

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 23, 2010

1. **ZONING BY-LAW AMENDMENT FILE Z.07.041
1693143 ONTARIO INC. AND 1693144 ONTARIO INC.
WARD 2**

P.2010.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.041 (1693143 Ontario Inc. and 1693144 Ontario 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: February 26, 2010
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments Received as of March 9, 2010: None

On February 3, 2009, Council adopted a policy that requires a new public hearing for all development applications that have not been considered by the Committee of the Whole within two (2) years of the original public hearing date, and to increase the public notification area from 120m to 150m. This application was previously considered at a Public Hearing on November 5, 2007.

On October 12, 2007, a Notice of Public Hearing for the previous Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. There were no comments or objections raised by either members of the public or by Council at the November 5, 2007 Public Hearing.

Purpose

The Owner has submitted an application to amend the City's Zoning By-law 1-88, to:

- a) rezone the west half of the property from C6 Highway Commercial Zone and A Agricultural Zone to EM3 Retail Warehouse Employment Area Zone with additional limited C7 Service Commercial Uses (Bank and Financial Institution, Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-out, Personal Service Shop, Convenience Retail Store, and Pharmacy); and,
- b) rezone the east half of the lands from A Agricultural Zone to EM2 General Employment Area Zone;

in the manner shown on Attachments #3 and #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 8151 Regional Road 50, located on the east side of Regional Road 50, on the west side of Huntington Road, and north of Fogal Road, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation and Block Plan	<ul style="list-style-type: none"> ▪ "Prestige Area" (west half) and "Employment Area General" (east half) by OPA #450 (Employment Area Growth and Management Plan), and the Huntington Business Park Block Plan (Attachment #5).
Zoning	<ul style="list-style-type: none"> ▪ C6 Highway Commercial Zone, subject to Exception 9(394), and A Agricultural Zone by By-law 1-88. ▪ The proposed employment and service commercial uses are not permitted in the C6 Highway Commercial Zone and A Agricultural Zone, and therefore, an amendment to the Zoning By-law is required to rezone the properties.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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 Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed employment, retail warehouse, and limited service commercial uses will be reviewed in consideration of the intent and purpose of the "Prestige Area" and "Employment Area General" designations on the property and compatibility with the surrounding land use context, the retail warehouse policies in OPA #450 as discussed in the next section of the report, and the conceptual site plan shown on Attachment #4. Of significance are the proposed limited C7 Service Commercial uses, which will be reviewed in consideration of the policies within OPA #450 (Employment Area Growth and Management Plan).
b.	Retail Warehousing	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed EM3 Retail Warehouse Employment Area Zone will be assessed in accordance with the retail warehouse policies identified in Section 2.2.7.1 of OPA #450, such as: availability of access to the arterial road system; traffic impacts on adjacent land uses; the adequacy of proposed accesses and the impact of the proposed uses on the operation

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>of the regional and local road system; and, compatibility with adjacent land uses. In considering an application for a retail warehouse, the following studies may be required: a traffic impact study, an urban design plan, and a landscape master plan, which will be considered together with the conceptual site plan shown on Attachment #4.</p> <ul style="list-style-type: none"> ▪ The appropriateness of the proposed ratio of Retail GFA (37.15%) to Office GFA (62.85%) on the lands to be rezoned to EM3 Retail Warehouse Employment Area Zone will be reviewed in the context of the Official Plan and the surrounding land uses.
c.	Huntington Business Park – Block Plan	<ul style="list-style-type: none"> ▪ The subject lands are located within the approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #5; review will be given to ensure comprehensive and coordinated development of the subject lands with the surrounding lands, with respect to land use, access and road pattern.
d.	Conceptual Site Plan and Future Site Plan Application	<ul style="list-style-type: none"> ▪ The conceptual site plan (Attachment #4) will be reviewed to determine an appropriate site design and identify any necessary zoning exceptions to facilitate the development proposal. ▪ The Owner will be required to submit a future Site Plan Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and servicing and grading, for the EM3 lands only, in accordance with the City's Site Plan Control By-law.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Urban Design brief submitted in support of the application will be reviewed in consideration of the approved Urban Design Guidelines for the Huntington Business Park.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Supporting Studies	<ul style="list-style-type: none"> ▪ The Traffic Impact study submitted in support of the application has been reviewed and approved by the Region of Peel and the Vaughan Engineering Department. ▪ The Phase 1 and Phase 2 ESA (Environmental Site Assessment) submitted in support of the application has been approved to the satisfaction of the Vaughan Engineering Department. ▪ Any additional supporting studies to be submitted by the applicant will be identified through the review of the subject zoning application, and may include a parking justification report.

