

**4. OFFICIAL PLAN AMENDMENT FILE OP.06.001
 ZONING BY-LAW AMENDMENT FILE Z.05.058
 WOODSTREAM PLAZA INC.**

P.2006.23

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.001 and Z.05.058 (Woodstream Plaza Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Highway 7 Commercial Corridor" to "General Commercial" to facilitate the development of the subject lands for automobile sales related uses, including car rental service, motor vehicle sales and leasing, and automotive servicing.
2. A Zoning By-law Amendment Application to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from C7 Service Commercial Zone to C2 General Commercial Zone, and to recognize the current uses within the existing one-storey, 2,143m² multi-unit building, which include an eating establishment, a convenience store, personal service shop, business and professional office, and a cleaners.

The Owner of the subject lands also owns the abutting lands to the north and west, currently being utilized as part of a larger auto campus. The subject applications seek to have the same Official Plan designation ("General Commercial") and Zone category (C2 General Commercial Zone) for the subject property, consistent with the property immediately to the north as per Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8, City of Vaughan.

The subject lands are designated "Highway 7 Commercial Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits office buildings, retail and office uses, personal service shops, eating establishments, and industrial uses. The site is zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - existing Honda used car dealership (C2 General Commercial Zone)
- South - existing multi-unit employment buildings (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; existing commercial and employment uses (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)
- West - existing Honda, Infiniti and Volkswagen car dealerships (C2 General Commercial Zone and C6 Highway Commercial Zone)

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association. To date, no comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the applicable Official Plan policies;
- ii) the proposal will be reviewed with respect to compatibility and appropriateness with the adjacent land uses and the surrounding area context; the "General Commercial" designation in OPA #240 permits retail stores for the buying, leasing and exchanging of goods and services (would include a motor vehicle sales establishment use), eating establishments, banks, and business and professional offices;
- iii) the applications will be reviewed in the context of the "Highway 7 Land Use Futures Study", which will provide direction on the appropriate land use for the site; and,
- iv) the applications will be reviewed with respect to the appropriateness of the list of permitted C2 Zone uses, and the adequacy of the existing on-site parking.

Relationship to Vaughan Vision 2007

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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 Official Plan and Zoning By-law Amendment applications will be assessed in light of the applicable Official Plan policies, the appropriateness of the proposed uses on the subject lands and compatibility with adjacent land uses and adequacy of the existing on-site parking supply.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

