

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002**

**5. ZONING BY-LAW AMENDMENT FILE Z.02.003  
STEEHILD INVESTMENTS LIMITED  
PRELIMINARY REPORT**

**P.2002.19**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.003 (Steehild Investments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On January 15, 2002, the Owner submitted an application to amend the Zoning By-law to permit a Public Garage use in the C4 Neighbourhood Commercial Zone, on a temporary (maximum 3-years) basis. The public garage is proposed to operate solely in conjunction with the adjacent car dealership at 212 Steeles Avenue West. The public garage use will relocate upon site plan approval of the third dealership and clean-up facility located at 212 Steeles Avenue West.

**Background - Analysis and Options**

The site is located on the north side of Steeles Avenue West, east of Hilda Avenue, and comprising Lot 30 on Registered Plan 9685 (180 Steeles Avenue West), in Lot 26, Concession 1, City of Vaughan. The 2.24 ha site has 121 m frontage on Steeles Avenue West, and a depth of 185.6 m. The public garage would be located within Unit 2 (190.0 m<sup>2</sup>) of the westerly commercial building on the site.

The site is designated "General Commercial Area" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(442). The surrounding land uses are:

- North – residential (R2 Residential Zone)
- South – Steeles Avenue West; City of Toronto
- East – commercial (C2 General Commercial Zone)
- West – commercial (C2 General Commercial Zone)

On February 8, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents Association. 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.

**Preliminary Review**

Following a preliminary review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the "General Commercial" designation provides opportunities for retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; the proposed public garage use would be permitted by the Official Plan;
- the C4 Zone does not permit a public garage use, and would require an amendment to the Zoning By-law;

- the application proposes a new/used car clean-up and parts/delivery/inspection facility for use by the adjacent Volvo Villa dealership only; the facility would not be open to the general public;
- on a site visit, Staff observed the dealership vehicles being taken into the unit through an overhead rear door on the westerly wall; there is a gate in the chain link fence separating the two properties; completed vehicles are returned directly to the dealership and there is no open storage required on the subject site;
- the garage use is required for the next 2 to 3 years, until site plan approval and construction is completed for a third dealership, including a shared clean-up facility;
- review will be given to the appropriateness and compatibility of the public garage use within the neighbourhood commercial plaza with respect to noise, vibration, odour and aesthetics; and,
- consideration will be given to restrictions on the operation of the public garage, such as use for the dealership only, and for a maximum 3-year period.

### **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. In particular, Staff will review the appropriateness and functioning of the public garage use within the commercial plaza.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

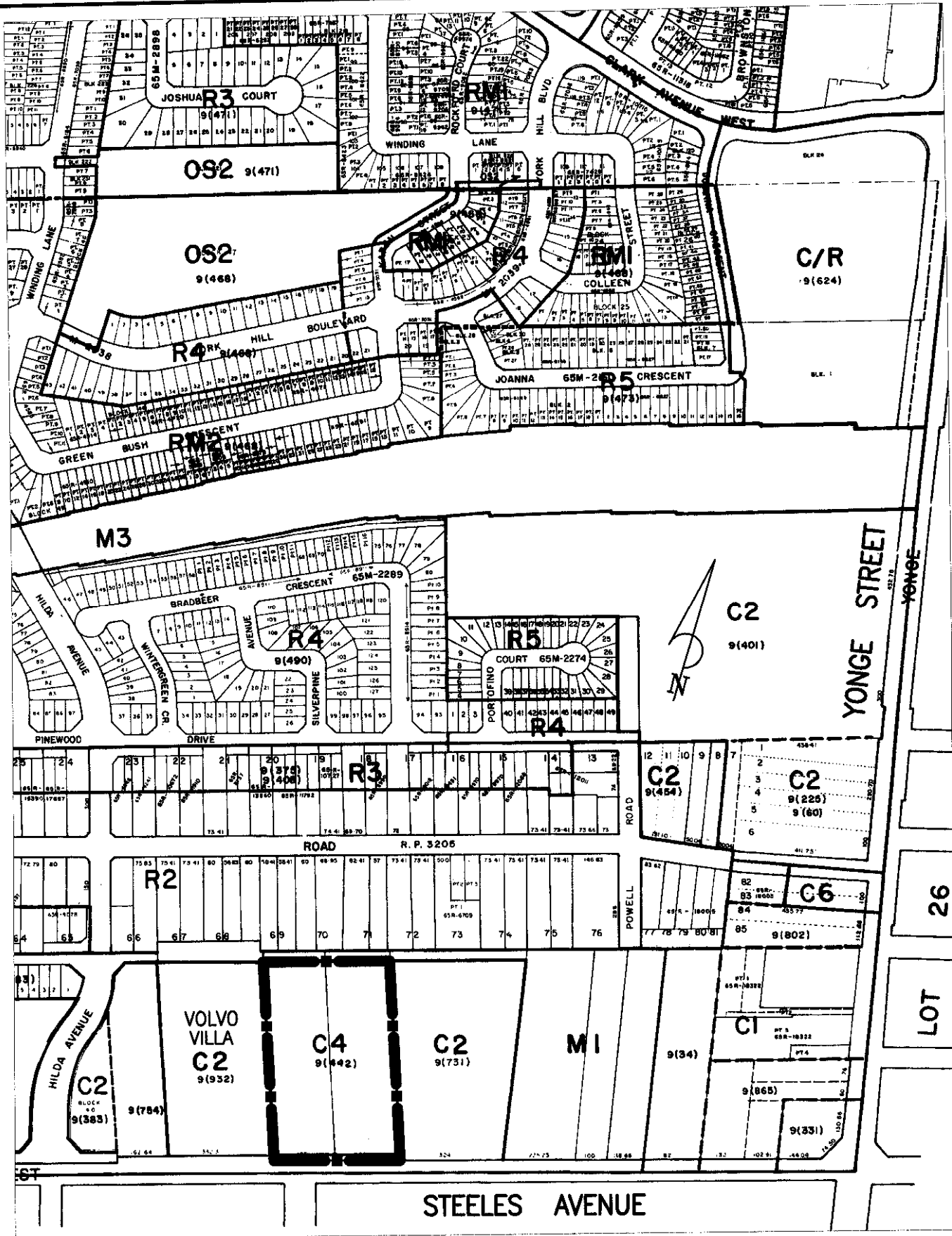
Arminé Hassakourians, Planner ext. 8368  
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #:  
Z.02.003

