

1. **ZONING BY-LAW AMENDMENT FILE Z.09.011
DRAFT PLAN OF SUBDIVISION FILE 19T-09V01
ANLAND PROPERTIES INC.
WARD 3**

P.2009.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for Files Z.09.011 and 19T-09V01 (Anland Properties Inc.) 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: September 4, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of September 15, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88, to rezone the subject lands (Attachments #1 and #2) from A Agricultural Zone to C7 Service Commercial Zone, EM1 Prestige Employment Zone, EM2 General Employment Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, in order to facilitate a proposed Draft Plan of Subdivision as shown on Attachment #3, consisting of 5 Blocks as follows:

i)	Block 1 – (Prestige Employment/Service Commercial)	- 0.70 ha
ii)	Block 2 – (General Employment)	- 0.81 ha
iii)	Block 3 – (General Employment)	- 0.74 ha
iv)	Block 4 – (Prestige Employment)	- 0.66 ha
v)	Block 5 – (Open Space)	- 0.43 ha
vi)	Roads & Reserves (north/south extensions of Westcreek Drive and Creditview Road)	- 0.29 ha
	<hr/> Total Area	3.63 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Weston Road, opposite of Valeria Boulevard in Part of Lot 13, Concession 5, City of Vaughan. Municipally known as 8795 Weston Road, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Prestige Area", "Employment Area General" and "Valley Lands (Valley Corridors)" by OPA #450 (Employment Area Plan), as shown on Attachment #4. ▪ The proposal conforms to the Official Plan, with the exception of the proposed C7 Service Commercial Zone (Block 1). The applicant is proposing the deletion of the easterly road extension of Valeria Boulevard that is identified in OPA #450, through Block 1, which is to connect Weston Road with Westcreek Drive. Consequently, the subject lands do not meet the policies of the Official Plan with respect to Service Nodes being located at the intersection of arterial and/or collector roads, and therefore, the proposed C7 Service Commercial Zone is not permitted. As a result, Block 1 must be rezoned to EM1 Prestige Employment Area Zone, in conformity with the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ The application does not comply with By-law 1-88, and the property will need to be rezoned to conform to the Official Plan designations.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan	The application will be reviewed in the context of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zoning	The appropriateness of the proposed zone category for each block will be reviewed with regard to compatibility with the surrounding land uses and the Official Plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	TRCA	The proposed development falls within the Regulated Area of the Toronto and Region Conservation Authority (TRCA). All conditions and requirements of the TRCA must be satisfied prior to final approval.
d.	Traffic Impact Study	<p>A Traffic Impact study must be submitted in support of the applications for review and approval by the Region of York and the Vaughan Engineering Department, and must demonstrate the appropriateness of removing the envisioned east/west public road connection through Block 1 between Weston Road and Westcreek Drive, and the impact on traffic movement on the surrounding road system. An amendment to the Official Plan is not required to remove the road, however, justification must be provided by the applicant for review and consideration by the City and Region of York.</p> <p>The application has also been circulated to the Ministry of Transportation given the proximity of the subject lands to Highway 400.</p>
e.	Additional Studies	Review will be given to determine if additional studies are required to support the proposed subdivision development.
f.	Environmental Report	An Environmental Site Assessment has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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. Proposed Draft Plan of Subdivision
4. Existing Official Plan Designations and Proposed Zoning

Report prepared by:

