

7979 Weston Road, Vaughan

Electronic Public Meeting

Zoning By-law Amendment (Z.21.030)

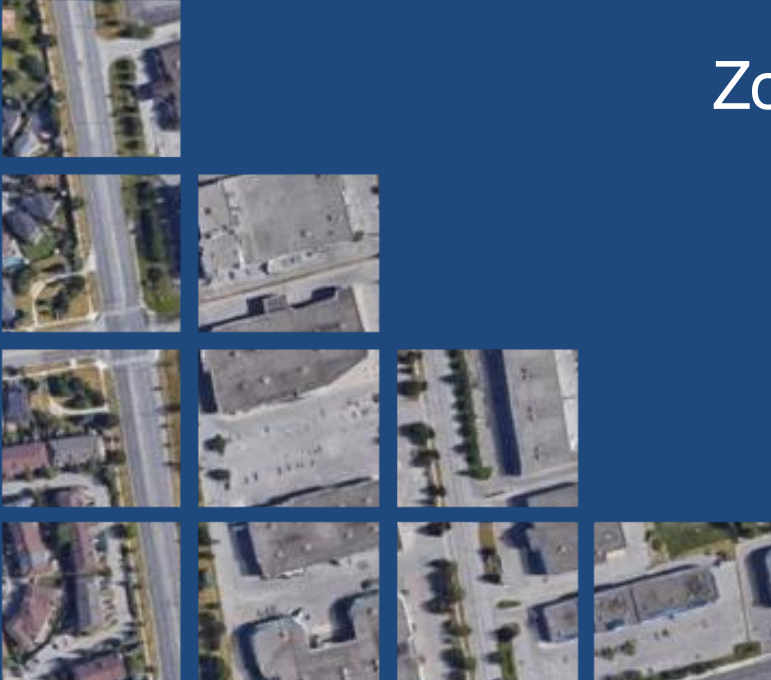
November 2, 2021

COMMUNICATION C1

ITEM NO. 1

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

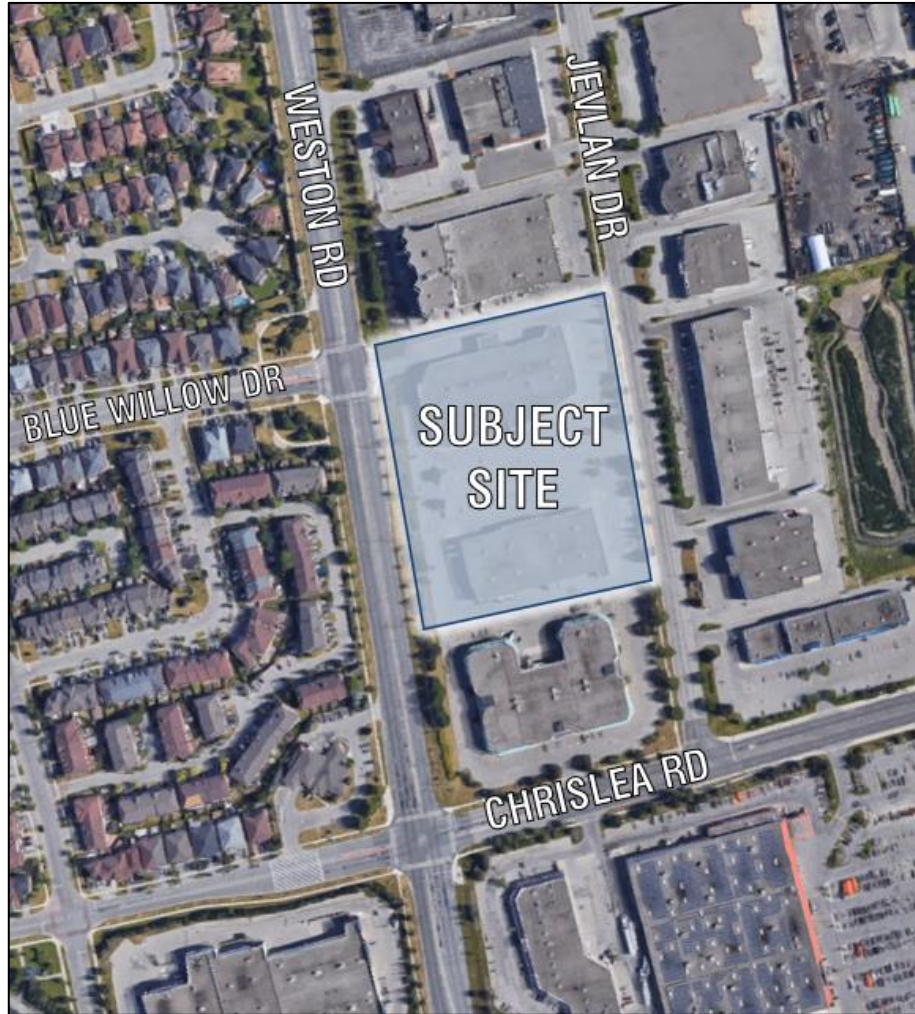
November 2, 2021



Source: Google Maps, 2021

**BIGLIERI
GROUP.**

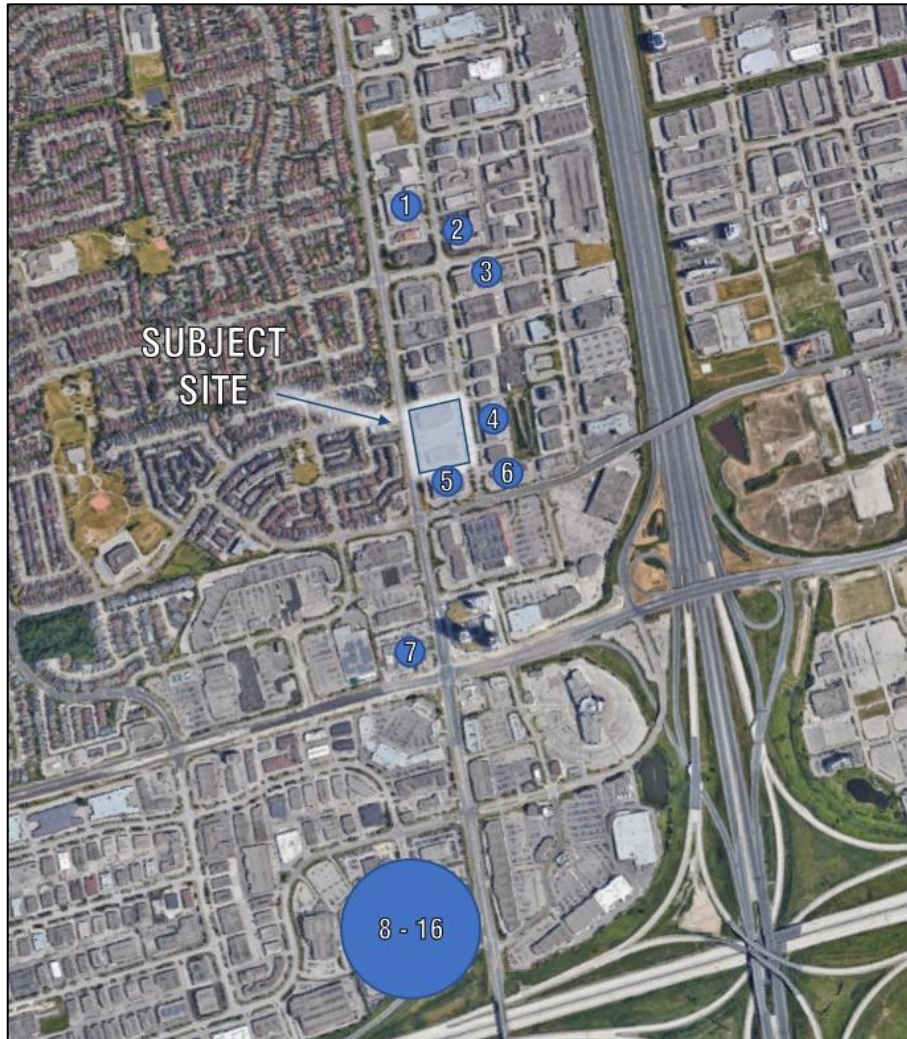
SUBJECT SITE – 7979 Weston Rd



Source: Google Maps, 2021

- East side of Weston Rd, northwest of the Hwy 400/Hwy 7 interchange
- Total Area: 5+ acres (242,700ft²)
- Currently 2 commercial buildings containing multiple units

CONTEXT



Legend

- 1 – Vella's Auto Sales & Leasing
- 2 – A B L Automotive Group
- 3 – Distinct Motors
- 4 – JR Motorsport
- 5 – Tesla
- 6 – Affinity Luxury Car Rentals
- 7 – Pine View Hyundai
- 8 – Roy Foss Woodbridge Chevrolet Buick GMC
- 9 – Maserati and Ferrari of Ontario
- 10 – Pine Tree Ford Lincoln Service
- 11 – Coventry North Land Rover
- 12 – Pfaff Audi
- 13 – Pfaff Pagani of Toronto
- 14 – Maranello BMW
- 15 – McLaren Toronto
- 16 – Vaughan Chrysler Dodge Jeep

➤ Surroundings:

