

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021

Item 8, Report No. 29, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 22, 2021, as follows:

By approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 1, 2021; and

By receiving the following Communications:

C42. Memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Administrative Services and City Solicitor, dated June 18, 2021; and

C59. Submitted by Councillor Yeung Racco on behalf of Seven View Chrysler Ltd., dated June 21, 2021.

**8. SEVENVIEW CHRYSLER OFFICIAL PLAN AMENDMENT FILE
OP.20.007 ZONING BY-LAW AMENDMENT FILE Z.20.015
(TEMPORARY USE) 2661, 2685, AND 2703 HIGHWAY 7 AND 44
KILLALOE ROAD VICINITY OF HIGHWAY 7 AND COSTA ROAD**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of June 22, 2021.

Recommendations

1. THAT Official Plan Amendment File OP.20.007 (Seven View Chrysler) BE APPROVED, to amend the "General Employment" land use policies of Vaughan Official Plan 2010 to permit the outside storage of motor vehicles without an associated building on the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road for a temporary period of 3 years;
2. THAT Zoning By-law Amendment File Z.20.015 (Seven View Chrysler) BE APPROVED, to amend Zoning By-law 1-88 to expand the existing motor vehicles sales establishment (for office administration and auto body details and repairs) and to permit the outside storage of motor vehicles for a temporary period of 3 years on the subject lands together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report, as shown on Attachments 1 and 2 as follows:
 - a. 2661 Highway 7: to expand the existing motor vehicle sales establishment (existing building used for office administration) with outside storage of motor vehicles for a temporary period of 3 years;
 - b. 2703 Highway 7: to expand the existing motor vehicle sales establishment (existing building is used for auto body details and repairs) with outside storage of motor vehicles for a temporary period of 3 years; and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021

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- c. The rear (south) portion of 2685 Highway 7 and 44 Killaloe Road: permit outside storage of motor vehicles without an associated building for a temporary period of 3 years subject to the following:
 - i) Prior to the enactment of the implementing Zoning By-law, Site Development File DA.20.065 shall be finalized to the satisfaction of the Development Planning Department for landscaping proposed along the lots fronting onto Highway 7; and
- 3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

Committee of the Whole (1) Report

DATE: Tuesday, June 01, 2021

WARD(S): 4

**TITLE: SEVENVIEW CHRYSLER
OFFICIAL PLAN AMENDMENT FILE OP.20.007
ZONING BY-LAW AMENDMENT FILE Z.20.015
(TEMPORARY USE)
2661, 2685, AND 2703 HIGHWAY 7 AND
44 KILLALOE ROAD
VICINITY OF HIGHWAY 7 AND COSTA ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for 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 Owners proposes to amend the Vaughan Official Plan VOP2010 and Zoning By-law 1-88 to expand the existing motor vehicles sales establishment and to permit the outside storage of motor vehicles onto the subject lands as shown on Attachments 1 and 2, for a temporary period of 3 years, as follows:

- 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 existing outside storage of motor vehicles without an associated building for a temporary period of 3 years
- 2661 Highway 7: to amend Zoning By-law 1-88 to expand the existing motor vehicles sales establishment (existing building used for office administration) and permit the outside storage of motor vehicles for a temporary period of 3 years
- 2703 Highway 7: to amend Zoning By-law 1-88 to expand the existing motor vehicles sales establishment (existing building is used for auto body details and repairs) to permit the outside storage of motor vehicles for temporary periods of 3 years

