

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Subsection 17 (2),
(7) and (8) of the Planning Act, 1983


and

IN THE MATTER OF Amendment Number 416
to the Official Plan of the Vaughan Planning Area


I, JOHN D. LEACH, of the Town of Caledon in the Regional
Municipality of Peel, make oath and say:

1. THAT I am the Clerk of The Corporation of the City of Vaughan and as such have knowledge of the matters hereinafter deposed to.
2. THAT the Notice Requirements prescribed in Regulation 402/83 have been complied with.
3. THAT true copies of all written submissions or comments and accompanying material received prior to the adoption of the Plan are attached hereto as Exhibit "A".

SWORN BEFORE ME in the City
of Vaughan in the Regional
Municipality of York, this
22nd day of February, 1993.



Commissioner



CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES 15 FEBRUARY 199369. BY-LAWS FIRST, SECOND AND THIRD READINGS

MOVED by Regional Councillor Di Biase
seconded by Councillor Green

THAT the following by-laws be read a First, Second and Third time and enacted:

- By-law Number 49-93 A By-law to adopt Amendment Number 417 to the Official Plan of the Vaughan Planning Area. (Muscillo Transport Ltd., File: OP.6.92) (Public Hearing, November 4, 1992)
- By-law Number 51-93 A By-law to amend the City of Vaughan By-law 1-88. (Administrative Corrections) (Item 14, Committee of the Whole Report No. 3)
- By-law Number 53-93 A By-law to amend By-law Number 64-85, a by-law to regulate and license the owners and operators of public garages and automobile service stations. (Item 43, Committee of the Whole Report No. 2, January 18, 1993)
- By-law Number 54-93 A By-law to adopt Amendment Number 416 to the Official Plan of the Vaughan Planning Area. (716051 Ontario Ltd., Files: OP.22.92 & Z.63.92) (Public Hearing, November 4, 1992)
- By-law Number 55-93 A By-law to authorize a settlement of compensation in respect of the expropriation of Martin Grove Road. (Item 28, Committee of the Whole Report No. 3)
- By-law Number 56-93 A By-law to amend City of Vaughan By-law 1-88. (Muscillo Transport Ltd., File: Z.27.92) (Public Hearing, November 4, 1992)
- By-law Number 57-93 A By-law to amend By-law Number 62-85, being a by-law to license and regulate eating establishments in the City of Vaughan. (Item 43, Committee of the Whole Report No. 2, January 18, 1993)

CARRIED

THIS IS EXHIBIT " A " TO
THE AFFIDAVIT OF
JOHN D. LEACH
SWORN BEFORE ME THIS 22nd DAY
OF FEBRUARY 1993
[Signature]
COMMISSIONER

8. OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
716051 ONTARIO LIMITED
FILES: OP.22.92 and Z.63.92

P.92.96

ORIGIN

Pursuant to the Planning Act, the owner has applied to amend the official plan and zoning by-law.

LOCATION

Northeast corner of Martin Grove Road and Woodstream Boulevard, being Lot 4, Plan 65M-2464, and known municipally as 204 Woodstream Boulevard, in Lot 5, Concession 8, City of Vaughan.

PROPOSAL

To amend the official plan and zoning by-law to redesignate and rezone the subject lands to the appropriate General Commercial categories to permit two buildings for the use of a 1155 sq.m car dealership and 1165 sq.m car leasing agency.

Mr. William Patterson, EMC Group, appeared before Council on behalf of the applicant in support of the Staff recommendation.

Mr. Ivano Manias, East Woodbridge Developments, addressed Council and expressed a concern with respect to the limited market place for dealerships in this area.

No one else appeared either in support of or in opposition to the application.

MOVED by Regional Councillor Rosati
seconded by Councillor Meffe

THAT the Official Plan and Zoning By-law Amendment Applications OP.22.92 and Z.63.92 (716051 Ontario Limited), BE APPROVED, subject to the following conditions:

1. That the official plan amendment redesignate the lands to "General Commercial" to permit an automotive sales establishment and leasing agency and related uses, and set out urban design guidelines for development.
2. That prior to the enactment of the implementing zoning by-law, a site plan addressing the urban design issues set out in this report, shall be approved by Council.

ITEM 8 - PAGE 2

3. The implementing by-law rezone the subject lands to C2 General Commercial Zone and provide for the necessary exceptions to By-law 1-88 in order to implement the site plan approved by Council.
4. That prior to the execution of the site plan agreement, the owner shall receive the necessary variances and easements from the Committee of Adjustment. The Committee of Adjustment decision shall be in full force and effect.

