

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 4

**TITLE: SEVEN VIEW CHRYSLER  
OFFICIAL PLAN AMENDMENT FILE OP.20.007  
ZONING BY-LAW AMENDMENT FILE Z.20.015  
2661, 2685, 2703 AND 2739 HIGHWAY 7 AND  
44 KILLALOE ROAD  
VICINITY OF HIGHWAY 7 AND COSTA ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.20.007 and Z.20.015 (Seven View Chrysler) for the subject lands shown on Attachment 1. The Owner proposes to expand the permitted motor vehicles sales establishment and permit the outside storage of motor vehicles for a temporary time period of three years onto adjacent lands as follows:

- 2739 Highway 7, the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road: to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit the outside storage of motor vehicles without an associated building
- 2661 Highway 7: to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment (existing building used for office administration) with outside storage of motor vehicles
- 2703 Highway 7: to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment (existing buildings are used for auto body details and repairs) with outside storage of motor vehicles

Note: No new structures or buildings are proposed on the Subject Lands

## **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposal to permit the expansion of the existing motor vehicles sales establishment (Seven View Chrysler) and the outside storage of motor vehicles on the subject lands for a temporary period of 3 years
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the temporary uses
- A technical report will be prepared by the Development Planning Department

## **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.20.007 and Z.20.015 (Seven View Chrysler), BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') are located on the south side of Highway 7, east and west of Costa Road and are municipally known as 2661, 2685, 2703, 2739 Highway 7 and 44 Killaloe Road as shown on Attachment 1. The Subject lands have a combined area of approximately 16,393.17 m<sup>2</sup> (4.05 acres).

Seven View Chrysler is an existing Motor Vehicles Sales Establishment operating at 2685 Highway 7. The motor vehicles sales establishment use is permitted through an Ontario Municipal Board ('OMB') decision issued on February 6, 1979 for the front (north) portion of 2685 Highway 7. Seven View Chrysler has expanded the existing use onto the properties municipally known as rear (south) portion of 2685 Highway 7, 2661 Highway 7, 2739 Highway 7, 2703 Highway 7 and 44 Killaloe Road. In order to permit the expansion of the existing motor vehicles sales establishment and associated outside storage of motor vehicles on the adjacent properties for a temporary period of three years, amendments to the Official Plan and Zoning By-law 1-88 are required.

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the Motor Vehicle Sales Establishment and Outdoor Storage of Motor Vehicles***

Seven View Chrysler (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 to permit the following:

1. Official Plan Amendment File OP.20.007 to amend Vaughan Official Plan 2010 ('VOP 2010') to permit the outside storage of motor vehicles without an associated building on 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7
2. Zoning By-law Amendment File Z.20.015 to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment and outside storage of motor vehicles

without an associated building for a temporary period of 3 years with site-specific zoning exceptions identified in Tables 1 and 2 of this report for the Subject Lands shown on Attachment 1 and 2 as follows:

- 2703 Highway 7: permit a motor vehicles sales establishment (existing buildings are used for auto body details and repairs) with outside storage of motor vehicles
- 2661 Highway 7: permit a motor vehicles sales establishment (existing building is used for office administration) with outside storage of motor vehicles
- 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7: permit outside storage of motor vehicles without an associated building

The Applications include a total of 679 motor vehicle parking spaces on the Subject Lands distributed as follows:

- 2661 Highway 7 - 154 spaces
- 2685 Highway 7 - 28 spaces (existing Seven View Chrysler)
- 2685 Highway 7 rear (south) portion and 44 Killaloe Road - 238 spaces
- 2703 Highway 7 - 137 spaces
- 2739 Highway 7 - 122 spaces

The arrangement of the outside storage of motor vehicles will be further reviewed through the processing of the Applications. Any changes to the parking arrangement will be considered in a future technical report that will go before the Committee of the Whole.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: August 21, 2020.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). Notice Signs were installed along Highway 7, Costa Road and Killaloe Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, the Concord West Ratepayers Association, residential buildings at 2900 Highway 7, 2910 Highway 7 and 7895 Jane Street.
- c) Comments Received to Date: None

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

***Amendments to the “Employment Commercial Mixed-Use” and “General Employment” policies of VOP 2010 are required to permit the proposed uses***  
2661, 2703 and 2739 Highway 7 are designated “Employment Commercial Mixed-Use” by VOP 2010. This designation permits office uses, hotel, cultural and entertainment uses, retail use provided it does not exceed 3,500 square metres, and gas stations. The rear (south) portion of 2685 Highway 7 and 44 Killaloe Road are designated “General Employment” by VOP 2010. The “General Employment” designation permits a range of industrial uses including manufacturing, warehouse (but not retail warehouse), processing, transportation, distribution and accessory office and/or retail uses. These permitted uses may or may not require outside storage.

