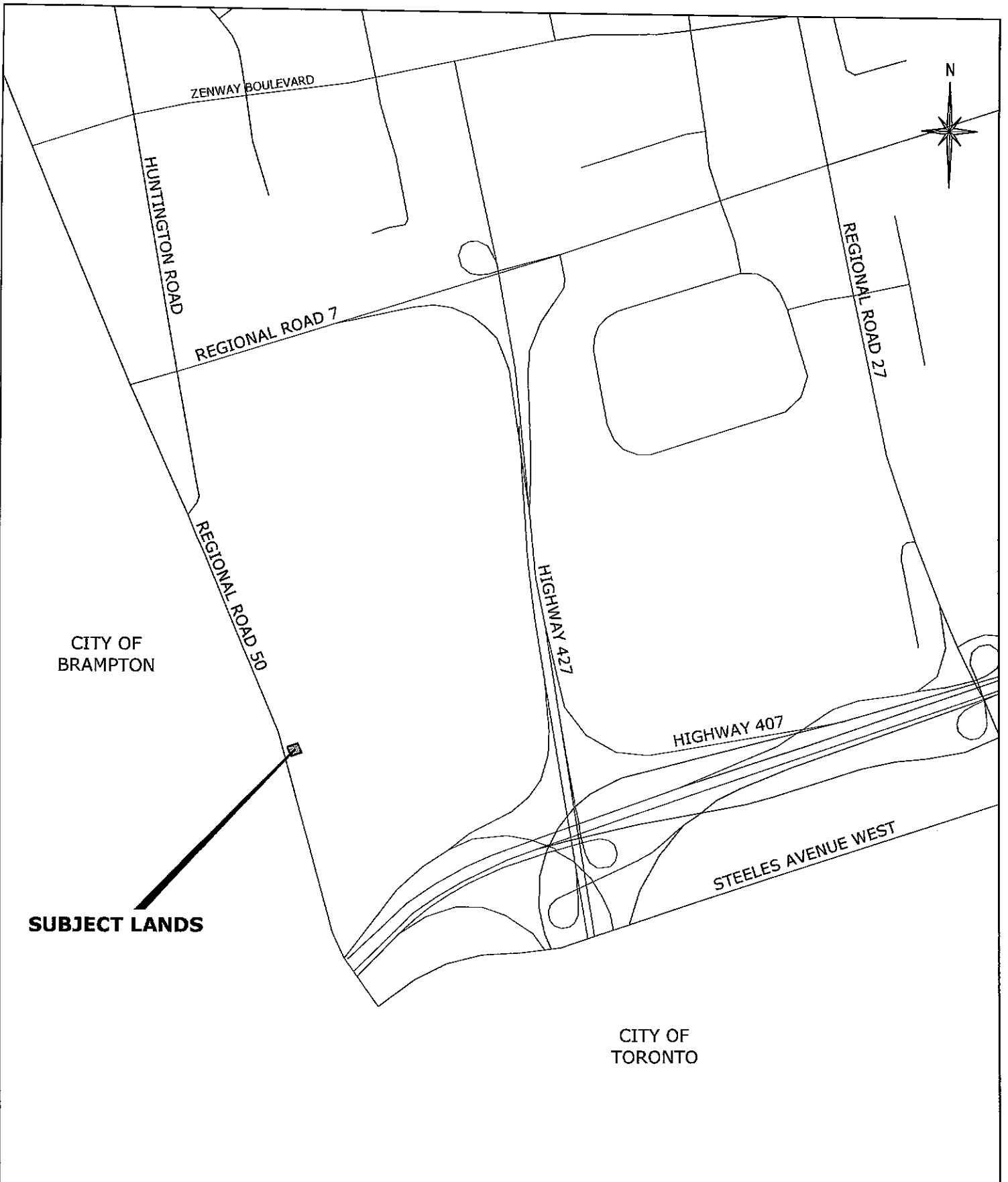
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Part of Lot 3,
Concession 9

APPLICANT:
DUFFERIN SOUTH DEVELOPMENTS LIMITED

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Development Planning Department

