

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 5, 2001**

**3. AMENDMENT TO ZONING BY-LAW FILE Z.01.068  
HWY #27 AUTO COLLISION LTD.  
PRELIMINARY REPORT**

**P.2001.69**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.068 (Hwy 27 Auto Collision Ltd.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On September 25, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone to conform to the "Prestige Area" designation of the Official Plan.

**Background - Analysis and Options**

The site is located on the west side of Highway #27, south of Langstaff Road, in Lot 9, Concession 9, City of Vaughan. The subject lands are designated "Prestige Area" by OPA #450 and zoned A Agricultural Zone by By-law 1-88, and subject to an approved Block Plan for the Vaughan West Corporate Business Park (VWCBP).

The 0.92 ha site has 122m of frontage on the west side of Highway #27, is undeveloped and has one access onto Highway #27 near the north property line. There are four sheds located on the northwest corner of the property, in addition to the outside storage of vehicles, trailers, wood pallets and piles of gravel. The surrounding land uses are:

- North - auto repair shop (C6 Highway Commercial); employment plan 19T-89063
- South- seasonal produce stand/employment plan 19T-90018 (C2 General Commercial)
- East - Highway #27; residential (R4 Residential)
- West – vacant/employment plan 19T-90018 (A Agricultural)

On October 12, 2001, 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 and Kipling Avenue Ratepayers Association. No responses have been received to date. All responses received will be addressed in the technical review and included in the detailed staff report.

**Preliminary Review**

Following a preliminary review of the proposal, Staff have identified the following matters to be reviewed in greater detail:

- the proposed EM1 Zone conforms to the "Prestige Area" designation of OPA #450;
- the approved Block Plan for the Vaughan West Corporate Business Park would allow "Special Purpose Industrial", which is equivalent to an EM3 Retail Warehouse Zone; the proposed EM1 Zone is less intensive than the permitted EM3 Zone;
- a concept plan will be required to demonstrate the development potential of the subject lands, particularly with respect to traffic, access and servicing, and its relationship with the surrounding land uses and approved employment subdivision plans; and,

- a Phase 1 Environmental Site Assessment will be required as the subject lands are located within 500m of a former landfill site on the property to the south (employment plan 19T-89058), and is adjacent to a former gas station site to the north (also owned by the applicant).

### **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. Staff recommend that a concept plan be submitted to demonstrate the development potential of the subject lands in context of the approved Block Plan and the draft approved subdivisions. Also required are technical reports identifying and addressing any potential issues such as traffic, access and servicing, to support the application.

### **Attachments**

1. Location Map
2. Survey of Subject Lands
3. Context Plan

### **Report prepared by:**

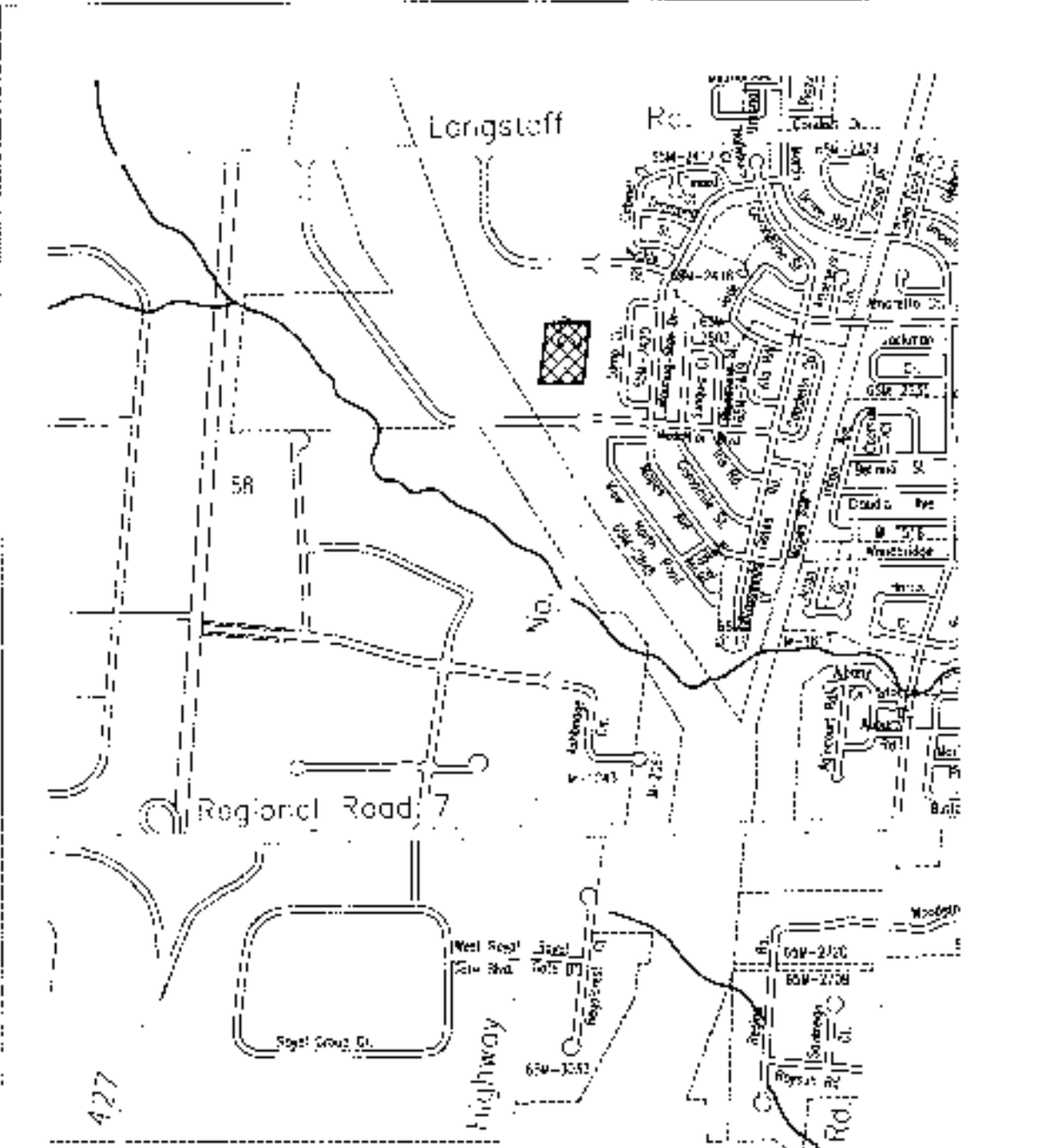
Duncan MacAskill, Planner, ext. 8017  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT '1' LOCATION MAP	FILE #	REPORT #	 SUBJECT LANDS	DATE
	2.0' COO	WOTW UT 9, COAC 9		CITY OF WILSON PLANNING DEPARTMENT
			WOTW Hwy 7, Auto De Facto LLC	

