

COMMITTEE OF THE WHOLE (SPECIAL) – MAY 7, 2001

ZONING BY-LAW AMENDMENT APPLICATION SITE DEVELOPMENT APPLICATION TEMPO LANDS (1998) INC. FILES: Z.00.051 AND DA.22.82

Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT the recommendation of the April 23, 2001 Committee of the Whole, to bring Zoning By-law Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) and Site Development Application DA.22.82 (Tempo Lands (1998) Inc.) back to a Special Committee of the Whole meeting on May 7, 2001, BE RECEIVED.
2. THAT Zoning Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) BE APPROVED to permit a car brokerage use with open storage of vehicles and a computer store, subject to the following:
 - a) that the car brokerage use permit the leasing and/or rental of vehicles, and shall exclude:
 - i. the sale of vehicles and a showroom; and,
 - ii. the open storage of vehicles larger than 6m in length, being the standard length of a parking stall;
 - b) that prior to the enactment of the implementing zoning by-law, the current site plan agreement for the site shall be revised to show the outside vehicle storage areas and additional site landscape treatment and fencing, to the satisfaction of the Community Planning Department.
3. THAT the minor amendment to the approved Site Plan Agreement (File DA.22.82) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the minor amendment to the approved Site Plan Agreement:
 - i. the final site plan shall be approved by the Community Planning Department; and,
 - ii. the final landscape plan shall be approved by the Urban Design Department.

Background

On May 18, 2000, the Owner submitted Zoning Amendment Application Z.00.051 to permit a car brokerage use with open storage of vehicles, and a computer store within the existing building. These uses were identified in the Notice of Public Hearing dated August 11, 2000, and considered at the Public Hearing on September 5, 2000.

The following is a summary of events, which have occurred since the original Zoning Amendment Application was submitted:

- on January 29, 2001, Council considered the Committee of the Whole report of January 22, 2001, in which Staff recommended approval for a car brokerage use with open storage of

vehicles and a computer store, subject to a minor amendment to the approved site plan agreement to provide additional landscape detail and fencing. Council resolved that a meeting be held with the community, Local Councillor, Staff and the Owner, and that the Zoning and Site Plan be brought back to the February 5, 2001 Committee of the Whole;

- a community meeting was held on February 1, 2001, at the Patricia Kemp Community Centre. Area residents were advised that a car brokerage use, as defined by By-law 1-88, would permit vehicle sales and showroom on-site, but were to be excluded from the implementing by-law upon input received from the community, and assurances from the Owner that these uses were not being contemplated on-site. The implementing by-law would permit a car brokerage use with open storage of vehicles for lease and rental, but exclude the sale of vehicles and a showroom. It was also agreed that a maximum of 10 trucks would be permitted to be stored on-site, but no longer than 6m, and only along the south lot line, closest to Keele Street;
- on February 12, 2001, Council considered the Committee of the Whole report of February 5, 2001, in which Staff recommended that the sale of vehicles and a vehicle showroom not be included as permitted uses. At the Committee meeting, the Owner advised that he had reconsidered and was now seeking vehicle sales and a showroom. The Committee recommended that the matter be deferred, as requested by the Owner, so that a second community meeting could be held at the Owner's expense;
- a second community meeting was held on March 8, 2001, at the Patricia Kemp Community Centre. Area residents were advised that the Staff recommendation contained in the Committee of the Whole report of February 5, 2001, would proceed to a future Committee of the Whole meeting;
- on March 26, 2001, the Committee of the Whole recommended that the matter be referred to the Council meeting of April 2, 2001, to allow the Owner the opportunity to meet with Staff and the community to see if a compromise could be reached with respect to the concerns raised by the area residents, including the proposed vehicle sales and a showroom, the location and the number of trucks to be stored, and landscape detail and screening. An impromptu meeting was held at the Civic Centre between the Owner, their planning consultant and the area residents, immediately following the Committee of the Whole meeting;
- on April 2, 2001, Council deferred the matter, requesting a site development application be submitted immediately by the Owner, to be reviewed by Staff for effect on the adjacent residential lots and zoning compliance. A revised zoning amendment application may be required, should zoning deficiencies be brought forward from Staff's review of the site development application.

