

**1.    ZONING BY-LAW AMENDMENT FILE Z.11.031  
611428 ONTARIO LIMITED  
WARD 2**

**P.2011.34**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.031 (611428 Ontario Limited) 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 30, 2011
- b)     Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association
- c)     Comments Received as of October 12, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.031, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to EM2 General Employment Area Zone as shown on Attachment #3.

**Background - Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ West of Regional Road #27, south of Langstaff Road, specifically on the west side of the proposed extension of Milani Boulevard, shown as subject lands on Attachments #1 and #2.</li> <li>▪ The overall concept plan for the area is shown on Attachment #6.</li> </ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"> <li>▪ "General Employment Area" by OPA #450 (Employment Area Plan).</li> <li>▪ "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.</li> <li>▪ The application conforms to the Official Plans.</li> </ul>

Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1253). A Zoning By-law Amendment is required to rezone the property to EM2 General Employment Area Zone to permit the uses shown on Attachment #7.</li> </ul>
Background	<ul style="list-style-type: none"> <li>▪ On August 27, 2001, Vaughan Council approved Draft Plan of Subdivision File 19T-90018 and Zoning By-law Amendment File Z.23.90, which included the subject lands, to facilitate a larger area for the development of commercial, employment and open space blocks as shown on Attachment #4.</li> <li>▪ On April 10, 2006, Council enacted implementing Zoning By-law 99-2006 to rezone the lands subject to this Zoning Application Z.11.031 in Draft Plan of Subdivision 19T-90018 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "H".</li> <li>▪ The removal of Holding Symbol "(H)" is contingent on Blocks 22 and 25 (Attachment #4) of the subject lands being combined with blocks in the adjacent plan of subdivision to the north (File 19T-08V03) to form full developable lots, 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.</li> <li>▪ On March 16, 2007, Phase 1 of Draft Plan of Subdivision File 19T-90018, consisting of Blocks 1 to 13, was registered as Plan 65M-3966 (Attachment #4).</li> <li>▪ Phase 2 of Draft Plan of Subdivision File 19T-90018, consisting of Blocks 17 to 25 (Attachment #4) has not been registered.</li> <li>▪ The applicant is proposing modifications (Attachment #5) to the approved lotting pattern for Phase 2 of Draft Plan of Subdivision File 19T-90018 (Attachments #4 and #5). Block 1 on Attachment #5 is proposed to develop on its own without having to develop with the employment lands to the north.</li> <li>▪ Phase 3 of Draft Plan of Subdivision File 19T-90018 consisting of Blocks 15, 16, 27 and 28 (Attachment #4) has not been registered.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
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b.	<p>Related Draft Plan of Subdivision Files 19T-90018 And 19T-08V03</p>	<ul style="list-style-type: none"> <li>▪ The Zoning by-law Amendment Application will be reviewed in conjunction with the related Draft Plan of Subdivision File 19T-90018 (611428 Ontario Limited), being the Phase 2 portion of the lands that have not been registered. In particular, the proposed relotting of approved Draft Plan of Subdivision File 19T-90018 (Attachment #4) in the manner shown on Attachment #5 will be reviewed to ensure the proposed lotting pattern conforms with the requirements of Zoning By-law 1-88 and facilitate the appropriate development of the subject lands and the lands to the immediate north within approved Draft Plan of Subdivision File 19T-08V03.</li> </ul>
c.	<p>Appropriateness of Proposed Rezoning and Removal of the Holding Symbol "(H)"</p>	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands to EM2 General Employment Area Zone (proposed uses and development standards) will be reviewed in consideration of the Official Plan, Zoning By-law 1-88 and the surrounding land use context.</li> <li>▪ The appropriateness of removing the Holding Symbol "(H)" will be subject to Ministry of Transportation (MTO) approval as the property is located adjacent to the MTO right-of-way for the Highway 427 alignment extension.</li> </ul>

**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. Proposed Zoning
4. Draft Plan of Subdivision 19T-90018 (Approved by Council August 27, 2001)
5. Proposed Draft M-Plan
6. Overall Concept Plan for Milani Boulevard
7. EM1 Zone Permitted Uses/EM2 Zone Permitted Uses

**Report prepared by:**

Mary Caputo, Planner, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 88791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