CARRIED

8. OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
716051 ONTARIO LIMITED
FILES: OP.22.92 and Z.63.92

P.92.96

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PROPOSAL

To amend the official plan and zoning by-law to redesignate and rezone the subject lands to the appropriate General Commercial categories to permit two buildings for the use of a 1155 sq.m car dealership and 1165 sq.m car leasing agency.

EXISTING DEVELOPMENT CONTROL

Official Plan

The lands are designated "Industrial" by OPA #240 (Woodbridge Community Plan). The permitted uses include manufacturing, processing and packaging operations, repairing, construction, warehousing and wholesaling, data processing and storage operations, parks and open space and offices associated with an industrial use.

A car dealership and leasing operation are not permitted uses. Therefore, an official plan amendment is required.

Zoning

The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception Paragraph 9(463). A car dealership and a leasing operation are not permitted uses and as such, a zoning by-law amendment is required.

SURROUNDING LAND USES

- North - C2 General Commercial, Existing Car Dealership
- South - M1 Restricted Industrial, Vacant
- East - M2 General Industrial, Existing Industrial Building
- West - MP1 Prestige Industrial, Vacant

SITE INSPECTION

A site inspection on October 19, 1992, revealed that the subject lands are vacant. At the southwest corner of the site, an entrance feature (concrete wall and

landscaping) to the Woodfield Industrial Subdivision has been provided. A well maintained landscape berm adjacent to Martin Grove Road runs the length of the subject lands. Similarly, landscaping has been provided along Woodstream Boulevard.

On the abutting car dealership lands to the north, it was noted that cars were being displayed on the 9 m landscape strip along Martin Grove Road. By-law 1-88 does not permit the storage of cars on landscaped areas.

NEIGHBOURHOOD CIRCULATION

On October 2, 1992, notices of public hearing and request for comment forms were mailed to all landowners and tenants within 120 m of the subject lands. To date, one response has been received expressing concerns regarding the requirement for urban design controls for the proposed auto park.

ANALYSIS

Site Design

The subject lands have an area of 1.042 ha (2.57 ac) with approximately 75 m (246 ft) frontage along Martin Grove Road and 120 m (394 ft) of flankage adjacent to Woodstream Boulevard. Two buildings are proposed for the site; a 1155 sq.m car dealership and 1165 sq.m car leasing agency. Both of the buildings are positioned close to Martin Grove Road, being setback 12 m. It is intended that this 12 m setback be used for landscaping purposes. A 6 m landscape strip has also been provided next to Woodstream Boulevard.

Access and Parking

An access 11 m in width has been provided from Woodstream Boulevard. A second 9 m access will be provided from Martin Grove Road, which is to be shared with the existing car dealership on the lands to the north, in which the owner of the subject lands has an interest.

It is proposed that the subject property and the lands to the north (existing car dealership) operate as one lot from the perspective of parking supply and internal circulation. As a result, the site plan for the combined properties shows a total of 288 spaces, which includes 73 car storage spaces. The following parking calculation has been applied:

a) Proposed Dealership (Southerly Lot)

Showroom	605 sq.m x 6.0/100 = 36.3 spaces
Office	490 sq.m x 3.5/100 = 20.1 spaces
Service	1060 sq.m x 4.5/100 = 47.7 spaces
Parts	
Warehousing	325 sq.m x 1.5/100 = 4.8 spaces

b) Existing Dealership (Northerly Lot)

Showroom	710 sq.m x 6.0/100 = 42.6 spaces
Offices	575 sq.m x 3.5/100 = 20.1 spaces
Service	1060 sq.m x 4.5/100 = 47.7 spaces
Parts	
Warehousing	380 sq.m x 1.5/100 = 5.7 spaces

TOTAL PARKING REQUIRED = 215 spaces
TOTAL PARKING PROVIDED = 215 spaces

The combined parking on both Lots 3 and 4 meets the quantity of parking spaces required by the by-law. However, the existing car dealership lands (Lot 3) is a separate lot and not subject to this application. On its own, the site (Lot 3) would be deficient by approximately 50 spaces. In order to combine the parking, a minor variance application will be required. The lands subject to this application (Lot 4) on its own, satisfies the parking provisions of By-law 1-88.

PLANNING CONSIDERATIONS

Official Plan

The subject lands are part of the Woodfield Business Park and are currently designated "Industrial" by OPA #240. OPA #240 does not permit an automobile dealership or car leasing agency. In order to implement the proposal, the lands would require a site specific official plan amendment redesignating the property from "Industrial" to "General Commercial".

Compatibility of Uses

The two parcels of land to the north of the subject property are presently developed with four car dealerships. The owner proposes to expand the automobile related uses to the abutting property to the south (the subject lands) to accommodate a 1155 sq.m automobile dealership and 1165 sq.m car leasing agency. Given the existing uses, the proposed expansion is a logical extension of the adjacent uses.

