

**5.    ZONING BY-LAW AMENDMENT FILE Z.03.101  
MAJULO HOLDINGS INC.  
PRELIMINARY REPORT**

**P.2004.33**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.101 (Majulo Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 18, 2003, the Owner submitted an application to amend the Zoning By-law to permit a meat packing and processing use in Unit #4 (11.48 m<sup>2</sup>) of the condominium building.

**Background - Analysis and Options**

The subject lands are located on the east side of Edgeley Boulevard, south of Langstaff Road, being Unit #4 of York Region Condominium Corporation #661, being Block 36 on Plan 65M-2611 (445 Edgeley Boulevard) in Part of Lot 9, Concession 5, City of Vaughan.

The rectangular-shaped 0.89 ha site has 75m frontage on Edgeley Boulevard and a depth of 114.44m. The site is developed with a one-storey, 20-unit, multi-unit employment building, having 82 parking spaces.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - open space (OS1 Open Space Conservation Zone)
- East - employment (EM1 Prestige Employment Area Zone)
- West - Edgeley Boulevard; employment (EM1 Prestige Employment Area Zone)

On January 9, 2004 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 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 "General Employment Area" designation provides opportunities for a broad range of industrial, office, business and civic uses, within the interior of the Employment Areas; the proposed use conforms to the Official Plan;
- the proposed meat packing and processing use is not permitted in the EM1 Zone and a zoning amendment is required; the use would be permitted in the EM2 Employment Area General Zone, which would typically correspond to the "General Employment Area" designation of the lands;

- the compatibility of the proposed use with existing and permitted uses in the condominium complex, and in the surrounding area, will be reviewed;
- the impact of the on-site parking supply will be reviewed with the addition of the proposed use; and
- garbage for this use will be required to be internal to the unit.

#### **Relationship to Vaughan Vision 2007**

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### **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 report to a future Committee of the Whole meeting. In particular, the appropriateness and compatibility of the proposed meat packing and processing use will be considered in light of the other uses in the building and in the surrounding area, and in the context of the EM1 Zone. The on-site parking supply will also be reviewed with the addition of the proposed use.

#### **Attachments**

1. Location Map
2. Site Plan

#### **Report prepared by:**

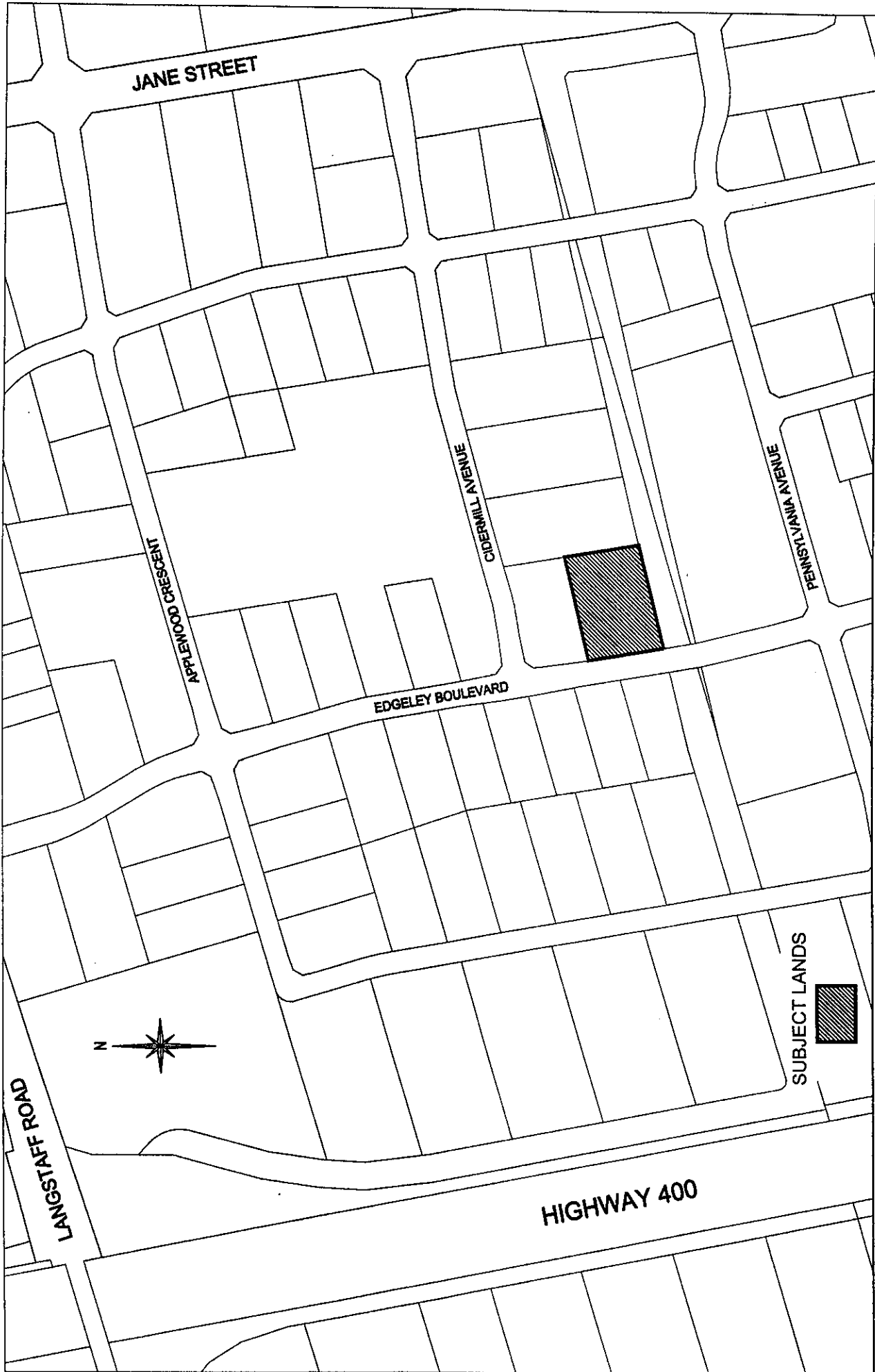
Andrea Egizii, Planner 1, ext. 8215  
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



**Attachment**  
 FILE No.:  
 Z.03.101  
 Not to Scale  
 December 22, 2003

City of  
**Vaughan**

Community Planning Department

**Location Map**

Part of Lot 9,  
 Concession 5  
 APPLICANT:  
 MAJULO HOLDINGS INC.

CIDERHILL AVENUE

BLOCK 36



SITE AREA: 0.89ha  
G.F.A. OF BUILDING: 3,712.07m<sup>2</sup>  
NUMBER OF UNITS: 20  
PARKING SPACES: 82

BLOCK 34

SUBJECT LANDS



BLOCK 36

SUBJECT UNIT #4  
AREA = 111.48m<sup>2</sup>

65M 2611

BLOCK 62

EDGELEY BOULEVARD

# Attachment 2

FILE No:  
Z.03.101

Not to Scale

December 22, 2003

## City of Vaughan

Community Planning Department

### Site Plan

Part of Lot 9,  
Concession 5

APPLICANT:  
MAJULO HOLDINGS INC.