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. The Regional Transportation Services Department has indicated that they have no objection to the proposed development and that any technical issues will be dealt with at the Site Development stage.

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. Proposed Zoning
4. Conceptual Site Plan
5. Huntington Business Park - Block Plan

Report prepared by:

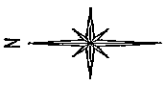
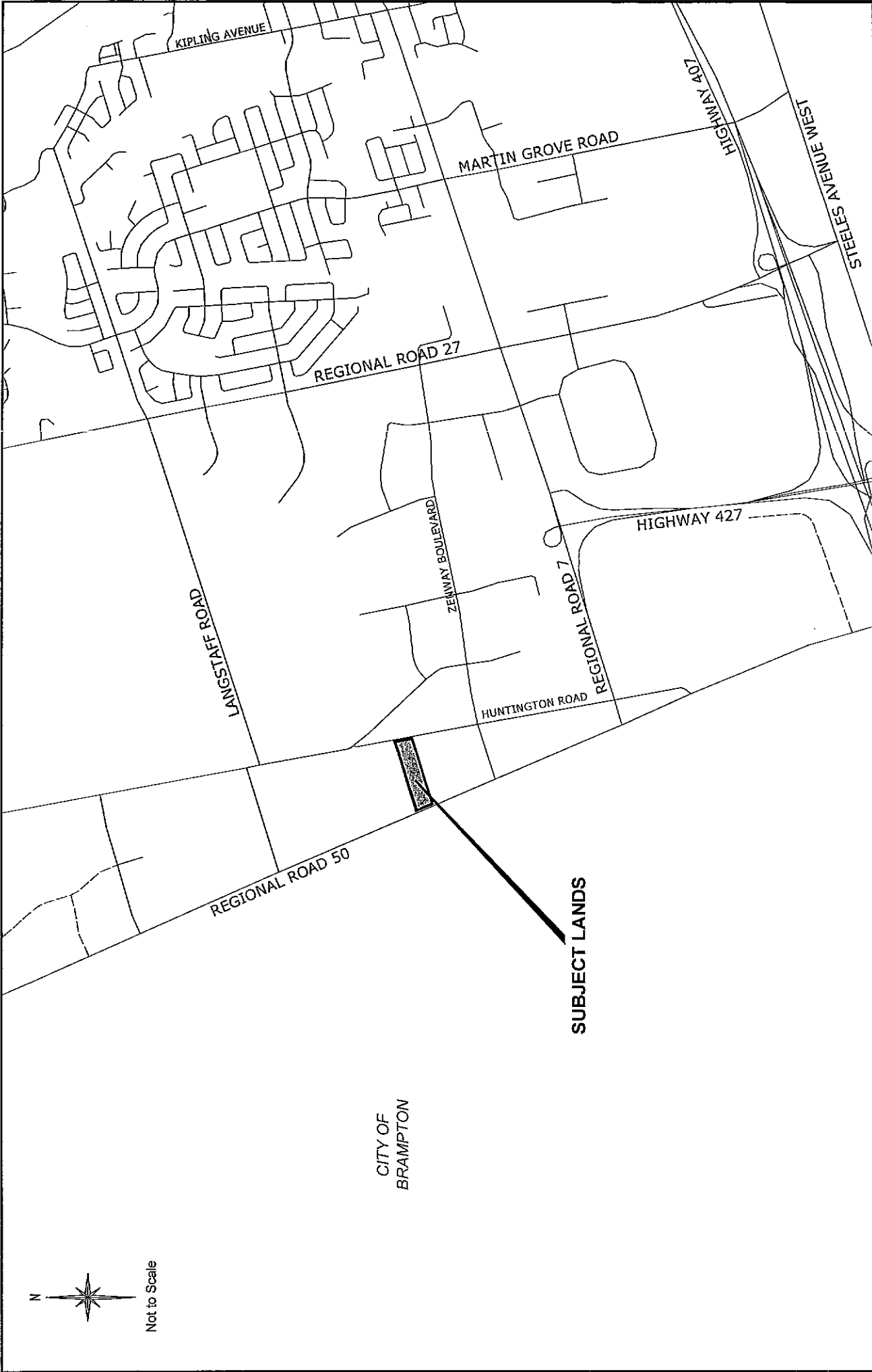
Ryan Mino, Planner, ext. 8213
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