To date, no revised applications have been submitted. The technical reports for Zoning Amendment Application Z.00.051 and Site Development Application DA.22.82 (Tempo Lands (1998) Inc.), are attached.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Extract from Council meeting minutes of January 29, 2001
5. Extract from Council meeting minutes of February 12, 2001
6. Extract from Council meeting minutes of April 2, 2001

Respectfully submitted,

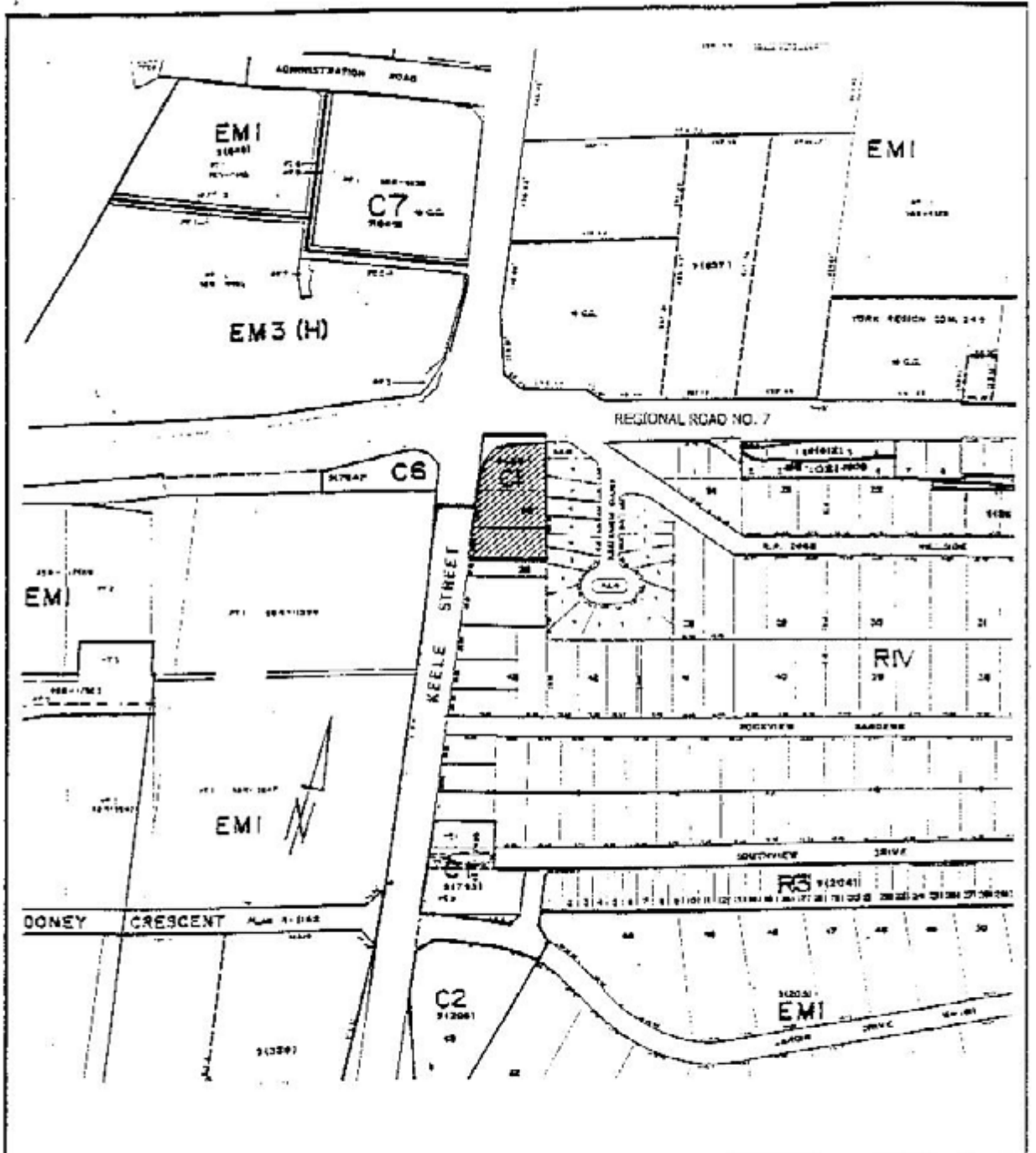
MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

