

7979 Weston Road, Vaughan

Communication : C 1
Committee of the Whole (1)
February 2, 2022
Agenda Item # 4

Committee of the Whole Meeting

Zoning By-law Amendment (Z.21.030)

February 2, 2022

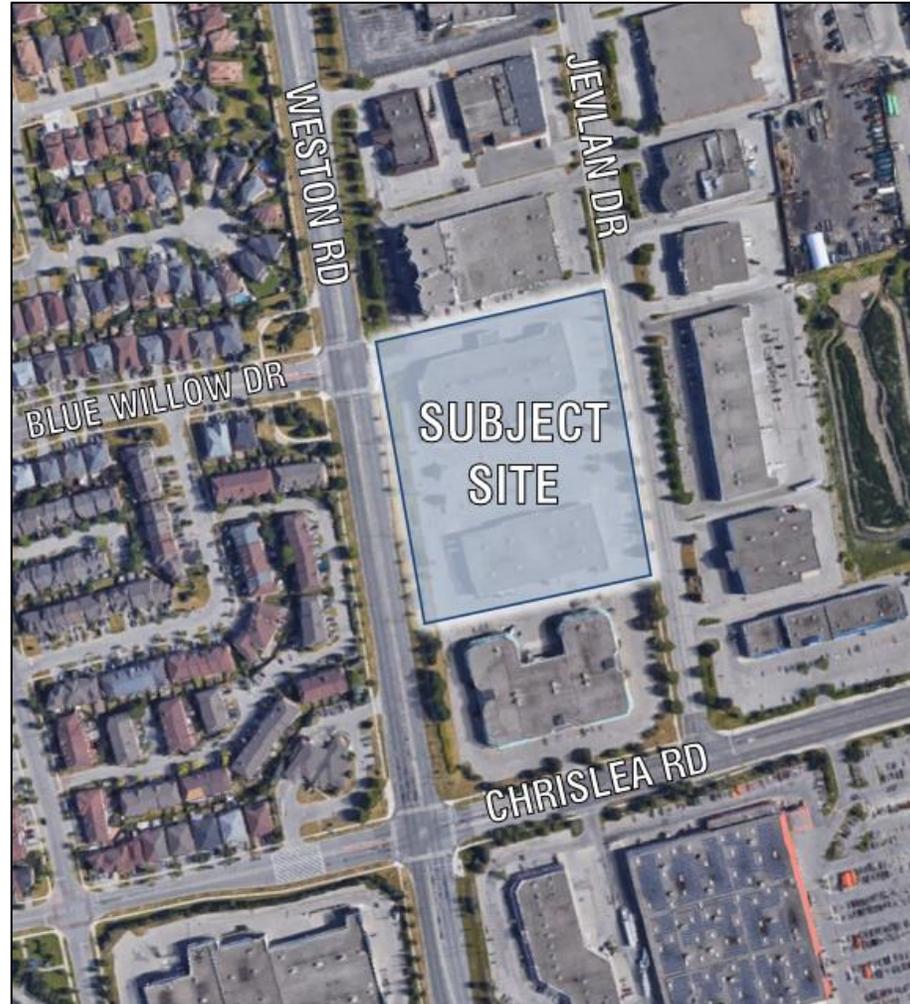


Source: Google Maps, 2021

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GROUP 

SUBJECT SITE – 7979 Weston Rd

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Source: Google Maps, 2021

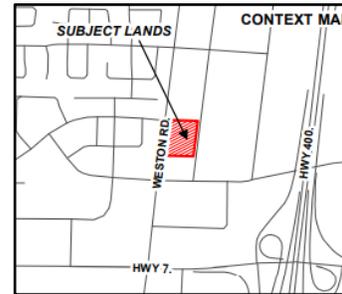
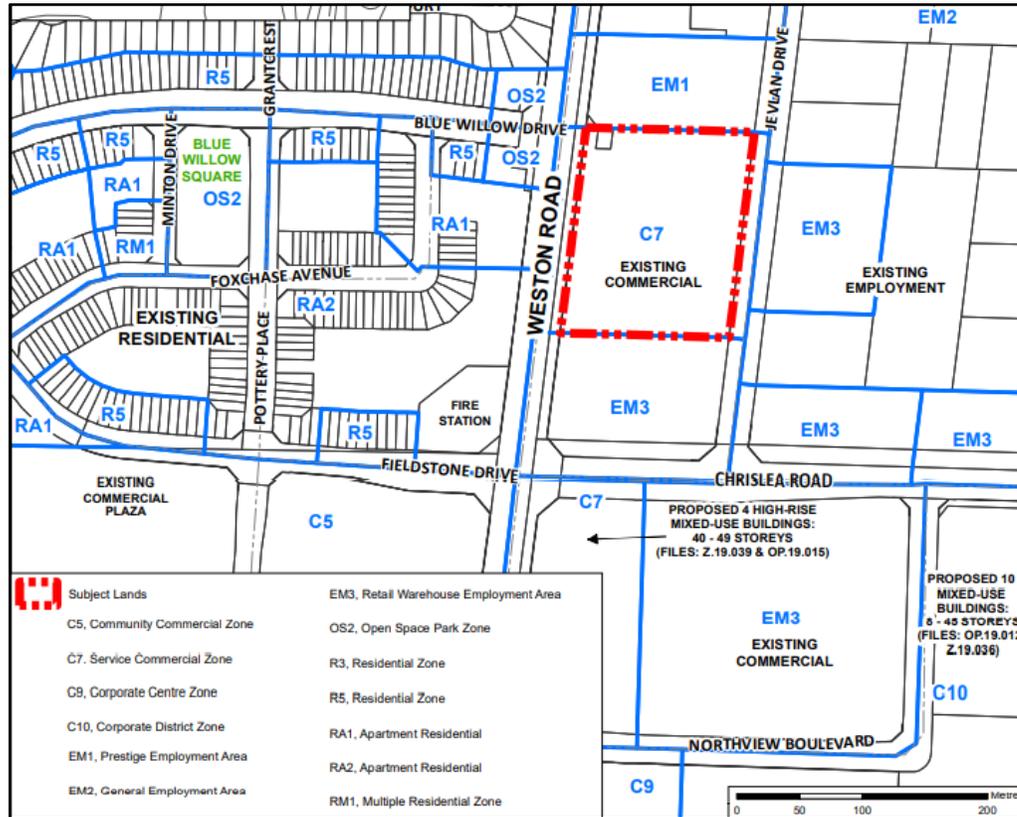
- East side of Weston Rd, northwest of the Hwy 400/Hwy 7 interchange
- Total Area: 5+ acres (242,700ft²)
- Currently 2 commercial buildings containing multiple units



Source: Google Earth, 2022

- 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

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 C 1 <Page 5 of 8>



- Motor Vehicle Sales Establishment
 - Electric car dealership
 - New entry to Canada
 - Potential 30 FT/PT jobs
 - Located in west half of north building
 - Zoning By-law Amendment required to add sale of vehicles use
- Similar to existing permissions:
 - Automotive Retail Store (includes sale of auto parts and automotive related work)
 - Car Rental Service
- Proposal is in conformity with Official Plan

UPDATES – No Outdoor Storage

Outdoor Storage:



2021 Aerial Image of Various Deal Dealerships near Highway 407 and Weston Road with Outdoor Storage (York Region General Map, 2021)

No Outdoor Storage:

