

**6. AMENDMENT TO ZONING BY-LAW FILE Z.01.061  
1487224 ONT. INC.  
PRELIMINARY REPORT**

**P.2001.72**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.061 (1487224 Ont. Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On August 24, 2001, the Owner submitted an application for a three year temporary amendment to the Zoning By-law to permit a Public Garage use in the EM1 Prestige Employment Area Zone. A public garage with no outdoor storage is proposed in Units 1 and 2 of the multi-unit industrial condominium building.

**Background - Analysis and Options**

The site is located on the west side of Dufferin Street, north of Langstaff Road, being Lot 36 on Plan 65M-2043, Units 1 and 2 of York Region Condominium Corporation No. 547, in Lot 11, Concession 3, City of Vaughan. The rectangular-shaped 1.53 ha through-lot has 106.8m frontage on both Dufferin Street and Fernstaff Court, and a depth of 144.1m. The site is developed with two 12-unit, single-storey industrial buildings.

The subject lands are designated "Prestige Area" by OPA #450 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 - vacant/employment (EM1 Prestige Employment Area Zone); commercial (C7 Service Commercial Zone)
- West - Fernstaff Court; employment (EM2 General Employment Area Zone)
- East - Dufferin Street; woodlot (OS1 Open Space Conservation Zone)

On October 12, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses 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 application, Staff have identified the following matters to be reviewed in greater detail:

- the "Prestige Area" designation provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of industrial, office, business and civic uses, with no outside storage; the proposed public garage use conforms to the Official Plan;
- the EM1 Zone permits a public garage use for the care, repair or equipping of motor vehicles, excluding an autobody repair shop, provided it was legally existing as of the date of the enactment of By-law 80-95; the proposed public garage was not in existence prior to April 10, 1995 and therefore, requires an amendment to the Zoning By-law;

- the proposed use does not include open storage of vehicles or materials, and the public garage use will be contained completely within the building; parking available on site should not be affected;
- the aesthetic impact and the compatibility of the public garage use with other uses in the multi-unit buildings will be reviewed; and
- as a temporary use, the public garage would be re-evaluated in 3 years under a new application to determine if it is still appropriate and can continue.

### **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 compatibility of the public garage use with the other uses in the multi-unit complex will be reviewed in consideration of the proposed temporary nature of the use.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

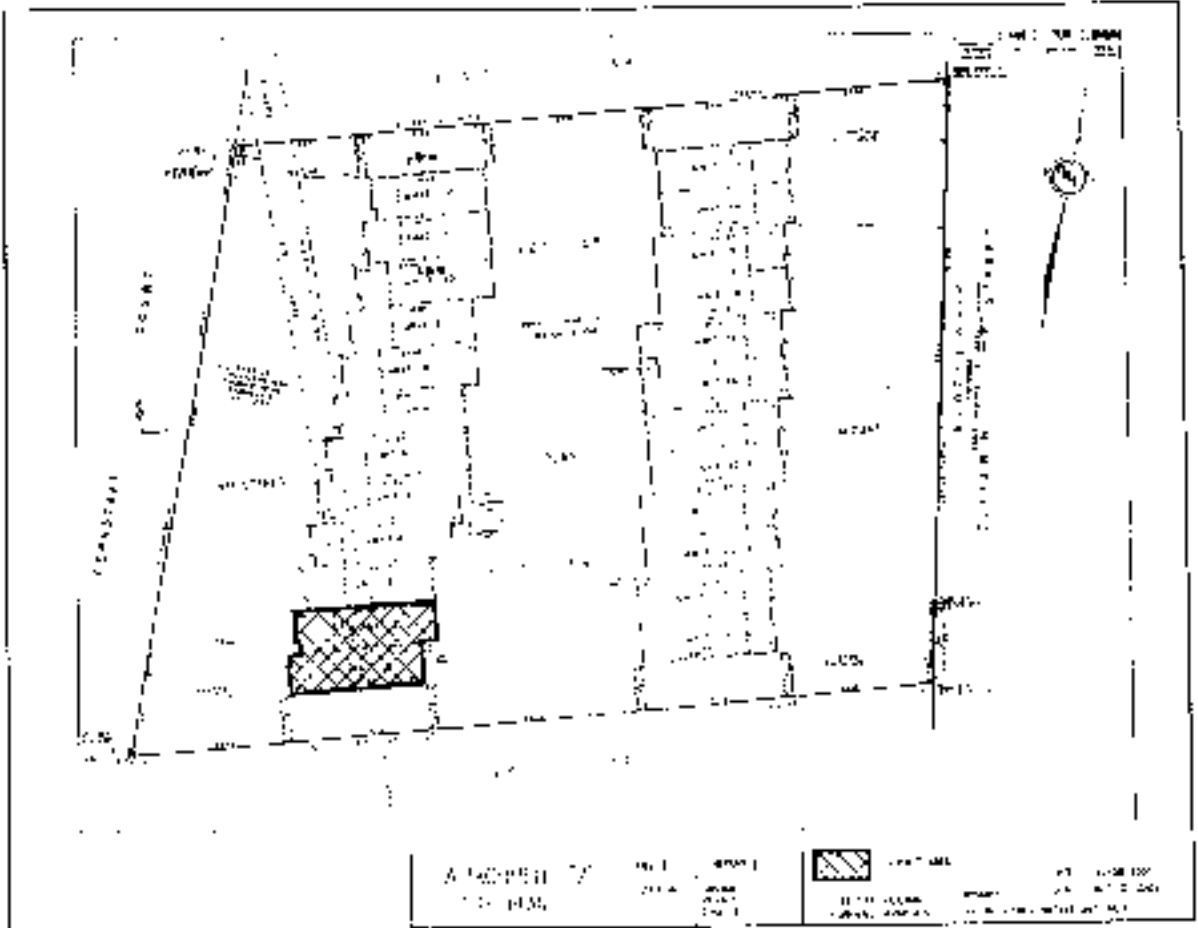
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning





Architectural  
Floor Plan

Scale: 1/4" = 1'-0"



Legend

1. Hatched Area

2. 1/4" = 1'-0"