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CITY OF
BRAMPTON

SUBJECT LANDS

Context Location Map

Location: Part of Lot 8,
Concession 10

Applicant:
1693143 & 1693144 Ontario Inc.

MAP\1 ATTACHMENTS\1693143-07-04-16.dwg



Development Planning Department

Attachment 1

File:
Z.07.041

Date:
February 24, 2010




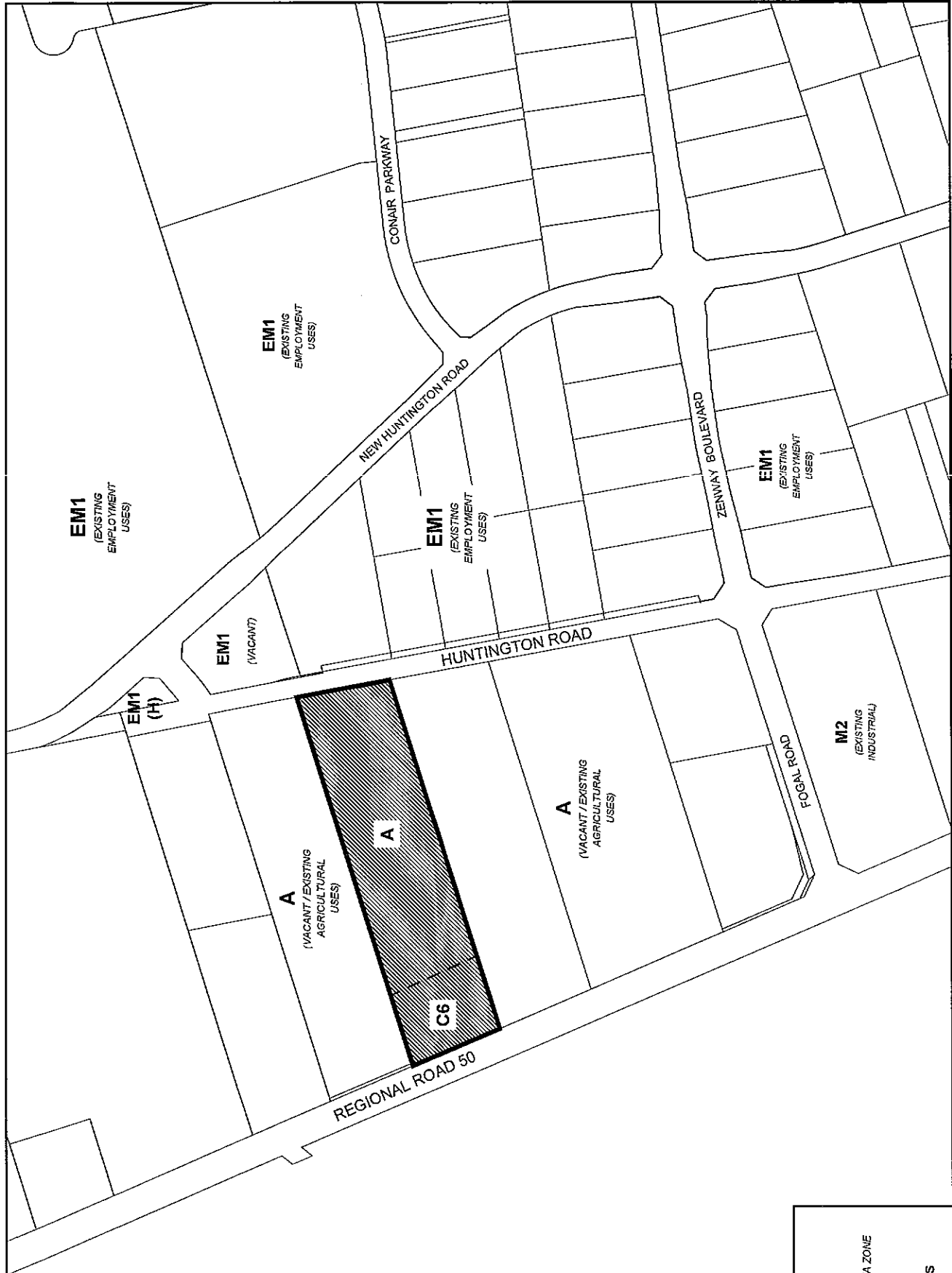
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Legend

