

**3.      ZONING BY-LAW AMENDMENT FILE Z.07.015  
2026919 ONTARIO LIMITED**

**P.2007.23**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.015 (2026919 Ontario Limited) 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to permit a Public Garage (i.e. oil change – proposed Building “B”) and Car Wash (proposed Building “G”) as additional uses on the subject lands as shown on Attachment #2, within the zoned EM3 Retail Warehouse Employment Area Zone.

**Background - Analysis and Options**

The 0.20 ha site as shown on Attachment #1 is located north of Steeles Avenue West, on the west side of Sante Drive (municipally known as 3340 and 3345 Steeles Avenue West), in Part of Lot 1, Concession 5, City of Vaughan.

The subject lands are designated “Prestige Area” by OPA #450 and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(824). The surrounding land uses are:

- North - employment; existing hotel (EM3 Retail Warehouse Employment Area Zone)
- South - commercial; existing eating establishments (C7 Service Commercial Zone)
- East - Sante Drive; employment (EM1 Prestige Employment Area Zone)
- West - Highway #400 off-ramp (A Agricultural Zone)

On August 10, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the City of Toronto, York Region and Ministry of Transportation Ontario. As of August 21, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, 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 City's Official Plan policies and Zoning By-law standards with respect to the appropriateness of the proposed uses (public garage and car wash), within the surrounding employment and service commercial use context.
- ii) a Site Development Application (File DA.07.015) has been submitted, and will be reviewed concurrently with the zoning amendment application, to demonstrate the manner in which the proposed public garage and car wash uses can be accommodated on the property, including, but not limited to, the impacts on parking and vehicular maneuverability on the site;
- iii) the original approved site plan included the site to the north (existing hotel currently owned by Super 8) and the site to the south (existing 3 eating establishments currently owned by the applicant); review will be given to the proposed uses in relation to the existing uses to the north and south of the subject lands; and
- iv) on June 27, 2007 comments were received from the City of Toronto, Transportation Services, requesting a Traffic Impact Study to further assess the impact the "increased vehicle trips will have on Steeles Avenue West in the vicinity of the development, including the existing driveway access on the north site of Steeles Avenue West to the west of Sante Drive"; the applicant is currently in discussions with the City of Toronto to resolve this issue.

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

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

#### **Regional Implications**

N/A

#### **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, review will be given to ensuring the appropriateness and compatibility of the proposed public garage and car wash uses with the uses currently permitted and approved on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impacts associated with the proposed additional uses on the site.

#### **Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

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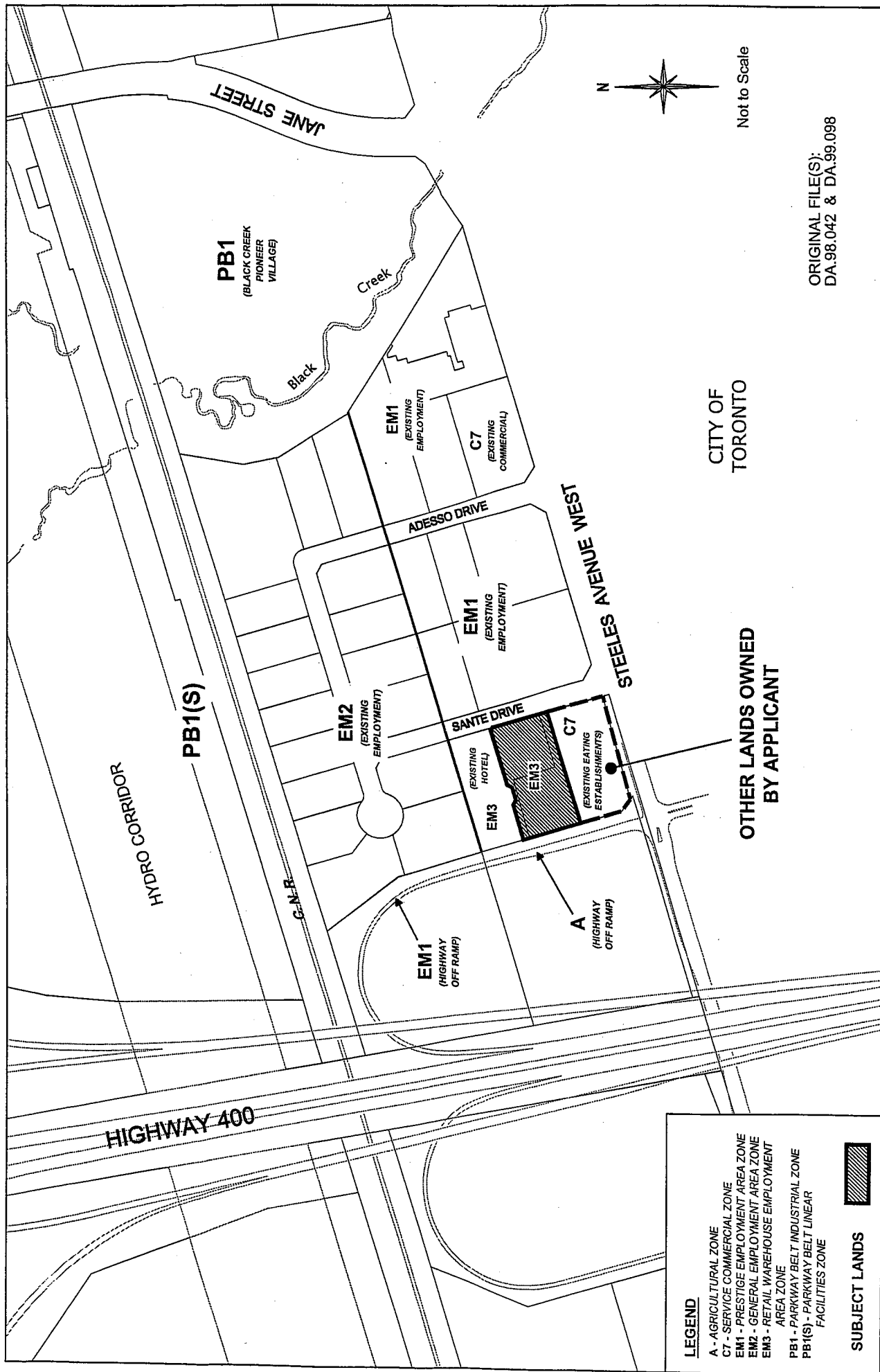
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**LEGEND**

