

**2. OFFICIAL PLAN AMENDMENT FILE OP.04.002
 ZONING BY-LAW AMENDMENT FILE Z.03.098
 RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LIMITED
 PRELIMINARY REPORT**

P.2004.58

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.002 and Z.03.098 (Riceton Holdings Limited and Dufferin Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 2, 2004, the Owner submitted applications to:

- amend the Official Plan to permit the outside display and storage of goods and materials, specifically new and used vehicles;
- amend By-law 1-88 to add a motor vehicle sales establishment use, and to permit open storage of new and used vehicles on the C1 Zone lands.

A related Site Plan Application (DA.04.004) has been submitted to permit the development of a 2-storey, 3,967m² motor vehicle sales establishment (Toyota Dealer) on the 2.3 ha property. Exceptions to the C1 Zone standards may be identified through the review of the site plan.

Background - Analysis and Options

The subject lands are located on the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, in Part of Lot 1, Concession 3, City of Vaughan.

The subject lands are designated "General Commercial" by OPA 450 (Employment Area Plan), as amended by OPA 585. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1158). The surrounding land uses are:

- North - CN Rail line; open space (OS1 Zone); residential (RM1 and R4 Zones)
- South - Viceroy Road; commercial (C1 Zone)
- East - Dufferin Street; future residential (Agricultural Zone)
- West - employment lands (EM2 Zone)

On March 26, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Glen Shields Ratepayers Association. To date, no responses have been received. Any comments 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "General Commercial" designation permits retail stores for the buying, leasing and exchanging of goods and services, which would permit the proposed motor vehicle sales

establishment use. The policies further state that loading areas are not permitted in any yard facing a street; surface parking and service areas must be appropriately screened; and, the outside display and storage of goods and materials and garbage are not permitted. The proposed amendment to the Official Plan is to permit the outside display and storage of new and used vehicles;

- the lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1158), which permits a wide range of commercial, office, and retail uses. The proposed amendment to the Zoning By-law is to add a motor vehicle sales establishment use, and to permit open storage of new and used vehicles in the C1 Zone;
- the appropriateness of the proposed use on the property will be reviewed for compatibility with existing and planned uses in the surrounding area;
- the interface of the proposed development with the surrounding uses, respecting appropriate setbacks and landscape buffers, height, noise, lighting, access, parking, and traffic will be reviewed through the site plan process; any required exceptions to the C1 Zone standards will be determined at that time;
- consideration will be given to facilitating a street-related building, while ensuring parking areas are appropriately screened from Dufferin Street and Viceroy Road, and service areas are not visible from Dufferin Street;
- comments from the Region of York will be required to address a right-in/right-out access from Dufferin Street, and any necessary road widenings; and,
- a Noise and Vibration Study and a Traffic Impact Study will be required in support of the proposed development.

Relationship to Vaughan Vision 2007

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

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed use on the property will be reviewed for compatibility with existing and planned uses in the surrounding area, respecting appropriate setbacks and buffers, height, noise, lighting, access, parking, road widenings, and traffic. A Noise and Vibration Study and a Traffic Impact Study will be required in support of the proposed development.


Attachments


1. Location Map
2. Proposed Site Plan

Report prepared by:

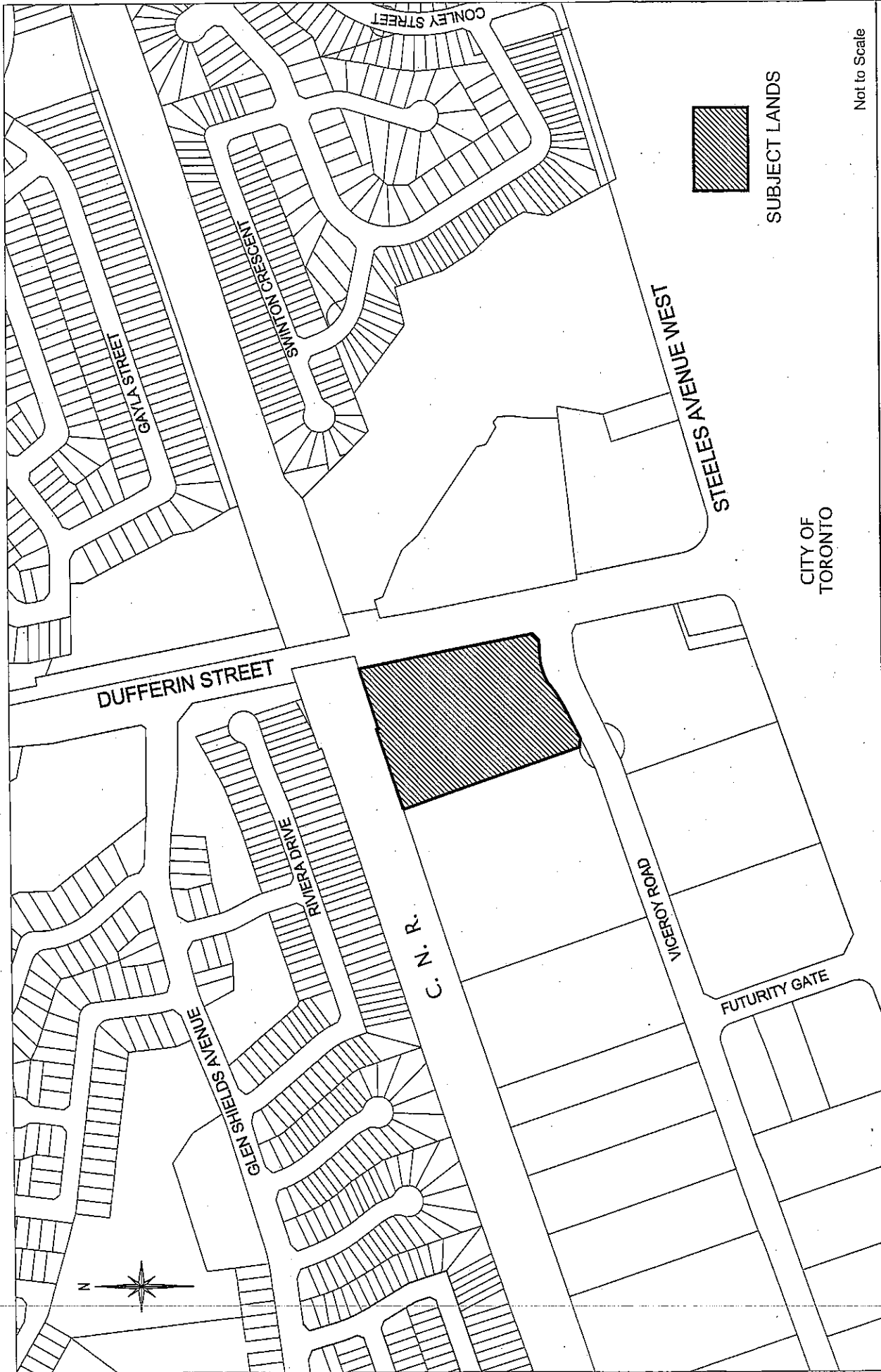
Jason Sheldon, Planner, ext. 8320 *J*
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Manager of Development Planning