Amendments to VOP 2010 are required to permit the outside storage of motor vehicles without an associated building at 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7 on the entirety of the lots.

2661, 2703 and 2739 Highway 7 are in a “Regional Intensification Corridors within Employment Areas” by VOP 2010. Lands within this designation are encouraged to develop for non-residential intensification purpose that make use of existing or planned transit investment. Commercial buildings are to be compact and within close proximity to each other. The Applications do not include new buildings or site alternation, however the existing conditions on the Subject Lands and the proposed uses, including the outside storage of motor vehicles will be evaluated in consideration of the policies directives of VOP 2010, specifically the objective of the “Regional Intensification Corridors within Employment Areas”.

***Amendments to Zoning By-law 1-88 are required to permit the proposed uses***  
2661, 2703 and 2739 Highway 7 are zoned “C6 Highway Commercial Zone” and the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road are zoned “EM2 General Employment Area Zone” by Zoning By-law 1-88. The “C6 Highway Commercial Zone” and the “EM2 General Employment Zone” do not permit a motor vehicles sale establishment and the outside storage of motor vehicles. Amendments to Zoning By-law 1-88 are required to permit the proposed uses on a temporary basis for a period of 3 years together with the following site-specific exceptions:

Table 1: Lands zoned C6 Highway Commercial Zone - 2661, 2703 and 2739 Highway 7

	Zoning By-law 1-88 Standards	C6 Highway Commercial Zone	Proposed Exceptions to the C6 Highway Commercial Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- Automobile Gas Bar</li> <li>- Automobile Service Station</li> <li>- Car Rental Agency</li> <li>- Car Wash</li> <li>- Eating Establishment, Convenience Eating Establishment, and Take-Out Eating Establishment, provided such uses are operate in conjunction with an Automobile Services Station</li> <li>- Hotel/Motel</li> <li>- Public Garage</li> </ul>	<p>Permit the following additional uses for a temporary period of three years:</p> <p><u>2703 Highway 7</u> A motor vehicles sales establishment (auto body details and repairs) with outside storage of motor vehicles</p> <p><u>2661 Highway 7</u> A motor vehicles sales establishment (office administration) with outside storage of motor vehicles</p> <p><u>2739 Highway 7</u> The outside storage of motor vehicles without an associated building</p>
b.	Minimum Parking Space Size	6 m x 2.7 m	5.5 m x 2.5 m (all spaces)
c.	Minimum Aisle Width	6m	5.5 m (2739 Highway 7)
d.	Minimum Landscape Area	A minimum of 10% of the area of every lot on which a building or structure is erected shall be used for no other purpose than landscaping	This provision shall not apply (all the properties)
e.	Minimum Landscape Strip Abutting a Street Line	6 m	<ul style="list-style-type: none"> <li>- 2661 Highway 7: 0 m along Highway 7</li> <li>- 2703 Highway 7: 0.7 m along Highway</li> </ul>

	<b>Zoning By-law 1-88 Standards</b>	<b>C6 Highway Commercial Zone</b>	<b>Proposed Exceptions to the C6 Highway Commercial Zone Requirements</b>
			- 2739 Highway 7: 0 m along Highway 7 & Costa Road
f.	Open Storage 2739 Highway 7	The open storage shall be accessory to the permitted commercial use carried on in an enclosed building on the same lot	The open storage of motor vehicles shall be accessory to the permitted commercial use carried on in an enclosed building not on the same lot
g.	Permitted Goods and Materials for Open storage	The open storage of goods or materials which are obnoxious, visually or otherwise, including motor vehicles, machinery, appliances or equipment shall not be permitted	The open storage of goods or materials shall include motor vehicles (all properties)

