

1. **ZONING BY-LAW AMENDMENT FILE Z.08.071 P.2009.9**
CONDOR PROPERTIES LIMITED
WARD 4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.071 (Condor Properties 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

On February 6, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands, and to the Concord West Ratepayers Association. On February 10, 2009, a Revised Notice of a Public Meeting was circulated to the aforementioned property Owners and Ratepayer Association as a result of the Owner expanding the proposed use into an additional unit. As of February 19, 2009, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically Exception 9(509) of By-law 1-88, on the subject lands shown on Attachment #1, to permit a motor vehicle sales establishment as an additional permitted use in a C7 Service Commercial Zone within Units 8, 9 and 10A of the existing multi-unit building as shown on Attachment #2. The combined floor area of Units 8, 9, and 10A devoted to the proposed use is 674 m².

The motor vehicle sales establishment is for a motorcycle design, assembly, repair and research and development facility.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Langstaff Road and Keele Street, municipally known as 8575 Keele Street, in Part of Lot 11, Concession 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan) which encourages a wide range of industrial, business and civic uses with no outside storage and, which require high visual exposure. The subject lands are also consistent with the "Service Node" policies of OPA #450, which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies for uses that supply the day-to-day convenience and service needs of the businesses, industries and their employees. The proposed motor vehicle sales establishment is consistent with the policies of OPA #450.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(509). The proposed motor vehicle sales establishment is not permitted use within the C7 Service Commercial Zone, and therefore, an amendment to the Zoning By-law is required. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the 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 policies contained within OPA #450 (Employment Area Growth and Management Plan), Zoning By-law 1-88, the surrounding area context and other uses within the existing multi-unit building, to determine the appropriateness of permitting a motor vehicle sales establishment use on the subject lands and within the C7 Service Commercial Zone;
- ii) review will be given to ensure the proposed motor vehicle sales establishment operates entirely within the existing building in accordance with the requirements of the C7 Service Commercial Zone, which do not permit open storage; and,
- iii) review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to traffic and parking.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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 proposal will be reviewed in the context of the applicable Official Plan policies, the requirements of By-law 1-88, the appropriateness of the proposed motor vehicle sales establishment and compatibility with adjacent land uses and other uses within the existing multi-unit condominium buildings on the property.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

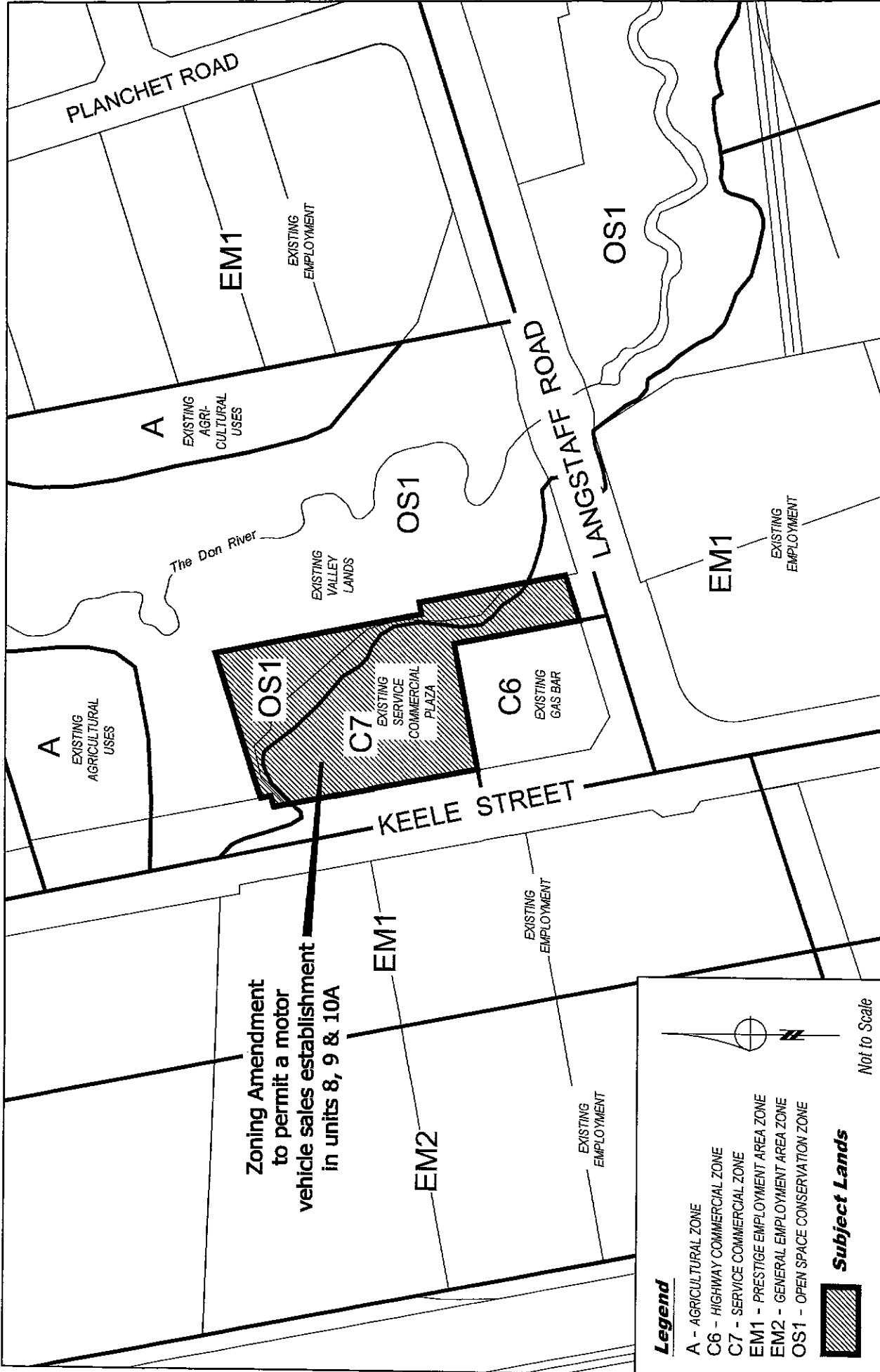
Ryan Mino, Planner, ext. 8213
Mauro Peverini, Manager of Planning ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM




Zoning Amendment
to permit a motor
vehicle sales establishment
in units 8, 9 & 10A

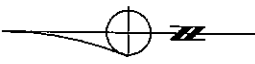
Legend

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

Subject Lands



Not to Scale



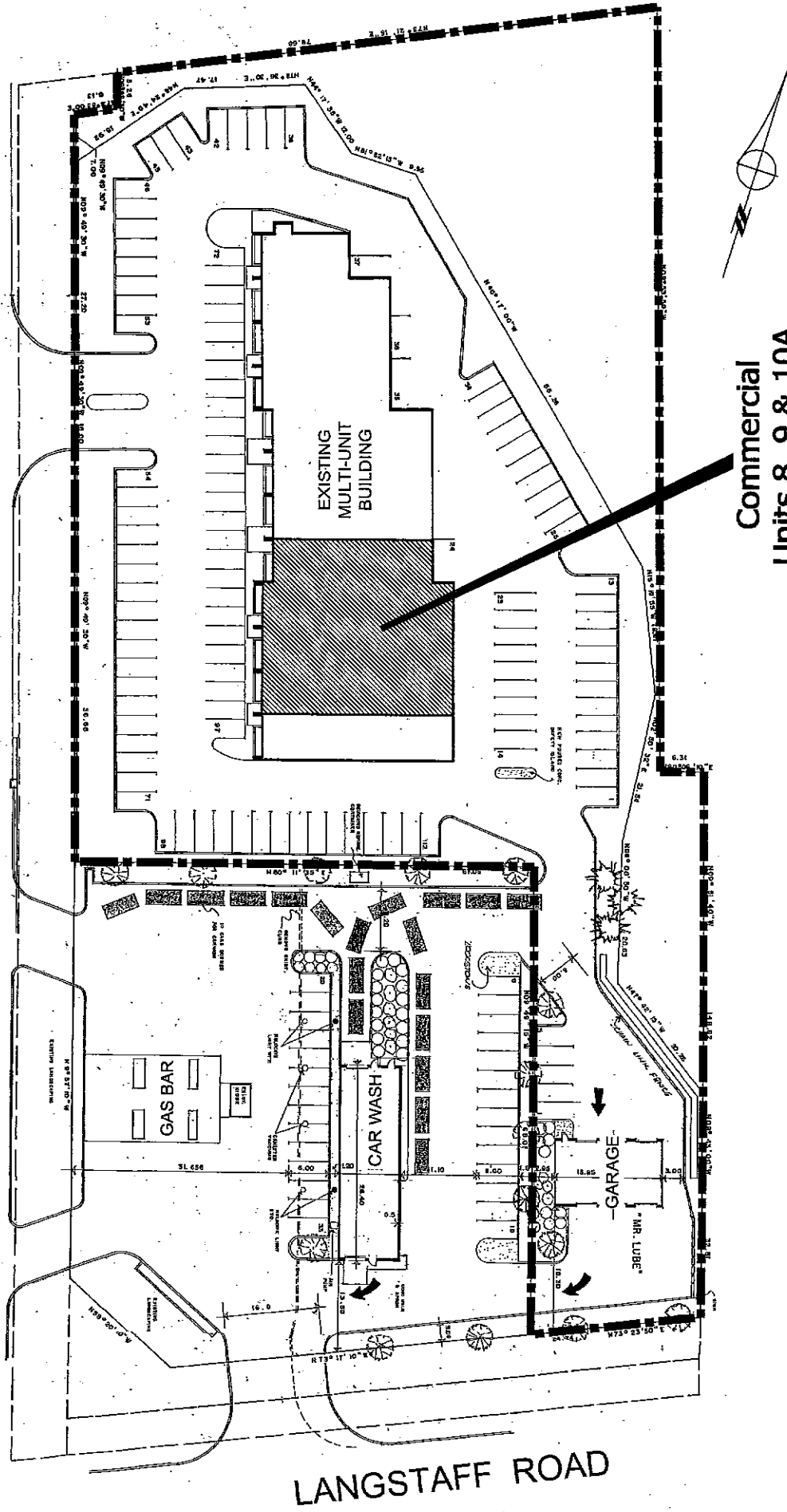
Location Map

Part Lot 11,
Concession 3
APPLICANT:
 CONDOR PROPERTIES LIMITED
NA.DPT.V. ATTACHMENTS.Z.V.08.071.dwg



Development Planning Department

KEELE STREET



LANGSTAFF ROAD

Commercial Units 8, 9 & 10A

Not to Scale

--- Subject Lands

Site Plan

Part Lot 11,
Concession 3

APPLICANT:
CONDOR PROPERTIES LIMITED

MAP 1 ATTACHMENT 3, 08.071.dwg



Development Planning Department

Attachment 2

FILE No.:
Z.08.071

March 3, 2009