Report prepared by: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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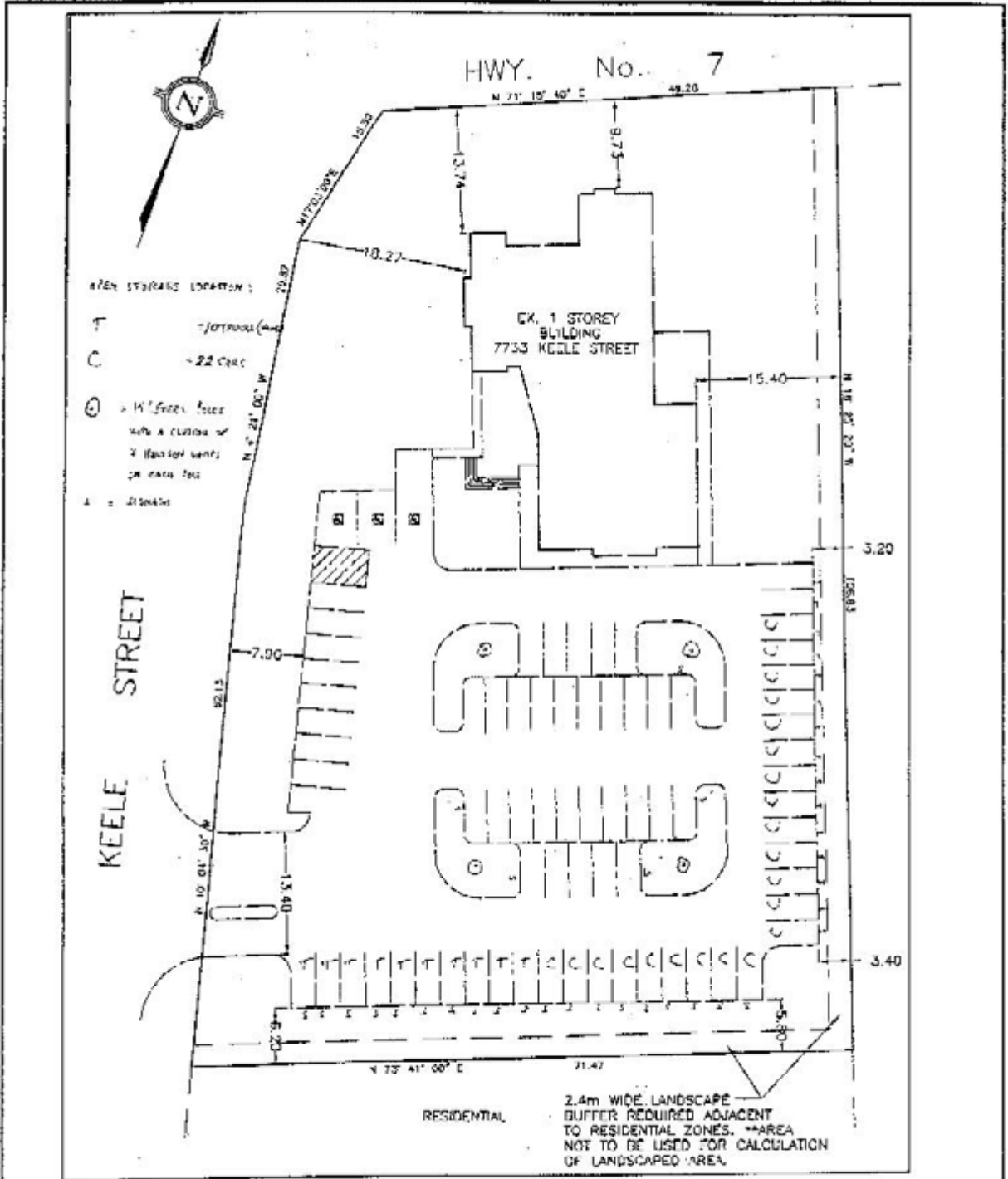


SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

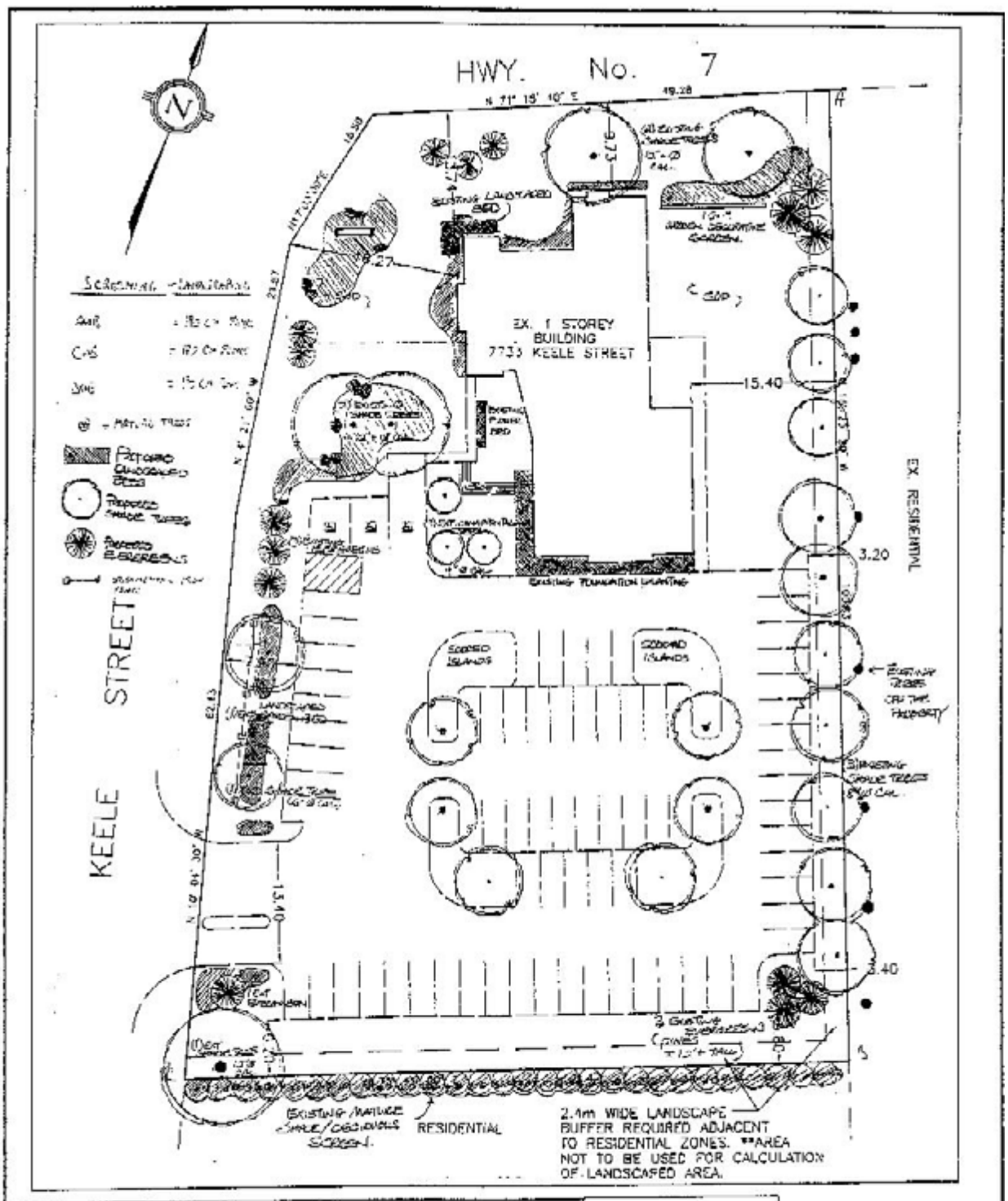
APPLICATION:
TEMPO LANDS (1998) INC.

FILE #:	REPORT #:
Z.00.051	LOCATION:
DATE: AUGUST 9, 2000	SCALE:
CITY OF VAUGHAN PLANNING DEPARTMENT	



ATTACHMENT '2'
SITE PLAN

FILE #: Z.00.051 (Related file) DA.22.82	REPORT #: LOCATION: LOT 5, CONC. 3	DATE: 01/02/02 SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: TEMPOLANDS (1998) INC.



