

**4.    ZONING BY-LAW AMENDMENT FILE Z.04.006  
NHD DEVELOPMENTS LIMITED  
PRELIMINARY REPORT**

**P.2004.60**

**Recommendation**

The Commissioner of Planning recommends:

That the Public Hearing for File Z.04.006 (NHD Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 23, 2004, the Owner submitted an application to rezone a C7 Zone property along Vaughan Valley Boulevard to EM1, and an EM1 Zone property along Regional Road 7 to C7 Service Commercial Zone to accommodate an automobile gas bar with a car wash and convenience store.

**Background - Analysis and Options**

The subject lands are located on the northwest corner of Regional Road 7 and Vaughan Valley Boulevard, being part of Blocks 5 and 6, Plan 65M-3732, in Lot 6, Concession 9, City of Vaughan. The rectangular 1.2 ha site is vacant.

The site is designated "Prestige Area", subject to the "Service Node" policies of OPA #450 (Employment Area Growth Management Plan), and zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - Stone Ridge Road; industrial (EM2 General Employment Area Zone)
- South - Regional Road 7
- East - Vaughan Valley Boulevard; vacant (C7 and EM1 Zones)
- West - vacant (EM1 Prestige Employment Area Zone)

On March 26, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed gas bar/car wash/convenience store use conforms to the location and development policies for Service Nodes, as set out in the Official Plan;
- applications for exemption from Part Lot Control and for site development (Files PLC.04.007 and DA.03.079) have been submitted for the development of the proposed automobile gas bar with car wash and convenience store;
- the proposal will be reviewed in the context of the zoning standards of By-law 1-88, with any necessary exceptions to the by-law standards identified in the technical report.

**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, the extent and appropriateness of any exceptions to the by-law that may be necessary to implement the proposed development will be addressed.

