

**4.    ZONING BY-LAW AMENDMENT FILE Z.03.032  
TRIPLE CROWN AUTO COLLISION LTD.  
PRELIMINARY REPORT**

**P.2003.44**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning Amendment Application Z.03.032 (Triple Crown Auto Collision Ltd.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On April 30, 2003, the Owner submitted an application to amend the Zoning By-law to permit an autobody repair shop use in the EM1 Prestige Employment Area Zone.

**Background - Analysis and Options**

The site is located southeast of Regional Road 7 and Jane Street, on the west side of Maplecrete Road (170 Maplecrete Road), being Part 2 on Reference Plan 64R-8549, in Lot 5, Concession 4, City of Vaughan. The rectangular-shaped 0.2 ha parcel has 31.09m frontage on Maplecrete Road, with a depth of 67.88m, and is developed with a single-use building, which is currently operating as an autobody repair shop use.

The subject lands are designated "Corporate Centre Node" by OPA #500 and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- West - employment (EM1 Prestige Employment Area Zone)
- East - Maplecrete Road; employment (EM2 Prestige Employment Area Zone)

On May 9, 2003, a public hearing notice was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in a comprehensive 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 "Corporate Centre Node" designation provides opportunities for single use and mixed-use development characterized by high design standards. The visual attractiveness and image of the area is of prime importance. The proposed employment use is not permitted under this designation. However, Section 6.2 "Status of Uses Permitted Under Previous Amendments to the Official Plan" would be applicable.
- The designation on the subject lands prior to OPA #500 was "Employment Area General" under OPA #450, which permits a wide range of industrial, office, business and civic uses. This designation provides opportunities for industrial uses that do not require high profile locations. The proposed autobody repair shop would conform to OPA #450, and

would therefore be permitted by OPA #500, subject to meeting the compatibility criteria identified in the policies to facilitate existing interim uses in the Corporate Centre.

- Consideration will be given to the intent of OPA #500, for long-term redevelopment of the area, which should not be compromised by the proposed use.
- Review will be given to the appropriateness and compatibility of the proposed use with other uses in the surrounding area.
- The on-site parking supply and compliance with the EM1 Zone standards will be reviewed in relation to the proposed use.

### **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 report to a future Committee of the Whole meeting. In particular, review will be given to the appropriateness of the proposed autobody repair shop use in the EM1 Zone, and the long-term implications in respect of the Official Plan intent to redevelop the lands within the Corporate Centre.

### **Attachments**

1. Location Map
2. Site Plan
3. Floor Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

/CM



# Location Map

Part of Lot 5,  
Concession 4

APPLICANT:  
TRIPLE CROWN AUTO COLLISION LTD.