Report Highlights

- The Owners is seeking permission to expand the existing motor vehicles sales establishment (for office administration and auto body details and repairs) and to permit the outside storage of motor vehicles on the subject lands for a temporary period of 3 years
- Official Plan and Zoning By-law Amendment applications are required to permit the temporary uses
- A Site Development Application is required to implement the proposed landscape plan
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020 and conform to A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, as amended and the York Region Official Plan 2010, the temporary use policies of Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Official Plan Amendment File OP.20.007 (Seven View Chrysler) BE APPROVED, to amend the “General Employment” land use policies of Vaughan Official Plan 2010 to permit the outside storage of motor vehicles without an associated building on the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road for a temporary period of 3 years.
2. THAT Zoning By-law Amendment File Z.20.015 (Seven View Chrysler) BE APPROVED, to amend Zoning By-law 1-88 to expand the existing motor vehicles sales establishment (for office administration and auto body details and repairs) and to permit the outside storage of motor vehicles for a temporary period of 3 years on the subject lands together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report, as shown on Attachments 1 and 2 as follows:
 - a. 2661 Highway 7: to expand the existing motor vehicle sales establishment (existing building used for office administration) with outside storage of motor vehicles for a temporary period of 3 years;
 - b. 2703 Highway 7: to expand the existing motor vehicle sales establishment (existing building is used for auto body details and repairs) with outside storage of motor vehicles for a temporary period of 3 years; and
 - c. The rear (south) portion of 2685 Highway 7 and 44 Killaloe Road: permit outside storage of motor vehicles without an associated building for a temporary period of 3 years subject to the following:

- i) Prior to the enactment of the implementing Zoning By-law, Site Development File DA.20.065 shall be finalized to the satisfaction of the Development Planning Department for landscaping proposed along the lots fronting onto Highway 7.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The subject lands (the 'Subject Lands') are located on the south side of Highway 7, east of Costa Road and are municipally known as 2661, 2685, and 2703 Highway 7 and 44 Killaloe Road, as shown on Attachment 1. The Subject Lands have a combined area of approximately 1.3 hectares. The surrounding land uses are shown on Attachment 1.

The Seven View Chrysler Auto Dealership operated by Domy's & Pat Garage & Auto Collision Ltd. (the 'Owner') is an existing Motor Vehicles Sales Establishment located at 2685 Highway 7. The motor vehicles sales establishment use was permitted through an Ontario Municipal Board ('OMB') decision issued on February 6, 1979, for the front (north) portion of 2685 Highway 7. The Owner has expanded the existing motor vehicle sales establishment use onto the properties municipally known as 2685 Highway 7 (the south portion), 2661, 2739 and 2703 Highway 7 and 44 Killaloe Road. In order to permit the expanded 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.

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

The City, on August 21, 2020, circulated a Notice of Public Meeting (the 'Notice') to all property owners within 150 m of the Subject Lands, the Concord West Ratepayers Association and the residential buildings located at 2900 Highway 7, 2910 Highway 7 and 7895 Jane Street. A copy of the Notice was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Highway 7, Costa Road and Killaloe Road frontages, in accordance with the City's Notice Sign Procedures and Protocols.

Vaughan Council on September 29, 2020, ratified the recommendations of Committee of the Whole to receive the Public Meeting report of September 22, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting.

At the September 22, 2020 Public Meeting, written comments were provided by the Concord West Ratepayers Association, summarized as follows:

- Subject Lands are too large for outside storage
- Storage of motor vehicles along Highway 7 and within proximity to the Vaughan Metropolitan Centre ('VMC') is inappropriate
- Rear lots that do not front onto Highway 7 are more suitable for motor vehicle storage

The Owner revised the Applications to respond to comments received at Public Meeting

In response to the comments made at the September 22, 2020 Public Meeting, the Owner has revised the Official Plan Amendment File OP.20.007 and Zoning By-law Amendment File Z.20.015 applications (the 'Applications'), as follows:

- the lands known municipally as 2739 Highway 7 as shown on Attachment 2 no longer form part of the Applications
- the Owner submitted Site Development File DA.20.065 to implement landscape screening along the Highway 7 frontage of the Subject Lands and restrict parking of vehicles to those no larger than a 'pick-up truck' along the frontages of 2685, 2703 and 2661 Highway 7, as shown on Attachments 2 and 3

Previous Reports/Authority

Previous reports related to this file are available at the following link:

[September 22, 2020 Committee of the Whole \(Public Meeting\) \(Item 3, No.42\)](#)

Analysis and Options

Official Plan and Zoning By-law Amendment Applications have been submitted to expand existing Motor Vehicle Sales Establishment and to permit the Outside Storage of Motor Vehicles for a temporary period of 3 years

The Owner has submitted the following Applications for the Subject Lands shown on Attachment 1 to permit the following:

