

**4. ZONING BY-LAW AMENDMENT FILE Z.03.035
AGAMS INC.
PRELIMINARY REPORT**

P.2003.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.035 (Agams Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 20, 2003, the Owner submitted an application to amend the Zoning By-law to permit a Meat Packing and Processing use, and accessory related retail sales, in Unit 15 of the multi-unit service commercial building on the subject lands.

Background - Analysis and Options

The subject lands are located on the southeast corner of Weston Road and Crestmount Boulevard, being Block 2, Plan 65M-3427 (8611 Weston Road), in Lot 11, Concession 5, City of Vaughan. Unit 15 is vacant and located on the east side of the multi-unit building, facing Westcreek Drive. The surrounding land uses are:

- North - Crestmount Boulevard; multi-unit building (C7 Service Commercial Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - Westcreek Drive; employment (EM2 General Employment Area Zone)
- West - Weston Road; residential (R2 Residential Zone)

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), subject to the "Service Node" policies, and zoned C7 Service Commercial Zone by By-law 1-88.

On May 23, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, one response has been received in opposition to the proposal.

Preliminary Review

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

- the subject lands are designated "Prestige Area" and located within a "Service Node", which permits uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, within an employment area setting; the proposed meat packing and processing use with accessory related retail sales would conform to the Official Plan;
- a meat packing and processing use is permitted in the EM2 Zone; compatibility with other uses in the building and in the surrounding area would be reviewed in the context of the C7 Zone; and
- the Owner will be required to submit a floor plan, specifying the amount of floor area devoted to the accessory retail sales use within the 114m² unit.

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 planning report to a future Committee of the Whole meeting. In particular, the nature of the proposed meat packing and processing use, compatibility with other uses in the building and in the surrounding area, and the amount of floor area devoted to accessory retail sales, will be addressed.

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

/LG

HIGHWAY 400



SUBJECT LANDS

Attachment

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FILE No.:
Z.03.035

Not to Scale

May 22, 2003



City of
Vaughan

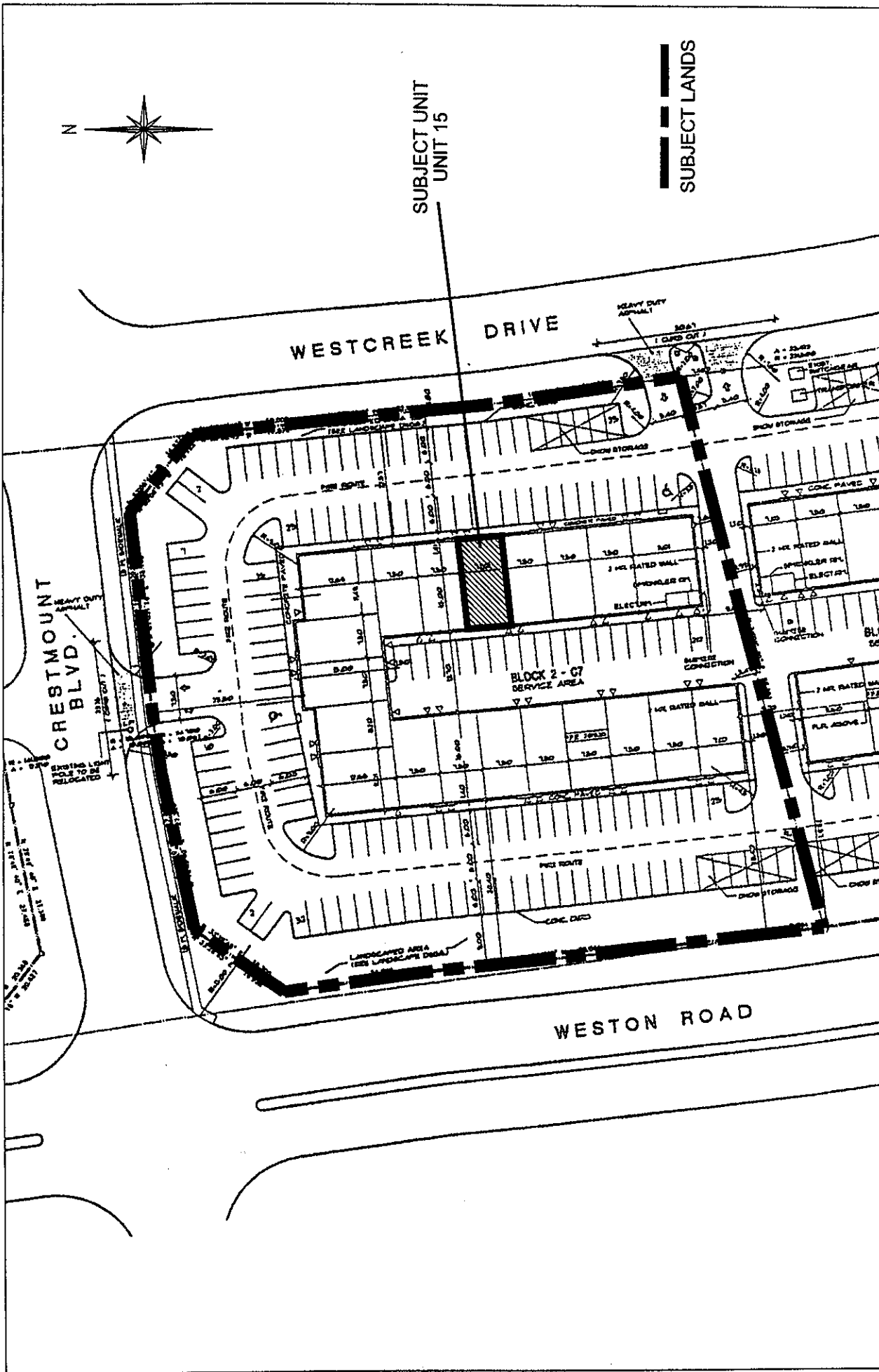
Community Planning Department

Location Map

Part Lot 11,
Concession 5

APPLICANT:
AGAMS INCORPORATED

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Attachment 2
 FILE No.: Z.03.035
 Not to Scale
 May 22, 2003

City of **Vaughan**
 Community Planning Department

Site Plan
 Part Lot 11,
 Concession 5
 APPLICANT:
 AGAMS INCORPORATED
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