ATTACHMENT '3' LANDSCAPE PLAN	FILE #:	REPORT #:	DATE:	APPLICANT: TEMPOLANDS (1999) INC.
	2.00.051 (Related file) 0A.22.82	LOCATION: LOT 5, CONC. 3	01/02/02 SCALE: NOT TO SCALE CITY OF VAUGHAN PLANNING DEPARTMENT	

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2001

Item 6, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2001, as follows:

By amending the Committee of the Whole recommendation as follows:

By replacing the phrase "a future Council meeting" where it appears at the end of Clause 2, with "the Committee of the Whole meeting of February 5, 2001"; and

By replacing the phrase "a future Committee of the Whole meeting" where it appears at the end of Clause 3, with "the Committee of the Whole meeting of February 5, 2001".

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**ZONING AMENDMENT APPLICATION
TEMPO LANDS (1998) INC.
FILE: Z.00.051**

The Committee of the Whole recommends:

- 1) That the following report of the Commissioner of Planning & Urban Design, dated January 22, 2001, be received;
- 2) That a community meeting be scheduled with the Local Councillor, staff, the applicant and any other interested party and that the matter of the zoning be brought back to a future Council meeting;
- 3) That the Site Plan with respect to this application be brought back to a future Committee of the Whole meeting; and
- 4) That the deputation of Mr. Peter Petrozza, the applicant, be received.

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Zoning Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) BE APPROVED to permit a car brokerage use with open storage of vehicles and a computer store, subject to the following:

- a) that prior to the enactment of the implementing zoning by-law, the current site plan agreement for the site shall be revised to show the outside vehicle storage areas and additional site landscaping and fencing, to the satisfaction of the Community Planning Department.

Background

On February 22, 1999, Council approved Zoning Amendment Application Z.98.110 (Globe Realty Holdings Ltd.), to permit a select number of uses that were considered to be appropriate for the site, compatible with the surrounding land uses, and in conformity with OPA #467. On March 8, 1999, By-law 77-99 was enacted to permit the following site-specific uses:

- bank or financial institution;
- business or professional office;
- jewellery store;
- laboratory;
- office and stationary supply, sales, service and rental;
- office building;
- personal service shop;
- pharmacy;

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2001

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- photography studio;
- service or repair shop; and,
- video store.

Location

- Southeast corner of Keele Street and Regional Road No. 7 (7733 Keele Street)
- Part of Lots 25 and 26, Registered Plan 65M-2468
- Part of Lot 5, Concession 3, City of Vaughan

Proposal

On May 18, 2000, the Owner submitted an application to amend the Zoning By-law to permit a car brokerage use with open storage of vehicles and a computer store on the subject lands.

Land Use Status

- Designation - "Commercial Area" by OPA #467
- Zoning - C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(27)

Site Description

- a 0.68ha rectangular-shaped site, with 57.53m frontage on Regional Road No. 7 and 100.25m flankage on Keele Street
- vehicular access to Keele Street only
- developed with a 669m², 1-storey building
- the surrounding land uses are:

North - Regional Road No. 7; employment uses (EM1 Prestige Employment Area Zone)
South - residential (R1V Old Village Residential Zone)/planned commercial by OPA #467
East - residential (R1V Zone)
West - Keele Street; employment uses (EM1 Zone) and gas station (C6 Highway Commercial Zone)

Public Hearing

On August 11, 2000, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. At the September 5, 2000 public hearing, an adjacent landowner expressed concern with respect to potential adverse impacts that may be caused by the parking of vehicles.

The recommendation of the Committee of the Whole on September 5, 2000, to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on September 11, 2000.

Official Plan

OPA #467 permits business and professional offices, and compatible service commercial uses that serve the needs of the business and residential community. Eating establishments, retail uses, uses that generate high volumes of traffic, and uses that may impose an adverse impact (i.e. noise, fumes and hours of operation) on the adjacent residential community are not permitted.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2001

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Staff are satisfied the proposed uses will serve the needs of the surrounding business and residential communities, and are less intensive commercial uses, offering lower customer turnover and reduced peak period traffic generation to and from the site. The proposed uses should not impose a detrimental impact on the adjacent business and residential communities.

Landscaping

There is a 5.8 m wide landscape strip along the south lot line and a 3.2 m wide strip along the east lot line, which exceed the minimum 2.4 m required by the by-law. The car brokerage and computer store uses are considered to conform to the Official Plan. The Applicant has agreed to provide additional landscape treatment along Keele Street, Regional Road No. 7, and the east property line, which abuts the residential community to address the concerns raised at the Public Hearing. Wood privacy fencing is contemplated at the northeast corner of the site. Additional landscaping and pedestrian scale lighting will be provided in the parking lot.

