



C76.
Communication
CW(PM) – December 3, 2024
Item No. 3

Caupurch Investments Inc.

Temporary Use Zoning By-law Amendment Application

2739 Highway 7, Vaughan, ON



Location & Context

Address: 2739 Highway 7

Lot Area: 0.339 hectares

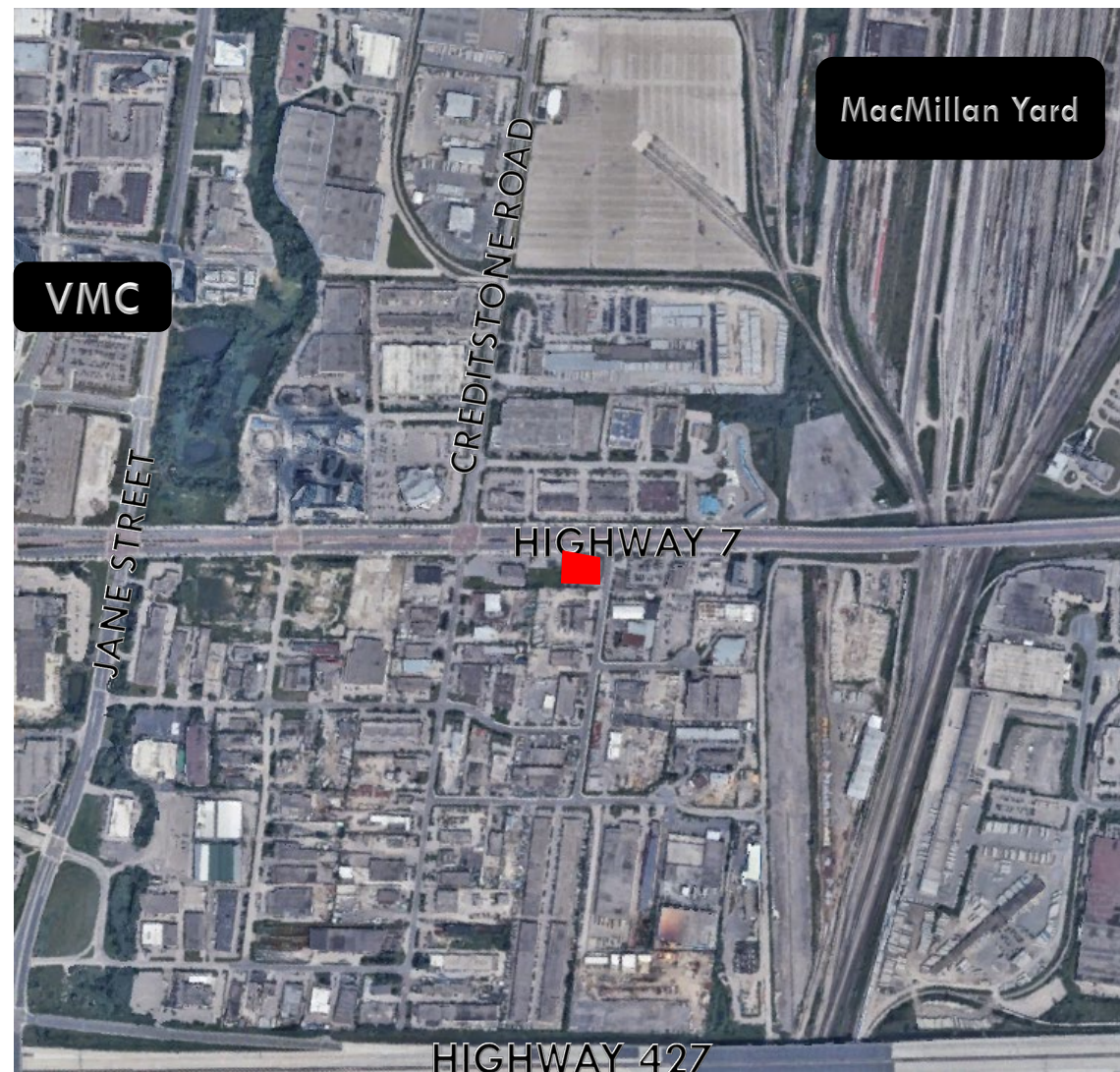
Adjacent Land Uses:

North: Low-density employment and commercial mixed-uses (restaurants, office spaces, and retail)

East: Low-density employment uses (car dealerships and associated outdoor storage of cars, office uses, and a hotel)

South: Low-density, medium to large-scale employment uses (auto service shops)