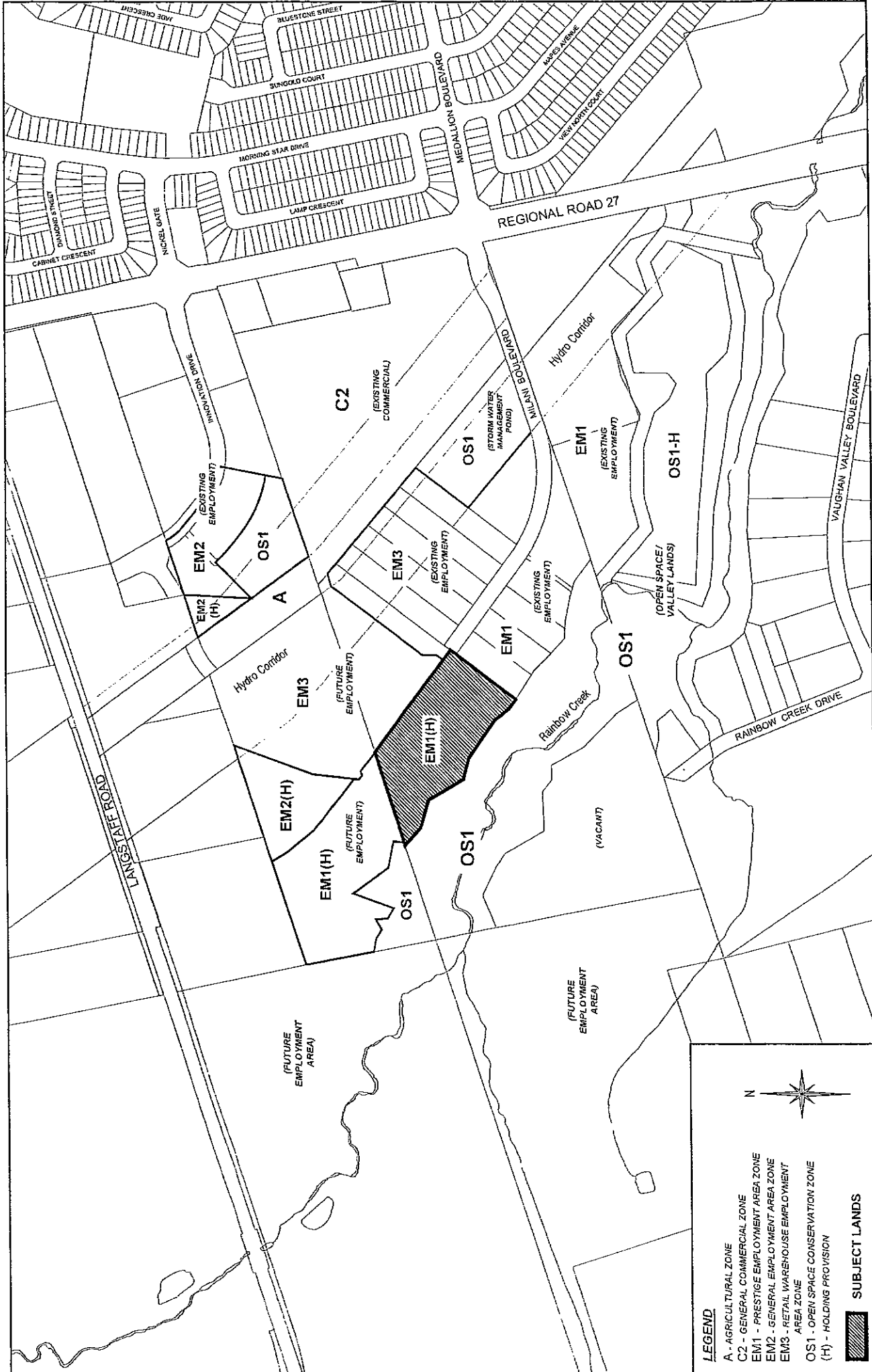
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Director of Development Planning

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**LEGEND**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**

(Hatched pattern)

**LEGEND**

- (Hatched pattern)