/CM



Not to Scale

SUBJECT LANDS

CITY OF TORONTO

Attachment 1

FILE No.:
 DA.04.004
 RELATED FILES:
 OP.04.002 & Z.03.098
 March 24, 2004

City of Vaughan

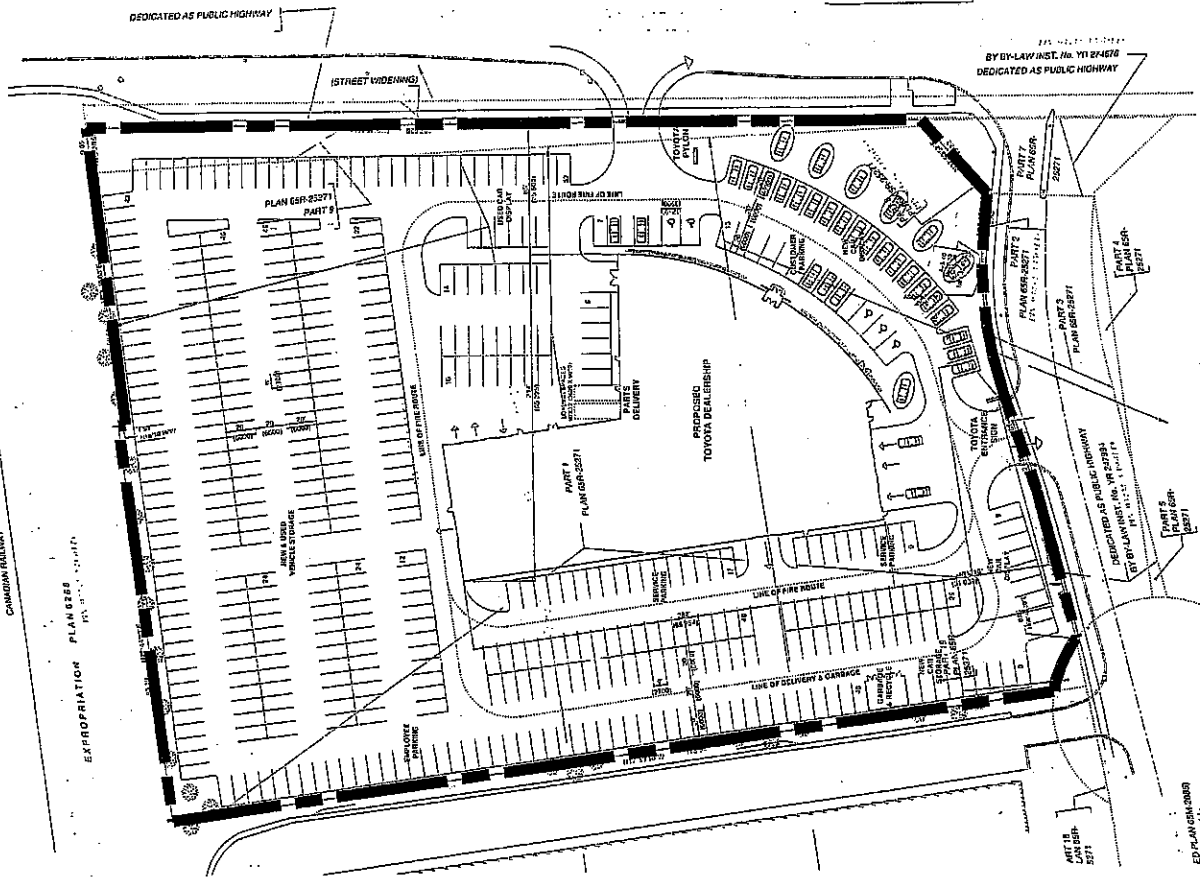
Community Planning Department

Location Map

Part of Lot 1,
 Concession 3
 APPLICANT:
 RICETON HOLDINGS LTD.
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SUBJECT LANDS



Proposed Site Plan

Part of Lot 1,
Concession 3
APPLICANT:
RICOETON HOLDINGS LTD.

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Community Planning Department

Attachment 2
 FILE No.: DA.04.004
 RELATED FILES: OP.04.002 & Z.03.098
 March 24, 2004