

**1. ZONING BY-LAW AMENDMENT FILE Z.02.080
NORTHWEST JANE RUTHERFORD REALTY LIMITED
PRELIMINARY REPORT**

P.2003.32

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.080 (Northwest Jane Rutherford Realty Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 2, 2002, the Owner submitted an application to amend the Zoning By-law to permit open storage and display of new/used vehicles in conjunction with motor vehicle sales establishments, to facilitate an auto sales campus development.

Background - Analysis and Options

The 11.89 ha site is located on the west side of Jane Street, north of Rutherford Road, in Part of Lots 16 and 17, Concession 5, City of Vaughan.

The 11.89 ha subject lands are designated "General Commercial Special Policy" by OPA #600 (OPA #483), and zoned C1(H) Restricted Commercial Zone, with a Holding Symbol (H), subject to Exception 9(1031). The Official Plan and Zoning By-law do not permit open storage. The surrounding land uses are:

- North – Paramount Canada's Wonderland (TPC Theme Park Commercial Zone)
- South – Don River tributary (OS1 Open Space Conservation Zone)
- West – Don River tributary (OS1 Open Space Conservation Zone) and residential
- East – Vacant (A Agricultural Zone)

On April 11, 2003, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Landing Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the Official Plan does not permit an open storage use; an amendment to the official plan would be required to permit the proposal;
- the appropriateness of open storage of motor vehicles in the context of the surrounding land uses, will be evaluated;
- site plan issues, such as the appropriate location, size and configuration of the proposed open storage will be reviewed in the context of the general character of the area; and,

- the by-law specifies that to lift the “H” Holding Zone, Council must have approved the comprehensive design scheme for the General Commercial area; the design scheme must provide for the co-ordination of the development of the area and layout; the general orientation and configuration of major buildings, structures and parking areas, together with access points, traffic circulation, pedestrian circulation and overall landscaping and buffering.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in context of the appropriateness of the proposed use and compatibility with the surrounding development.

Attachments

1. Location Map

Report prepared by:

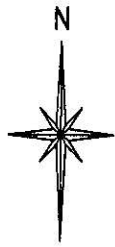
Margaret Sitarz, Planner 1, ext. 8216
Art Tikiryman, Senior Planner, ext. 8212
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

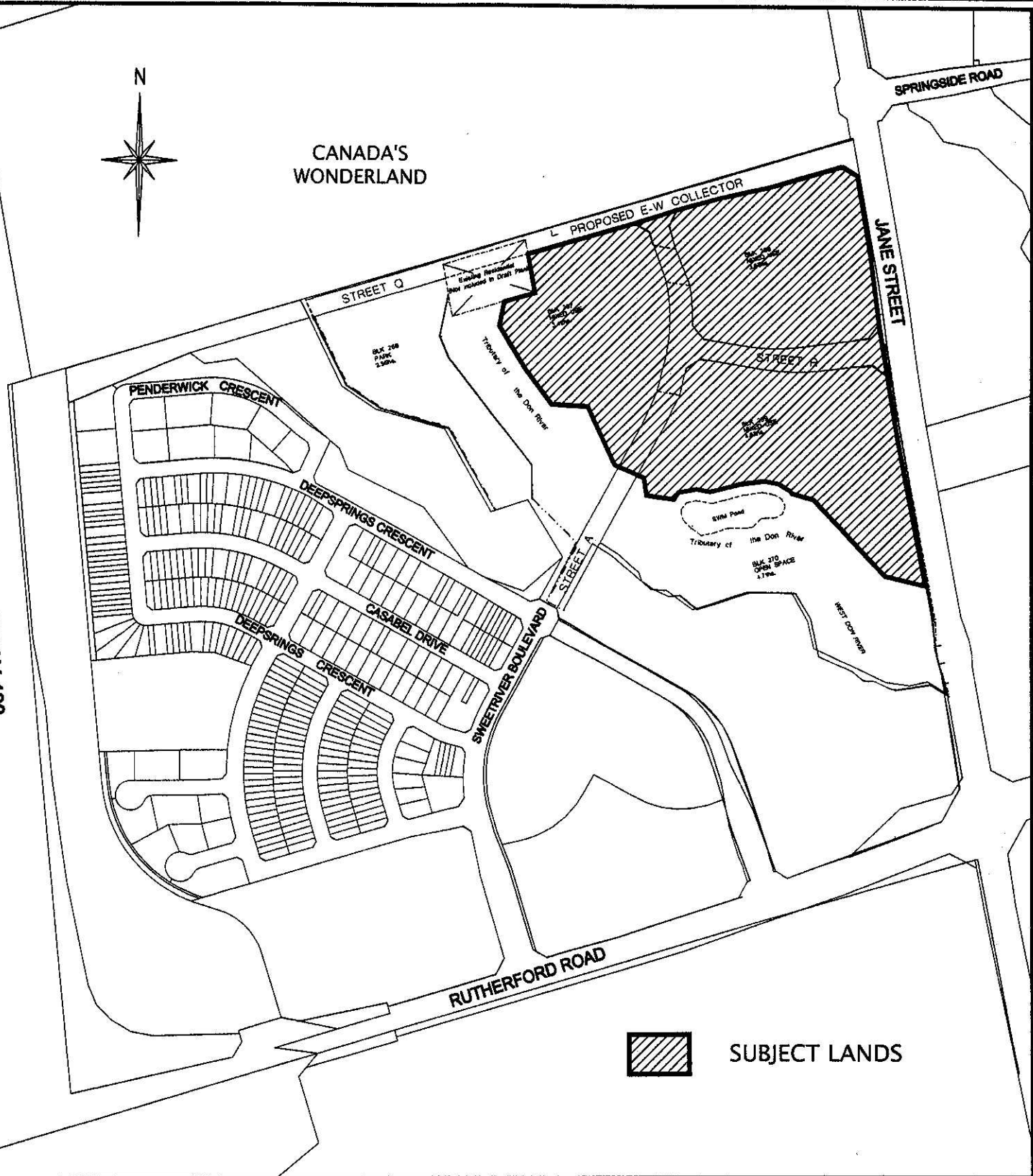
JOANNE R. ARBOUR
Director of Community Planning

/CM



CANADA'S
WONDERLAND

HIGHWAY 400



SUBJECT LANDS

Location Map

Part Lots 16 & 17,
Concession 5

APPLICANT:
NORTHWEST JANE
RUTHERFORD REALTY LTD.



Community Planning Department

Attachment

FILE No.:
DA.02.080

December 6, 2002

Not to Scale

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