

7.      **OFFICIAL PLAN AMENDMENT FILE OP.03.020      P.2003.62**  
**ZONING BY-LAW AMENDMENT FILE Z.03.017**  
**PARKTRAIL ESTATES INC.**  
**PRELIMINARY REPORT**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.020 and Z.03.017 (Parktrail Estates Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 3, 2003, the Owner submitted an application to amend the Zoning By-law to permit a Motor Vehicle Sales Establishment use, with accessory outside storage and display of vehicles, in the EM1 Prestige Employment Area Zone, on an 11.5 ha parcel. An Official Plan Amendment Application was also required to permit the use in the "Prestige Area" designation, and was submitted on July 25, 2003.

**Background - Analysis and Options**

The subject lands are located on the southeast corner of Highway #400 and future Bass Pro Mills Drive, being Block 1, Plan of Subdivision 19T-99V01, in Lot 13, Concession 5, City of Vaughan. The 11.5 ha site has 455 m frontage on Four Valley Drive, 208 m on Edgeley Boulevard, 463.6 m on Highway 400, and 335 m on Bass Pro Mills Drive. The surrounding land uses are:

- North - future Vaughan Mills Mall (SCD Shopping Centre District Zone and C1 Restricted Commercial Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - future employment 19T-99V01 (EM1(H) Prestige Employment Area Zone)
- West - Highway #400

The subject lands are designated "Prestige Area" by OPA #450, as amended by OPA #517, and zoned EM1(H) Prestige Employment Area Zone with a Holding provision by By-law 1-88, subject to Exception 9(1057).

On August 8, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

**Preliminary Review**

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

- the appropriateness of a Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles will be reviewed in the context of the surrounding land uses;

- an auto sales campus was recently approved in the vicinity on Jane Street, north of Rutherford Road; the appropriateness of a concentration of such uses will be considered;
- the by-law provides that the “H” Holding Zone may be lifted upon the earlier of the registration of the Vaughan Mills Mall plan of subdivision 19T-98V10 or the granting of a building permit for the Vaughan Mills Mall;
- the proposal is located on lots within an approved subdivision plan 19T-99V01, which is preparing for registration; and
- no concept plan or site plan has been submitted; given the relatively large commercial development which will be highly visible from Highway #400, it may be appropriate to consider and/or incorporate site-specific policies with respect to such matters as a master plan, urban design guidelines, and a master landscape plan.

### **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 planning report to a future Committee of the Whole meeting.

In particular, the proposed Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles will be assessed in terms of appropriateness in the context of the surrounding land uses.

### **Attachments**

1. Location Map
2. Subdivision Plan 19T-99V01

### **Report prepared by:**

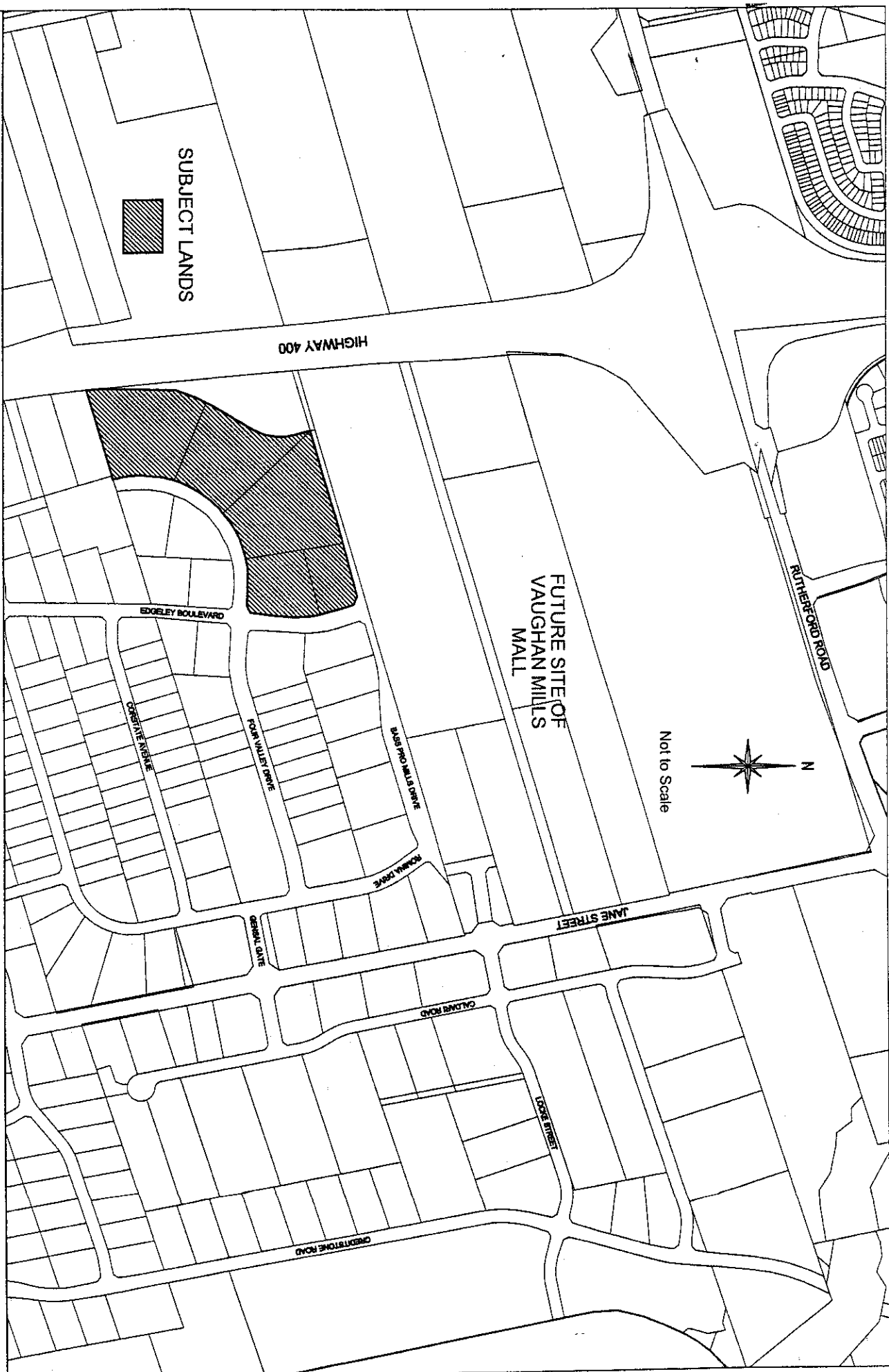
Duncan MacAskill, Planner, ext. 8017  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



