

**8.    ZONING BY-LAW AMENDMENT FILE Z.04.022  
EMANUELA BUYUK  
PRELIMINARY REPORT**

**P.2004.82**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.022 (Emanuela Buyuk) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 11, 2004, the Owner submitted an application to amend the Zoning By-law to permit a meat packing and processing use (fish and seafood) in the EM1 Prestige Employment Area Zone, specifically in Unit #28 (240m<sup>2</sup>) of the building on the subject lands.

**Background - Analysis and Options**

The subject lands are located on the west side of Edgeley Boulevard, south of Pennsylvania Avenue, being Blocks 27, 28 and 29 of Plan 65M-2545 (260 Edgeley Boulevard), Unit #28 of York Region Condominium Corporation #1009, in Lot 7, Concession 5, City of Vaughan.

The rectangular-shaped 1.66 ha site has 127.14m frontage on Edgeley Boulevard and a depth of 131.1m. The site is developed with a one-storey, 32-unit employment building, having 163 parking spaces.

The subject lands are designated "Employment Area General" by OPA 450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Zone)
- East - Edgeley Boulevard; employment (EM1 Zone)
- West - employment (EM2 General Employment Area Zone)

On May 31, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, two letters have been received from the owners of Units #31 and #32 in the same building, stating concerns over the odour emanating from the use in the subject unit. Any additional responses received will be addressed in the technical review, and included in a comprehensive 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 "Employment Area General" designation provides opportunities for a broad range of industrial, office, business and civic uses within the interior of Employment Areas; the proposed use conforms to the Official Plan;

- a meat packing and processing use is not permitted in the EM1 Zone and a zoning amendment is required; the use would be permitted in the EM2 General Employment Area Zone, which would typically correspond to the “Employment Area General” designation of the lands;
- the compatibility of the proposed use with existing and permitted uses in the condominium complex, and in the surrounding area, will be reviewed;
- based on the responses received indicating that there is currently an odour being created by the proposed use, consideration will be given to the potential of the use negatively affecting the prestige area;
- the impact of the on-site parking supply will be reviewed with the addition of the proposed use; and
- putrescible garbage for this use would be required to be internal to the unit and refrigerated, prior to disposal.

### **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 from 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 appropriateness and compatibility of the proposed meat packing and processing use, specifically for fish and seafood, will be considered in light of the other uses in the building and in the surrounding area, and permitted in the EM1 Zone. The on-site parking supply will also be reviewed with the addition of the proposed use.

### **Attachments**

1. Location Map
2. Survey Plan

### **Report prepared by:**

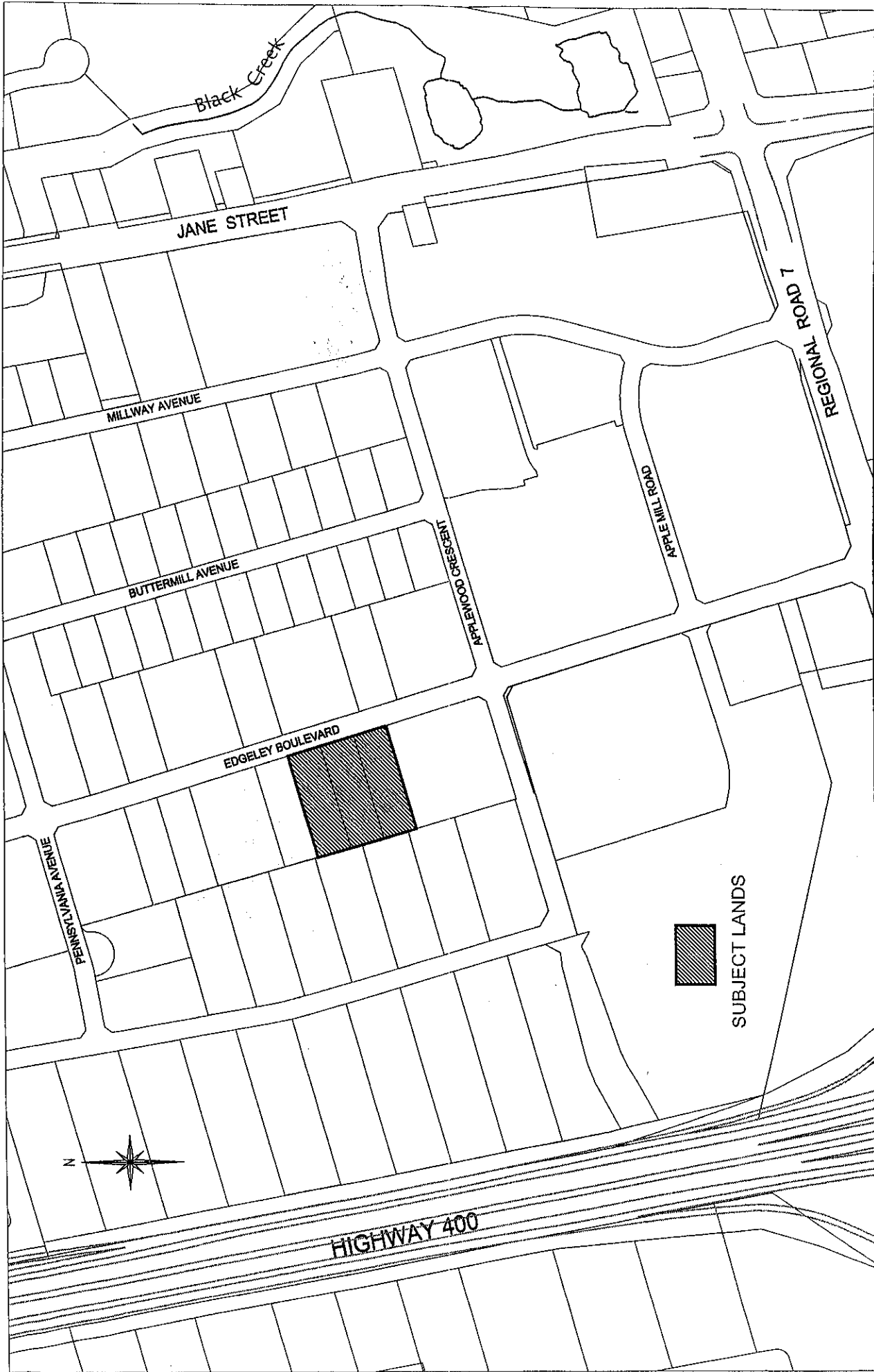
Andrea Egizii, Planner 1, ext. 8215  
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



