

**5.    ZONING BY-LAW AMENDMENT FILE Z.04.005  
400/7 POWER CENTRE INC.  
PRELIMINARY REPORT**

**P.2004.61**

**Recommendation**

The Commissioner of Planning recommends:

That the Public Hearing for File Z.04.005 (400/7 Power Centre Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 20, 2004, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C10 Corporate District Zone, and to permit the following additional uses:

- Accessory retail sales to an Employment Use
- Accessory office uses to an Employment Use
- Funeral Home
- Recreational Uses including mini golf (indoor and outside)
- Building Supply Outlet
- Catalogue Sales
- Retail Nursery
- Swimming Pool, Recreational Vehicles Leasing/Rental/Sales
- Limited Outdoor Display of merchandise/goods/materials (0.25 times the G.F.A.)
- Retail Warehouse, as defined and permitted under the site-specific zoning exception on the subject lands (this was not identified in the Notice of Public Hearing)

**Background - Analysis and Options**

The 8.45 ha property is located on the north side of Regional Road 7, between Northview Boulevard and Highway 400 (57 and 101 Northview Boulevard, and 137 Chrislea Road), in Lot 6, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500, and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exceptions 9(676) and 9(745A). The lands are developed with 3 buildings. The surrounding land uses are:

- North - Chrislea Road; employment (EM1 Prestige Employment Area and EM3 Retail Warehouse Employment Area Zones)
- South - Regional Road 7
- East - Highway 400
- West - Northview Boulevard; home improvement centre/car dealership (EM3 Retail Warehouse and C2 General Commercial Zones)

On March 26, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. 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 "Corporate Centre District" designation accommodates a wide range of land uses that require visual exposure, good vehicular accessibility and large development sites; the proposed C10 Zone would implement the "Corporate Centre District" designation of the Official Plan;
- the application proposes to permit the C10 Zone Uses, as well as retain the EM1 Zone uses that are currently permitted; these uses will be reviewed in the context of the Corporate Centre policies; and
- outdoor storage is not permitted; limited outdoor display of merchandise is permitted in a C10 Zone (5% of the gross floor area), with careful consideration to be given to those proposed uses that may require outside use or display, including: Recreational Uses (outdoor mini golf), Retail Nursery, and Recreational Vehicles Leasing/Rental/Sales.

### 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, some of the proposed EM1 uses will be subject to further review in the context of the Corporate Centre plan and its policies.

### Attachments

1. Location Map
2. Site Plan (Existing Development)

### Report prepared by:

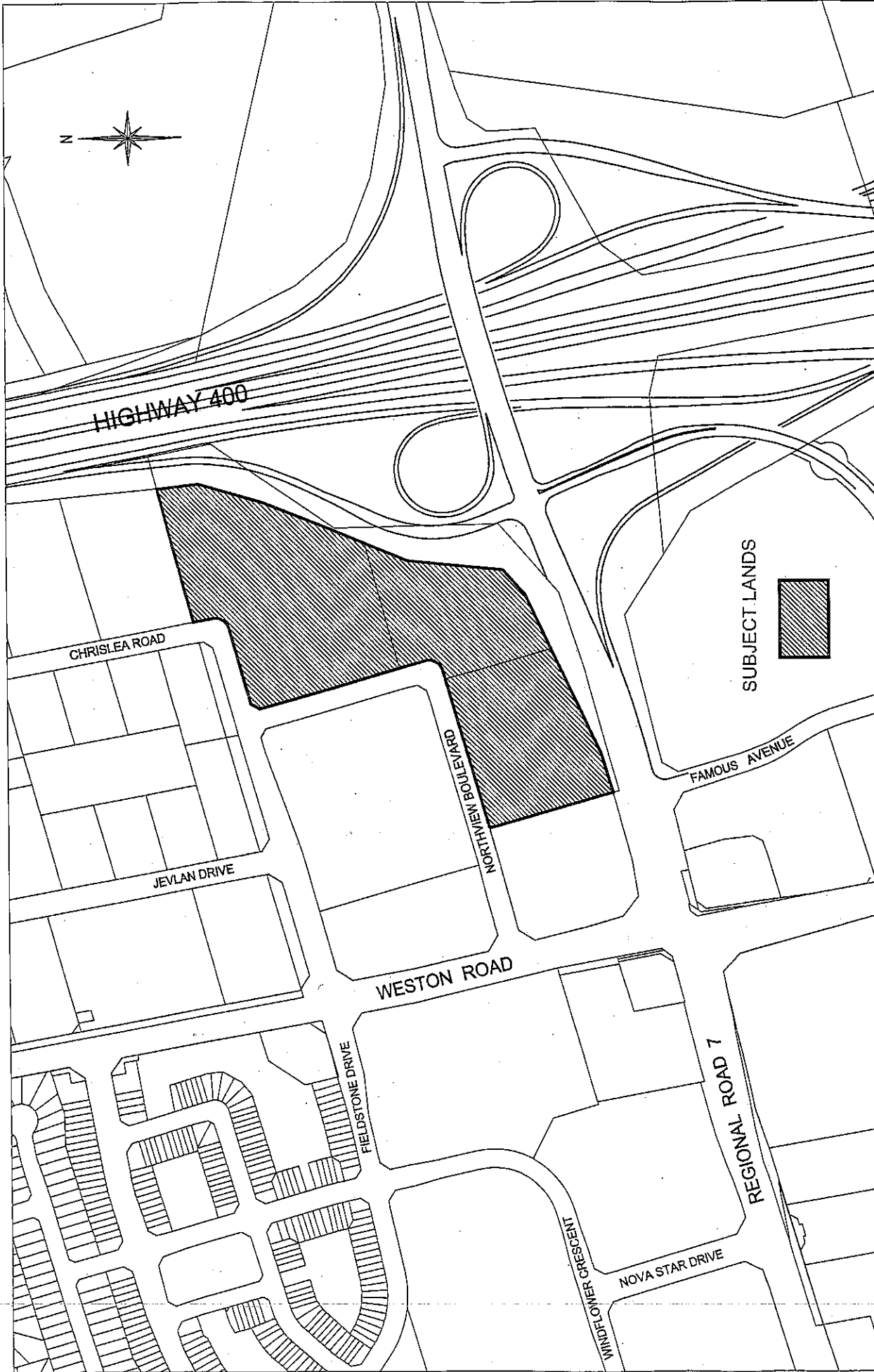
Duncan MacAskill, Planner, ext. 8017   
Grant A. Uyeyama, Senior Planner, ext. 8635