# Location Map

Lot 13,  
Concession 5  
APPLICANT:  
PARKTRAIL ESTATES INC.



Community Planning Department

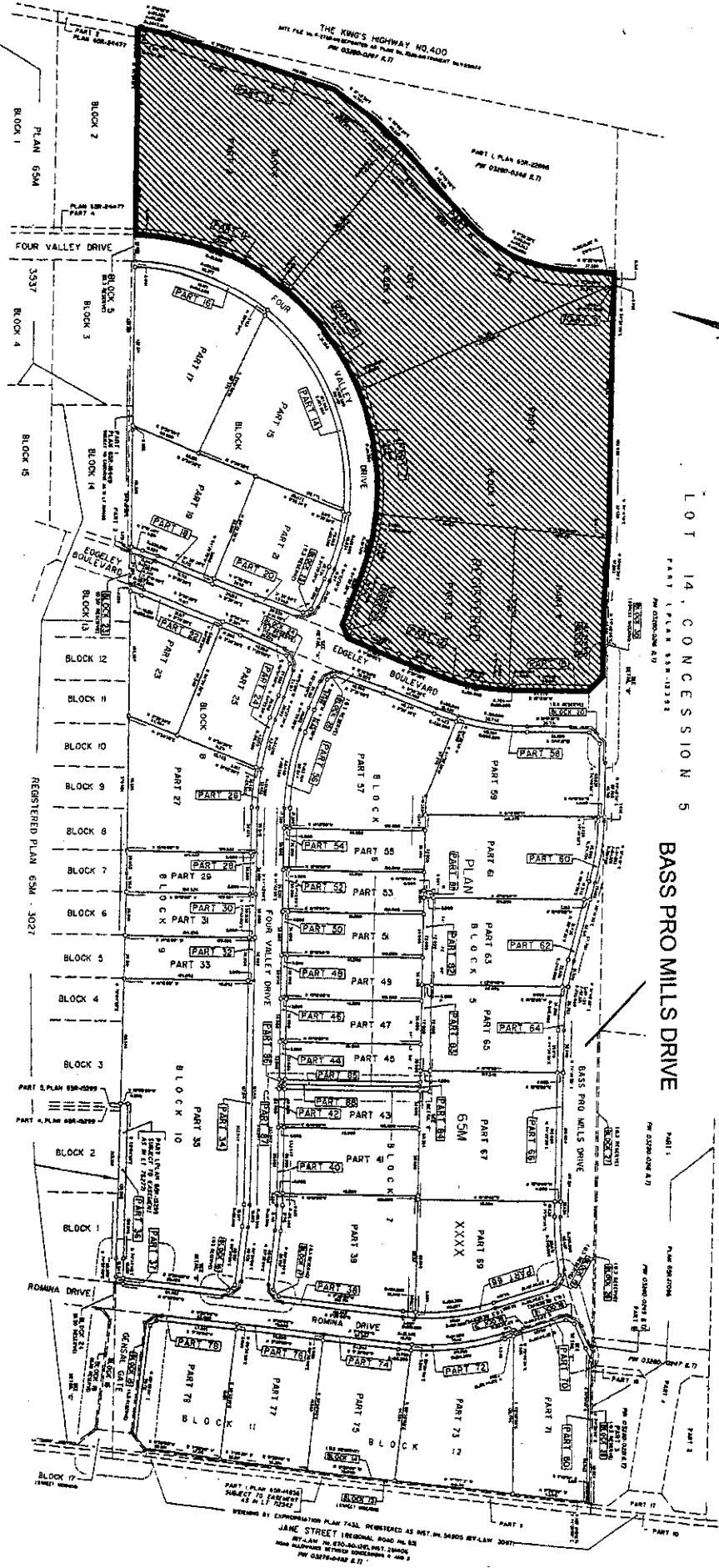
# Attachment

FILE No.:  
OP 03.020 &  
Z.03.017  
August 5, 2003





LOT 14, CONCESSION 5  
PART 1 PLAN 99M-12382  
PART 2 PLAN 99M-12382  
BASS PRO MILLS DRIVE



SUBJECT LANDS

Not to Scale

Subdivision Plan (19T-99V01)

Lot 13,  
Concession 5

APPLICANT:  
PARKTRAIL ESTATES INC.



Community Planning Department

Attachment

FILE No.:  
OP.03.020 &  
Z.03.017

August 5, 2003

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