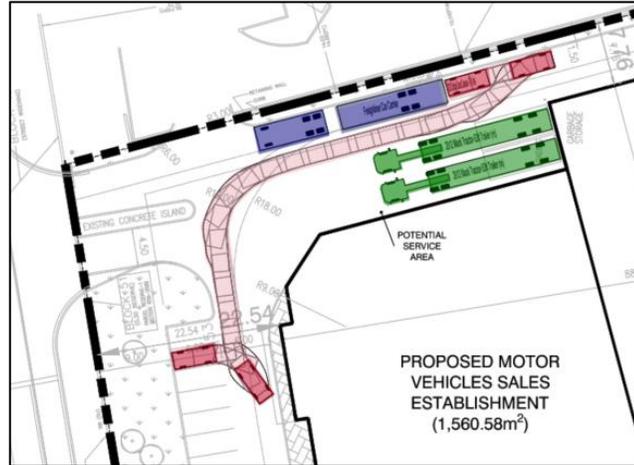
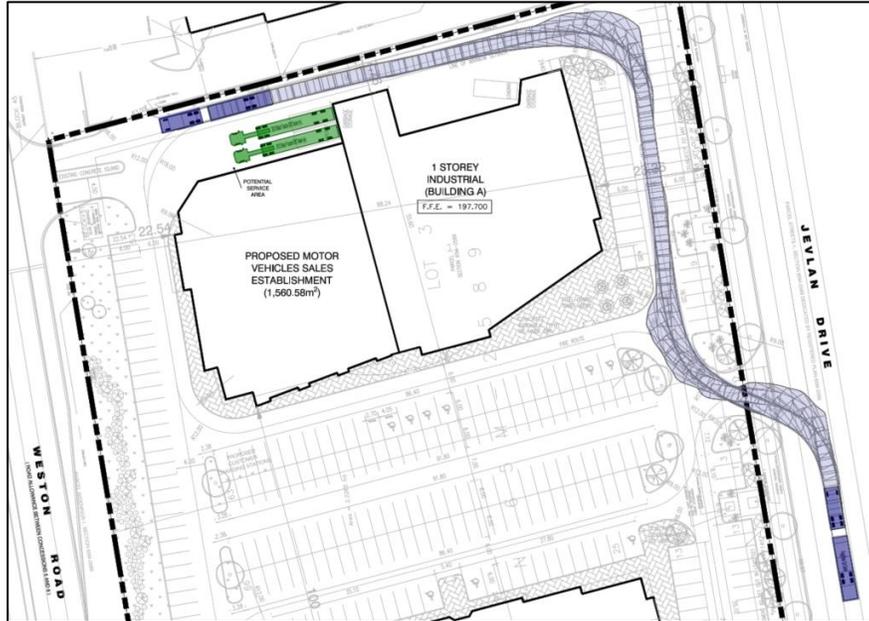


2021 Aerial Image of Tesla at 2 Chrislea Road (York Region General Map, 2021)

- Removal of Outdoor Storage
 - Will operate similarly to Tesla and other motor vehicle sales establishments which have no outdoor storage

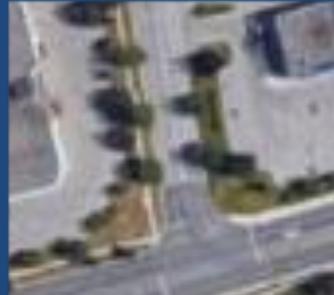
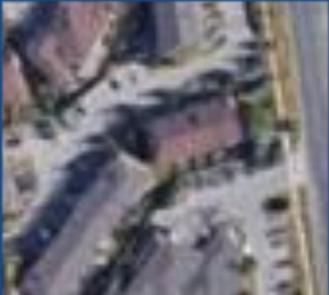
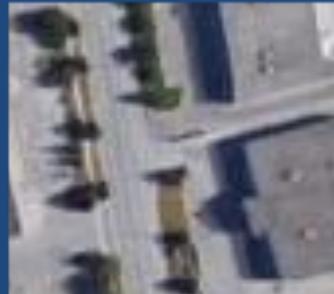
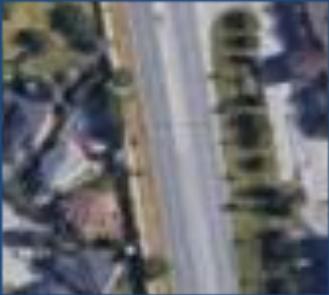
UPDATES – No Offsite Unloading

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Vehicle Manoeuvre Drawings show capability for a Freightliner Vehicle Carrier to manoeuvre and offload vehicles on site. (BA Group, 2021)

- Confirming cars will be offloaded on site
 - Sufficient space available on site for car offloading
 - No cars will be offloaded in surrounding roadways



QUESTIONS?