# Location Map

Location: Part of Lot 9,  
Concession 9

Applicant:  
611428 Ontario Limited

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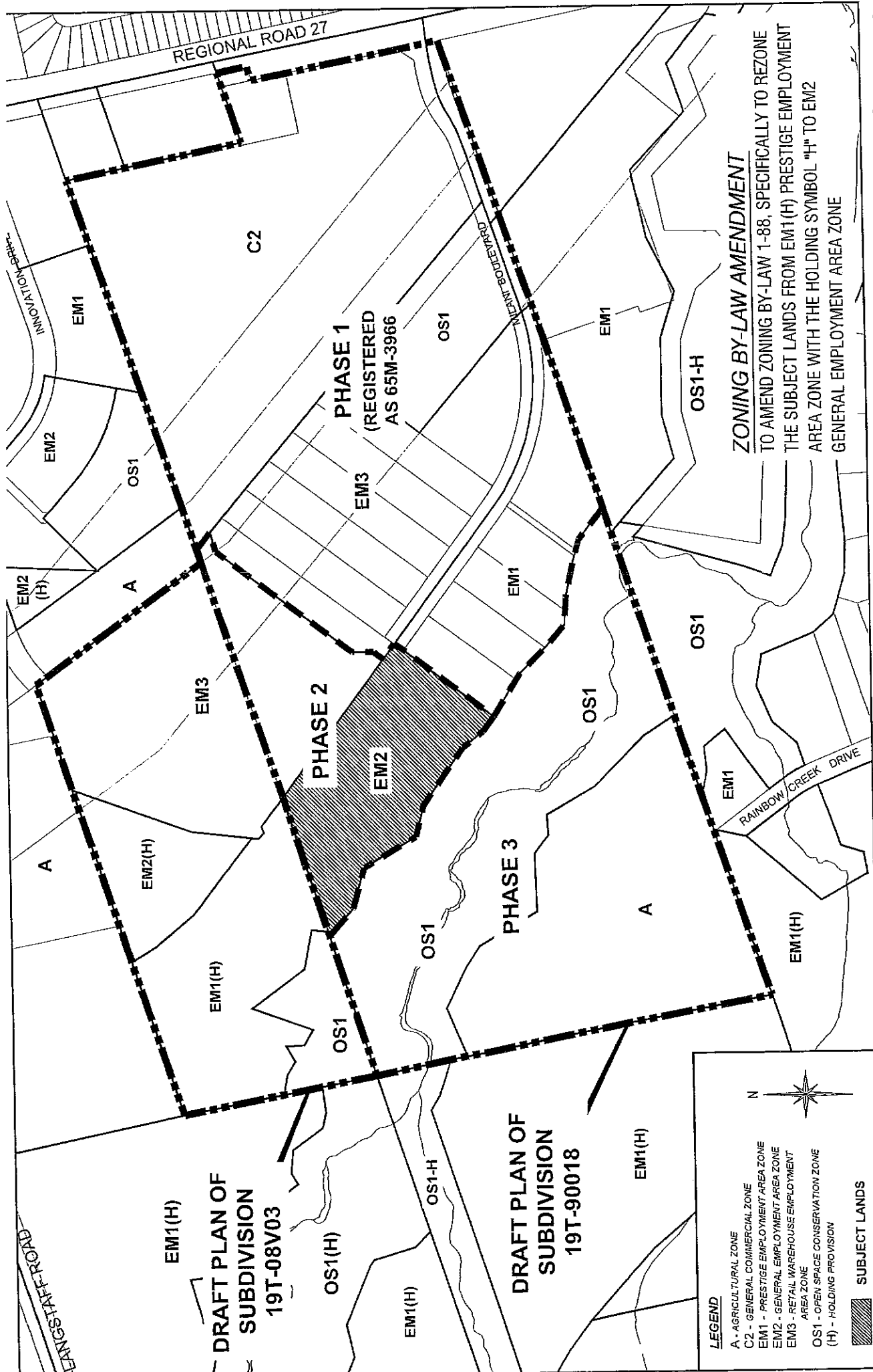


# Attachment

File: Z.11.031  
Related File: 197-90018  
Not to Scale

Date: September 27, 2011

# 2



**DRAFT PLAN OF SUBDIVISION 19T-08V03**

**DRAFT PLAN OF SUBDIVISION 19T-90018**

**LEGEND**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**

N

**ZONING BY-LAW AMENDMENT**  
 TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM EM1(H) PRESTIGE EMPLOYMENT AREA ZONE WITH THE HOLDING SYMBOL "H" TO EM2 GENERAL EMPLOYMENT AREA ZONE