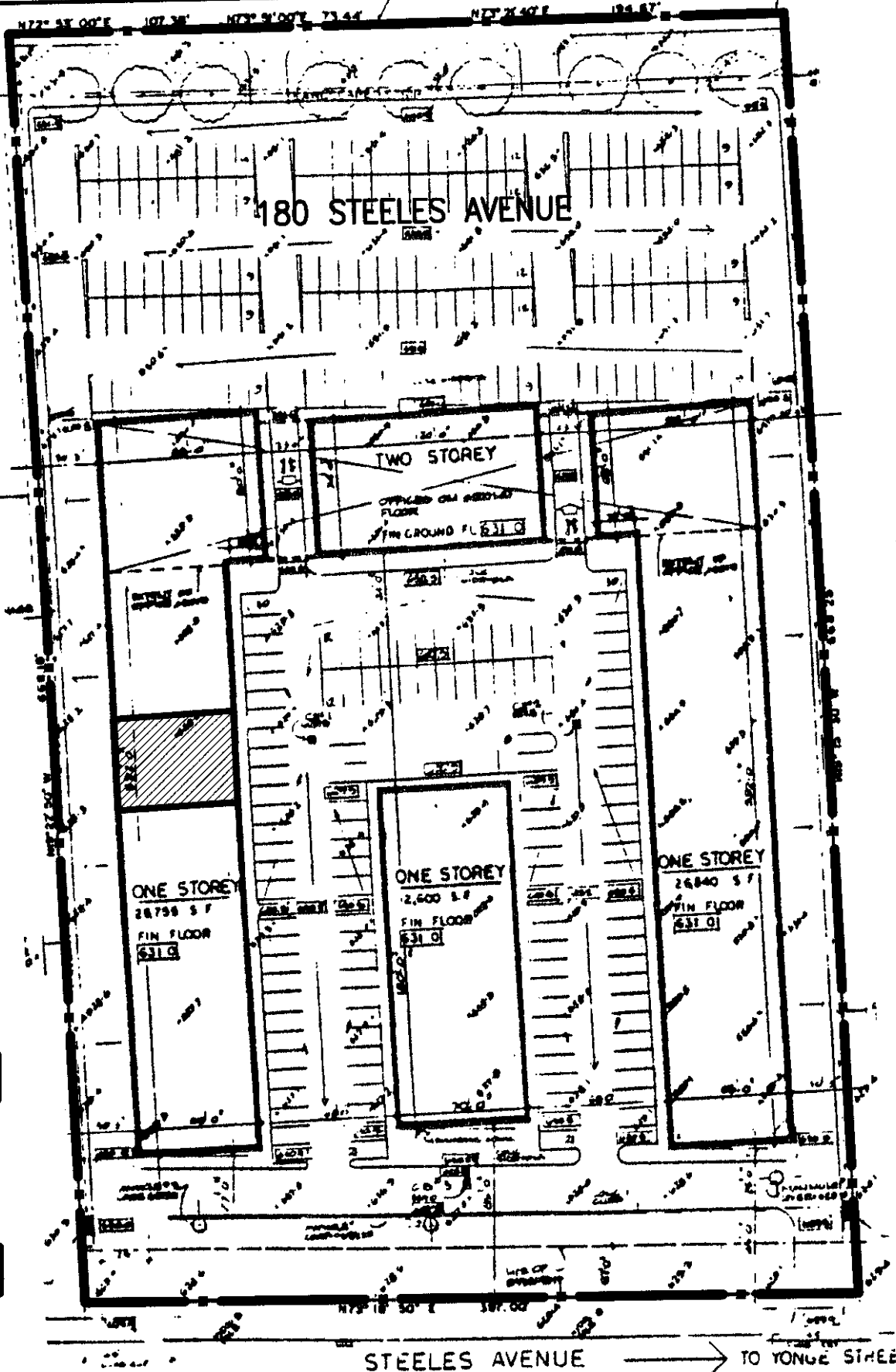
REPORT #:  
LOCATION:  
PART OF LOT  
26, CON. 1

CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 01/29/2002

SCALE: NOT TO SCALE

APPLICANT:  
STEEHILD INVESTMENTS INC.



VOLVO VILLA



SUBJECT UNIT (UNIT 2)



SUBJECT LANDS

STEELES AVENUE → TO YONGE STREET

ATTACHMENT '2'  
SITE PLAN

FILE #:

Z.02.003

REPORT #:

LOCATION:  
PART OF LOT  
26, CON. 1

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

STEEHILD INVESTMENTS INC.

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SCALE: NOT TO SCALE