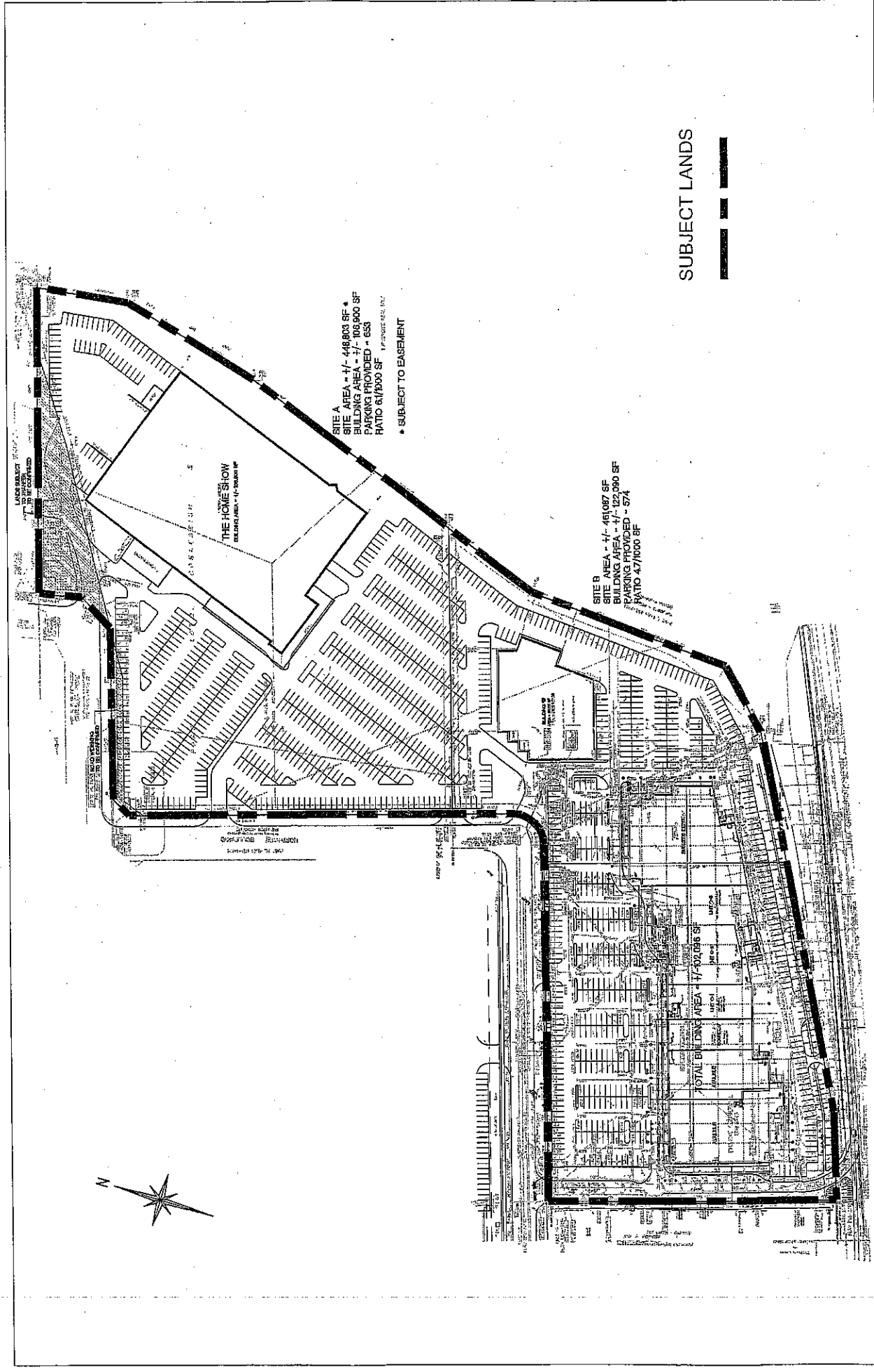
Respectfully submitted,

  
JOHN ZIPAY  
Commissioner of Planning

  
MARCO RAMUNNO  
Manager of Development

/CM





SUBJECT LANDS



# Attachment 2

FILE No.:  
Z.04.005  
Not to Scale  
March 3, 2004

City of  
**Vaughan**

Community Planning Department

## Site Plan (Existing Development)

Lot 6,  
Concession 5

APPLICANT:  
40077 POWER CENTRE INC.