**Table 2: Lands Zoned “EM2 General Employment Zone” – the rear (south) portion of  
2685 Highway 7 and 44 Killaloe Road**

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8</li> <li>- All Season Sports Facility, subject to Section 3.8</li> <li>- Autobody Repair Shop</li> <li>- Building Supply Outlet</li> <li>- Car Brokerage, including trucks</li> <li>- Club or Health Centre</li> <li>- Contractor's Yard</li> </ul>	Permit outside storage of motor vehicles without an associated building as additional use of for a temporary period of three years (all properties)

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
		<ul style="list-style-type: none"> <li>- Equipment Sales/ Rental Establishment</li> <li>- Meat Packing and Processing, not including accessory outside storage</li> <li>- Public Garage</li> <li>- Scrap Paper Storage, sorting or Baling</li> <li>- Service or Repair Shop, including repair of heavy equipment</li> <li>- Truck Terminal</li> </ul>	
b.	Minimum Parking Space Size	6 m x 2.7 m	5.5 m x 2.5 m (all properties)
c.	Minimum Landscape Area	Minimum of five (5%) percent of the entire lot area of every lot in an Employment Area Zone, on which a building or structure is erected, shall be used for no purpose other than landscaping.	This provision shall not apply (all properties)
d.	Minimum Landscape Strip Abutting a Street Line (Killaloe Road)	3 m	0 m
e.	Maximum Lot Coverage for Outside Storage	Maximum 30% of the lot area	100% of the lot area shall be used for the outside storage of motor vehicles
f.	Building Associated with Outside Storage	Outside storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres	Permit the outside storage of motor vehicles on a lot without a building (all properties)
g.	Location of outside storage	No outside storage shall be located in any front yard,	This provision shall not apply

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
		exterior side yard or between any main building and a street line, and further shall be no closer than twenty (20) metres to any street line	

Additional zoning exceptions may be identified through a detailed review of the Application, which will be considered in a technical report at a future Committee of the Whole meeting.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Consistency and Conformity with Provincial Policies, and York Region Official Plan	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan 2010 (the 'YROP')</li> </ul>
b.	City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>The appropriateness of the proposed uses within the "Employment Commercial Mixed-Use" and the "General Employment" designations will be reviewed in consideration of the policies of VOP 2010</li> </ul>
c.	Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> <li>Section 10.1.2.4 of VOP 2010, enables the City to enact Temporary Use By-laws for the temporary use of land, buildings or structures. The temporary use must be consistent with the general intent of VOP 2010; compatible with adjacent land-uses; temporary in nature; located in an area where sufficient servicing and transportation capacity exists; and,</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>maintains the long-term viability of the lands for the uses permitted by VOP 2010</p> <ul style="list-style-type: none"> <li>The proposed uses will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010</li> </ul>
d.	Regional Corridor	<ul style="list-style-type: none"> <li>The majority of the Subject Lands front onto a regional corridor where investment in transit improvements have been established. Transit-oriented-design is encouraged along Highway 7 and the Applications will be reviewed in consideration of the “Regional Intensification Corridor within Employment Areas” policies of VOP 2010</li> </ul>
e.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed uses and the site-specific amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> <li>Site Plan</li> <li>Planning Justification Report</li> <li>Draft Official Plan Amendment</li> <li>Draft Zoning By-law Amendment</li> <li>Traffic Impact Study</li> </ul> </li> <li>These studies and reports are available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>Additional studies and/or reports may be required as part of the Application review process</li> </ul>

## **Financial Impact**

There are no requirements for new funding associated with this report.

## **Broader Regional Impacts/Considerations**

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.007 in accordance with the YROP and York Region By-law A-0265-189-017. York Region has not advised on the status of the request for exemption. Any issues identified by York Region will be addressed through a technical report at a future Committee of the Whole meeting.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive technical report at a future Committee of the Whole meeting.

**For more information**, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

## **Attachments**

1. Context and Location Map
2. Site Plan

## **Prepared by**

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## **Approved by**



Nick Spensieri, Deputy City Manager  
Infrastructure Development

## **Reviewed by**



Jim Harnum, City Manager