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT INDUSTRIAL ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

**SUBJECT LANDS**



**Location Map**

Part of Lot 1,  
Concession 5

APPLICANT:  
2026919 ONTARIO LIMITED

N:\A\PE\1 ATTACHMENTS\A\Z-07.0156

Not to Scale



ORIGINAL FILE(S):  
DA.98.042 & DA.99.098

CITY OF  
TORONTO

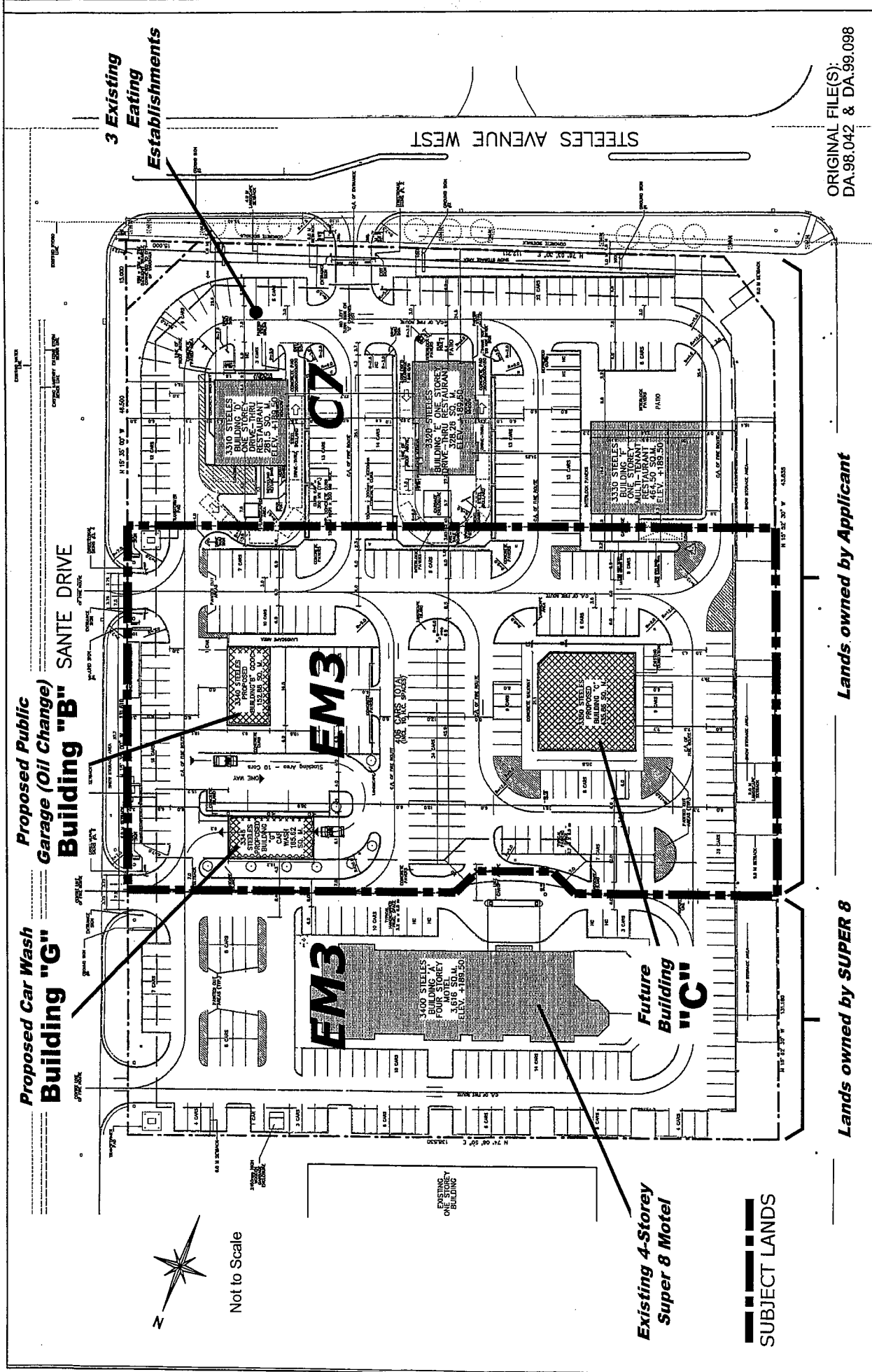
OTHER LANDS OWNED  
BY APPLICANT



*The City Above Toronto*

Development Planning Department

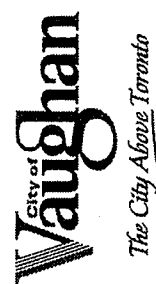
**Attachment 1**  
FILE No.: Z.07.015  
RELATED FILE: DA.07.058  
August 7, 2007



ORIGINAL FILE(S):  
DA.98.042 & DA.99.098

# Attachment 2

FILE No.: Z.07.015  
RELATED FILE: DA.07.058  
August 7, 2007



Development Planning Department

## Site Plan (Existing & Proposed Buildings)

Part of Lot 1,  
Concession 5

APPLICANT:  
2028919 ONTARIO LIMITED