

COMMITTEE OF THE WHOLE AUGUST 19, 2002

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
NORTHEAST CORNER OF DUFFERIN STREET AND CENTRE STREET**

Recommendation

Councillor Mario G. Racco recommends:

THAT Staff be directed to schedule a public hearing to consider City-initiated applications to amend the Official Plan and Zoning By-law to redesignate and rezone the property at 1500 Centre Street for general commercial uses, excluding the current permitted uses of a service station and other automobile-related uses.

Location

Northeast corner of Dufferin Street and Centre Street, being Lot 63 on Plan 3541 (1500 Centre Street), in Lot 6, Concession 2, City of Vaughan.

Background

The site was formerly occupied by a gas station, which has since closed and relocated to the opposite corner of the intersection. The current Official Plan designation of "Service Station" permits a service station or in the event a service station does not locate there, uses consistent with the "General Commercial" designation including retail stores, eating establishments, banks, and business and professional offices. The current C6 Highway Commercial Zone permits the following uses: automobile gas bar and service station; car rental agency; car wash; eating establishment (including convenience and take-out) operated in conjunction with a service station; hotel and motel; and, a public garage.

To provide a broader range of redevelopment opportunities, and to exclude automobile-related uses, I propose that the City initiate amendments to the Official Plan and Zoning By-law for this property. The proposed uses would be a broader range of general commercial uses that would be compatible with the surrounding commercial and residential development, sensitive to the Dufferin Street and Centre Street streetscapes, and would exclude the service station and other automobile-related uses that are currently allowed on the property.

Respectfully submitted,

MARIO G. RACCO
Local Councillor, Ward 4