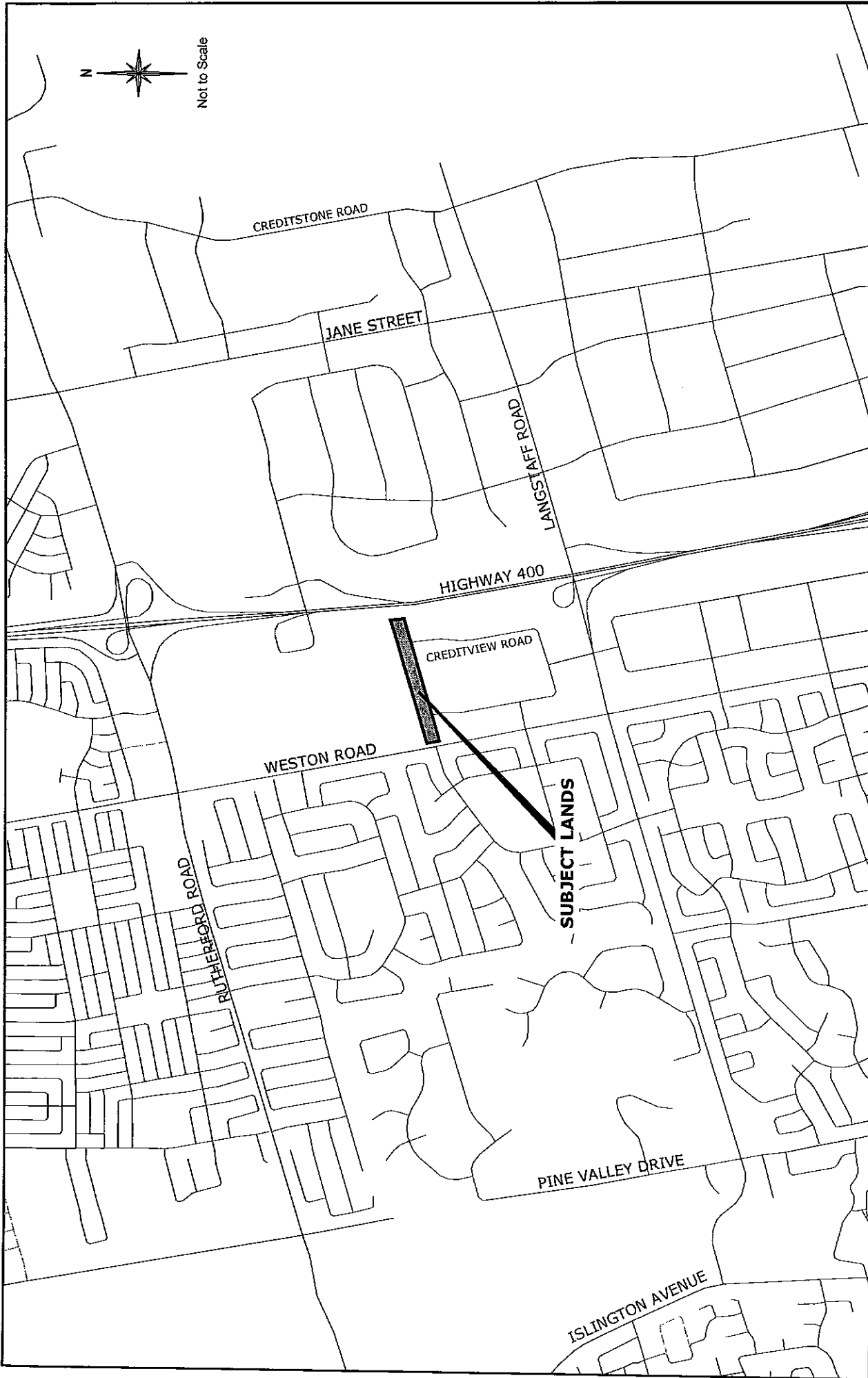
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8971
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Part of Lot 13,
Concession 5

Applicant:
Anland Properties Inc.

