

**3.      ZONING BY-LAW AMENDMENT FILE Z.04.034  
2044632 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2004.108**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.034 (2044632 Ontario 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 submitted an application to amend the Zoning By-law to rezone the subject lands from C6 Highway Commercial Zone to C2 General Commercial Zone to permit a motor vehicle sales establishment with the outside storage and display of vehicles, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands (see Attachment #1) are located south of Regional Road #7, on the west side of Martin Grove Road (7714 Martin Grove Road), in Part of Lot 5, Concession 8, City of Vaughan. The rectangular-shaped 0.18 ha site has 49.3m of frontage on Martin Grove Road and a depth of 37.4m. The site contains a 82.9m<sup>2</sup> metal clad structure with a fenced-in area.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), and zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(175). The surrounding land uses are as follows:

- North - service station, car wash (C6 Highway Commercial Zone)
- South - used car dealership (C2 General Commercial Zone)
- East - Martin Grove Road; automobile dealership campus (C2 General Commercial Zone)
- West - existing commercial (C6 Highway Commercial Zone)

On October 22, 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 written comments have been received. Any 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 "General Commercial" designation permits commercial uses, and retail stores for the buying, leasing and exchanging of goods and services; uses which require outside storage are permitted in locations where their exposure will not detract from the general character of the area, provided these display areas are properly landscaped;
- the proposed rezoning of the site from C6 Highway Commercial Zone to C2 General Commercial Zone would implement the "General Commercial" designation, and permit the proposed motor vehicle sales establishment use and the outside storage and display of vehicles;
- review will be given to the appropriateness and impact of the proposed motor vehicle sales establishment and outdoor vehicle storage with uses in the surrounding area;

- the site-specific zoning Exception 9(175) permits a "Petroleum Bulk Storage Plant" on the subject lands; a Phase 2 Environmental Site Assessment is required to be submitted for review and approval by the Engineering Department, to ensure that the soils are free of contamination;
- a road widening will be required along the frontage of Martin Grove Road measuring 17.5m from the centreline of the road allowance; the conceptual site plan shows a 4m wide landscape strip along Martin Grove Road, whereas the by-law requires a minimum width of 6m to be provided, and will be reviewed in consideration of the planned road widening;
- the site plan shows two driveway access points to the site; the Engineering Department must approve the location and design of all access points;
- a formal site plan application should be submitted to evaluate the appropriateness of the rezoning from C6 Zone to C2 Zone to permit a motor vehicle sales establishment with the outside storage and display of vehicles; any zoning exceptions to facilitate an appropriate site layout, building elevations, parking and on-site traffic circulation, driveway access, outside storage area, landscaping, and urban design treatment will be identified in the technical report to a future Committee of the Whole meeting.

#### **Relationship to Vaughan Vision 2007**

The applicability of this application 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, Staff will review the appropriateness of the proposed rezoning of the site from C6 Highway Commercial Zone to C2 General Commercial Zone, to permit motor vehicle sales establishment and the outside storage and display of vehicles. Review will also be given to the site size and any required road widenings that may reduce the lot area and affect the site design, and the surrounding land use context.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan

#### **Report prepared by:**

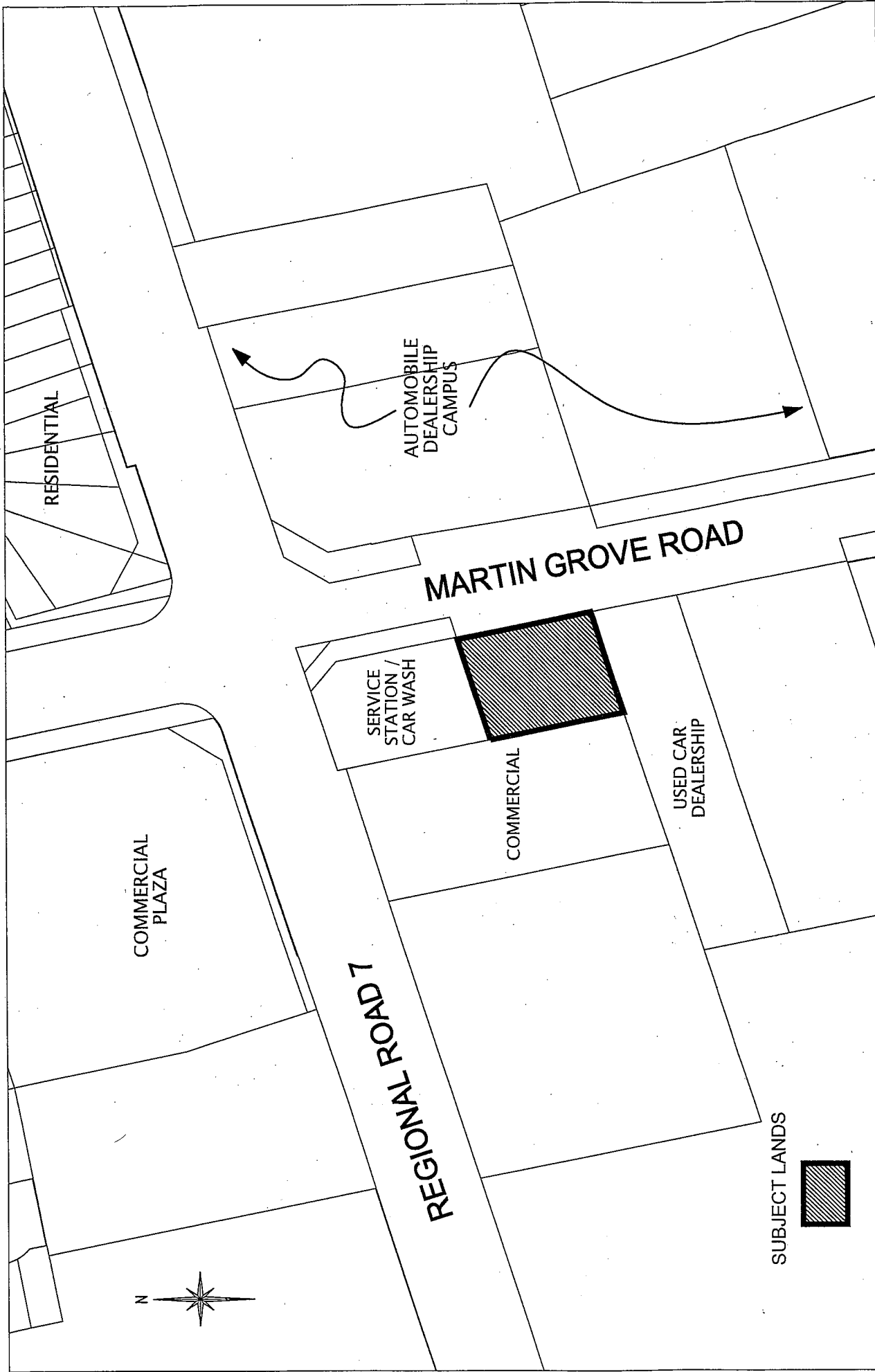
Carmela Marrelli, Planner, ext. 8791  
 Arto Tikiryan, Senior Planner, ext. 8212  
 Grant A. Uyeyama, Manager of Development Planner, ext. 8635

Respectfully submitted,

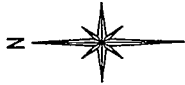
JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Director of Development Planning