To the west of the subject lands, across Martin Grove Road, the lands are zoned Prestige Industrial. To the south and east the lands are zoned M1 Restricted Industrial and M2 General Industrial. Woodstream Avenue forms the southerly boundary of the subject lands. It would also create the southerly boundary of the proposed commercial zoning, thereby completing a well-defined commercial (automobile oriented) node. The proposal to expand automobile sales and leasing onto the subject lands is considered compatible with the surrounding area.

The Economic Development Department has provided the following comments:

"The Economic Development Department has no objections to the proposed car leasing agency and car dealership. The proposed development is consistent with the City's mandate to increase taxable assessment and employment for the City. The rezoning of industrial land to commercial, in this case, is acceptable as the site is on a major arterial road and adjacent to a commercial zone."

Proposed Site Design

It is appropriate that automotive dealerships be designed in a campus form of development. This form is preferred rather than allowing automobile sale uses on individual sites on major thoroughfares throughout the City. The site plan submitted with this application provides this opportunity by integrating the three properties to create a comprehensive development.

Given the prominence of this area, it is essential that an attractive design be created. This should include extensive landscaping and the focusing of the buildings towards Martin Grove Road, especially at its intersection with Woodstream Boulevard. The applicant has made an effort to respond to these concerns. The site plan submitted with this application shows a 12 m landscape strip adjacent to Martin Grove Road which is consistent with the abutting property to the north. This exceeds the by-law requirement of 9 m. Additionally, the proposed buildings are massed towards the streetline, with the majority of the parking on site located at the rear and sides of the building.

These matters will be addressed in greater detail at the site plan application stage. However, plans must be submitted which would address the following site design objectives:

- a) landscaping along Martin Grove Road to conform to the Master Landscape Plan and a minimum landscape strip of 9 m, as required by the current zoning; ✓
- b) appropriate screening of mechanical equipment and location of service bays to the rear of the buildings;
- c) a harmonious building massing with the adjacent dealerships directly to the north; ✓
- d) details to provide for a campus form of site signage, entrance configuration, identifying the subject lands and the lands to the north as a complete development entity; ✓
- e) parking location and traffic circulation in a manner which represents a comprehensive automotive campus; and ✓
- f) a site plan prepared to the satisfaction of the Planning Department, identifying the integrated form of development.

The subject lands constitute one property expanding an existing auto park. As the applicant is the principle owner of both the subject lands and the adjacent property and has requested that the two properties be joined for the purpose of parking and access, a joint site plan can be reviewed. In this way, some coordination in urban design can be achieved in this auto park.

Zoning

The subject lands are presently zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception Paragraph 9(463). In order to accommodate the proposed uses, the lands would have to be rezoned C2 General Commercial Zone, subject to an exception. The exception would include reducing the front yard from 15 m to 12 m. Staff has no objection to this, provided that the 12 m setback be used for landscaping purposes only.

The abutting lands to the north (Lot 3) are subject to Exception Paragraph 9(664) which allows only one access driveway to these lands from Martin Grove Road. The applicant has proposed to shift the driveway slightly south next to the lot line of the subject lands

(Lot 4). It is intended that this driveway will be shared by both Lots 3 and 4. Because the lands are under separate company titles, Committee of Adjustment approval will be required for driveway access easements.

The following comments were received from Vaughan Engineering with respect to the Martin Grove driveway:

- "1. Any change in the location of the driveway is to be approved by the City of Vaughan to be finalized at the site plan stage.
2. There is a 0.3 m reserve along Martin Grove Road across Lot 4. No encroachment on the driveway will be permitted."

The driveway that runs north and south between the subject lands and Lot 3 to the north also requires easements to be approved by the Committee of Adjustment.

CONCLUSIONS

Staff has no objection to the approval of the official plan and zoning by-law amendment applications to allow for the development of an integrated automotive campus with the lands to the north. It is appropriate that a site plan for the subject lands (Lot 4) and the property to the north (Lot 3), addressing urban design matters, be approved by Council prior to enactment of the zoning by-law.

