

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 2, 2021

WARD(S): 3

TITLE: KAU G.P. INC.

ZONING BY-LAW AMENDMENT Z.21.030

7979 WESTON ROAD

VICINITY OF WESTON ROAD AND CHRISLEA ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on a Zoning By-law Amendment application to permit a Motor Vehicle Sales Establishment with outside storage on the subject lands, as shown on Attachments 1 and 2.

Report Highlights

- The Owner proposes to amend the zoning permissions of the subject lands to permit a Motor Vehicle Sales Establishment with outside storage
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.21.030 (Kau G.P. Inc.) 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

Location: 7979 Weston Road (the 'Subject Lands'), located north of Chrislea Road on the east side of Weston Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: June 9, 2021

Date application was deemed complete: September 14, 2021

A Zoning By-law Amendment Application has been submitted to permit the proposed use

Kau G.P. Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.21.030 (the 'Application') to amend the "C7 Service Commercial Zone", subject to site-specific Exception 9(922), to permit a Motor Vehicle Sales Establishment with outside storage of motor vehicles not exceeding 20 parking spaces on the Subject Lands (the 'Proposal'), as shown on Attachment 2.

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

- a) Date the Notice of Public Meeting was circulated: October 8, 2021

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Weston Road and Jevlan Drive in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of October 19, 2021 by the Development Planning Department.

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 and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Analysis and Options

The use of a Motor Vehicle Sales Establishment conforms with Vaughan Official Plan 2010

Official Plan Designation:

- "Employment Areas" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Employment Commercial Mixed-Use" on Schedule 13 – Land Use by VOP 2010
- This designation permits office, cultural, entertainment, limited retail and gas station uses

- The proposed Motor Vehicle Sales Establishment use complies with the Employment Commercial Mixed-Use designation; however, the outside storage of motor vehicles is subject to further review

Amendments to Zoning By-law 1-88 are required to permit the development

Zoning:

- “C7 Service Commercial Zone” (‘C7 Zone’) by Zoning By-law 1-88, subject to site-specific Exception 9(922)
- The C7 Zone does not permit the proposed Motor Vehicle Sales Establishment or outside storage of motor vehicles
- The Owner proposes to amend site-specific Exception 9(922) to permit the Proposal

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2010 (‘YROP’) and Vaughan Official Plan (‘VOP 2010’)
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ The appropriateness of outside storage of motor vehicles on the Subject Lands and along Weston Road will be reviewed ▪ If outside storage of motor vehicles is supported, appropriate zoning standards respecting the extent, location and screening shall be incorporated into the implementing zoning by-law
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by external public agencies and utilities
e.	Required Site Development Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a minor Site Development Application to facilitate minor site alterations including the addition of electric car charging stations and outside storage areas, should the Application be approved

Financial Impact

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

Broader Regional Impacts/Considerations

Weston Road is identified as an arterial road under the jurisdiction of York Region. York Region has advised that the Application is a matter of local significance and does not adversely affect Regional planning policies or interests. York Region may provide comments on the future Site Development Application for the Proposal, should the Application be approved.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Chris Cosentino, Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Site Plan and Zoning

Prepared by

Chris Cosentino, Planner ext. 8215

Mark Antoine, Senior Planner, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', written in a cursive style with a long horizontal stroke at the end.

Nick Spensieri, City Manager