

**7. ZONING BY-LAW AMENDMENT FILE Z.03.103
HARNAG INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2004.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.103 (Harnag Investments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has made application to amend the Zoning By-law to permit an accessory retail convenience use, in addition to the permitted automobile gas bar use. The zoning amendment would facilitate the redevelopment of the site for a combined gas/bar accessory convenience retail kiosk use.

Background - Analysis and Options

The subject lands are located at the southwest corner of Clark Avenue West and Bathurst Street, being Part 4 on Reference Plan 65R-6688 (7400 Bathurst Street), in Part of Lot 3, Concession 2, City of Vaughan. The 2.787 ha rectangular-shaped property has 48m frontage on Clark Avenue West and 63.8 m flankage on Bathurst Street.

The subject lands are designated "Commercial Service Station" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(349). The surrounding land uses are:

- North - Clark Avenue West; residential (RA3 Apartment Residential Zone)
- South - commercial (C1 Restricted Commercial Zone)
- East - Bathurst Street; residential (RM1 Multiple Residential Zone)
- West - fire station, vacant (A Agricultural Zone)

On January 9, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents' Association and the Lakeview Estates Ratepayers Association. 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 "Service Station" designation of OPA #210 provides opportunities for the sale of petrol, oil and lubricants and other related products on lands not more than 0.4 ha in size; the proposed use would conform to the Official Plan;
- the lands are zoned C6 Highway Commercial Zone under site-specific Exception 9(349), which restricts the use of the subject lands to an "Automobile Gas Bar" only, and does not permit an automobile service station, public garage or an automobile washing establishment;

- review will be given to the appropriateness and compatibility of the introduction of an accessory convenience retail use to the property, in light of the surrounding residential uses; and
- the site layout and building design, parking, access, landscaping and engineering will be reviewed through the concurrent site plan application process.

Relationship to Vaughan Vision 2007

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

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, Staff will review the appropriateness of the proposed convenience retail use, as well as the optimal site design layout.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

Part of Lot 3,
Concession 2

APPLICANT:
HARNAG INVESTMENTS

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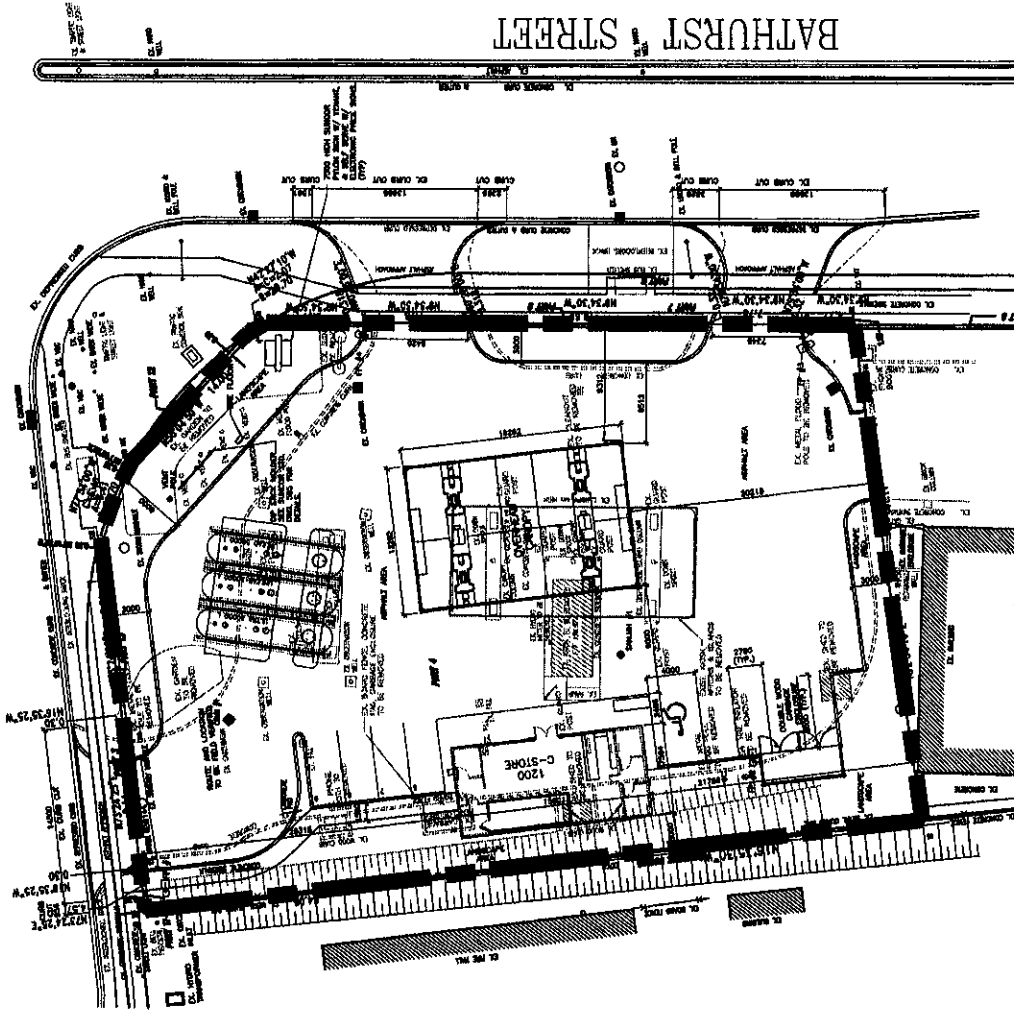
Community Planning Department

Attachment

1

FILE No.:
DA.03.078 &
Z.03.103
Not to Scale
January 5, 2004

CLARK AVENUE WEST



BATHURST STREET

SUBJECT LANDS



Site Plan

Part of Lot 3,
Concession 2

APPLICANT:
HARNAG INVESTMENTS

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City of Vaughan

Community Planning Department

Attachment

2

FILE No.:
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