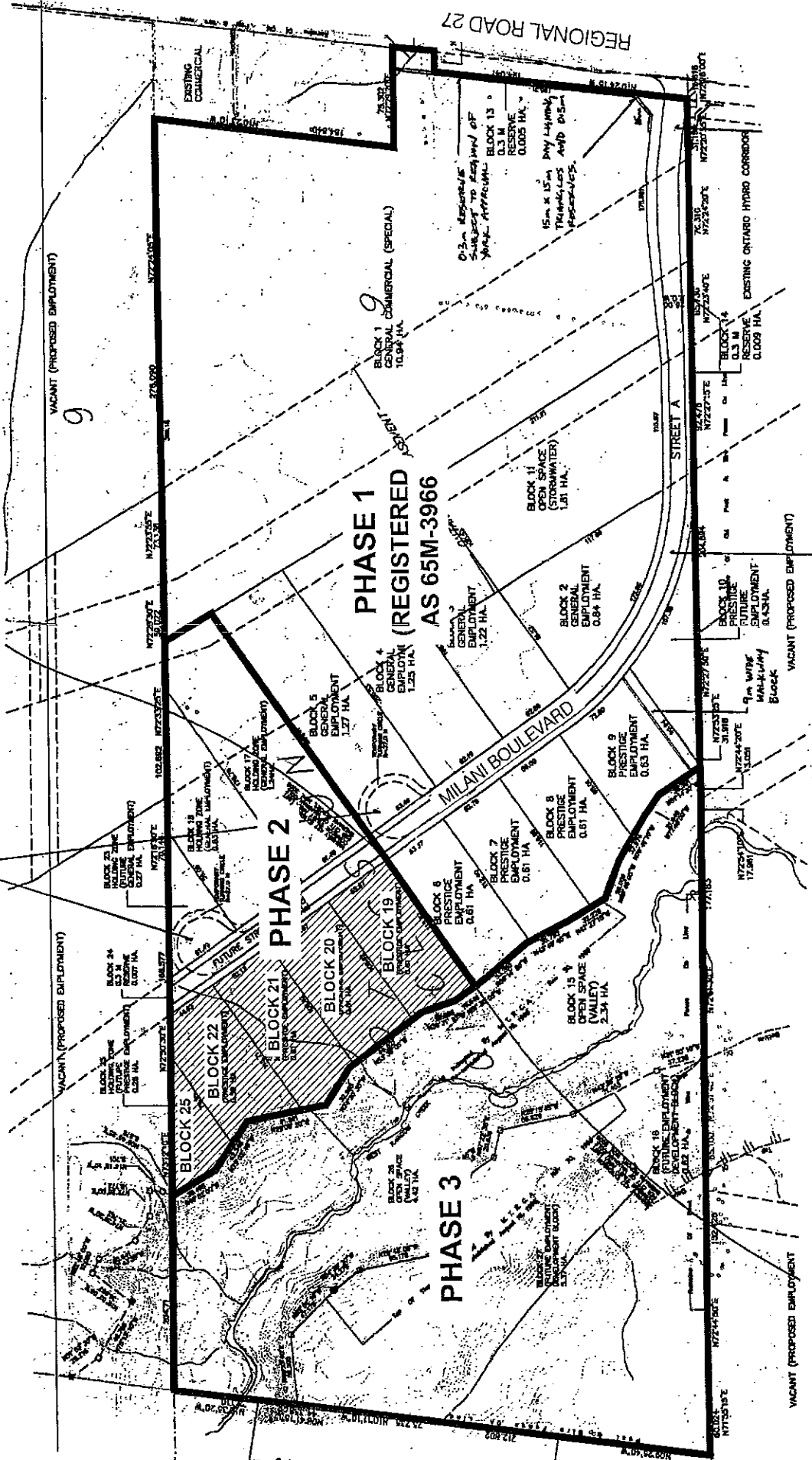
**Proposed Zoning**

Location: Part of Lot 9,  
 Concession 9

Applicant:  
 611428 Ontario Limited

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File: Z.11.031  
 Related File: 19T-90018  
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 Date: September 27, 2011