H:\DFT\1 ATTACHMENTS\Z\03.032



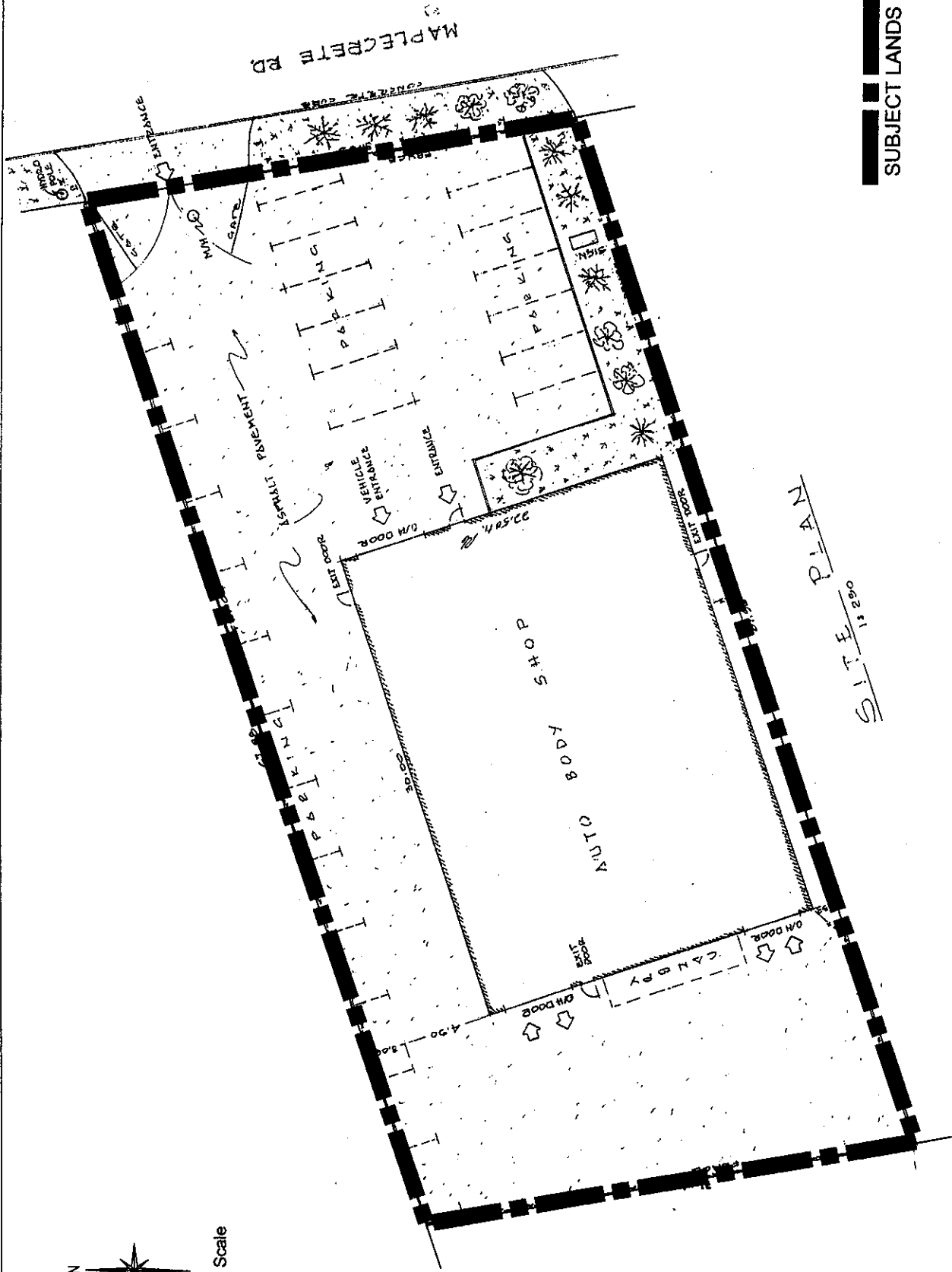
Community Planning Department

# Attachment



FILE No.:  
Z.03.032

May 07, 2003



**SUBJECT LANDS**

# Attachment 2

FILE No.:  
Z.03.032

May 07, 2003

## City of Vaughan

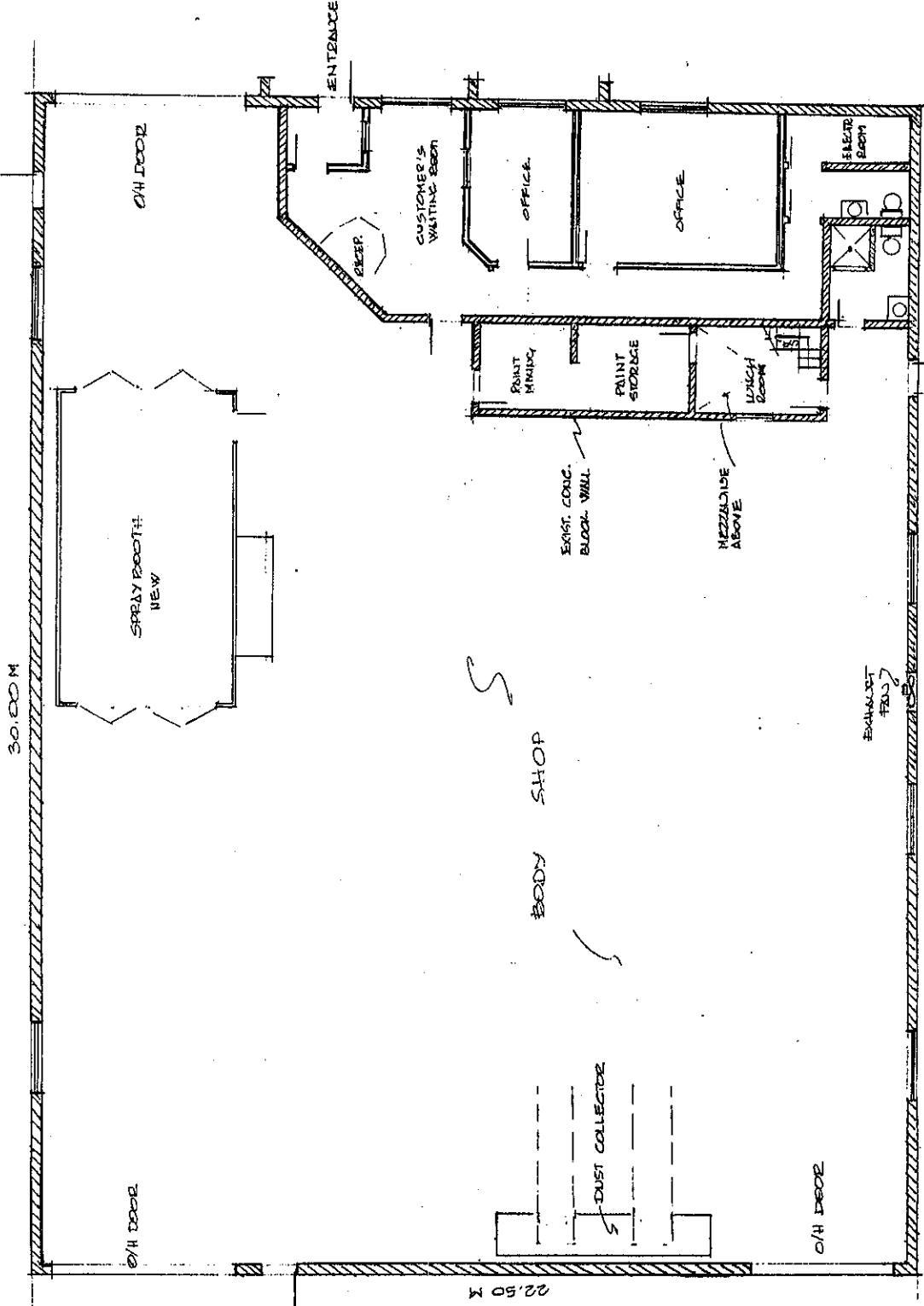
Community Planning Department

### Site Plan

Part of Lot 5,  
Concession 4

APPLICANT:  
TRIPLE CROWN AUTO COLLISION LTD.

VA/PTA 1 ATTACHMENTS Z.03.032



GROUND FL. PLAN

Not to Scale

# Floor Plan

Part of Lot 5,  
Concession 4

APPLICANT:  
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# City of Vaughan

Community Planning Department

# Attachment 3

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