

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.018
ZONING BY-LAW AMENDMENT FILE Z.02.064
1377647 ONTARIO INC.
PRELIMINARY REPORT**

P.2002.62

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.018 and Z.02.064 (1377647 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 22, 2002, the beneficial Owner of the subject lands submitted applications to amend the Official Plan and Zoning By-law to redesignate the lands to "Mixed Use Commercial" and to rezone the lands to C2 General Commercial Zone. The proposed development of the 0.18 ha parcel is for a car wash use.

Background - Analysis and Options

The site is located on the east side of Kipling Avenue, north of Woodbridge Avenue, being Lot 7 of Registered Plan 546, within Lot 7, Concession 7, City of Vaughan. The 0.18 ha vacant site is irregular in shape and relatively flat, with approximately 46m frontage on Kipling Avenue and an average depth of 38m. The CPR line on an elevated embankment, forms the east boundary of the lands.

The site is designated "Low Density Residential" by OPA 240, as amended by OPA 440, and is zoned OS2 Open Space Park Zone by By-law 1-88. The surrounding land uses are:

- North - detached residential dwellings (R3 Residential Zone)
- South - detached residential dwellings (R3 Residential Zone)
- East - Canadian Pacific Railway line (M3 Transportation Industrial Zone), Woodbridge Fairground
- West - Kipling Avenue; residential (R3 Residential Zone)

On September 13, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Kipling Ratepayers, Woodbridge Core Ratepayers and West Woodbridge Homeowners Associations. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Low Density Residential" designation permits detached and semi-detached dwelling units and park uses; an official plan amendment is required to permit the proposed commercial (car wash) use;
- the OS2 Open Space Park Zone does not permit commercial uses on the subject lands; an amendment to the by-law is required to permit the car wash use;

- the application proposes a “Mixed Use Commercial“ designation, however, this designation does not permit car wash uses;
- Official Plan policies for the surrounding lands on the east side of Kipling Avenue (OPA 356) and the Woodbridge Core (OPA 440), seek to retain the residential character of Kipling Avenue, while providing for some redevelopment opportunities for residential uses; the proposed car wash use will be examined in context of these policies;
- the compatibility of the proposed car wash use will be examined in light of the surrounding area land uses; and
- any issues relating to the conceptual site layout for the self-serve, bay-style car wash would be considered once a thorough review of the official plan and zoning amendments is completed.

Conclusion

The abovenoted 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the compatibility of a car wash use with the surrounding residential neighbourhood, and the appropriateness of the use in context of the policies of the Official Plan, will be considered.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