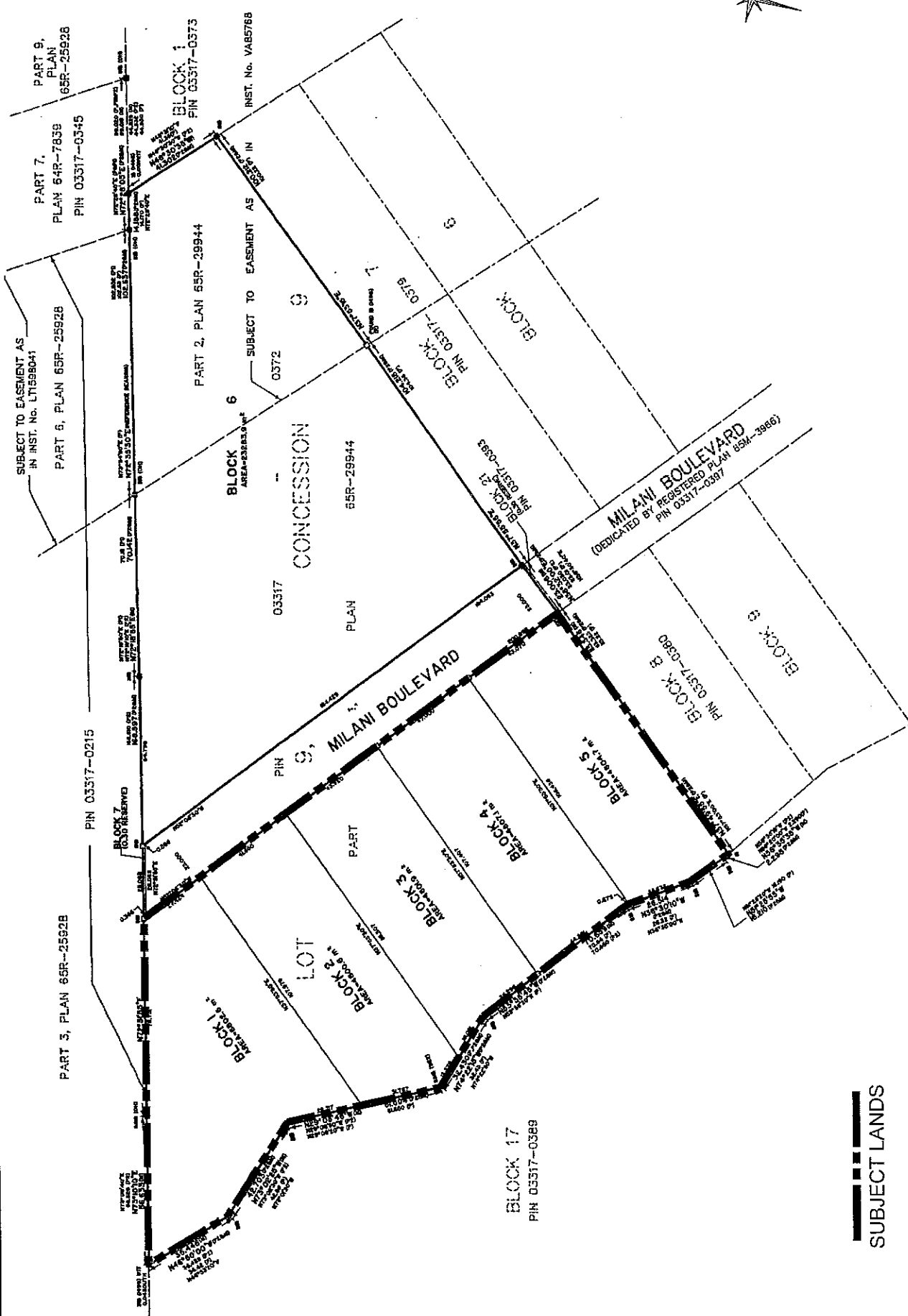


Development Planning Department

Draft Plan of Subdivision File: 19T-90018  
 (Approved By Council August 27, 2001)