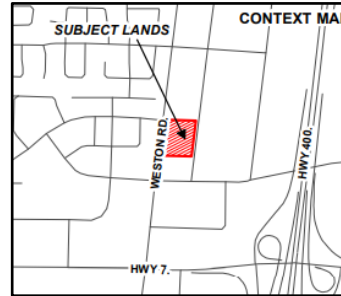
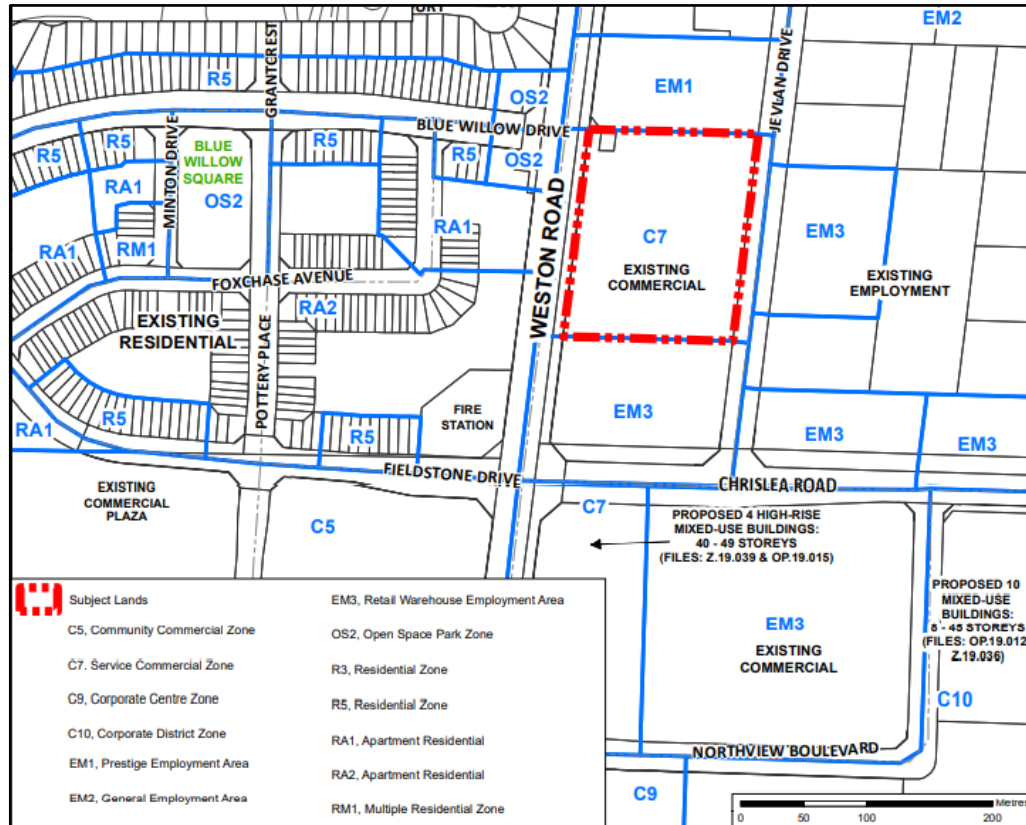
- North – employment and commercial uses, including several motor vehicle sales establishments
- West – low-rise residential neighbourhood
- South – Retail shopping, motor sales establishment (TESLA)
- East – employment area featuring industrial, mechanical, warehousing, etc.

➤ Road Network

- Weston Rd. = Major Arterial & Regional Transit Priority
- Jevlan Dr. = Major Collector
- Hwy 400 = Major Provincial Highway

Source: Google Maps, 2021

PLANNING POLICY CONTEXT



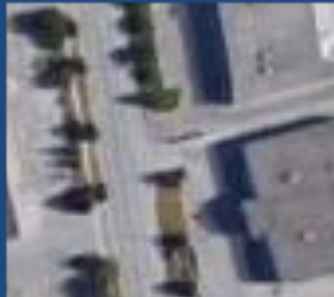
- Region of York Official Plan
 - Urban Area
- City of Vaughan Official Plan
 - Urban Structure = Employment Areas
 - Land Use = Employment Commercial Mixed-Use
- City of Vaughan Zoning By-law 1-88
 - Service Commercial - C7(922)

Source: City of Vaughan, Development Planning, 2021

PROPOSAL – Motor Vehicle Sales



- Motor Vehicle Sales Establishment
 - Located in northwest unit
 - Zoning By-law Amendment required to permit this use
 - Parking rate will be per by-law 1-88
- Similar to existing permissions:
 - Automobile Service Station, Automobile Gas Bar, Car Wash
 - Automotive Retail Store
 - Car Rental Service



QUESTIONS?

Source: Google Maps, 2021

BIGLIERI
GROUP.