**Attachment** **1**

FILE No.:  
Z-04-022

Not to Scale

May 17, 2004

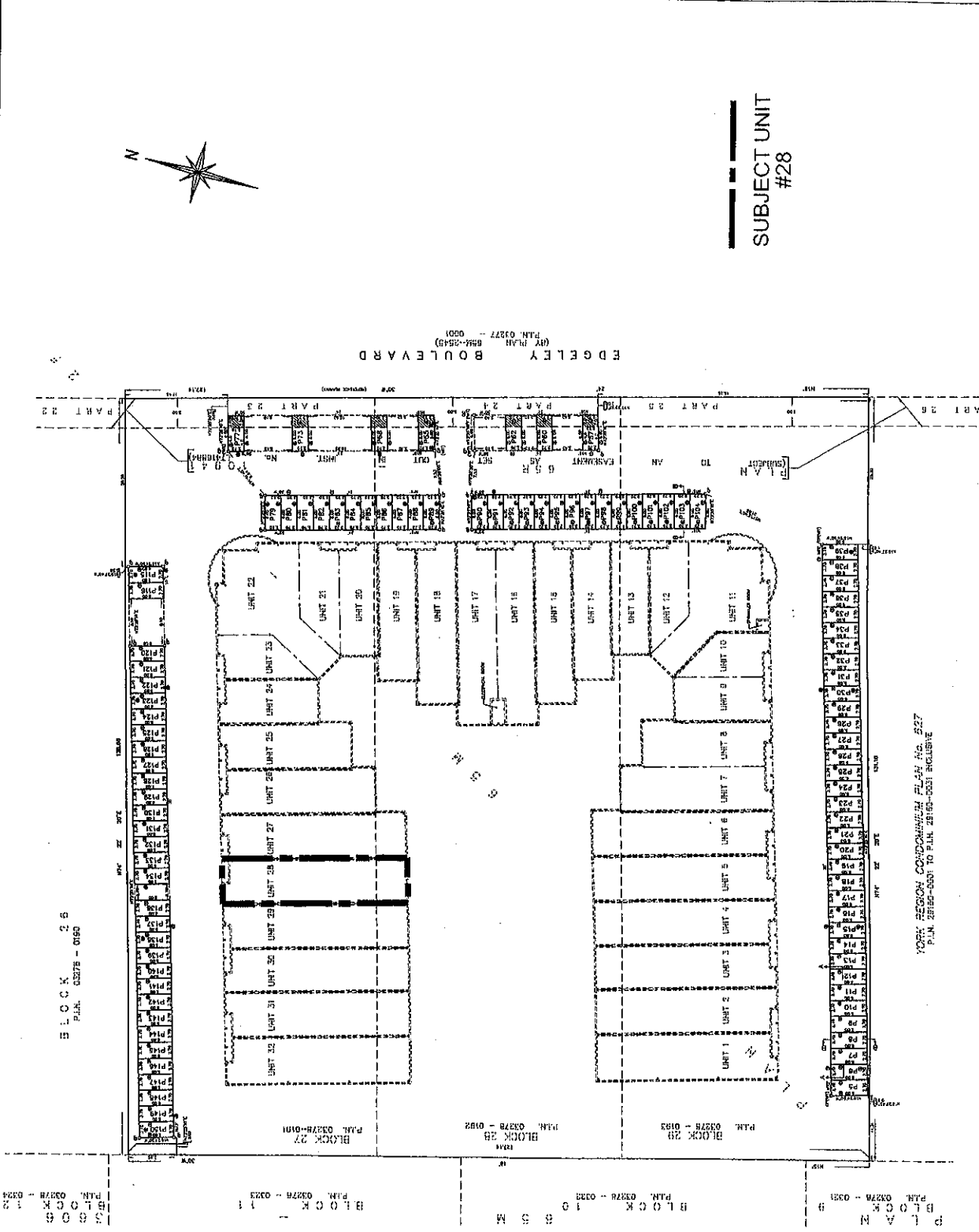
City of  
**Vaughan**

Community Planning Department

**Location Map**

Part of Lot 7,  
Concession 5

APPLICANT:  
EMANUELA BUYUK



SUBJECT UNIT  
#28

**Attachment 2**  
FILE No.: Z.04.022  
Not to Scale  
May 17, 2004

**CITY of Vaughan**  
Community Planning Department

**Plan of Survey**  
Part of Lot 7,  
Concession 5  
APPLICANT:  
EMANUELA BUYUK

YORK REGION CONDOMINIUM PLAN NO. 527  
P.L.N. 25150-000 TO P.L.N. 25150-005 INCLUSIVE