1. Official Plan Amendment File OP.20.007 to amend the "General Employment" land use policies of Vaughan Official Plan 2010 to permit the outside storage of motor vehicles without an associated building on the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road for a temporary period of 3 years.
2. Zoning By-law Amendment File Z.20.015 to amend Zoning By-law 1-88 to expand the existing motor vehicles sales establishment (for office administration and auto body details and repairs) and permit the outside storage of motor vehicles for a temporary period of 3 years on the Subject Lands together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report, as shown on Attachments 1 and 2 as follows:

- a. 2661 Highway 7: to expand the existing motor vehicle sales establishment(existing building used for office administration) with outside storage of motor vehicles for a temporary period of 3 years
- b. 2703 Highway 7: to expand the existing motor vehicle sales establishment (existing building is used for auto body details and repairs) with outside storage of motor vehicles for a temporary period of 3 years
- c. The rear (south) portion of 2685 Highway 7 and 44 Killaloe Road: permit outside storage of motor vehicles without an associated building for a temporary period of 3 years

The Applications include a total of 551 motor vehicle parking spaces located on the Subject Lands and distributed as follows:

- 2661 Highway 7 - 156 spaces
- 2685 Highway 7 - 70 spaces (existing Seven View Chrysler Dealership)
- 2685 Highway 7 - rear (south) portion and 44 Killaloe Road - 197 spaces
- 2703 Highway 7 - 128 spaces

The Applications are consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy, and a clean and healthy environment.

The Applications are generally consistent with policies 1.3.1, 1.3.2.1, and 1.3.2.6 of the PPS regarding promoting economic development, a range of employment uses and protecting employment uses in proximity to major goods movement facilities.

The Subject Lands are designated "Employment Commercial Mixed-Use," and "General Employment" by VOP 2010. The PPS provides direction that employment areas shall be protected and preserved. The Applications satisfy this objective as the entire Subject Lands would remain active and operational for the sale and storage of motor vehicles. The Subject Lands are also located around employment uses that are compatible to the expanded motor vehicles sales establishment.

The PPS encourages employment areas to have a range of employment uses that will create a diverse economic base. In addition, employment areas shall be preserved and protected for future employment uses. The expanded motor vehicle sales establishment contribute to this objective by creating employment opportunities within the expanded motor vehicles sales establishment. The Applications include office administration

space and auto related uses, such as auto body detailing and repair. Permitting these uses temporarily will ensure the Subject Lands remains used until such time that redevelopment occurs on the employment land. Accordingly, the Applications are consistent with the PPS provided the uses will be temporary.

The Applications conform to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe Growth Plan, 2019 ('Growth Plan') is intended to guide decision making on a wide range of issues, including economic development, land-use planning, urban form and employment. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow; the provision of infrastructure to support growth and protect natural systems and cultivate a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not to conflict with the Growth Plan.

The Growth Plan provides policy directives for the identification and protection of employment lands. The Subject Lands are located within an "Provincially Significant Employment Zone" and will maintain the economic vitality of the area through the expansion of the motor vehicle sales establishment and associated auto related uses.

In consideration of the above, the Applications conforms to the Growth Plan on the premise that the uses would be temporary and maintain active use of land within an employment area.

The Applications conform to the York Region Official Plan 2010 ('YROP 2010')

The YROP 2010 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" and front on to "Regional Corridor" on Map 1, "Regional Structure." The "Urban Area" designation permits a range of residential, commercial, employment and institutional uses subject to additional policy conditions. Policy 4.3 of the YROP 2010 states that "York Region is committed to maintaining and enhancing the long-term viability of the employment lands". An objective of YROP 2010 is to ensure the long-term supply and effective planning and design of employment lands as follows:

- to recognize employment lands are strategic and vital to the regional economy and are major drivers of economic activity in the Region
- to require local municipalities to designate and protect employment lands in local municipal official plans

The Applications would contribute to these regional objectives as the Subject Lands would be used to increase employments opportunities. The ancillary office and auto body detail use would add to the region's economic activity while concurrently supporting the OMB permitted motor vehicles sales establishment located on the north portion of 2685 Highway 7. The Applications would allow the existing outside storage area for motor vehicles, the auto detailing and repair use and office administration use

to remain on the Subject Lands on a temporary basis of 3 years. This provision would represent an appropriate intermediate use of the Subject Lands until such time that the properties are redeveloped. The Applications for the Subject Lands are consistent with the policy framework of YROP 2010 provided the uses will be temporary in nature.