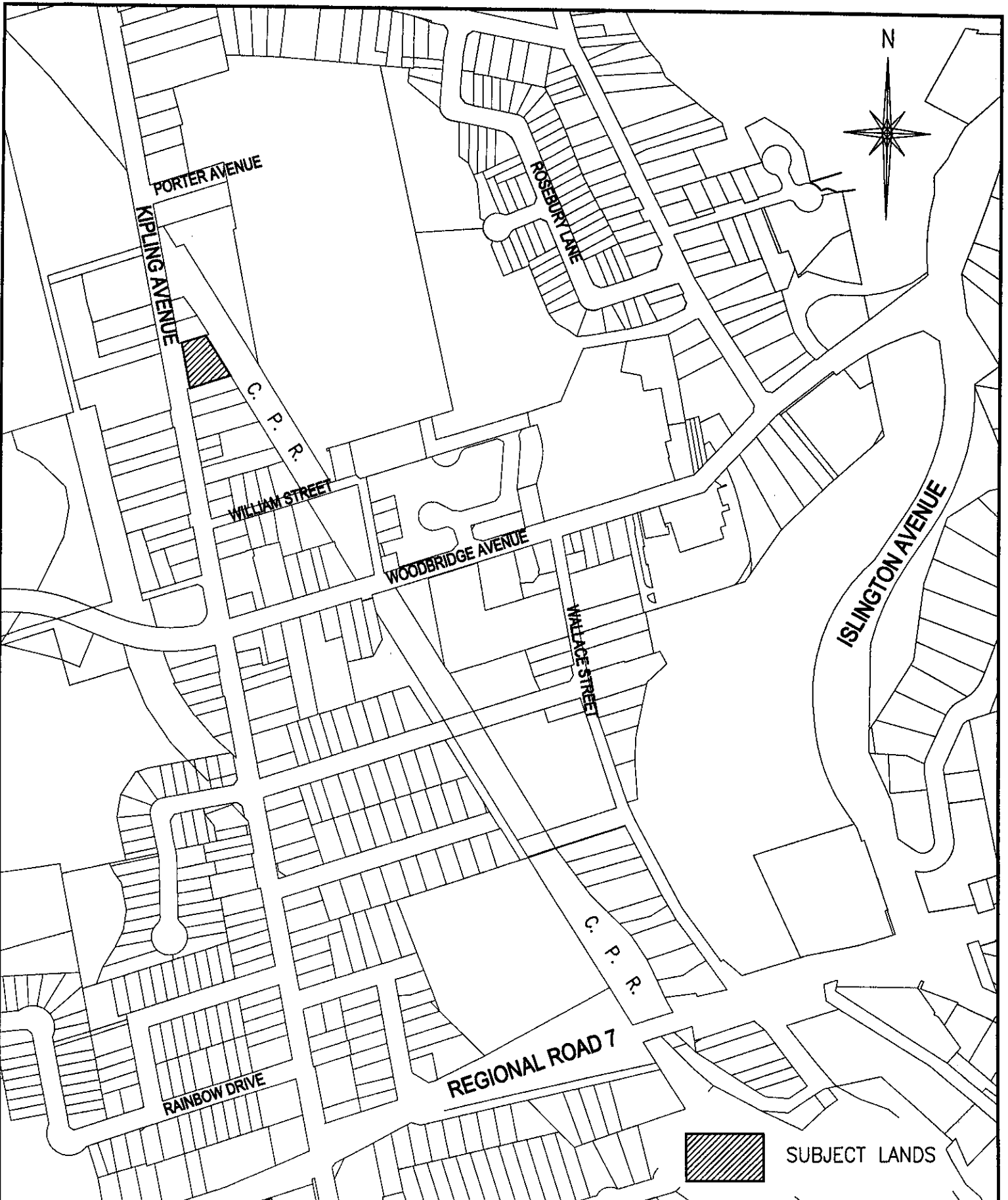
Carmela Marrelli, Planner, ext. 8791
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