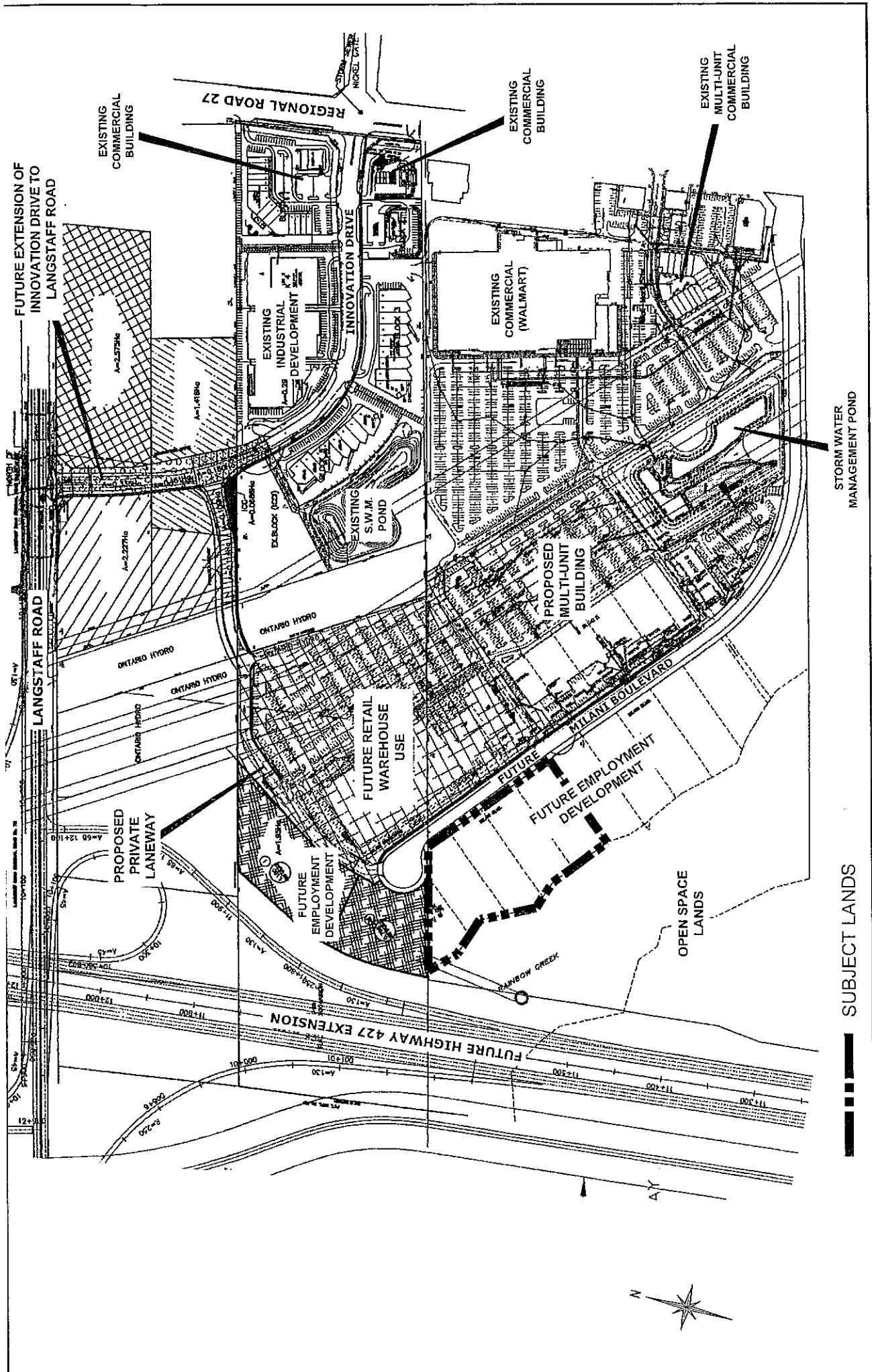
Applicant: Part of Lot 9,  
 611428 Ontario Limited  
 Concession 9





**Proposed Draft M-Plan**

Location: Part of Lot 9,  
 Concession 9  
 Applicant:  
 611428 Ontario Limited  
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**Overall Concept Plan For  
 Milani Boulevard**

Applicant:  
 611428 Ontario Limited  
 Location: Part of Lot 9,  
 Concession 9

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## EM1 - PRESTIGE EMPLOYMENT AREA ZONE

### 6.2.1 Uses Permitted

- a) The uses permitted are as follows, 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.

## EM2 - GENERAL EMPLOYMENT AREA ZONE

### 6.3.1 Uses Permitted

- a) The uses permitted with or without accessory outside storage are as follows:
- All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8.
  - All Season Sports Facility, subject to Section 3.8
  - Autobody Repair Shop
  - Building Supply Outlet
  - Car Brokerage, including trucks
  - Club or Health Centre
  - Contractor's Yard
  - Equipment Sales/ Rental Establishment
  - Meat Packing and Processing, not including accessory outside storage
  - Public Garage
  - Scrap Paper Storage, sorting or Baling
  - Service or Repair Shop, including repair of heavy equipment
  - Truck Terminal

*EM1 Zone Permitted Uses /  
EM2 Zone Permitted Uses*

Applicant:  
611428 Ontario Limited

Location: Part of Lot 9,  
Concession 9



*Attachment*

File: Z.11.031  
Related File: 19T-90018  
Not to Scale

Date: September 27, 2011

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