

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 18, 2003

**6. ZONING BY-LAW AMENDMENT FILE Z.03.052
AUTOMOTIVE PLAZA (HIGHWAY 7 & BOWES ROAD LTD.)
PRELIMINARY REPORT**

P.2003.55

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.052 (Automotive Plaza (Highway 7 & Bowes Road Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 25, 2003, the Applicant submitted an application to amend the Zoning By-law to permit a car brokerage use, accessory to an autobody repair shop, in Unit #5 of the existing building, in the EM1 Prestige Employment Area Zone.

Background - Analysis and Options

On February 7, 2002, the Committee of Adjustment refused Permission Application A348/01 (Automotive Plaza (Highway 7 & Bowes Road Ltd.) to permit a motor vehicle sales establishment use in Unit #5, as an accessory to an automotive repair or autobody repair shop. The site-specific EM1 Zone permits the building to be used only for the purpose of servicing and repairing automobiles.

The Applicant appealed the Committee of Adjustment decision to the Ontario Municipal Board (OMB) which was denied. The Applicant requested a review of the OMB decision, which was granted, but did not result in any change to the decision.

The site is located on the northwest corner of Regional Road 7 and Bowes Road (2006 Regional Road 7, Unit #5), in Lot 6, Concession 3, City of Vaughan. The site is developed with a multi-unit industrial building, and has 98.42 m frontage on Regional Road 7 and 114.2 m flankage on Bowes Road.

The subject lands are designated "Prestige Area" by OPA 450 and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(240). The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Regional Road 7; residential (R2 Residential Zone)
- East - Bowes Road; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM1 Prestige Employment Area Zone)

On July 28, 2003, 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 has 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 use conforms to the Official Plan, as it will be contained completely within the building, thereby not affecting parking or appearance of the site;
- in 1995, a car brokerage was introduced as a permitted use within the EM1 Zone, but is not applicable to the site; Exception 9(240) restricts the permitted uses on the site to service and repair of motor vehicles only, and one eating establishment;
- all but one of the units on site is occupied by uses related to automotive repair and servicing; and
- the addition of a car brokerage use, accessory to an existing legally permitted autobody repair shop, and any necessary restrictions, will be reviewed in light of the uses on the site and in the surrounding area.

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 of the car brokerage use within the multi-unit industrial building.

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

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Attachment **1**

FILE No.:
Z.03.052

Not to Scale
July 24, 2003

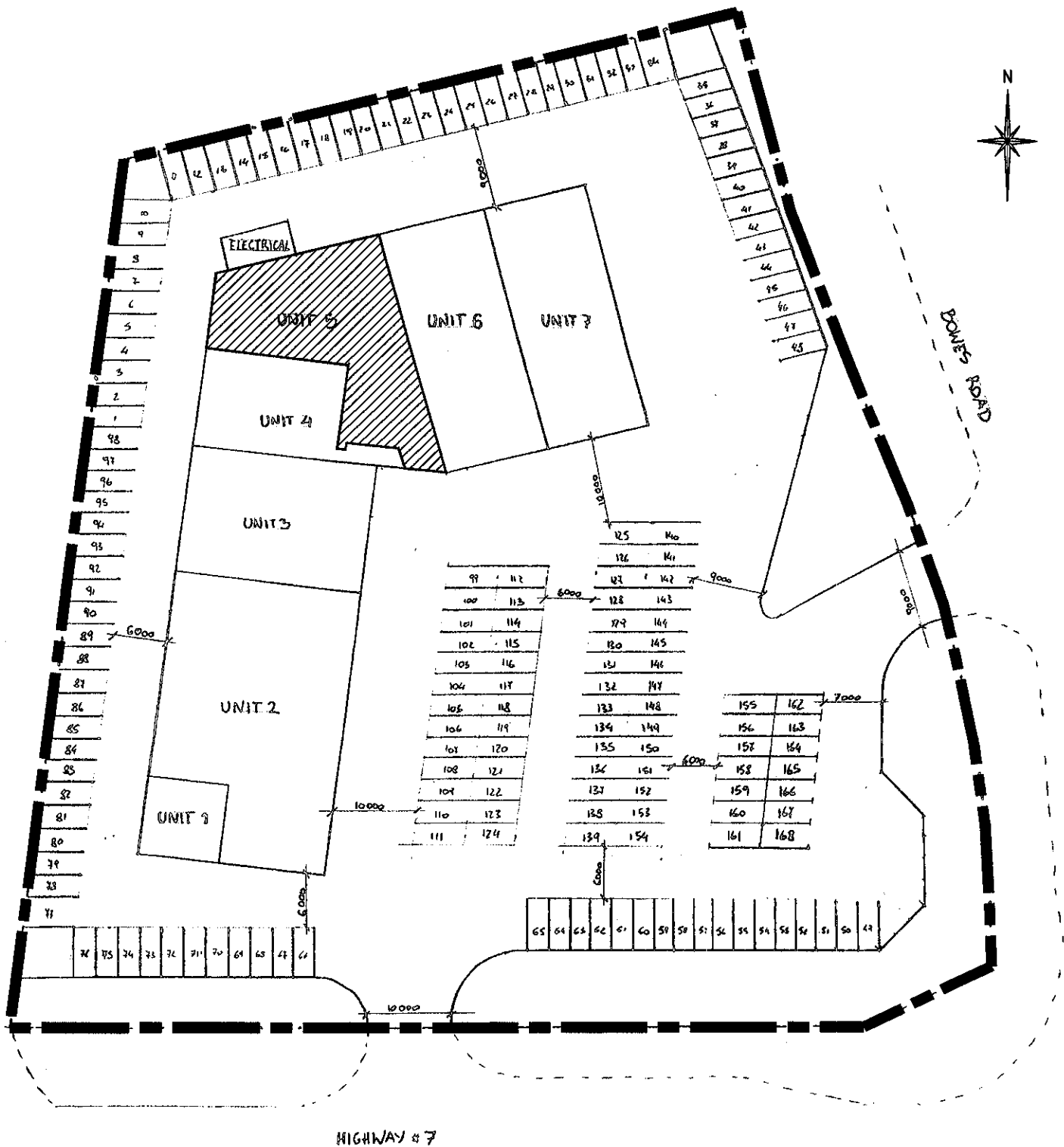
CITY of
Vaughan

Community Planning Department

Location Map

Part of Lot 6,
Concession 3

APPLICANT:
AUTOMOTIVE PLAZA (HWY 7 & BOWES RD LTD.)



HIGHWAY # 7

SUBJECT LANDS

UNIT 5



Site Plan

Part of Lot 6,
Concession 3

APPLICANT:
AUTOMOTIVE PLAZA
(HWY 7 & BOWES RD LTD.)



Community Planning Department

Attachment

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