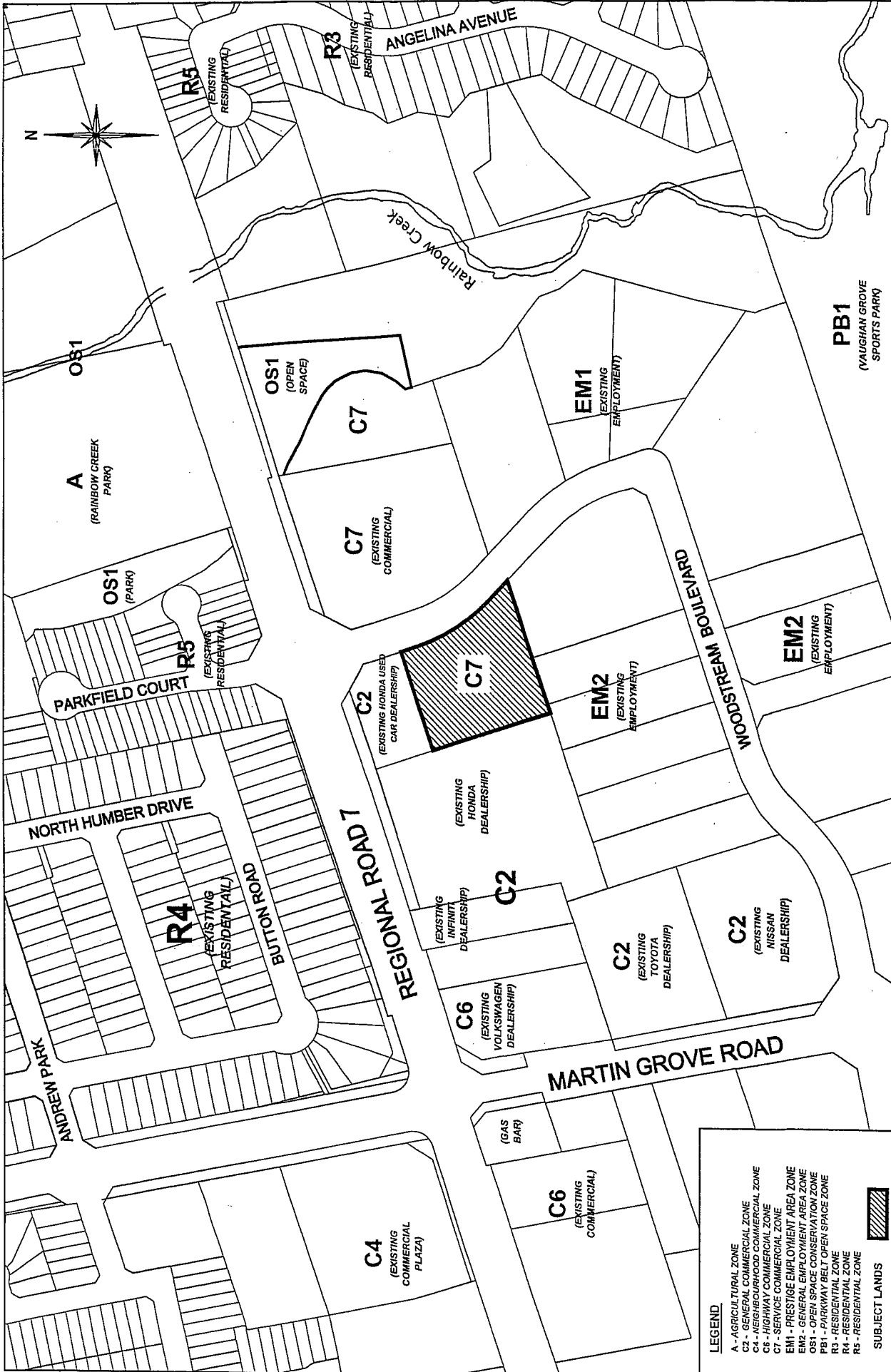
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning