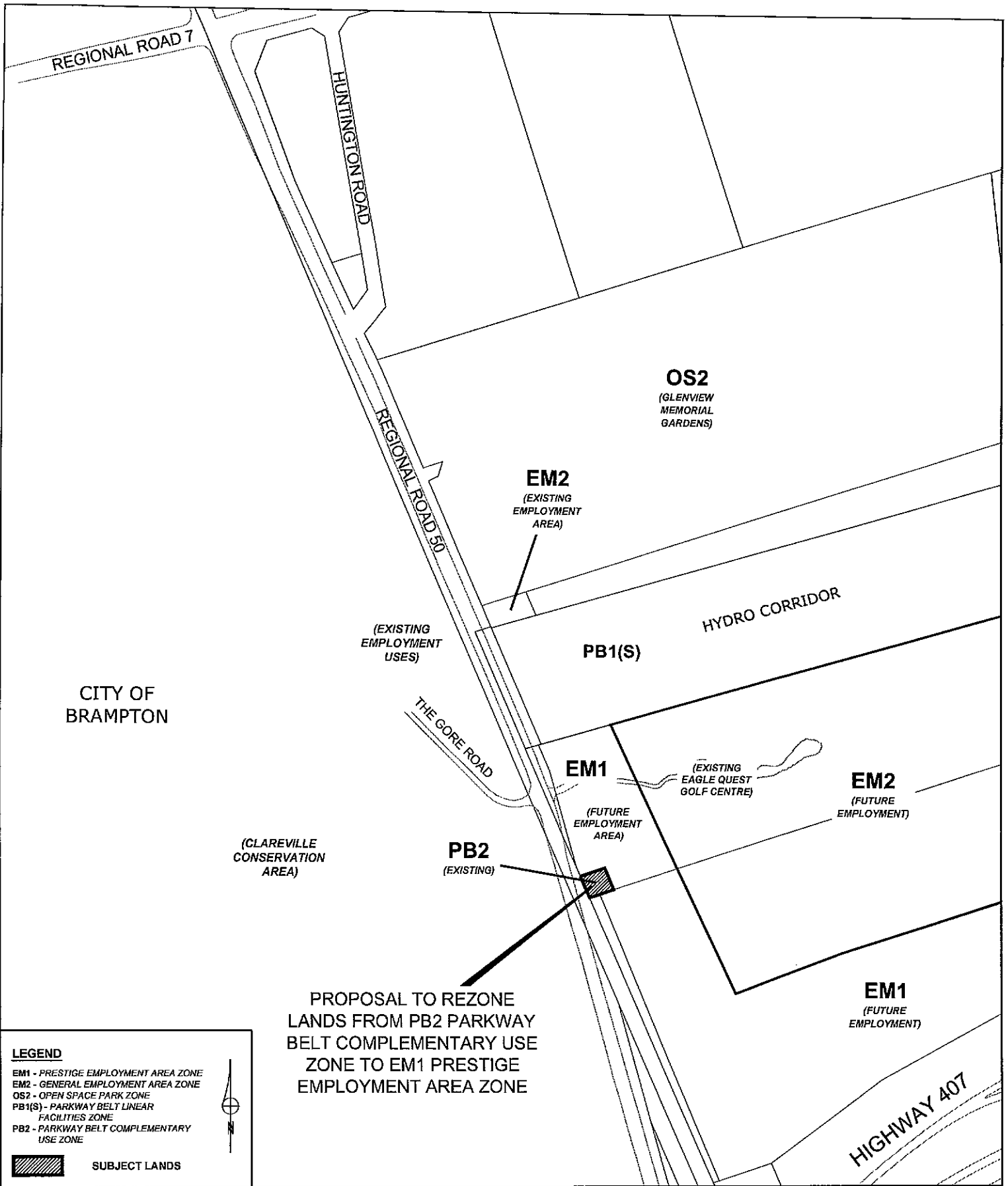
Attachment

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October 8, 2009

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CITY OF BRAMPTON

(CLAREVILLE CONSERVATION AREA)

(EXISTING EMPLOYMENT USES)

OS2
(GLENVIEW MEMORIAL GARDENS)

EM2
(EXISTING EMPLOYMENT AREA)

PB1(S)

HYDRO CORRIDOR

THE GORE ROAD

EM1
(FUTURE EMPLOYMENT AREA)

(EXISTING EAGLE QUEST GOLF CENTRE)

EM2
(FUTURE EMPLOYMENT)

PB2
(EXISTING)

EM1
(FUTURE EMPLOYMENT)

