

COMMITTEE OF THE WHOLE AUGUST 18, 2003

ZONING BY-LAW AMENDMENT FILE Z.03.035 AGAMS INC. REPORT #P.2003.48

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.035 (Agams Inc.) BE APPROVED, to permit a Meat Packing and Processing use in Unit 15 only, with a maximum of 49% of the Gross Floor Area (111m²) devoted to accessory retail sales.

Purpose

On May 20, 2003, the Owner submitted an application to amend the Zoning By-law to permit a Meat Packing and Processing use in the C7 Zone, and accessory related retail sales, in Unit 15 of the multi-unit service commercial building, on the subject lands.

Background - Analysis and Options

The subject lands are located at the southeast corner of Weston Road and Crestmount Boulevard, being Block 2, Plan 65M-3427 (8611 Weston Road), in Lot 11, Concession 5, City of Vaughan. Unit 15 is vacant and located on the east side of the multi-unit building, facing Westcreek Drive.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), subject to the "Service Node" policies, and zoned C7 Service Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - Crestmount Boulevard; multi-unit building (C7 Service Commercial Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - Westcreek Drive; employment (EM2 General Employment Area Zone)
- West - Weston Road; residential (R2 Residential Zone)

On May 23, 2003, a notice of Public Hearing was mailed to all property owners within 120m of the subject site, and to the Weston Downs Ratepayers' Association. One response was received from a resident, objecting to the types of businesses that are locating in the employment area. The recommendation of the Committee of the Whole on June 16, 2003, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on June 23, 2003.

Official Plan

The "Service Node" policies permit uses that provide for the day-to-day service needs of businesses, industries and their employees, within an employment area setting.

The proposed meat packing and processing use with accessory related retail sales, is a permitted use in the Employment Area (EM2 Zone). The subject unit (Unit 15) faces Westcreek Drive, which is an internal subdivision street. The lots on the east side of Westcreek Drive are zoned EM2 Zone, and consist of large, single-user industrial buildings. The Owner is proposing to restrict the accessory related retail to a maximum of 49% of the unit's gross floor area, which would be compatible in nature with the service commercial uses in the multi-unit building. The proposed meat packing and processing use is considered to be appropriately located within the

interior of the subdivision and compatible with the surrounding employment area uses, and would conform to the Official Plan.

Zoning

The C7 Service Commercial Zone does not permit a meat packing and processing use, and would require an amendment to the Zoning By-law.

The definition of a meat packing and processing use in By-law 1-88 requires that the Owner obtain approvals from the Ministry of Environment and Energy and the York Region Health Unit, prior to the issuance of a building permit. No outside storage is permitted and garbage is to be stored within the building. Any putrid material must be stored in a refrigerated area prior to being sent for disposal.

The proposed use would be wholly contained within the interior of Unit 15 and faces the internal subdivision. Should the application be approved, the implementing by-law would permit the proposed meat packing and processing use in the C7 Zone, together with a provision that would allow a maximum of 49% of the total gross floor area of the subject unit to be used for accessory related retail sales. The subject unit has a total gross floor area of 228m² and the area devoted to accessory related retail sales would be 111m².

Conclusion

Staff has reviewed the proposed Zoning By-law Amendment Application in accordance with the policies of the Official Plan and with the surrounding land uses in the area, and has no objection to permitting the additional use of a meat packing and processing use with accessory related retail sales in the C7 Service Commercial Zone, in Unit 15 only. Should the Committee concur, the recommendation provided in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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HIGHWAY 400



SUBJECT LANDS

Attachment



FILE No.:
Z.03.035

Not to Scale

May 22, 2003



Location Map



Community Planning Department

Part Lot 11,
Concession 5
APPLICANT:
AGAMS INCORPORATED
PARTY ATTACHMENTS Z.03.035



SUBJECT UNIT
UNIT 15

— — —
SUBJECT LANDS

WESTCREEK DRIVE

CRESTMOUNT
BLVD.

BLOCK 2 - C7
SERVICE AREA

WESTON ROAD

Attachment
FILE No.:
Z.03.035
Not to Scale
May 22, 2003

City of
Vaughan
Community Planning Department

Site Plan
Part Lot 11,
Concession 5
APPLICANT:
AGAMS INCORPORATED
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