An Amendment to Vaughan Official Plan ('VOP 2010') is required to permit the outside storage of motor vehicles on the south portion of 2685 Highway 7 and 44 Killaloe Road

The 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, warehousing, processing, transportation, distribution, and office and/or retail accessory. In accordance with Policy 9.2.2.10 e) of VOP 2010, 'Where outside storage is proposed on a lot, a building must be provided in accordance with the provisions of the City's Zoning By-law' and 'No lot within General Employment designated areas shall be used for the sole purpose of outside storage'.

The Owner has expanded the motor vehicle sales establishment by storing motor vehicles on the entirety of 44 Killaloe Road and the rear (south) portion of 2685 Highway 7, where no buildings are provided. Therefore, the Applications for the south portion of 2685 Highway 7 and 44 Killaloe Road, do not meet the criteria of Policy 9.2.2.10 e) of VOP 2010. The Owner has submitted Official Plan Amendment File OP.20.007 to permit the outside storage of motor vehicles without a building present on these lands for a temporary period.

The south portion of 2685 Highway 7 and 44 Killaloe Road is located to the rear of the existing Seven View Chrysler dealership building (2685 Highway 7). Although both properties are separate lots, they function as one for the purposes of storing motor vehicles behind the existing motor vehicles sales establishment building.

Should the implementing Official Plan Amendment be approved by Council for the south portion of 2685 Highway 7 and 44 Killaloe Road, it will include a policy that may permit outside storage of motor vehicles without a building only if the associated (related) temporary use Zoning By-law Amendment File Z.20.015 is approved by Council. The temporary use Zoning By-law Amendment would be permitted for a period of 3 years.

The Development Planning Department supports the amendments to VOP 2010 as the implementing Official Plan Amendment would contain policy permitting the use on a temporary basis for a maximum of 3 years. The location of the expanded outside storage space is appropriate, as the surrounding land uses are compatible to the outside storage of motor vehicles and is located to the rear of the existing motor vehicle sales establishment building where the entire area operates (functions) as one property for the business.

The Applications for 2661 and 2703 Highway 7 conforms to VOP 2010

The north portion of the Subject Lands known municipally as 2661 and 2703 Highway 7 are designated “Employment Commercial Mixed-Use” by VOP 2010. This designation permits gas stations, office uses, hotel, cultural and entertainment uses, and retail uses provided it does not exceed 3,500 square metres.

The Applications at 2661 and 2703 Highway 7 would utilize the current buildings for accessory uses related to the motor vehicles sale establishment. 2661 Highway 7 would contain the office administration space and 2703 Highway 7 would contain an auto body detail and repair shop. Both accessory uses fall within the uses permitted in the “Employment Commercial Mixed-Use” designation. The Applications on both lots conforms to VOP 2010.

Vaughan Official Plan 2010 permits Temporary Uses

The *Planning Act* allows municipal Councils to establish the temporary use of land, buildings or structures for any purpose otherwise not permitted by the parent zoning by-law. A temporary use by-law must define the area to which it applies and specify the time in which it would be in force, which shall not exceed 3 years from the day of the passing of the By-law. Policy 10.1.2.4 of VOP 2010 includes policies to permit the temporary use of land, buildings or structures provided the temporary use meets the following conditions:

- Is consistent with the general intent of the Plan
- Is compatible with adjacent land-uses
- Is temporary in nature and can be easily terminated when the temporary zoning By-law expires
- Sufficient servicing and transportation capacity exist for the temporary use
- Maintains the long-term viability of the land for the uses permitted in the Plan

The Development conforms to the Temporary Use Provisions of VOP 2010

Zoning By-law 1-88 does not permit motor vehicles sales establishment and outside storage of motor vehicles on the Subject Lands. However, Development Planning staff are satisfied that the Applications meet the five (5) conditions of the Temporary Use provisions of VOP 2010, based on the evaluation of the conditions identified in Policy 10.1.2.4 of VOP 2010.