/LG



LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE

SUBJECT LANDS



Location Map

Part of Lot 5,
Concession 8
APPLICANT:
WOODSTREAM PLAZA INC.
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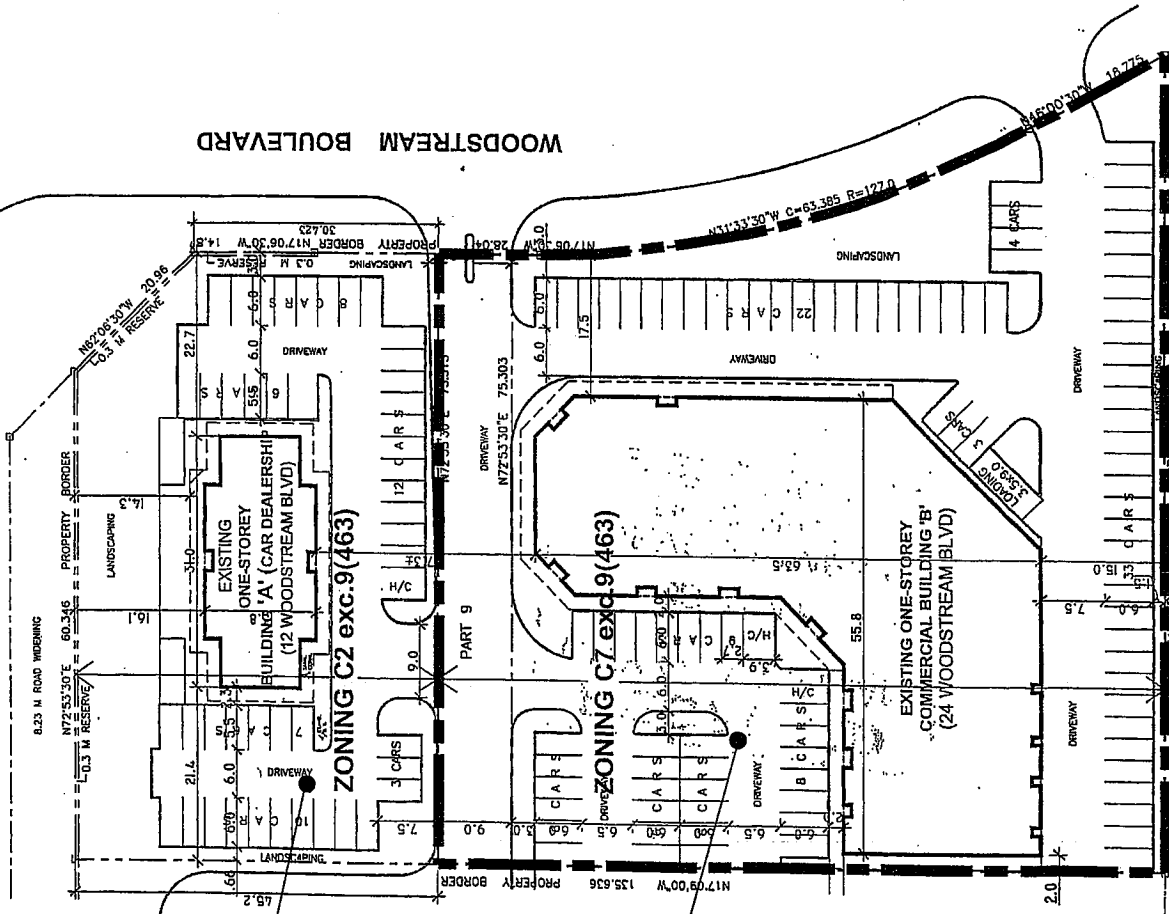


Development Planning Department

Attachment 1

FILE No's.:
Z.05.058 & OP.06.001
Not to Scale
March 7, 2006

REGIONAL ROAD 7



12 Woodstream Boulevard
(Designated "General Commercial", Zoned "C2" "General Commercial Zone")

24 Woodstream Boulevard
(Proposal to REDESIGNATE from "Highway 7 Commercial Corridor" to "General Commercial"; and to Rezone from 'C7' "Service Commercial Zone" to 'C2' "General Commercial Zone")

SUBJECT LANDS

SITE STATISTICS:

ZONING:
Site Area 'A' (Building A):
C2 exc.9(463) [General Commercial Zone]
Site Area 'B' (Building B):
C7 exc.9(463) [Service Commercial Zone]

LOT AREA:
Site Area 'A' 3,286.4 sm
Site Area 'B' 7,482.8 sm
TOTAL LOT AREA 10,769.2 sm (2.66 ac)

EXIST. BUILDING COVERAGE:
BUILDING 'A' = 373.5 sm
BUILDING 'B' = 2,143.3 sm
TOTAL COVERAGE = 2,516.8 sm
23.3%

EXIST. BUILDING G.F.A.:
BUILDING 'A' = 373.5 sm
BUILDING 'B' = 2,143.3 sm
TOTAL GFA = 2,516.8 sm

PARKING REQUIRED:
BUILDING 'A' 11.2 spaces
(3 per 100 sm GFA, as for Motor Vehicle Sales)
BUILDING 'B' 128.6 spaces
(6 per 100 sm GFA, as for Shopping Centres)

PARKING PROVIDED:
TOTAL PARKING REQ: 140 spaces
143 spaces
H/C PARKING REQ'D: 2 spaces
H/C PARKING PROV'D: 3 spaces

EXIST. LANDSCAPE AREA: sm (%)



Site Plan

Part of Lot 5,
Concession 8

APPLICANT:
WOODSTREAM PLAZA INC.

M:\DFT\1 ATTACHMENTS\2\2-05.058



Development Planning Department

Attachment

FILE No's:
Z.05.058 & OP.06.001

Not to Scale

March 20, 2006

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