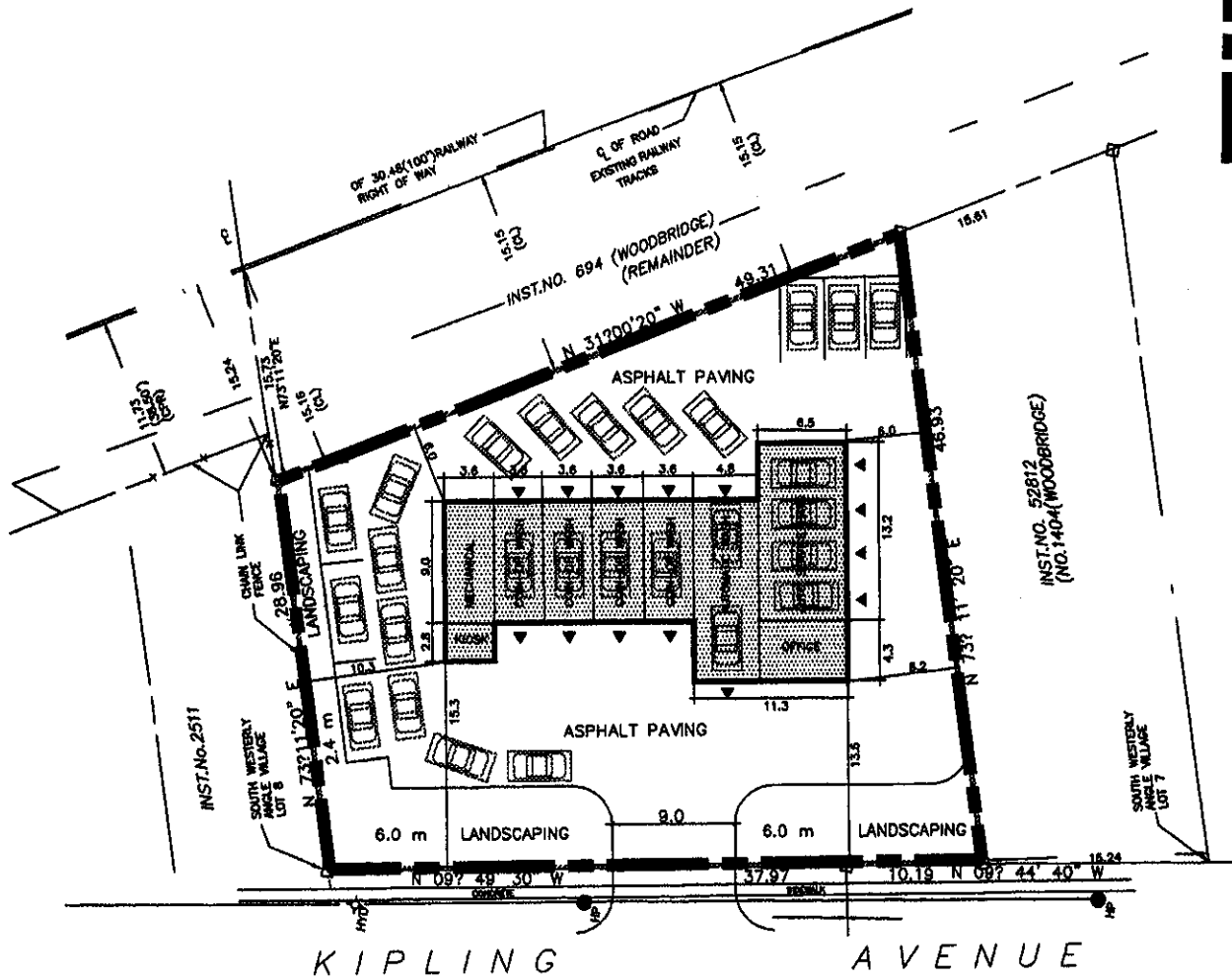
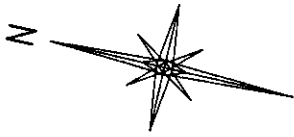
JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 09/03/2002
	OP.02.018 Z.02.064	LOCATION: PART OF LOT 7, CONCESSION 7	APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT 1377647 ONTARIO INC.
			SCALE: NOT TO SCALE



SUBJECT LANDS



SITE PLAN STATISTICS	AREA
COMMERCIAL BUILDING	350.0 sqm
PAVEMENT AREA	1167.8 sqm
LANDSCAPE AREA	296.2 sqm
TOTAL	0.1814 Ha.
BUILDING COVERAGE	18.3 %
LANDSCAPE COVERAGE	16.3 %
PARKING PROVIDED	6 spaces
STACKING PROVIDED	+ 20 spaces

<p>ATTACHMENT '2' CONCEPTUAL SITE PLAN</p>		FILE #:	REPORT #:	APPLICANT:	DATE:
		OP.02.018 Z.02.064	LOCATION: PART OF LOT 7, CONCESSION 7	CITY OF VAUGHAN PLANNING DEPARTMENT	09/03/2002
					SCALE: NOT TO SCALE
					1377647 ONTARIO INC.