

COMMITTEE OF THE WHOLE MAY 6, 2002

ZONING BY-LAW AMENDMENT FILE Z.02.031
YEHEZKEL ZAHAVY

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction in regard to processing of Zoning By-law Application Z.02.031 (Yehezkel Zahavy).

Purpose

On April 15, 2002, the Owner submitted an application to amend the Zoning By-law to permit a car brokerage use, including outside storage of motor vehicles, within the C1 Restricted Commercial Zone. The use is proposed within the 1-storey 669 m² building located on the subject lands.

Background - Analysis and Options

On May 18, 2000, the previous Owner (Tempo Lands (1998) Inc.) of the subject lands made application proposing a number of uses, including a car brokerage use with open storage of vehicles. On May 14, 2001, Council refused the application.

The present Owner of the subject lands has made a similar application for a Zoning By-law Amendment, proposing a car brokerage use with open storage of vehicles.

The City of Vaughan Policy Manual states, "That resubmission of a land use application which has already been dealt with and refused by Council may be considered an abuse of process and consequently any such application shall be forwarded to Council Committee for direction with regard to processing of same."

Conclusion

As the subject Zoning By-law Application Z.02.031 proposes the same use as the previous application refused one year ago, albeit by a different Owner, Council is requested to provide direction with respect to the processing of the current application.

Attachments

1. Location Map
2. Site Plan

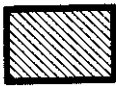
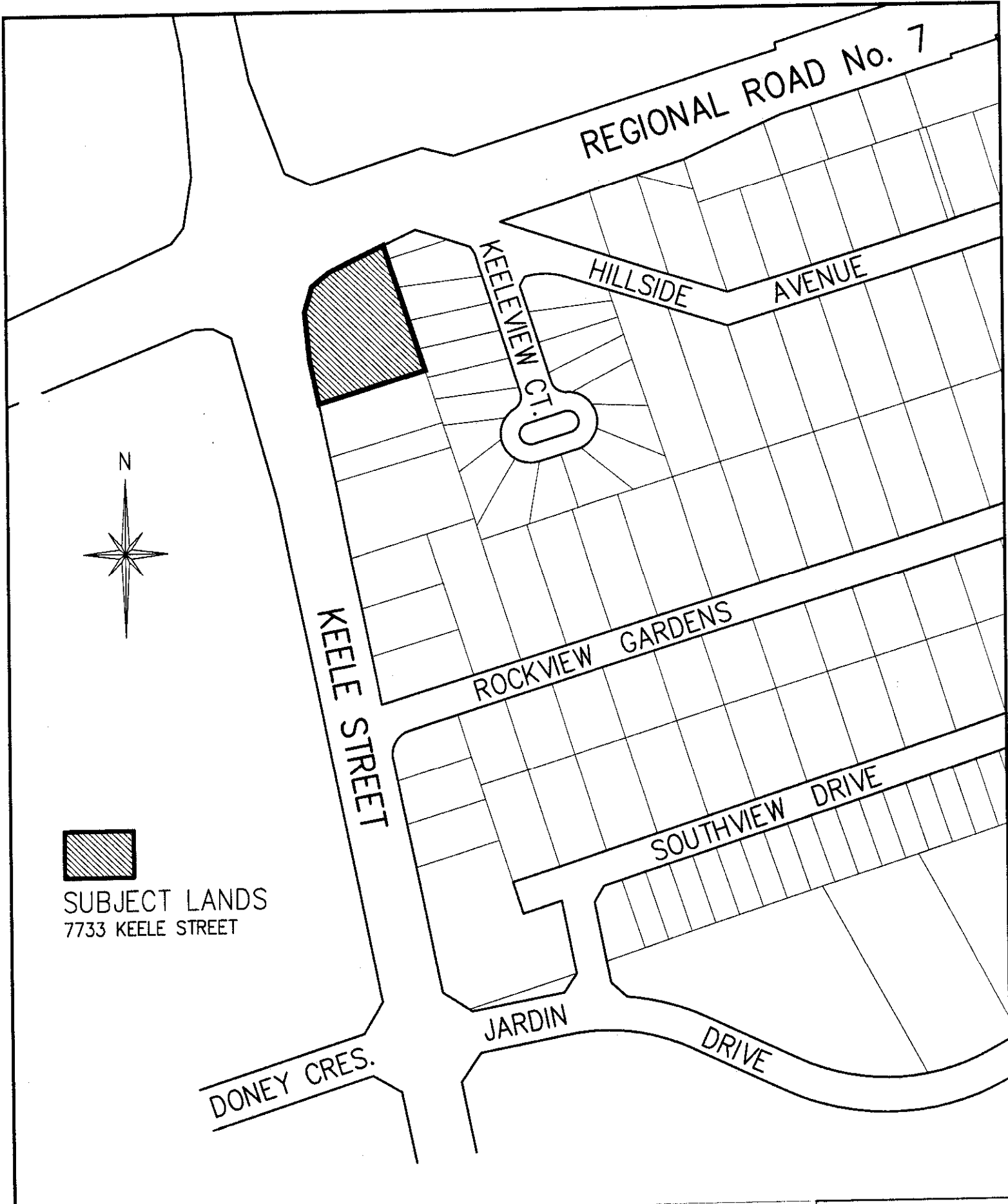
Report prepared by:

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Respectfully submitted,

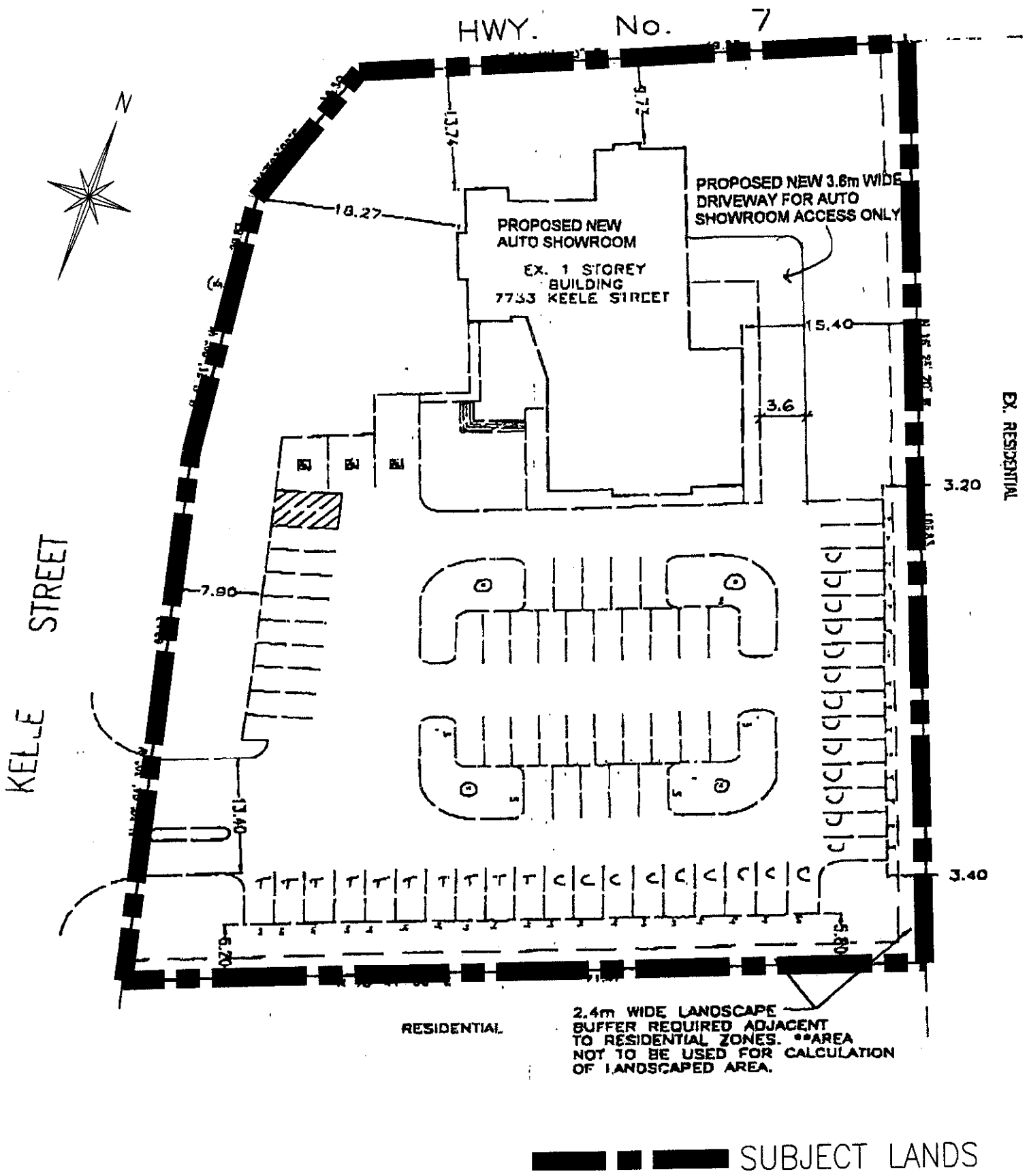
MICHAEL DeANGELIS
Commissioner of Planning
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JOANNE R. ARBOUR
Director of Community Planning



SUBJECT LANDS
7733 KEELE STREET

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 04/26/2002	
	Z.02.031	Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YEHEZKEL ZAHAVY
			SCALE:	NOT TO SCALE



ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	DATE:	04/26/2002
2.02.031	Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YEHEZKEL ZAHAVY
		SCALE:	NOT TO SCALE