

**COMMITTEE OF THE WHOLE MARCH 22, 2004**

**ZONING BY-LAW AMENDMENT FILE Z.03.101  
MAJULO HOLDINGS INC.  
REPORT #P.2004.33**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.101 (Majulo Holdings Inc.) BE APPROVED to permit a meat packing and processing use in Unit #4 (111.48 m<sup>2</sup>) of the multi-unit condominium building.

**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 (111.48 m<sup>2</sup>) of the multi-unit 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, on Block 36 of 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 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, one letter has been received from Di Poce Management Limited (488 Edgeley Boulevard, Unit #12) requesting to be informed of the progress of the file, and concerning the compatibility of the proposed use with uses in the surrounding area. The recommendation of the Committee of the Whole at the Public Hearing on February 2, 2004, to receive the Public Hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 9, 2004.

**Official Plan**

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a broad range of industrial, office, business and civic uses, within the interior of the Employment Areas. The proposed meat packing and processing use would conform to the Official Plan.

## Zoning

The EM1 Prestige Employment Area Zone does not permit a meat packing and processing use, and would require an amendment to the Zoning By-law. The use would be permitted in the EM2 General Employment Area Zone, which would typically correspond to lands designated "Employment Area General" within the interior of employment areas. The subject lot is in the interior of the employment area, but zoned EM1 Zone.

In By-law 1-88, the definition for a meat packing and processing use requires that the Owner obtain approvals from the Ministry of Environment and Energy and the York Region Health Unit, prior to the issuance of a building permit. No outside storage is permitted and garbage is to be stored within the unit where the use is carried out. Where any garbage is a putrescible material, it must be stored in a refrigerated area, prior to being sent for disposal.

## Compatibility

The site is developed with a 1-storey, 3,712.07 m<sup>2</sup> multi-unit building, currently containing employment, office and restaurant uses. Unit #4 faces south, and the proposed use would be wholly contained within the interior of the unit.

In response to concerns of compatibility expressed by the owner at 488 Edgeley Boulevard (located northwest of the subject lands), Staff is satisfied that the by-law contains appropriate restrictive requirements that must be complied with prior to receiving a permit for a meat packing and processing use. These requirements will ensure that the use is not 'obnoxious' and that all garbage is refrigerated and stored within the unit. Therefore, the proposed meat packing and processing use is considered to be compatible with the existing uses on the site and in the surrounding area.

## Parking

In 1988, the required parking for the site was calculated at 4 spaces/unit for employment uses in a multi-unit building. The parking for the proposed use would be calculated under the same standard, and would require a total of 80 spaces, whereas 82 spaces are provided. As there is no building alteration, the on-site parking will not be affected, and complies with the by-law.

## **Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

## **Conclusion**

Staff have reviewed the proposed application to amend the Zoning By-law in accordance with the policies of OPA #450 and the requirements of By-law 1-88. Staff is satisfied that the proposed meat packing and processing use is appropriate for the site and compatible with the surrounding development, and the parking on-site is not affected. Therefore, Staff recommends approval of the zoning amendment application to permit a meat packing and processing use in Unit #4 (111.48 m<sup>2</sup>) of the multi-unit condominium building. Should Committee concur, the recommendation in this report can be adopted.

## **Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

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Grant A. Uyeyama, Senior Planner, ext. 8635

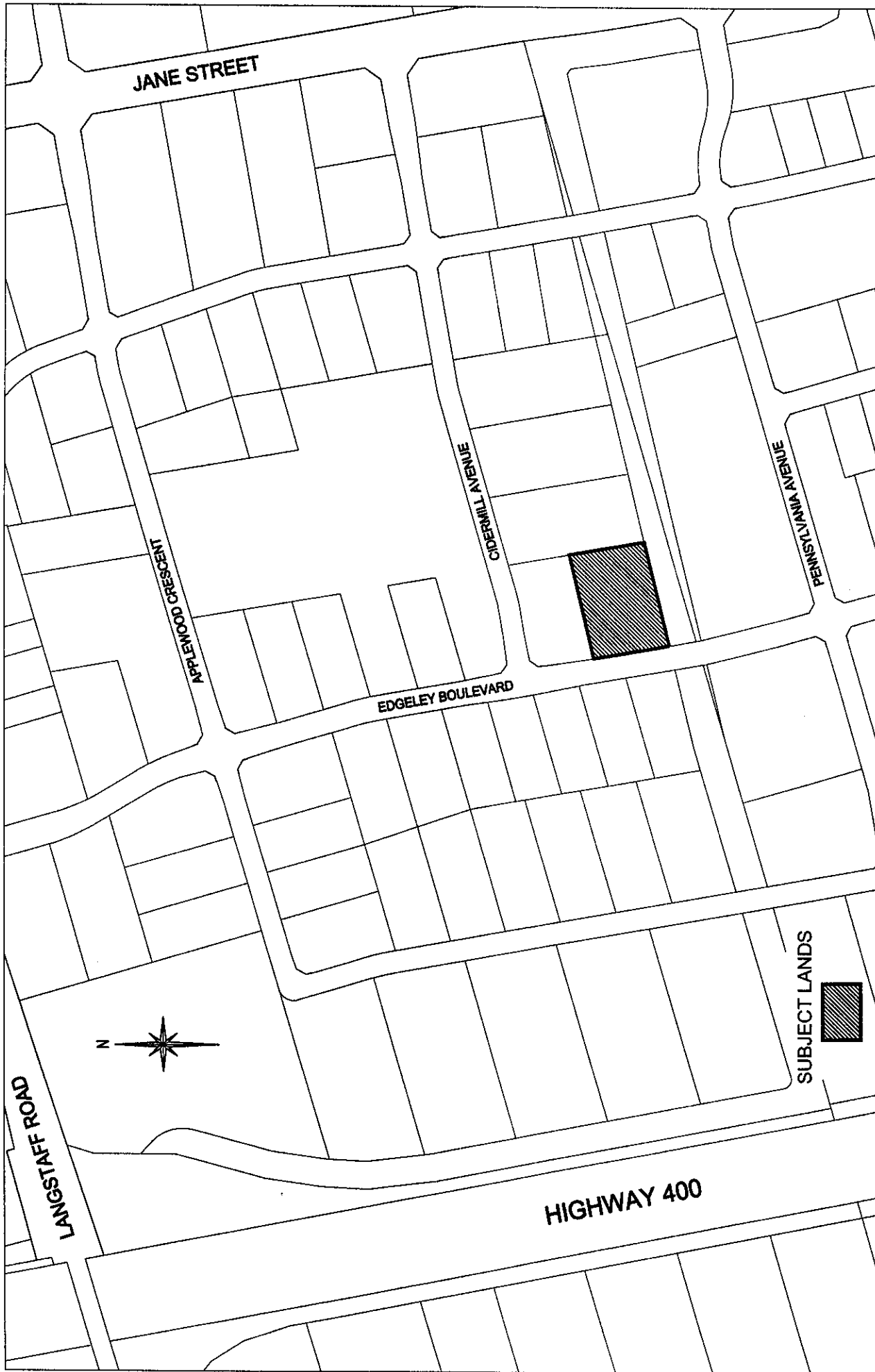
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

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**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.

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SIDERHILL AVENUE

BLOCK 35



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

BLOCK 34

BLOCK 36  
SUBJECT UNIT #4  
AREA = 111.48m<sup>2</sup>

65m<sup>2</sup> 20:1

SUBJECT LANDS



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.

SCALE: 1:1000 (SEE DRAWING FOR DETAILS)