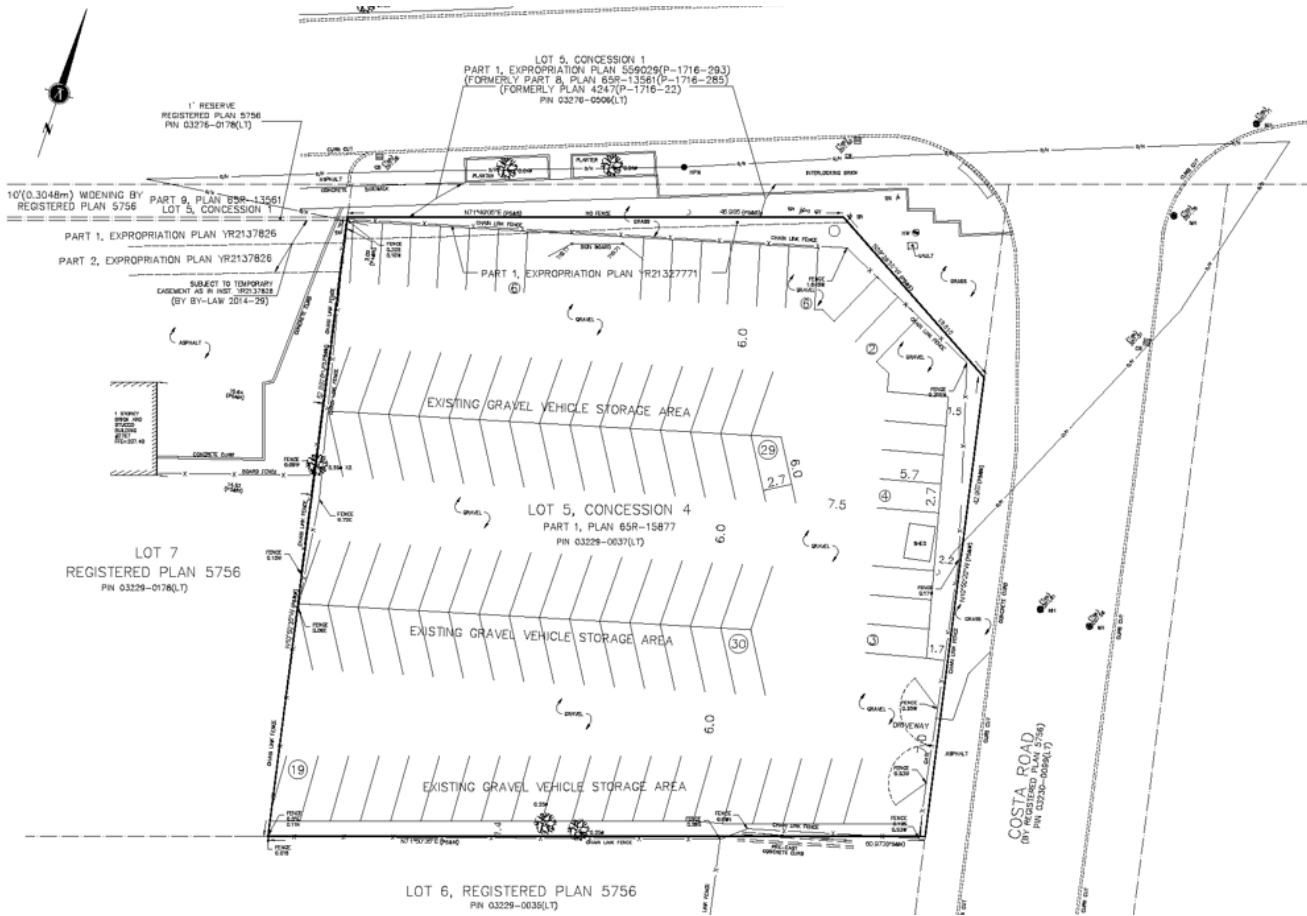
West: Gas station, low-density commercial and retail uses (restaurants and office spaces)



Proposed Temporary Use

SITE PLAN STATISTICS

LOT AREA	= 0.339 Ha. (0.837 Ac.)
OUTDOOR VEHICLE STORAGE AREA	= 0.328 Ha. (0.811 Ac.) 96.7%
SOD AREA	= 0.011 Ha. (0.026 Ac.) 3.3%
OUTDOOR VEHICLE STORAGE SPACES	= 99 Spaces