PROPOSAL TO REZONE LANDS FROM PB2 PARKWAY BELT COMPLEMENTARY USE ZONE TO EM1 PRESTIGE EMPLOYMENT AREA ZONE

HIGHWAY 407

LEGEND

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE

 SUBJECT LANDS



Location Map

Part of Lot 3, Concession 9

APPLICANT:
DUFFERIN SOUTH DEVELOPMENTS LIMITED

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Attachment

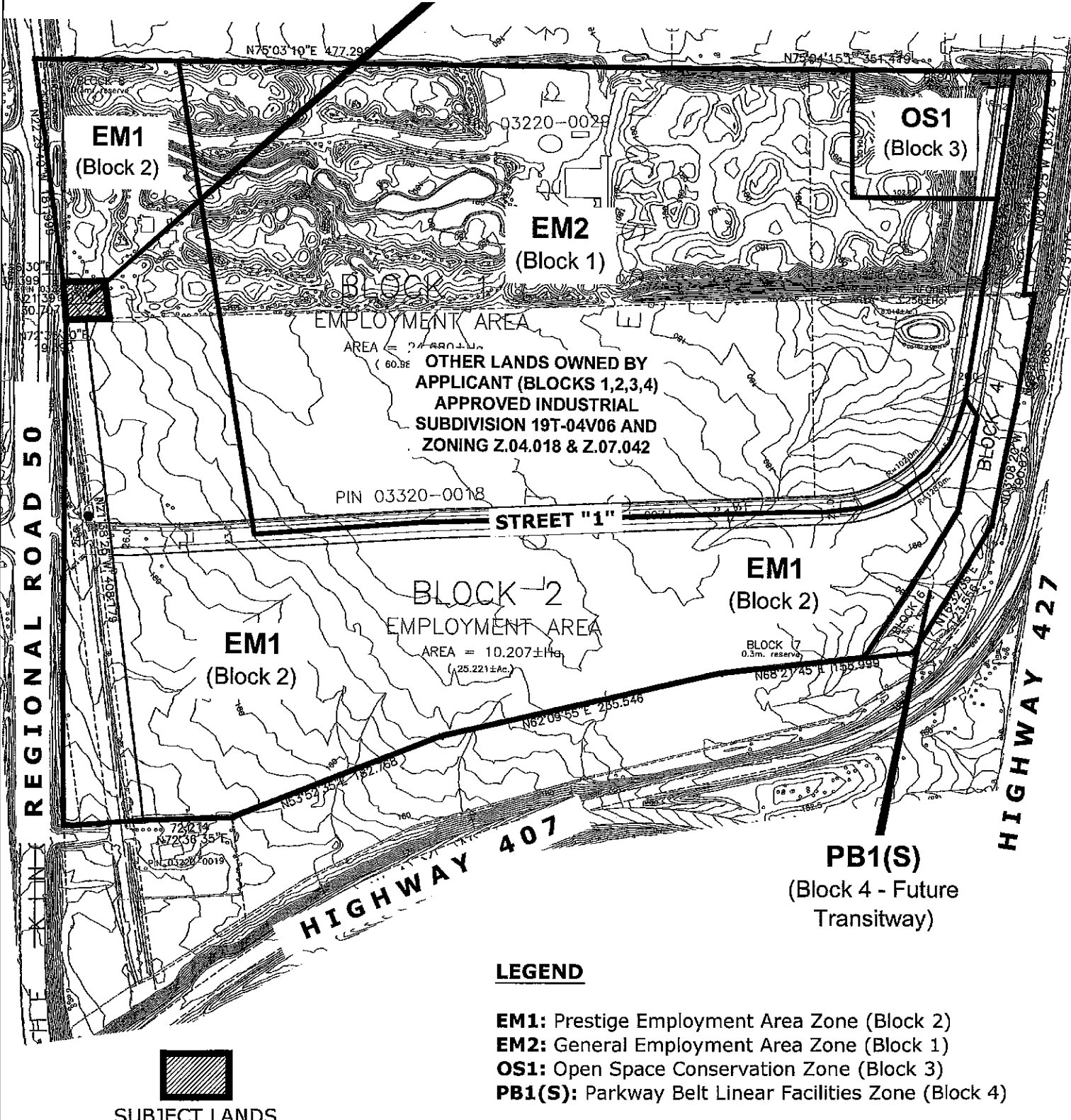
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**SUBJECT LANDS TO BE REZONED FROM PB2
 PARKWAY BELT COMPLEMENTARY USE ZONE
 TO EM1 PRESTIGE EMPLOYMENT AREA ZONE**



LEGEND

- EM1:** Prestige Employment Area Zone (Block 2)
- EM2:** General Employment Area Zone (Block 1)
- OS1:** Open Space Conservation Zone (Block 3)
- PB1(S):** Parkway Belt Linear Facilities Zone (Block 4)


 SUBJECT LANDS

**Adjacent Approved Plan of
 Subdivision (File: 19T-04V06)**



The City Above Toronto

Development Planning Department

Attachment

FILE:
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Not to Scale

October 8, 2009

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APPLICANT: DUFFERIN SOUTH
 DEVELOPMENTS LIMITED

Part of Lot 3,
 Concession 9