The proposed landscape treatment and screening will provide proper screening of the site from Keele Street, Regional Road No. 7 and the residential community; improve the overall appearance of the site, and, assist in providing an identity for this prominent intersection.

The above-noted issues will be reviewed by Staff through a minor amendment to the approved Site Plan Agreement (File DA.22.82).

Parking

The site is developed with 73 parking spaces, including 3 handicapped spaces, whereas 42 spaces are required to serve the existing 889 m² building, resulting in a surplus of 32 spaces. This surplus is to be allocated to vehicle storage for the car brokerage use, with 19 spaces along the south lot line and 13 spaces along the east lot line, marked by metal posts and signage.

Region of York

The Region of York Transportation and Works Department has no objection to the application and provides no conditions of approval.

Conclusion

The proposed development has been reviewed in accordance with the policies of OPA #467, and is considered to conform to the Official Plan. Staff support the proposed car brokerage with outside storage of vehicles, and the computer store uses. These uses should not generate high volumes of vehicular traffic or impose a detrimental impact on the adjacent residential community.

This application proposes 2 additional uses for an existing building and parking area, and does not involve any new development on the property. In approving the minor uses, improvements can be achieved to the landscaping and screening of the parking lot, particularly where it currently abuts the residential lots.

The Applicant has agreed to upgrade the landscaping and fencing on the site to properly screen the vehicular storage from the residential neighbourhood, Keele Street and Regional Road No. 7, and to improve the overall appearance of the site. The changes required to accommodate the outside vehicle storage area, landscaping, fencing and signage can be addressed through a minor amendment to the approved Site Plan Agreement (File #DA.22.82), prior to the enactment of the implementing zoning by-law.

Therefore, Staff recommends approval of Zoning Amendment Application Z.00.051, subject to conditions. Should the Committee concur, the application can be approved with the adoption of the recommendation of this report.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2001

Item 6, CW Report No. 7 – Page 4

Attachments

1. Location Map
2. Site Plan

Report prepared by: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyarna, Senior Planner, ext. 8635
Blanca M.V. Bielski, Manager, Development Planning, ext. 8485

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 12, 2001

Item 30, Report No. 11, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 12, 2001.

30 **SITE DEVELOPMENT APPLICATION**
TEMPO LANDS (1998) INC.
FILES: Z.00.051 AND DA.22.82

The Committee of the Whole recommends:

- 1) That this matter be deferred and, as requested by the applicant and supported by the local ratepayers association, another community meeting be held at the applicant's expense; and
- 2) That the following deputations and written submission be received:
 - a) Dr. Paulo Correa, resident;
 - b) Mr. Paul Petrozza, 7733 Keele Street, Concord, L4K 1Y5, the applicant;
 - c) Ms. Cathy Ferlisi, President, Concord West Ratepayers Association, P.O. Box 121, Concord, L4K 1B2, and written submission dated February 2, 2001; and
 - d) Ms. Santina Fasciani, 38 Rockview Gardens, Concord, L4K 2J6.

Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT the recommendation of the Commissioner of Planning & Urban Design contained in the Committee of the Whole report dated January 22, 2001, be deleted and replaced with the following:

 THAT Zoning Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) BE APPROVED to permit a car brokerage use with open storage of vehicles and a computer store, subject to the following:
 - a) that the car brokerage use permit the leasing and/or rental of vehicles, and shall exclude:
 - i. the sale of vehicles and a showroom; and
 - ii. the open storage of vehicles larger than 6m in length, being the standard length of a parking stall;
 - b) that prior to the enactment of the implementing zoning by-law, the current site plan agreement for the site shall be revised to show the outside vehicle storage areas and additional site landscape treatment and fencing, to the satisfaction of the Community Planning Department.
2. THAT the minor amendment to the approved Site Plan Agreement (File DA.22.82) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the minor amendment to the approved Site Plan Agreement:
 - i. the final site plan shall be approved by the Community Planning Department; and,

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 12, 2001

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- ii. the final landscape plan shall be approved by the Urban Design Department.

