

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 6, 2002

7. **OFFICIAL PLAN AMENDMENT FILE OP.02.005** **P.2002.32**
ZONING BY-LAW AMENDMENT FILE Z.02.021
1096888 ONTARIO LIMITED C/O RESOURCES PROPERTY SERVICES INC.
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.005 and Z.02.021 (1096888 Ontario Limited, c/o Resources Property Services Inc.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On March 6, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the lands to General Commercial to permit a motor vehicle sales establishment use within the existing building.

Background - Analysis and Options

The lands are located at the southwest corner of Woodstream Boulevard and Highway #7, being Block 25 and part of Block 1 on Plan 65M-2446 (12 Woodstream Boulevard), in Part of Lot 5, Concession 8, City of Vaughan. There is an existing building on the property with a gross floor area of 374 sq.m, formerly used for a financial institution, and 46 parking spaces.

The lands are designated "Highway #7 Commercial Corridor" by OPA #345 and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - Regional Road #7; residential (R4 and R5 Residential Zones) and Rainbow Creek (OS1 Open Space Zone)
- South - commercial (C7 Service Commercial Zone)
- East - gas station (C2 General Commercial Zone)
- West - commercial (C2 General Commercial Zone)

On March 15, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site, and the West Woodbridge Homeowners Association. To date, there have been no comments. Any responses received will be addressed in the technical report to Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- Official Plan Amendment #345 designates the subject lands "Highway #7 Commercial Corridor"; the proposed use is not permitted, therefore an amendment to the Official Plan is required;
- the lands fall within the study area for the Highway #7 Policy Review; a change in land use is proposed and will be reviewed in context with the policy review;

- the subject land is part of a larger parcel extending to the south (under the same ownership) with connecting access points and driveways; the appropriateness of redesignating only the subject parcel shall be examined;
- the lands are zoned C7 Service Commercial Zone, subject to Exception 9(463), which does not permit a motor vehicle sales centre, therefore a zoning amendment is required;
- the proposed use would occupy the existing building and no new development is proposed; the proposed motor vehicle sales establishment uses would function without a vehicle repair facility;
- the proposed development will be reviewed with respect to parking adequacy, traffic circulation and access; any required improvements to the existing access must be approved by the Region of York Transportation Department;
- the surrounding properties, which share access and internal driveways, are used for a similar use;
- the new addition faces Regional Road #7, and any alterations to the building façade will be reviewed by the Urban Design Department, and implemented through an amendment to the site plan agreement.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed application will be reviewed in accordance with the policies of the Official Plan and Zoning By-law, and with respect to site plan issues such as parking, site circulation and traffic.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

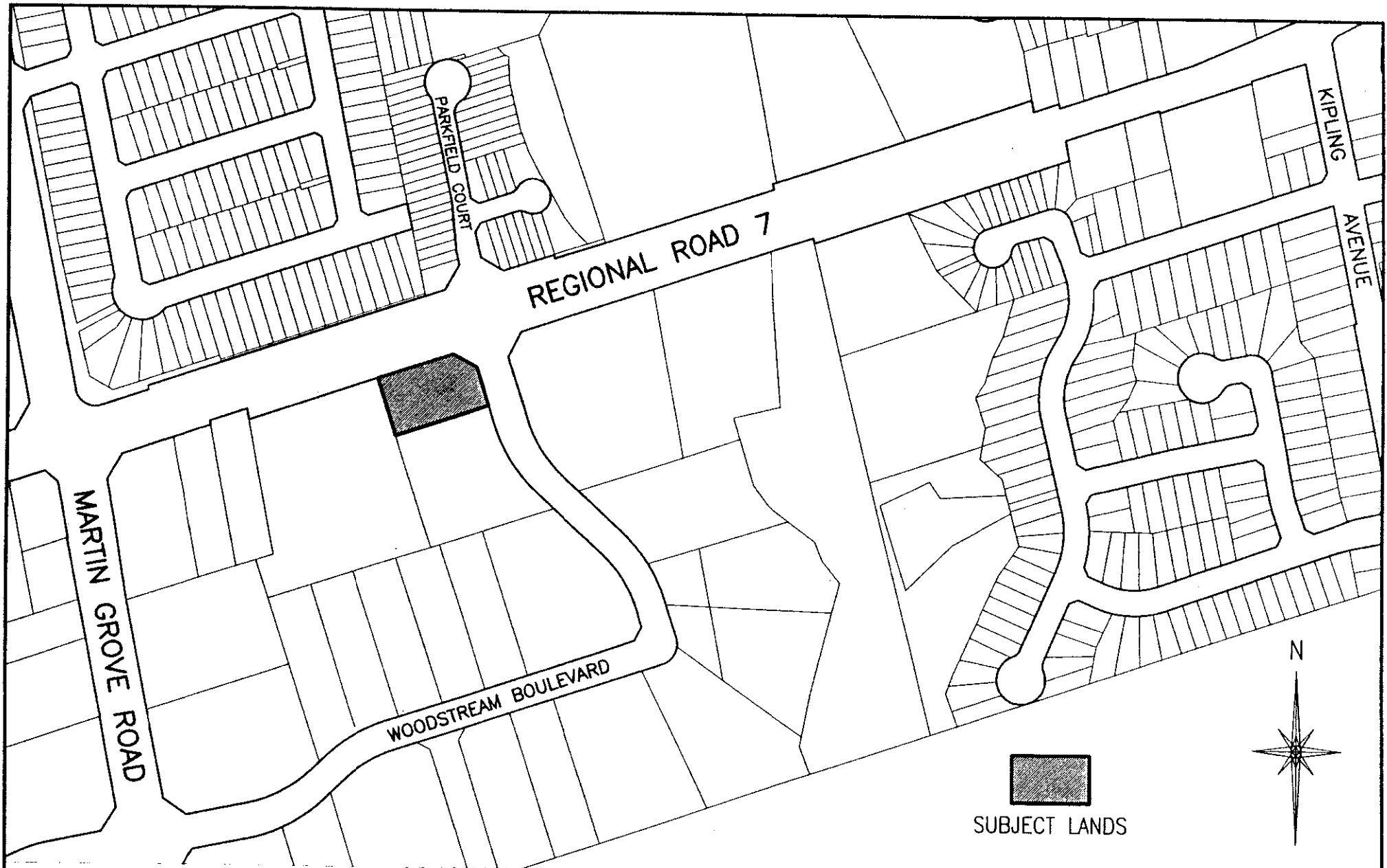
Eugene Fera, Planner, ext. 8064
Art Tikiryán, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
OP.02.005 Z.02.021	LOCATION: PART OF LOT 5, CONCESSION 8

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 03/15/2002
1096888 ONTARIO LTD.	SCALE: NOT TO SCALE

