

DATE: June 18, 2021

TO: Mayor and Members of Council

FROM: **Haiqing Xu, Deputy City Manager, Planning and Growth Management**
Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

RE: **Item #8, Report # 29, Committee of the Whole (1), June 1, 2021**

Seven View 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

Recommendation

That the recommendations contained within Item # 8, Report # 29, be deleted, and that the following be substituted:

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 a maximum of 3 years as set out in the implementing Zoning By-law.
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 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 1 year;
 - 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 1 year; 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 recommendations have been revised in response to the direction received at the Committee of the Whole (1) meeting of June 1, 2021 to reduce the temporary permissions being recommended for 2661 and 2703 Highway 7 from a maximum of 3 years to 1 year.

With respect to the request to add wording to Recommendations 2(a), (b) and (c) restricting the ability to extend the temporary use by-law, such wording cannot be included in the Recommendations. Under the *Planning Act*, there is no ability for the City to restrict anyone from making an application. The City will need to accept and consider future applications from the applicant. Each temporary use by-law application is to be treated as a separate application to be judged on its own merits given the circumstances and facts applicable at the time of the application. Council is permitted to refuse a future application for a temporary use by-law relating to the properties but cannot restrict an applicant from applying.

Respectfully submitted by:



Haiqing Xu
Deputy City Manager, Planning and Growth Management



Wendy Law, Deputy City Manager, Administrative Services and City Solicitor