Background

On February 22, 1999, Council approved Zoning Amendment Application Z.98.110 (Globe Realty Holdings Ltd.), to permit a select number of uses that were considered to be appropriate for the site, compatible with the surrounding land uses, and in conformity with OPA #467. On March 8, 1999, By-law 77-99 was enacted to permit the following site-specific uses:

- bank or financial institution;
- business or professional office;
- jewellery store;
- laboratory;
- office and stationary supply, sales, service and rental;
- office building;
- personal service shop;
- pharmacy;
- photography studio;
- service or repair shop; and,
- video store.

On January 29, 2001, Council considered the Committee of the Whole report of January 29, 2001, for Zoning Amendment Application Z.00.051, and recommended that a meeting be held with the community and the Local Councillor, Staff and the applicant, and that the Zoning and Site Plan be brought back to the Committee of the Whole on of February 5, 2001.

A community meeting was held on February 1, 2001 at the Patricia Kemp Community Centre, to discuss the proposal for a car brokerage use with open storage of vehicles and a computer store on the subject lands. Area residents brought forward the following concerns:

- that a car brokerage use would allow for the storage of large trucks on site, which would impact on the surrounding neighbourhood (i.e. noise and exhaust fumes), would hinder proper site circulation and obstruct required customer parking spaces;
- that a car brokerage use would provide for a car wash facility on-site, which would be loud and create excessive amounts of garbage in and around the site; and,
- that the applicant would be selling vehicles from the site, which could create additional traffic problems on Keele Street.

The area residents were advised that the implementing by-law would permit a car brokerage use with open storage of vehicles for lease and rental, but exclude the sale of vehicles and a showroom. It was also agreed that trucks would be permitted to be stored on site, but no larger than 6m, being the standard length of a parking stall, and that a maximum of 10 trucks would be permitted to park along the south lot line, closest to Keele Street.

The Applicant has at no time requested a car wash facility on their lands. The residents were advised that the current zoning on the subject lands, and the proposed additional uses, would not permit a car wash facility, and that the Applicant was undertaking this activity off-site.

Location

- Southeast corner of Keele Street and Regional Road No. 7 (7733 Keele Street)
- Part of Lots 25 and 26, Registered Plan 65M-2468
- Part of Lot 5, Concession 3, City of Vaughan

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 12, 2001

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Proposal

On May 18, 2000, the Owner submitted an application to amend the Zoning By-law to permit a car brokerage use with open storage of vehicles and a computer store on the subject lands.

Land Use Status

- Designation - "Commercial Area" by OPA #467
- Zoning - C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(27)

Site Description

- a 0.68ha rectangular-shaped site, with 57.53m frontage on Regional Road No. 7 and 100.25m flankage on Keele Street
- vehicular access to Keele Street only
- developed with a 669m², 1-storey building
- the surrounding land uses are:

North - Regional Road No. 7; employment uses (EM1 Prestige Employment Area Zone)
South - residential (R1V Old Village Residential Zone)/planned commercial by OPA #467
East - residential (R1V Zone)
West - Keele Street; employment uses (EM1 Zone) and gas station (C6 Highway Commercial Zone)

Public Hearing

On August 11, 2000, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. At the September 5, 2000 public hearing, an adjacent landowner expressed concern with respect to potential adverse impacts that may be caused by the parking of vehicles.

The recommendation of the Committee of the Whole on September 5, 2000, to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on September 11, 2000.

Official Plan

OPA #467 permits business and professional offices, and compatible service commercial uses that serve the needs of the business and residential community. Eating establishments, retail uses, uses that generate high volumes of traffic, and uses that may impose an adverse impact (i.e. noise, fumes and hours of operation) on the adjacent residential community are not permitted.

Staff are satisfied the proposed uses will serve the needs of the surrounding business and residential communities, and are less intensive commercial uses, offering lower customer turnover and reduced peak period traffic generation to and from the site. The proposed uses should not impose a detrimental impact on the adjacent business and residential communities.

Landscaping

There is a 5.8 m wide landscape strip along the south lot line and a 3.2 m wide strip along the east lot line, which exceed the minimum 2.4 m required by the by-law. The car brokerage and computer store uses are considered to conform to the Official Plan. The Applicant has agreed to

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 12, 2001

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provide additional landscape treatment along Keele Street, Regional Road No. 7, and the east property line, which abuts the residential community to address the concerns raised at the Public Hearing. Wood privacy fencing is contemplated at the northeast corner of the site. Additional landscaping and pedestrian scale lighting will be provided in the parking lot.