EXISTING AUTO  
REPAIR SHOP

YORK REGION ROAD NO. 27

ATTACHMENT '2'  
SITE PLAN/SURVEY

FILE # REPORT #

7/21/85 LOCATION  
LOT 8, CONC V



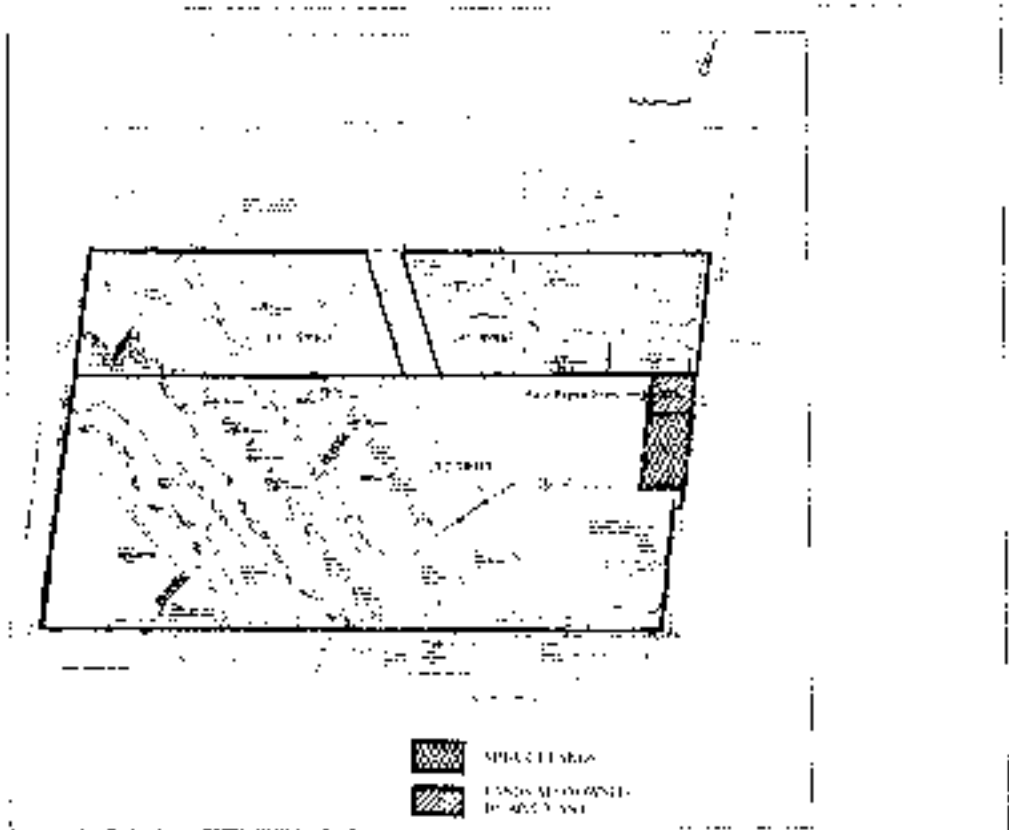
SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT

445 27 Auto Collision Ltd

DATE: 07/13/2004  
SCALE: NOT TO SCALE



APPROVED BY [Signature]	DATE 10-10-55	DRAWN BY [Signature]	CHECKED BY [Signature]
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