Is consistent with the general intent of this Plan

The Applications fronting onto Highway 7 (2661 and 2703 Highway 7) meet the general intent of VOP 2010. The Applications would protect employment land until such time as the lands are redeveloped into a compact transit-oriented development. The Applications would also ensure the existing buildings on the Subject Lands are actively used for a temporary period of 3 years. The office administration space and detail auto body shop identified in the Applications would add to the economic vitality of the area by sustaining and offering employment opportunities in the immediate area. The lots also front on to a “Regional Intensification Corridor” as identified by VOP 2010 where a high standard of built form and streetscape is encouraged to support existing or planned

rapid transit. The existing built form on the properties will remain, as no new structures are proposed; however, landscaping would be added along the frontage to improve the visual appearance from Highway 7. The Applications ensure the Subject Lands remain active and utilized.

Is compatible with adjacent land-uses

The Subject Lands are surrounded by employment uses consisting of light industrial and manufacturing to the east, west, south, and north. The expanded motor vehicle sales establishment and outside storage of motor vehicles is compatible with adjacent land uses.

Sufficient servicing and transportation capacity exist for the temporary use

The Subject Lands are located in an established urban environment that is fully serviced with water, sanitary and transportation access.

Maintains the long-term viability of the lands for the uses permitted in this Plan

The expanded motor vehicles sales establishment and outside storage of motor vehicles does not hinder the long-term viability of the land uses that are permitted in the “General Employment” and “Employment Commercial Mixed-Use” land use designations. The Applications are compatible with the existing uses abutting the Subject Lands. The Applications would not have an adverse effect on the viability of the existing employment lands.

Is temporary in nature and can be easily terminated when the temporary zoning by-law expires

Internal changes may be required to convert the office building and auto body shop into uses permitted by the zoning by-law, however, these uses can be terminated following the expiration of the temporary use By-law and official plan amendment. The remaining portions of the Subject Lands will be used exclusively for outside storage of motor vehicles and can be easily removed from the properties. The Applications for the expanded existing motor vehicle sales establishment (for office administration and auto body details and repairs) and outside storage of motor vehicles is temporary in nature and would only be permitted for a period of up to 3 years.

The Subject Lands require site-specific zoning exceptions to permit the expanded motor vehicle sales establishment and outside storage of motor vehicles

The Subject Lands are zoned “C6 Highway Commercial Zone” and “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 and 2703 Highway 7

	Zoning By-law 1-88 Standards	C6 Highway Commercial Zone Requirements	Proposed Exceptions to the C6 Highway Commercial Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> - Automobile Gas Bar - Automobile Service Station - Car Rental Agency - Car Wash - Eating Establishment, Convenience Eating Establishment, and Take-Out Eating Establishment, provided such uses are operate in conjunction with an Automobile Services Station - Hotel/Motel - Public Garage 	<p>Permit the following additional uses for a temporary period of three years:</p> <p><u>2661 Highway 7</u> A motor vehicles sales establishment (office administration) with outside storage of motor vehicles</p> <p><u>2703 Highway 7</u> A motor vehicles sales establishment (auto body details and repairs) with outside storage of motor vehicles</p>
b.	Minimum Parking Space Size	6 m x 2.7 m	5.7 m x 2.7 m (all spaces)
c.	Minimum Parking Aisle Width	6 m	5.4 m
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	<ul style="list-style-type: none"> - 2661 Highway 7: 1.5 % of the lot - 2703 Highway 7: 3% of the lot
e.	Minimum Landscape Strip Abutting a Street Line	6 m	2661 and 2703 Highway 7: 2 m along Highway 7
f.	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 only include motor vehicles (2661 and 2703 Highway 7)

	Zoning By-law 1-88 Standards	C6 Highway Commercial Zone Requirements	Proposed Exceptions to the C6 Highway Commercial Zone Requirements
g.	Permitted Yard Encroachments and Restrictions	Open storage shall only be located in a side and/or rear yard	Shall not apply
h.	Minimum interior side yard	10 m	- 2703 Highway 7: 7 m (Accessory Glass Enclosed Structure)