The proposed landscape treatment and screening will provide proper screening of the site from Keele Street, Regional Road No. 7 and the residential community; improve the overall appearance of the site; and, assist in providing an identity for this prominent intersection.

Staff will review the above-noted issues through a minor amendment to the approved Site Plan Agreement (File DA.22.82).

Parking

The site is developed with 73 parking spaces, including 3 handicapped spaces, whereas 42 spaces are required to serve the existing 669 m² building, resulting in a surplus of 32 spaces. The surplus is to be allocated to vehicle storage for the car brokerage use, with 19 spaces along the south lot line and 13 spaces along the east lot line, marked by metal posts and signage.

Region of York

The Region of York Transportation and Works Department has no objection to the application and provides no conditions of approval.

Conclusion

The proposed development has been reviewed in accordance with the policies of OPA #467, and is considered to conform to the Official Plan. Staff support the proposed car brokerage with outside storage of vehicles, and the computer store uses. These uses should not generate high volumes of vehicular traffic or impose a detrimental impact on the adjacent residential community.

This application proposes 2 additional uses for an existing building and parking area, and does not involve any new development on the property. The Applicant submitted an application to permit a car brokerage use with open storage of vehicles and a computer store on the subject lands, and are not contemplating a car wash facility. The Applicant has assured Staff that vehicles will be cleaned and maintained off-site. In approving the minor uses, improvements can be achieved to the landscaping and screening of the parking lot, particularly where it currently abuts the residential lots.

The Applicant has agreed to upgrade the landscaping and fencing on the site to properly screen the vehicular storage from the residential neighbourhood, Keele Street and Regional Road No. 7, and to improve the overall appearance of the site. The changes required to accommodate the outside vehicle storage area, landscaping, fencing and signage can be addressed through a minor amendment to the approved Site Plan Agreement (File #DA.22.82), prior to the enactment of the implementing zoning by-law.

Therefore, Staff recommends approval of Zoning Amendment Application Z.00.051, subject to conditions. Should the Committee concur, the application can be approved with the adoption of the recommendation of this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. January 22, 2001 - Committee of the Whole Report

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 12, 2001

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Report prepared by: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2001

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- b) that prior to the enactment of the implementing zoning by-law, the current site plan agreement for the site shall be revised to show the outside vehicle storage areas and additional site landscape treatment and fencing, to the satisfaction of the Community Planning Department.
2. THAT the minor amendment to the approved Site Plan Agreement (File DA.22.82) BE APPROVED, subject to the following conditions:
- a) that prior to the execution of the minor amendment to the approved Site Plan Agreement:
- i. the final site plan shall be approved by the Community Planning Department; and,
 - ii. the final landscape plan shall be approved by the Urban Design Department.

Background

On February 12, 2001, Council adopted the Committee of the Whole recommendation of February 5, 2001, to defer the Staff Report for Zoning By-law Amendment Application Z.00.051, and that a community meeting be held between the Applicant and area residents, at the Applicant's expense.

A community meeting was held on March 8, 2001 at the Patricia Kamp Community Centre, and was focused on the proposed car brokerage use, particularly with respect to a vehicle showroom within the existing building. Area residents brought forward the following concerns:

- a car brokerage would increase traffic congestion on Keele Street and Regional Road #7, and would also hinder proper site circulation and obstruct customer parking spaces;
- a car brokerage is not a preferred use, and it would be appropriate for professional offices, designed with a residential character, to be located on the site; and,
- a vehicle showroom will facilitate the site turning into a used car lot.

In addition to the above-noted concerns, the Concord West Ratepayers' Association was also concerned with the impact of the proposed uses on their neighborhood, and therefore indicated their opposition to the zoning amendment application in its entirety.

The residents were advised that the Staff recommendation contained in the Committee of the Whole report of February 5, 2001, would proceed to a future Committee of the Whole meeting.

Accordingly, the technical report for Zoning By-law Amendment Application Z.00.051 has been included on the March 26, 2001, Committee of the Whole agenda for consideration.

Attachments

1. January 22, 2001 – Committee of the Whole Report
2. February 5, 2001 – Committee of the Whole Report

Report prepared by: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 2, 2001

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)