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- (H) - HOLDING PROVISION

 SUBJECT LANDS



Location Map

Location: Part of Lot 8,
Concession 10

Applicant:
1693143 & 1693144 Ontario Inc.

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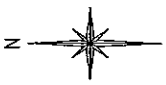
Development Planning Department

Attachment

File:
Z.07.041


Date:
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- Legend**
- A - AGRICULTURAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE ZONE
 - M2 - GENERAL INDUSTRIAL ZONE
 - (H) - HOLDING PROVISION
-  SUBJECT LANDS

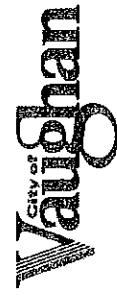


Proposed Zoning

Location: Part of Lot 8,
Concession 10

Applicant:
1693143 & 1693144 Ontario Inc.

4-10-11 2:41PM (MFC) / 115 0411-0004



Development Planning Department

Attachment

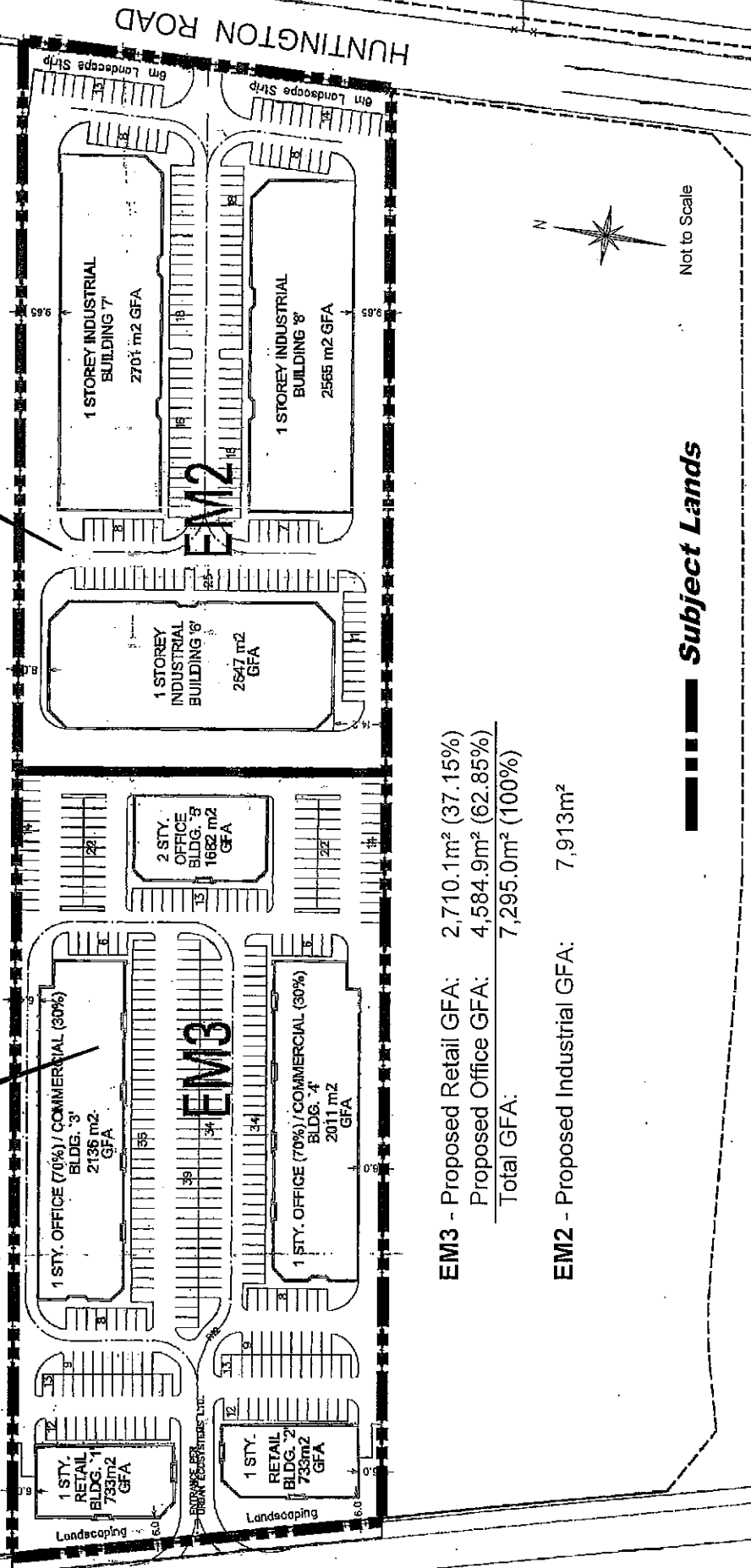
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Date:
February 24, 2010

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REZONE FROM
COMMERCIAL ZONE AND
AGRICULTURAL ZONE TO
EM3 RETAIL WAREHOUSE
EMPLOYMENT AREA ZONE

REZONE FROM
AGRICULTURAL ZONE TO
EM2 GENERAL EMPLOYMENT
AREA ZONE



EM3 - Proposed Retail GFA: 2,710.1m² (37.15%)
 Proposed Office GFA: 4,584.9m² (62.85%)
 Total GFA: 7,295.0m² (100%)

EM2 - Proposed Industrial GFA: 7,913m²

Subject Lands



REGIONAL ROAD 50

HUNTINGTON ROAD

Conceptual Site Plan

Location: Part of Lot 8,
Concession 10

Applicant:
1693143 & 1693144 Ontario Inc.