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

	Zoning By-law 1-88 Standards	EM2 - General Employment Area Zone Requirements	Proposed Exceptions to the EM2 - General Employment Area Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> - All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre, and Personal Service Shop, subject to Section 3.8 - All Season Sports Facility, subject to Section 3.8 - Autobody Repair Shop - Building Supply Outlet - Car Brokerage, including trucks - Club or Health Centre - Contractor's Yard - Equipment Sales/ Rental Establishment - Meat Packing and Processing, not including accessory outside storage - Public Garage - Scrap Paper Storage, sorting or Baling - Service or Repair Shop, including repair of heavy equipment - Truck Terminal 	Permit outside storage of motor vehicles without an associated building as additional use for a temporary period of three years (south portion of 2685 Highway 7 and 44 Killaloe Road)

	Zoning By-law 1-88 Standards	EM2 - General Employment Area Zone Requirements	Proposed Exceptions to the EM2 - General Employment Area Zone Requirements
b.	Minimum Parking Space Size	6 m x 2.7 m	5.7 m x 2.7 m (all spaces)
c.	Minimum Parking Aisle Width	6 m	5.4 m
d.	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 (south portion of 2685 Highway 7 and 44 Killaloe Road
e.	Minimum Landscape Strip Abutting a Street Line (Killaloe Road)	3 m	0 m (existing)
f.	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
g.	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)
h.	Location of Outside Storage	No outside storage shall be located in any front yard, 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	This provision shall not apply
i.	Permitted Yard Encroachments and Restrictions	Open storage shall only be located in a side and/or rear yard	Shall not apply

The Development Planning Department supports the site-specific zoning exceptions identified in Tables 1 and 2 to permit the motor vehicle sales establishment and outside storage of motor vehicles on the Subject Lands. The site-specific zoning exceptions would not have an adverse impact on the surrounding land uses and has been in existence within the context of the urban environment for an extended period of time. Relief to the minimum interior side yard is required for the existing accessory glass enclosed structure located on 2703 Highway 7. The proposed uses are temporary in nature, similar to those within the immediate area and are consistent with the character of the area.

The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the *Planning Act* restricts an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Application that may arise. A condition to this effect is included in the Recommendations of this report.

The Owner submitted a Site Development Application

The Owner submitted a Site Development File DA.20.065 to facilitate landscape screening and enhance the streetscape along the frontage of Highway 7, as shown on Attachments 2 and 3. The landscaping plan would include a combination of deciduous trees, coniferous trees, shrubs, and perennials. The Development Planning Department is satisfied with the proposed landscaping plan.

Motor vehicles no larger than a 'pick-up' would also be prohibited from parking along the parking stalls abutting Highway 7 to reduce the visual impact of the motor vehicles from the public realm. A condition to this affect will be included in the Site Plan Letter of Undertaking for the Subject Lands. The Site Development Application shall be finalized to the satisfaction of the Development Planning Department.

Development Engineering ('DE')

The DE Department has deferred their comments to the site plan stage through the review of Site Development File DA.20.065.

Other City Departments have no objection to the Applications

Transportation Services, Parks and Forestry Operations Department, Infrastructure Planning and Corporate Asset Management Department, Policy Planning and Environmental Sustainability Department, Financial Planning and Development Finance

Department, and Infrastructure Development Real Estate Department all have no objections to the Applications.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Applications and have no objections to the Applications.

Ministry of Transportation of Ontario (MTO)

The MTO has reviewed the Applications and have no objections to the Applications.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Official Plan Amendment Application and has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region on September 4, 2020, exempted the Official Plan Amendment Application from Regional Council approval. York Region has reviewed the Zoning By-law Amendment and has no objection to its approval.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.20.007 and Z.20.015, in consideration of the applicable Provincial policies, York Region and City Official Plan policies, City Department comments, external public agencies, and the surrounding area context.

The Development Planning Department is of the opinion the Applications are consistent with the PPS, conform to the Growth Plan, the policies of the YROP, and are compatible with the existing and planned land uses in the surrounding area. Further, the proposed uses meet the conditions in VOP 2010 for permitting a temporary use and the amendments to VOP 2010 and Zoning By-law 1-88 would permit the proposed temporary uses for a maximum of three years, after which the approvals will expire. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

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

Attachments

1. Context and Location Map
2. Site Plan
3. Concept Landscape Renderings

Prepared by

OluwaKemi (Kemi) Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

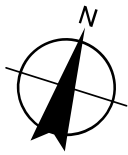
A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



CONTEXT MAP

SUBJECT LANDS

MCCLEARY COURT

HWY 7.

