

APPENDIX "A"
CITY OF VAUGHAN
REPORT NO. 38 OF THE
COMMITTEE OF THE WHOLE (SPECIAL)

*For consideration by the Council
of the City of Vaughan
on Monday, May 14, 2001*

The Committee of the Whole (Special) met at 7:06 p.m., on Monday, May 7, 2001.

Present: Councillor Bernie Di Vona, Chair
 Regional Councillor Michael Di Biase
 Regional Councillor Joyce Frustaglio
 Councillor Mario Ferri
 Councillor Susan Kadis
 Councillor Mario G. Racco
 Councillor Gino Rosati

The following items were dealt with:

**1 ZONING BY-LAW AMENDMENT APPLICATION
 SITE DEVELOPMENT APPLICATION
 TEMPO LANDS (1998) INC.
 FILES: Z.00.051 AND DA.22.82**

The Committee of the Whole (Special) recommends:

1) That the following resolution be approved:

“WHEREAS the City of Vaughan Council approved OPA #467 which permits business and professional offices, and compatible service commercial uses that serve the needs of the business and residential community;

WHEREAS Council has passed zoning By-law 77-99 as recently as March 8, 1999 permitting a multitude of uses including: bank or financial institution; business or professional office; jewellery store; laboratory; office and stationary supply, sales, service and rental; office building; personal service shop; pharmacy; photography studio; service or repair shop; video store;

WHEREAS there has been two community meetings regarding the car brokerage;

WHEREAS the residents of the community opposed the car brokerage use and the outside storage of vehicles;

WHEREAS the applicant has not provided staff with revised plans showing changes to include a showroom within the building;

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WHEREAS Council would support the redevelopment of the Tempo property in a manner similar to the residential character of new buildings constructed south of the subject lands;

WHEREAS Council supports the many uses that are presently permitted by zoning By-law 77-99 plus a computer store;

IT IS HEREBY RESOLVED that zoning application Z.00.051 and site plan application DA.22.82 to permit a car brokerage use and open storage of vehicles be refused; and that the portion of zoning application Z.00.051 to permit a computer store be approved”;

- 2) **That the recommendation contained in the following report of the Commissioner of Planning & Urban Design, dated May 7, 2001, be received; and**
- 3) **That the following deputations be received:**
 - a) **Ms. Cathy Ferlisi, Concord West Ratepayers Association, 207 Southview Drive, Concord, L4K 2K and a petition dated April 18, 2001; and**
 - b) **Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8.**

Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT the recommendation of the April 23, 2001 Committee of the Whole, to bring Zoning By-law Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) and Site Development Application DA.22.82 (Tempo Lands (1998) Inc.) back to a Special Committee of the Whole meeting on May 7, 2001, BE RECEIVED.
2. THAT Zoning Amendment Application Z.00.051 (Tempo Lands (1998) Inc.) BE APPROVED to permit a car brokerage use with open storage of vehicles and a computer store, subject to the following:
 - a) that the car brokerage use permit the leasing and/or rental of vehicles, and shall exclude:
 - i. the sale of vehicles and a showroom; and,
 - ii. the open storage of vehicles larger than 6m in length, being the standard length of a parking stall;
 - b) that prior to the enactment of the implementing zoning by-law, the current site plan agreement for the site shall be revised to show the outside vehicle storage areas and additional site landscape treatment and fencing, to the satisfaction of the Community Planning Department.
3. THAT the minor amendment to the approved Site Plan Agreement (File DA.22.82) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the minor amendment to the approved Site Plan Agreement:
 - i. the final site plan shall be approved by the Community Planning Department; and,

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- ii. the final landscape plan shall be approved by the Urban Design Department.

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The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Councillor Bernie Di Vona, Chair