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The City Above Toronto

Development Planning Department

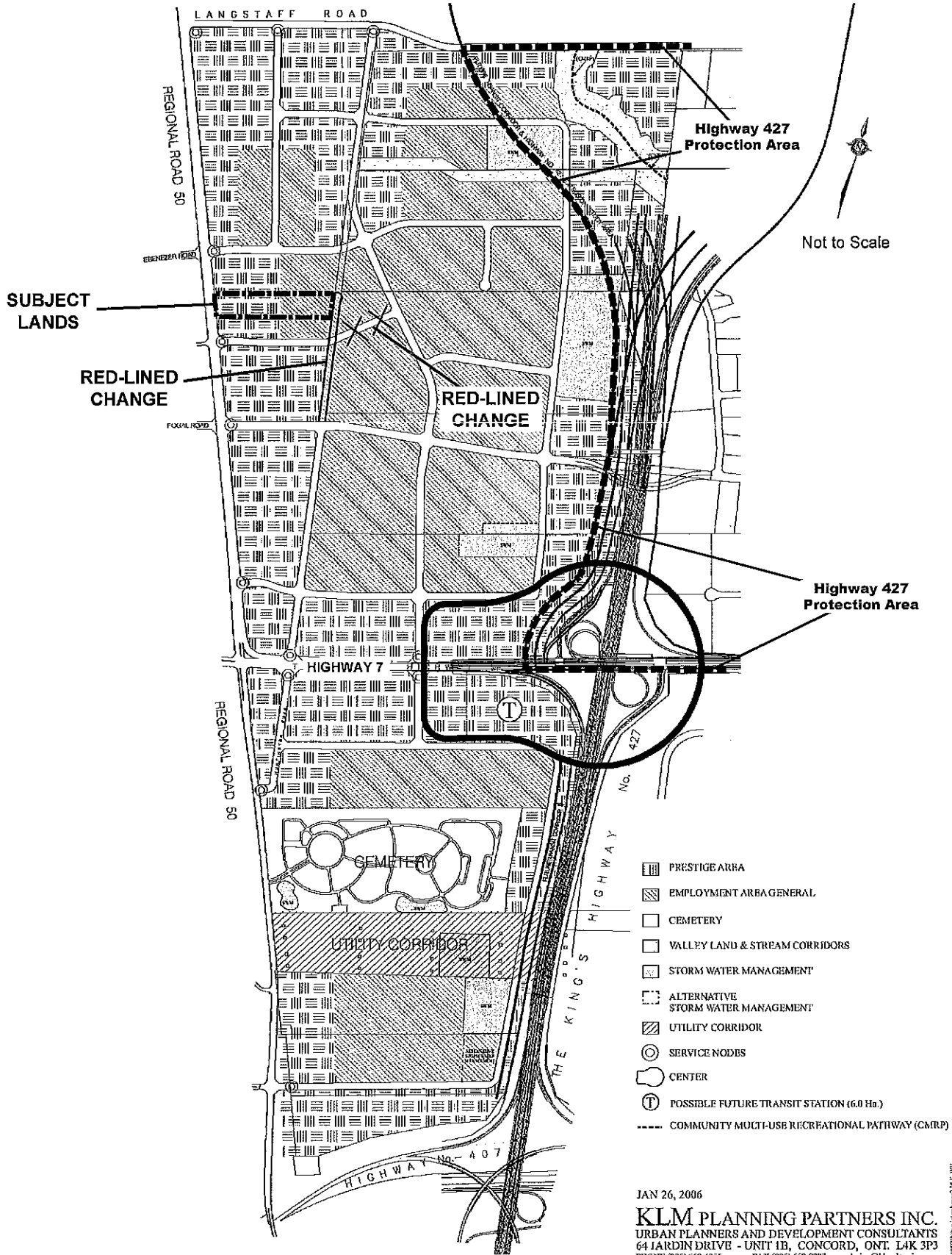
Attachment

File:
Z.07.041

Date:
February 24, 2010

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HUNTINGTON BUSINESS PARK - BLOCK PLAN



JAN 26, 2006

KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
 PHONE (905) 669-4035 FAX (905) 669-0097 design@klmplaning.com

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Huntington Business Park - Block Plan

Applicant: 1693143 & 1693144 Ontario Inc.

Location: Part of Lot 8, Concession 10



The City Above Toronto

Development Planning Department

Attachment

File: Z.07.041

Date: February 24, 2010

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