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**LAND USE SCHEDULE**

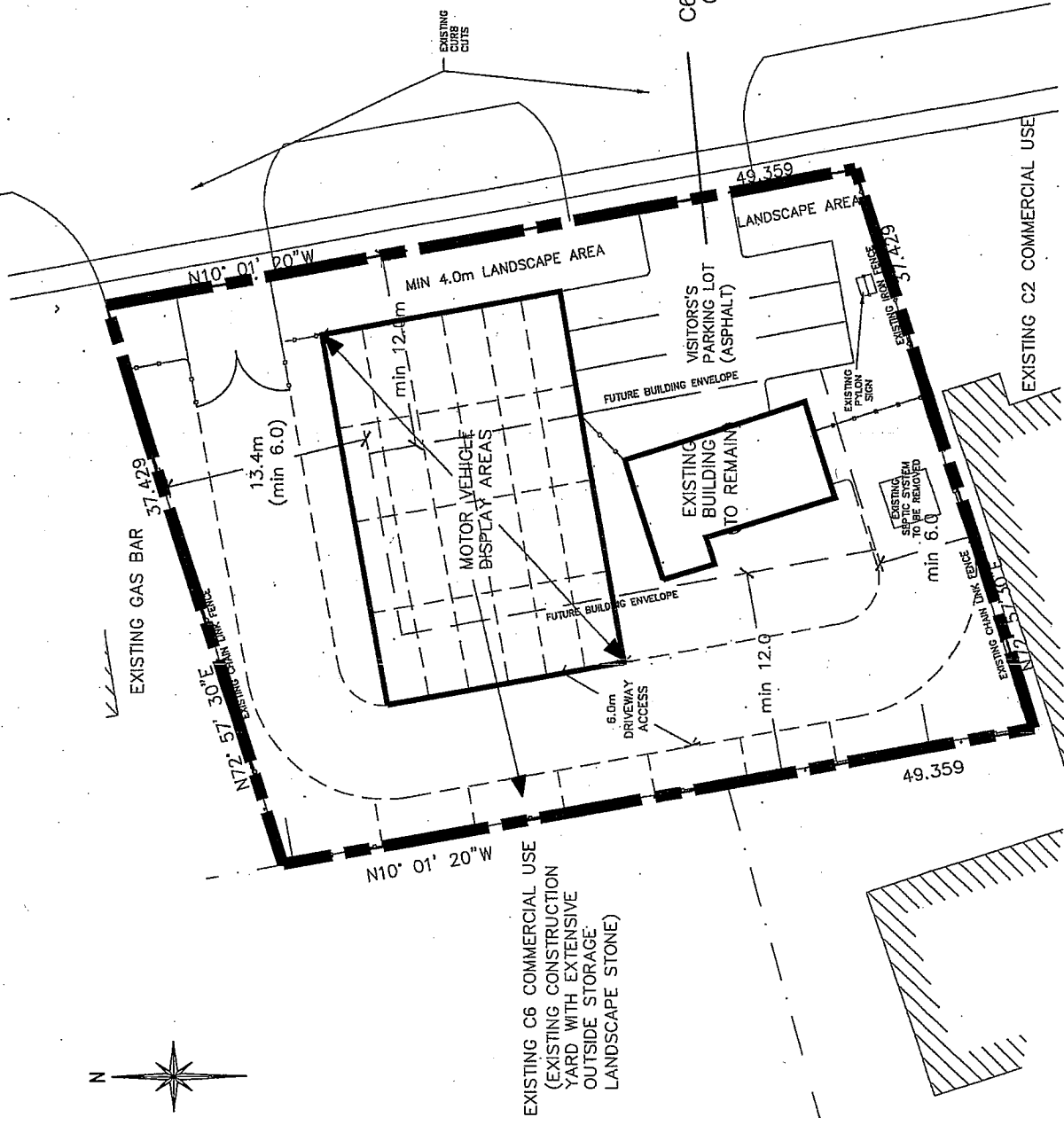
TOTAL SITE AREA	= 1,833.6 sq. m. (100.0%)
Existing Building	= 62.9 sq.m. (4.5%)
Future Building Envelope	= 361.9 sq.m. (19.7%)
Landscaped Area	= 168.6 sq.m. (9.2%)
Asphalt Area	= 198.1 sq.m. (10.8%)
Gravel Compound Area	= 1,384 sq.m. (75.5%)
Vehicle Display Areas	= 487.0 sq.m. (26.5%)
Existing Zoning	= C6' Highway Commercial
Proposed Zoning	= C2' General Commercial
Required Parking	= 3.0 / 100 sq.m. of GFA
Provided Parking	= 3 parking spaces
Existing Use of Land	= Vacant
Proposed Use of Land	= Motor Vehicle Sales
Adjacent Use of Land	= Commercial (See Plan)

**NOTE**  
 ALL SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY FOR THE LANDS OF THE CITY OF VAUGHAN, WILLOWDALE, ONTARIO. M2N 2E1. TEL: (416) 447-5325.

MARTIN GROVE ROAD

PROPOSED REZONING FROM  
 C6 HIGHWAY COMMERCIAL ZONE TO  
 C2 GENERAL COMMERCIAL ZONE

— — — — —  
 SUBJECT LANDS



**Attachment 2**  
 FILE No: Z.04.034  
 Not to Scale  
 October 1, 2004

City of **Vaughan**  
 Development Planning Department

**Conceptual Site Plan**  
 Part of Lot 5, Concession 8  
 APPLICANT: 2044632 ONTARIO LIMITED

NO. 0471 ATTACHMENTS Z.04.034