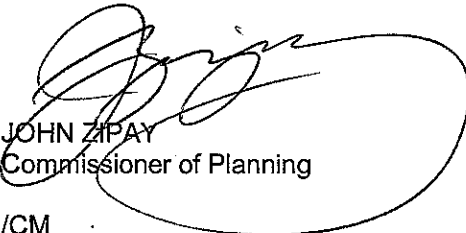
**Attachments**

1. Location Map (Existing Zoning)
2. Proposed Zoning
3. Site Plan

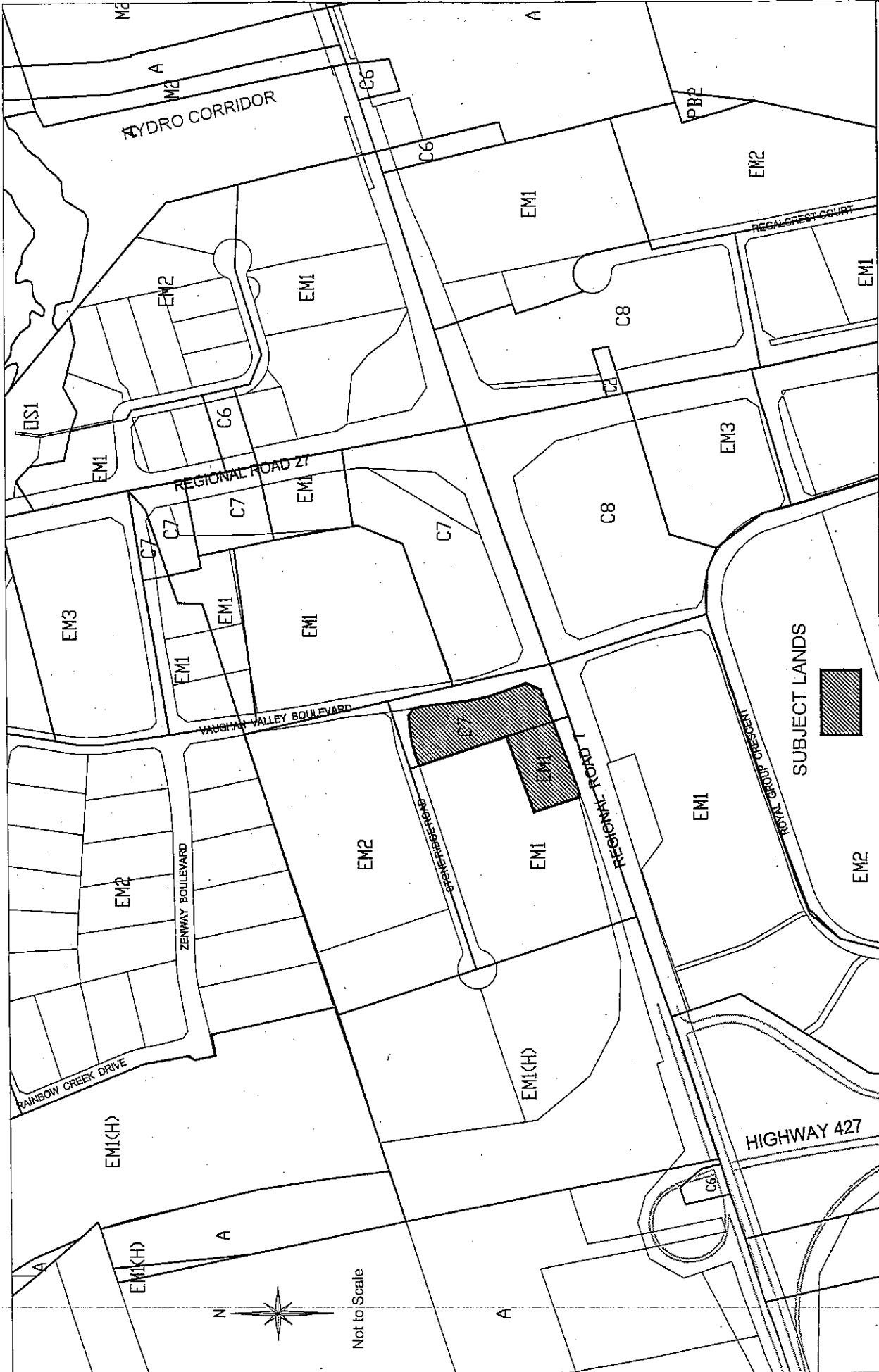
**Report prepared by:**

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Respectfully submitted,

  
JOHN ZIPAY  
Commissioner of Planning  
/CM

  
MARCO RAMMUNO  
Manager of Development Planning



**Location Map  
(Existing Zoning)**

Community Planning Department

Lot 6,  
Concession 9

APPLICANT:  
NHD DEVELOPMENTS LIMITED

REGISTERED  
STONE RIDGE ROAD

PLAN 6.5 M

Not to Scale

PIN 08317-0214(27)

OTHER LANDS OWNED  
BY APPLICANT  
(19T - 89035)

PIN 08317-0214(27)  
PILC 04.007

VAUGHAN VALLEY BOULEVARD

REGISTERED PLAN  
6.9M - 3627

PIN 08317-0214(27)

PIN 08317-0214(27)

PIN 08317-0214(27)

PIN 08317-0214(27)

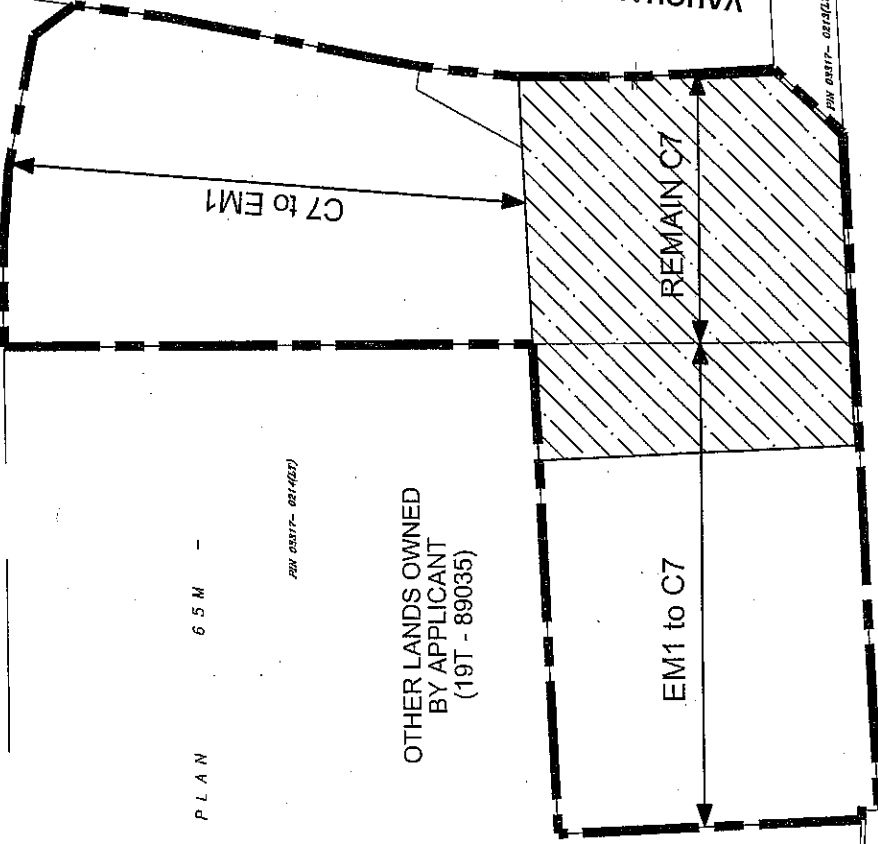
PIN 08317-0214(27)

