

**4. ZONING BY-LAW AMENDMENT FILE Z.02.053
ACUMEN INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2002.61

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.053 (Acumen Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 28, 2002, the Owner submitted an application to amend the Zoning By-law to permit outside storage of new vehicles (surplus from a nearby dealership) on the entire 0.3 ha lot in the EM2 General Employment Area Zone, as a temporary use (maximum 3 years).

Background - Analysis and Options

The subject lands are located southwest of Regional Road 7 and Weston Road (132 Sharer Road), being Lot 4, Registered Plan 65M-2643, in Lot 4, Concession 6, City of Vaughan. The 0.3 ha site is vacant and has 36 m of frontage on Sharer Road. The surrounding land uses are:

- North - employment area (EM2 General Employment Area Zone)
- South - Sharer Road; employment area (EM2 Zone)
- East - employment area (EM2 Zone)
- West - employment area (EM2 Zone)

The subject lands are designated "Employment Area General" by OPA #450 and zoned EM2 General Employment Area Zone by By-law 1-88.

On August 23, 2002, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the 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:

- the Official Plan permits outside storage subject to screening and the percentage of lot area devoted to such a use being specified; site specific zoning exceptions, in respect of such standards, will be evaluated on their merits in accordance with the policies in the Official Plan;
- By-law 1-88 contains provisions for accessory outside storage; the application proposes outside storage as the main use, and as a result, a number of exceptions to the provisions related to accessory outside storage are required;
- the Owner is required to demonstrate how stormwater runoff on the site will be controlled, to the satisfaction of the Engineering Department; and

- appropriate landscape screening is required to the satisfaction of the Urban Design and Community Planning Departments.

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 be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

The proposed outside storage of new vehicles, on a temporary basis, must be appropriately screened to satisfy the policies of the Official Plan. Additional information pertaining to fencing, landscaping and grading/stormwater management is required for the technical review of the proposal.

Attachments

1. Location Map
2. Site plan

Report prepared by:

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Respectfully submitted,

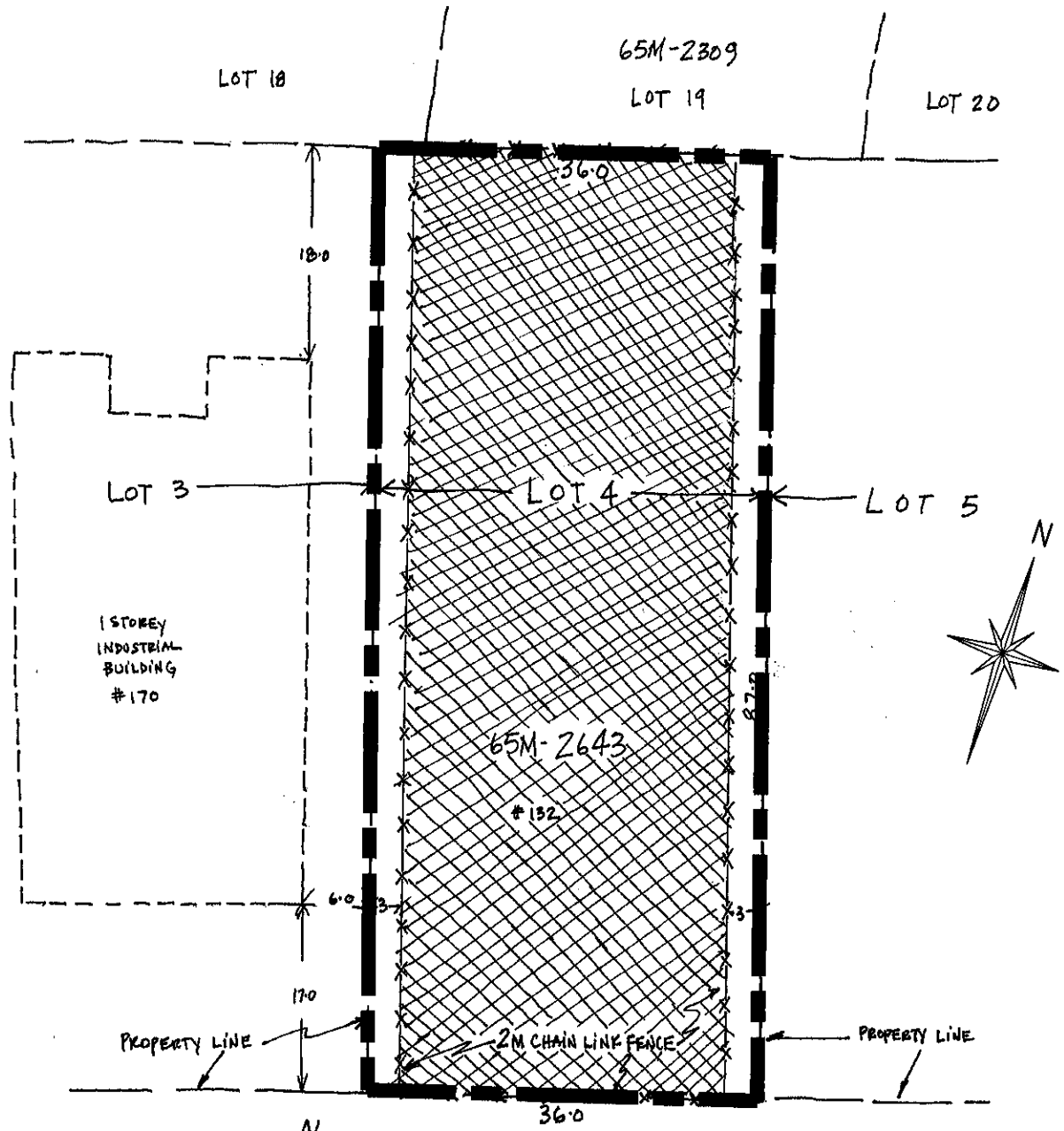
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP		FILE #:	Z.02.053	REPORT #:		DATE:	07/08/2002
		LOCATION:	Lot 4, Con. 6			APPLICANT:	ACUMEN INVESTMENTS LIMITED
		CITY OF VAUGHAN PLANNING DEPARTMENT				SCALE:	NOT TO SCALE



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE:	07/08/2002
	Z.02.053	Lot 4, Con. 6	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ACUMEN INVESTMENTS LIMITED
			SCALE:	NOT TO SCALE