

**2.      OFFICIAL PLAN AMENDMENT FILE OP.06.017  
ZONING BY-LAW AMENDMENT FILE Z.06.038  
HONEYVALE GLADE ESTATES INC.**

**P.2006.41**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.017 and Z.06.038 (Honeyvale Glade Estates Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #600 to permit a gas bar/service station with drive-through and mechanical car wash as additional uses in the "Medium Density Residential/Commercial" designation; and,
2. Amend Zoning By-law 1-88 to permit a gas bar/service station with drive-through and mechanical car wash as additional uses in the C3 Local Commercial Zone, and any other exceptions required to facilitate the development of the site for the proposed uses as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3, City of Vaughan. The subject lands have an area of 0.5ha, and 54.1m frontage on Major Mackenzie Drive, and a depth of 84.3m.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, and zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1235). The surrounding land uses are:

- North - Major Mackenzie Drive; vacant (M1(H) Restricted Industrial Zone with the Holding Symbol "H")
- South - future residential (RS1 Residential Semi-Detached Zone and RD4 Residential Detached Zone Four)
- East - Peter Rupert Avenue; future residential (RD3 Residential Detached Zone Three)
- West - Black Maple Crescent; future residential (RS1(H) and RS1 Residential Semi-Detached Zone)

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. To date, no comments have been received. Any comments 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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the applicable Official Plan policies, to determine the appropriateness of adding the proposed uses to the "Medium Density/Commercial" and C3 Local Commercial Zone;
- ii) the applications will be reviewed in the context of the approved land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed gas bar/car wash with respect to site design, noise, buffering, and site access; and,
- iii) the appropriate zoning exceptions that may be required to implement the proposal, if approved, will be reviewed.

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

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, 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 applications will be reviewed in the context of the policies of the Official Plan, the requirements of the Zoning By-law, and compatibility with adjacent land uses, in order to determine the appropriateness of adding the proposed gas bar/servicing service station with drive-through and mechanical car wash as permitted uses in the "Medium Density Residential/Commercial" designation and in the C3 Local Commercial Zone.

### **Attachments**

1. Location Map
2. Preliminary Site Plan

### **Report prepared by:**

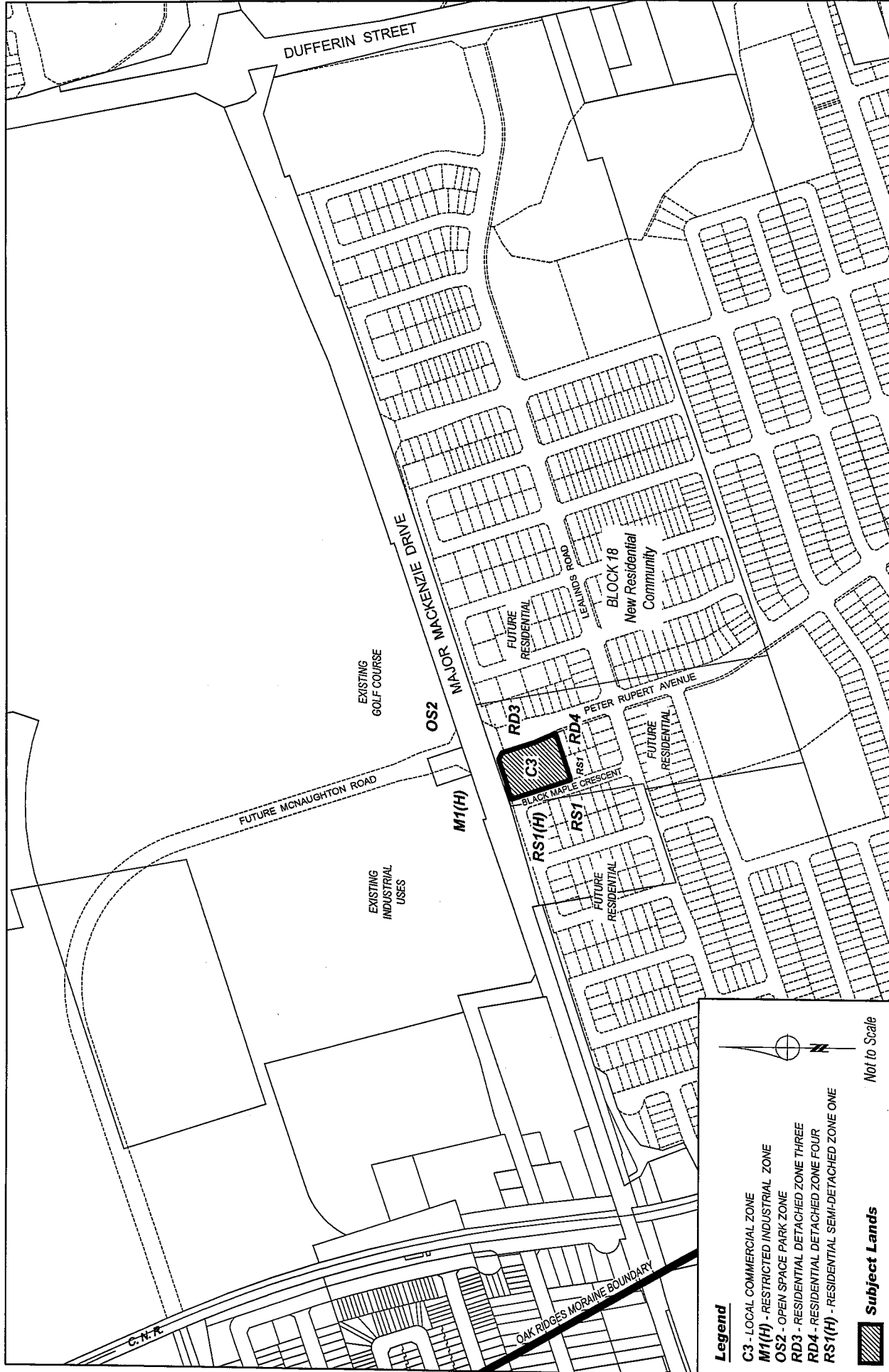
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning


MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- C3 - LOCAL COMMERCIAL ZONE
- M1(H) - RESTRICTED INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1(H) - RESIDENTIAL SEMI-DETACHED ZONE ONE

 **Subject Lands**

Not to Scale

# Location Map

Part of Lot 20,  
Concession 3

APPLICANT:  
HONEYVALE GLADE ESTATES INC.

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Development Planning Department

# Attachment

FILE No.'s:  
OP.06.017 & Z.06.038  
RELATED FILE'S:  
19T-03V15

May 03, 2006