REGIONAL ROAD 7

LANDS SUBJECT TO  
ZONING AMENDMENT



LANDS SUBJECT TO  
SITE PLAN APPLICATION



# Proposed Zoning

Lot 6,  
Concession 9

APPLICANT:  
NHD DEVELOPMENTS LIMITED



Community Planning Department

# Attachment 2

FILE No.:  
Z.04.006;  
PLC.04.007  
& DA.03.079  
March 4, 2004

# Attachment 3

FILE No.:  
Z.04.006,  
PLC.04.007  
& DA.03.079  
March 4, 2004



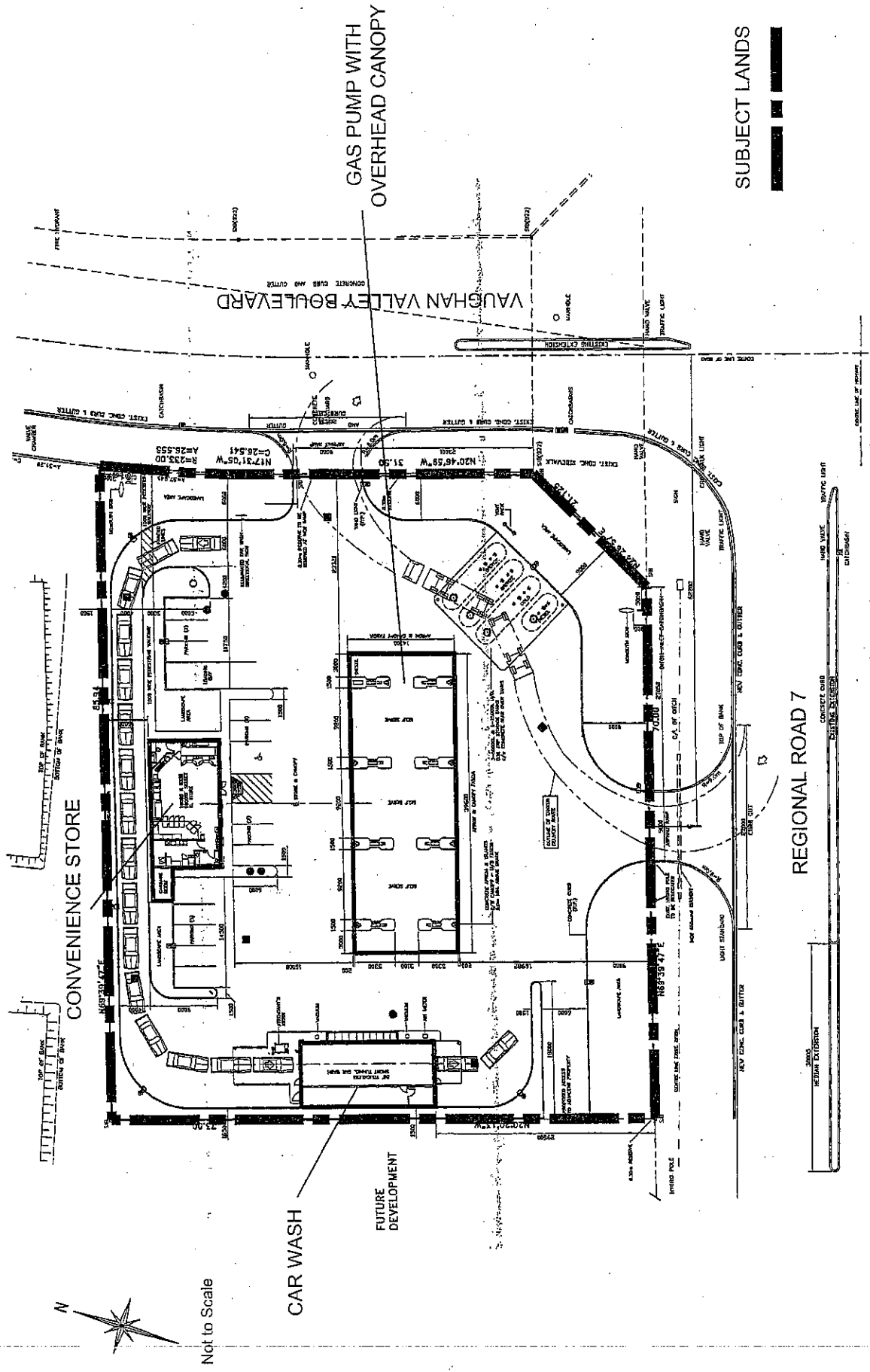
Community Planning Department

## Site Plan

Lot 6,  
Concession 9

APPLICANT:  
NHD DEVELOPMENTS LIMITED

MAP 1 ATTACHMENTS \ 2-04-006pic.04.007



SUBJECT LANDS



REGIONAL ROAD 7

Not to Scale