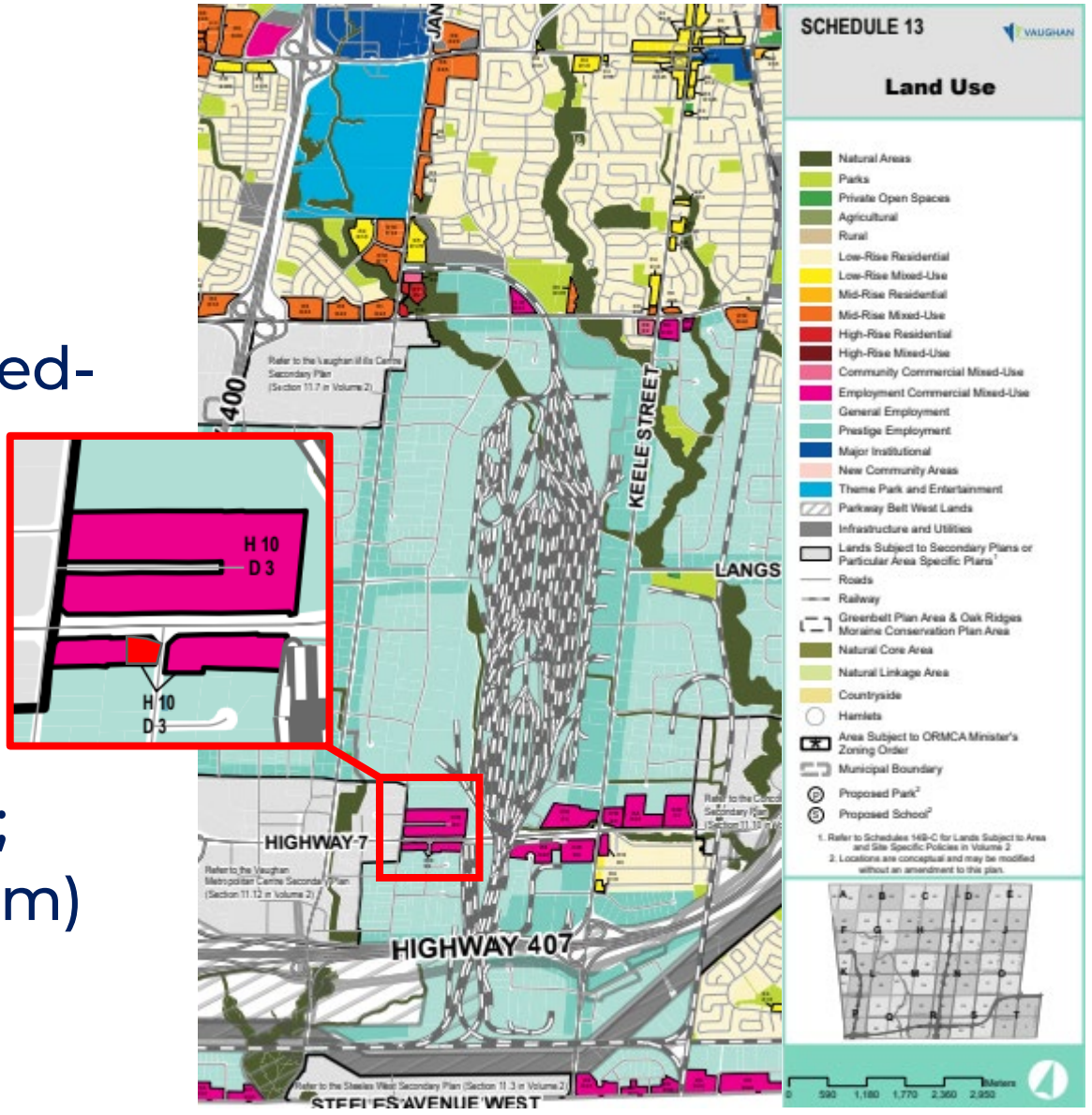


Proposed Temporary Use



Existing Official Plan Policy

- VOP Designation:
 - Employment Commercial Mixed-Use (Schedule 13 – Land Use)
- Permitted Uses:
 - Office uses;
 - Hotel;
 - Cultural and Entertainment Uses;
 - Retail uses (max. GFA of 3,500 sq.m)
 - Gas Stations



Existing Official Plan Policy

Temporary Use By-laws

It is the policy of Council:

10.1.2.4 That Zoning By-laws may allow the temporary use of land, buildings or structures provided the temporary use meets the following conditions:

- a. is consistent with the general intent of this plan;*
- b. is compatible with adjacent land-uses;*
- c. is temporary in nature and can be easily terminated when the temporary zoning by-law expires;*
- d. sufficient servicing and transportation capacity exists for the temporary use; and*
- e. maintains the long-term viability of the lands for the uses permitted in this Plan.*

Proposed Zoning By-law Amendment

- Zoning by-law 001-2021 - From EMU to EMU(T)

Zoning By-law 1-21 Standards	Proposed Exception to the EMU Zone Requirements
Permitted Uses in the EMU Zone	Outside storage of (Table 8-2) vehicles without any associated building shall be a permitted for a temporary period of up to three(3) years (Outside storage is not a permitted use).
General Requirements for Outside Storage	Permit the sole use of outside storage for the purpose of parking vehicles on the Subject Lands (Outside storage of motor vehicles except for the purpose of display, hire or sale is prohibited).
Maximum Permitted Area of Lot for Outside Storage	Permit a maximum outside storage area of 96.7% of the total lot area (30% is the maximum)
Location of Outside Storage	To permit outside storage on a corner lot (Outside storage is not permitted on corner lots)
Required Surface Material	The proposed surface treatment material is gravel (Hard Surface dustless material is required).
Required Barrier Free Parking Spaces	0% (4% is required).
Minimum Landscaped Area (%)	3.3% (10% is required).
Minimum Landscape Strip Abutting a Street Line	0 metres (5 metres in width is required).

Thank You

Questions and Comments

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