

## **COMMITTEE OF THE WHOLE OCTOBER 21, 2002**

### **ZONING BY-LAW AMENDMENT FILE Z.02.053 ACUMEN INVESTMENTS LIMITED REPORT #P.2002.61**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.053 (Acumen Investments Limited) BE APPROVED, subject to the following:

1. That the implementing by-law permit the outside storage of new vehicles on the entire lot, with an exception to the non-applicable provisions respecting accessory outside storage in the EM2 General Employment Area Zone, for a temporary (maximum 3 years) period.

#### **Purpose**

On June 28, 2002, the Owner submitted an application to amend the Zoning By-law to permit outside storage of new vehicles (surplus from a nearby dealership) on the entire 0.3 ha lot in the EM2 General Employment Area Zone, as a temporary use (maximum 3 years).

#### **Background - Analysis and Options**

The subject lands are located southwest of Regional Road 7 and Weston Road (132 Sharer Road), being Lot 4, Registered Plan 65M-2643, in Lot 4, Concession 6, City of Vaughan. The 0.3 ha site is vacant and has 36m frontage on Sharer Road, and 87m depth. The surrounding land uses are:

- North - employment area (EM2 General Employment Area Zone)
- South - Sharer Road; employment area (EM2 Zone)
- East - employment area (EM2 Zone)
- West - employment area (EM2 Zone)

The subject lands are designated "Employment Area General" by OPA #450 and zoned EM2 General Employment Area Zone by By-law 1-88.

On August 23, 2002, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received.

The recommendation of the Committee of the Whole on September 17, 2002, to receive the Public Hearing and forward a technical report to a future Committee meeting was ratified by Council on September 23, 2002.

#### **Official Plan**

The subject lands are designated "Employment Area General" by OPA #450. The Official Plan permits outside storage, subject to screening and the percentage of lot area devoted to such use being specified. The site-specific zoning exceptions in respect of such standards are to be evaluated on their merits in accordance with the policies in the Official Plan, including appropriate landscape screening which has been provided. The proposed zoning amendment conforms to the Official Plan.

## Zoning

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88. The by-law permits accessory outside storage in the EM2 Zone, restricted to a maximum of 30% of the lot area, in the rear yard, and with a building of a minimum 550m<sup>2</sup> floor area. The application proposes outside storage of new vehicles as the main use, with no buildings or structures proposed. As a result, a number of provisions related to accessory outside storage cannot be met. To facilitate the proposal, the implementing by-law would need to exempt the property from the provisions related to accessory outside storage, specifically Subsections 6.3.2 (i), (ii), (iii), and (v).

The application also seeks outdoor storage permission for a temporary period, not to exceed 3 years, which would be consistent with the maximum time limit imposed by the Planning Act, and can be supported.

## Site Design

The landscape plan shows a 1.8m high chain link fence along the perimeter of the site, together with coniferous and deciduous trees and shrubs within a 5m wide landscape strip along Sharer Road. The landscaping will provide sufficient screening of the vehicles, and maintain a visually pleasing streetscape along Sharer Road. The landscape plan has been reviewed by the Urban Design Department and found to be satisfactory.

Access into the outdoor compound is from the mutual driveway located on the west side of the lot, where there is a 6m wide gate opening opposite the industrial building on Lot 3. The applicant has obtained all necessary cross-easements with the adjacent easterly and westerly lots from the Committee of Adjustment.

The site grading and servicing plan shows an asphalted surface for the vehicle storage area, which includes a catchbasin for stormwater management purposes. The plan has been reviewed by the Engineering Department and found to be satisfactory.

## Conclusion

Staff have reviewed the proposed zoning by-law amendment and have no objection to the approval of the application. The proposed outside storage use conforms to the Official Plan. A landscape plan, and a site grading and stormwater management plan have been reviewed and found to be satisfactory to City Departments. The implementing by-law for this site will permit the outside storage of new vehicles for a temporary (maximum three years) period, together with an exception to the non-applicable provisions respecting accessory outside storage.

Based on the above, Staff can recommend approval of the application to amend the Zoning By-law. Should the Committee concur, the recommendation in this report can be adopted.