KEELE ST.

HWY 407.

EM1

EXISTING
EMPLOYMENT

HIGHWAY-7

EM1

NO LONGER PART OF
THE OFFICIAL PLAN
AND ZONING BY-LAW
AMENDMENT
APPLICATIONS

C6

2739 HIGHWAY 7

C2

2703 HIGHWAY 7

C6

2685
HIGHWAY 7 -
NORTH PORTION

EXISTING
MOTOR
VEHICLE SALES
ESTABLISHMENT
(SEVEN VIEW
CHRYSLER)

2661 HIGHWAY 7

PINECREST
MOTEL

EM2

2685
HIGHWAY 7 -
SOUTH PORTION

EM2

44
KILLALOE ROAD

EM2

EXISTING
EMPLOYMENT

PRIVATE

EM4

EXISTING
EMPLOYMENT

EM2

EXISTING
EMPLOYMENT

EM2

EM2



Subject Lands

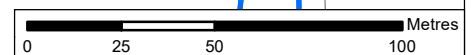
C2, General Commercial Zone

C6, Highway Commercial Zone

EM1, Prestige Employment Area Zone

EM2, General Employment Area Zone

EM4, Employment Area Transportation
Zone



Context and Location Map

LOCATION: Part of Lot 5, Concession 4
2661, 2685 and 2703 Highway 7 and 44 Killaloe Road

APPLICANT:
Seven View Chrysler

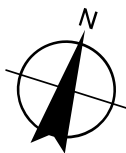


Attachment

FILES:
OP.20.007 and Z.20.015
RELATED FILE: DA.20.065

DATE: June 1, 2021

1



HIGHWAY 7

EXISTING BUILDING USED
FOR MOTOR VEHICLE SALES
ESTABLISHMENT (AUTO BODY
DETAILS AND REPAIRS)

PROPOSED 2.0m
LANDSCAPE BUFFER
WITH TREES AND
SHRUBBERY

EXISTING 2.5m
LANDSCAPE BUFFER
TO BE ENHANCED
WITH TREES

EXISTING BUILDING USED
FOR MOTOR VEHICLE
SALES ESTABLISHMENT
(OFFICE ADMINISTRATION)

PROPOSED
2.0m HARDSCAPE
BUFFER WITH 4
TREE PLANTERS

PARKING
RESTRICTED
TO VEHICLES
NO LARGER
THAN A
PICKUP TRUCK

2739 HIGHWAY 7

NO LONGER A PART
OF THE OFFICIAL PLAN
AND ZONING BY-LAW
AMENDMENT
APPLICATIONS

PARKING
RESTRICTED
TO VEHICLES
NO LARGER
THAN A
PICKUP TRUCK

2703 HIGHWAY 7
(128 MOTOR VEHICLE
PARKING SPACES)

ACCESSORY
GLASS ENCLOSED
STRUCTURE

EXISTING
SEVEN VIEW
CHRYSLER
2685 HIGHWAY 7
(70 MOTOR VEHICLE
PARKING SPACES)

2661 HIGHWAY 7
(156 MOTOR VEHICLE
PARKING SPACES)

**2685 HIGHWAY 7
(SOUTH PORTION)**

44 KILLALOE ROAD

(197 MOTOR VEHICLE
PARKING SPACES)

KILLALOE ROAD

COSTA ROAD



Subject Lands

0 15 30 60 Metres

Site Plan

LOCATION: Part of Lot 5, Concession 4
2661, 2685 and 2703 Highway 7 and 44 Killaloe Road

APPLICANT:
Seven View Chrysler



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2



2661 HIGHWAY 7 GREEN WALL CONCEPT



2685 HIGHWAY 7 LANDSCAPE STRIP CONCEPT



2703 HIGHWAY 7 LANDSCAPE SCREEN CONCEPT

Concept Landscape Renderings

LOCATION: Part of Lot 5, Concession 4
2661, 2685 and 2703 Highway 7 and 44 Killaloe Road

APPLICANT:
Seven View Chrysler



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RELATED FILE: DA.20.065

DATE: June 1, 2021

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