N:\DPT\1 ATTACHMENTS\19\19-05-072.05.011.dwg



The City Above Toronto

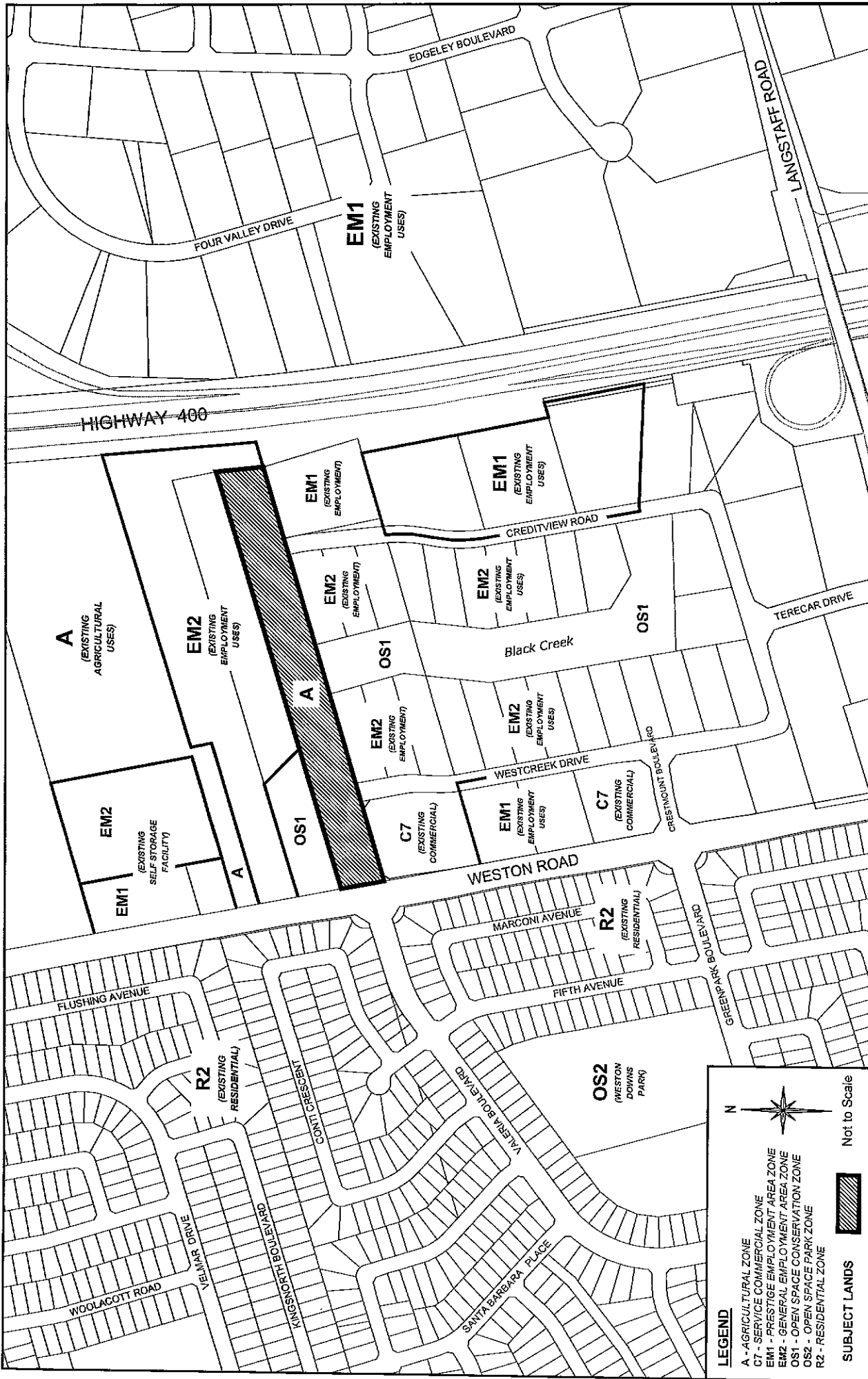
Development Planning Department

Attachment

File: 19T-09V/01
& Z.09.011

Date:
July 2, 2009

1



LEGEND

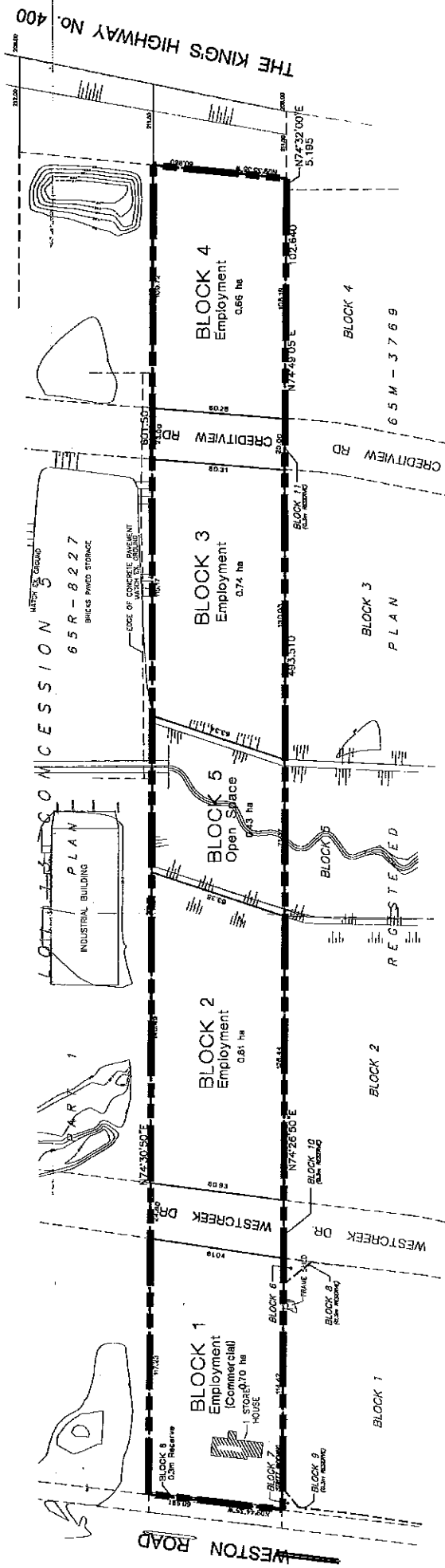
- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE

SUBJECT LANDS Not to Scale

N



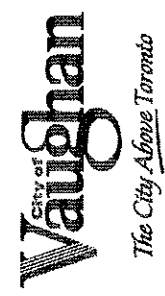
Not to Scale



SUBJECT LANDS

**Proposed Draft
Plan of Subdivision**

Applicant:
Anland Properties Inc.
Part of Lot 13,
Concession 5



Development Planning Department

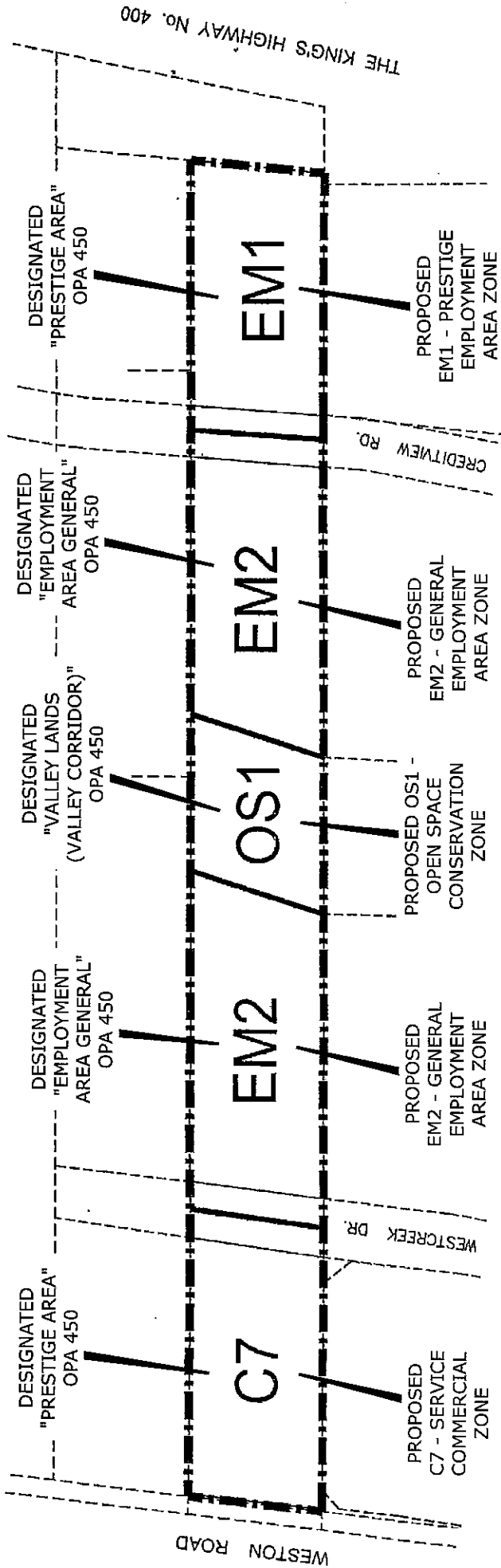
Attachment

File: 19T-09V01
& Z.09.011
Date:
September 15, 2009

N:\DFT\1 ATTACHMENTS\19\19t-09v01z.09.011.dwg



Not to Scale



ZONING AMENDMENT APPLICATION

REZONE THE SUBJECT LANDS FROM A
 AGRICULTURAL ZONE TO C7 SERVICE
 COMMERCIAL ZONE, EM1 PRESTIGE EMPLOYMENT
 AREA ZONE, EM2 GENERAL EMPLOYMENT AREA
 ZONE AND OS1 OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

Existing Official Plan Designations & Proposed Zoning

Applicant: Anland Properties Inc.
 Part of Lot 13,
 Concession 5

N:\DPT\1 ATTACHMENTS\19\191-05-012.09.011.dwg



Development Planning Department

Attachment

File: 19T-09V01
 & Z.09.011

4

Date:
 September 15, 2009