## Attachments

1. Location Map
2. Site Plan/Landscape Plan

## Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

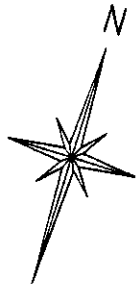
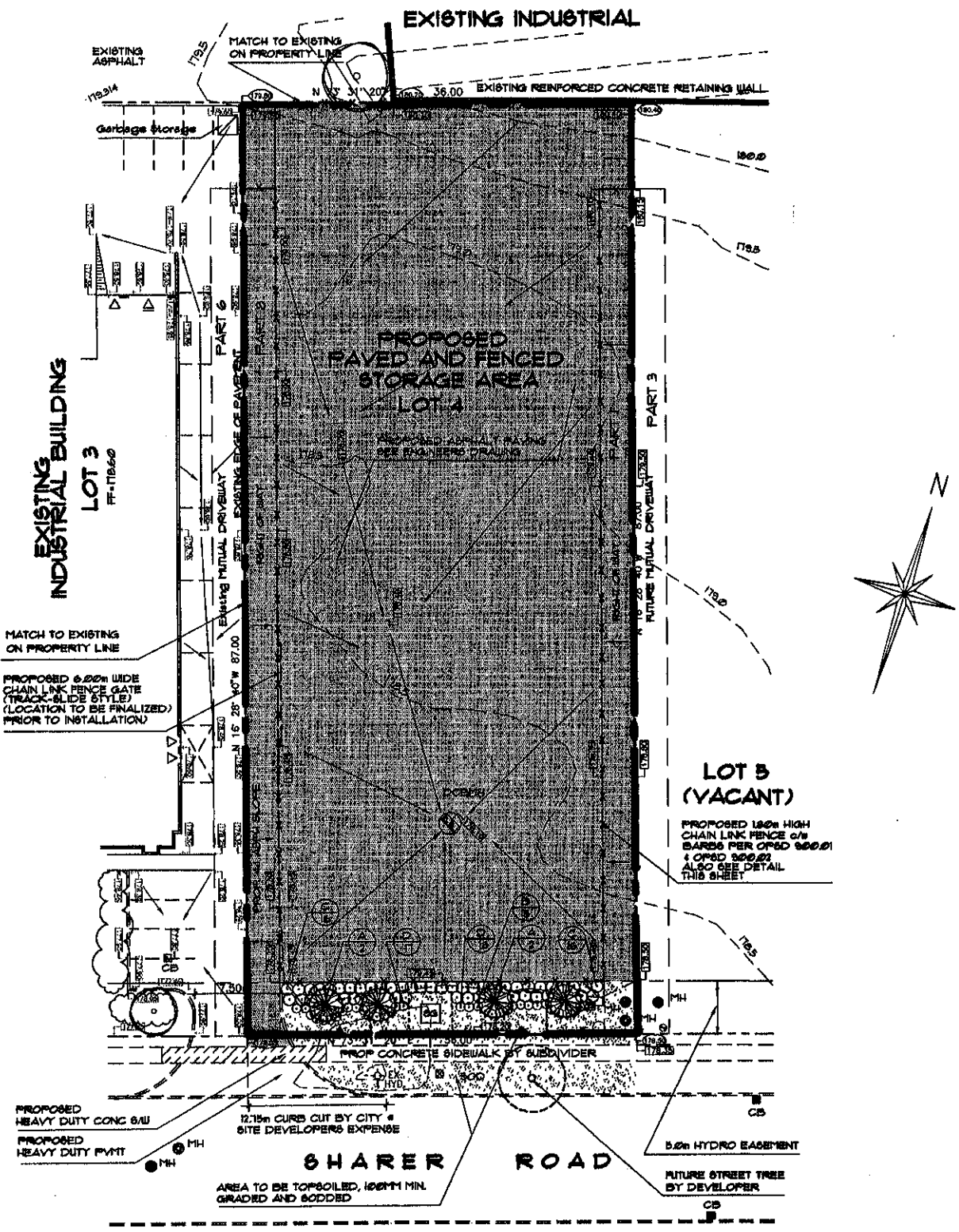
JOANNE R. ARBOUR  
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP		FILE #: Z.02.053	REPORT #: LOCATION: Lot 4, Con. 6	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ACUMEN INVESTMENTS LIMITED	DATE: 07/08/2002	SCALE: NOT TO SCALE
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ATTACHMENT '2' SITE /LANDSCAPE PLAN	FILE #:	REPORT #:	DATE:	07/08/2002
	Z.02.053	Lot 4, Con. 6	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ACUMEN INVESTMENTS LIMITED
			SCALE:	NOT TO SCALE