Should Council concur, the following motion is recommended:

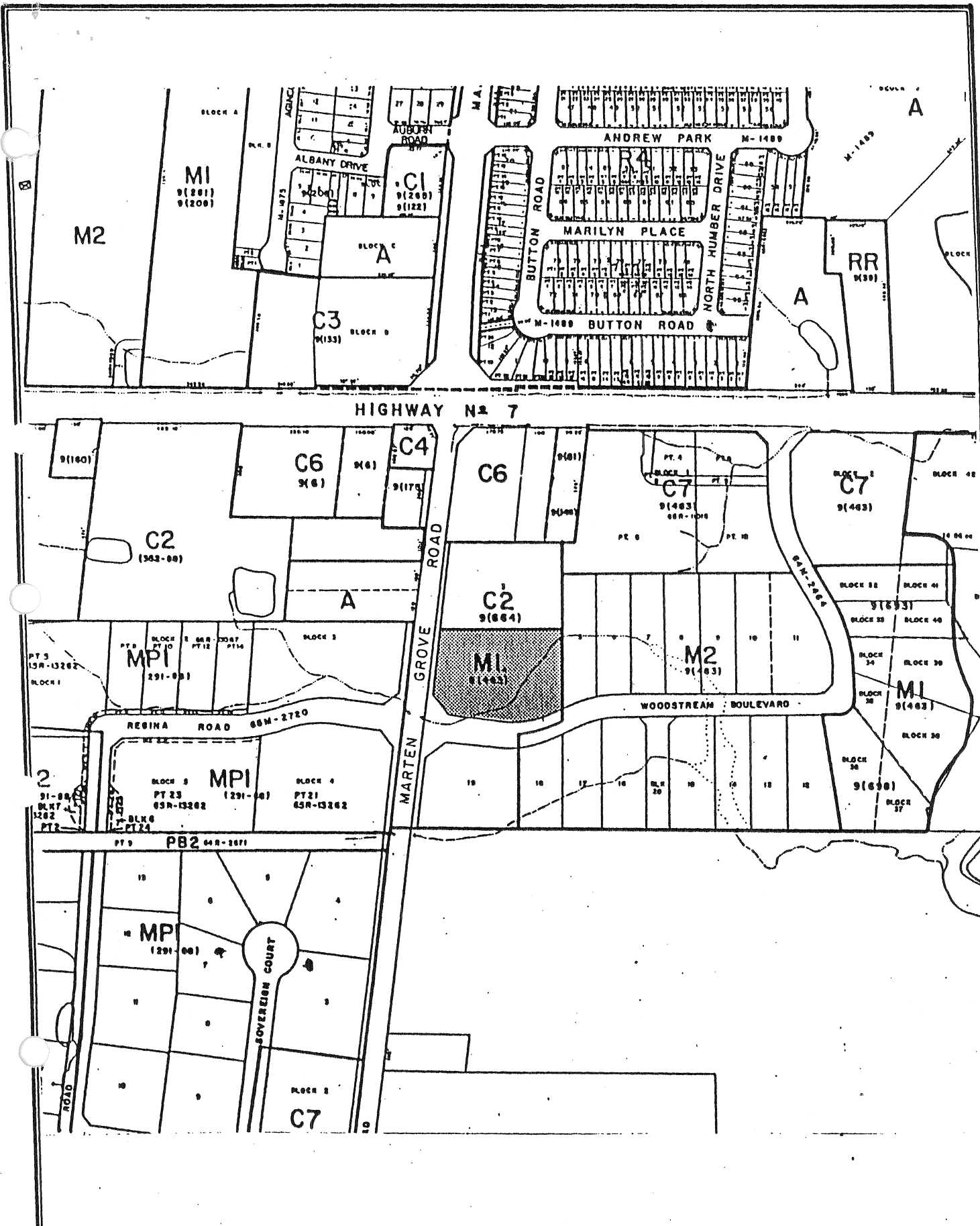
"THAT the Official Plan and Zoning By-law Amendment Applications OP.22.92 and Z.63.92 (716051 Ontario Limited), BE APPROVED, subject to the following conditions:

1. That the official plan amendment redesignate the lands to "General Commercial" to permit an automotive sales establishment and leasing agency and related uses, and set out urban design guidelines for development.
2. That prior to the enactment of the implementing zoning by-law, a site plan addressing the urban design issues set out in this report, shall be approved by Council.
3. The implementing by-law rezone the subject lands to C2 General Commercial Zone and provide for the necessary exceptions to By-law 1-88 in order to implement the site plan approved by Council.
4. That prior to the execution of the site plan agreement, the owner shall receive the necessary variances and easements from the Committee of Adjustment. The Committee of Adjustment decision shall be in full force and effect.

ATTACHMENTS

1. Location Map
2. Site Plan

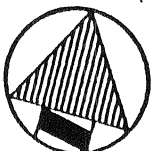
cm/km/JHS



LOCATION MAP

ATTACHMENT NO: 1
 REPORT NO: P.92.96
 APPLICANT: 716051 Ontario Limited
 FILE: OP,22,92 AND Z,63,92
 LOCATION: LOT 5, CONCESSION 8

SCALE: 1 : 5000

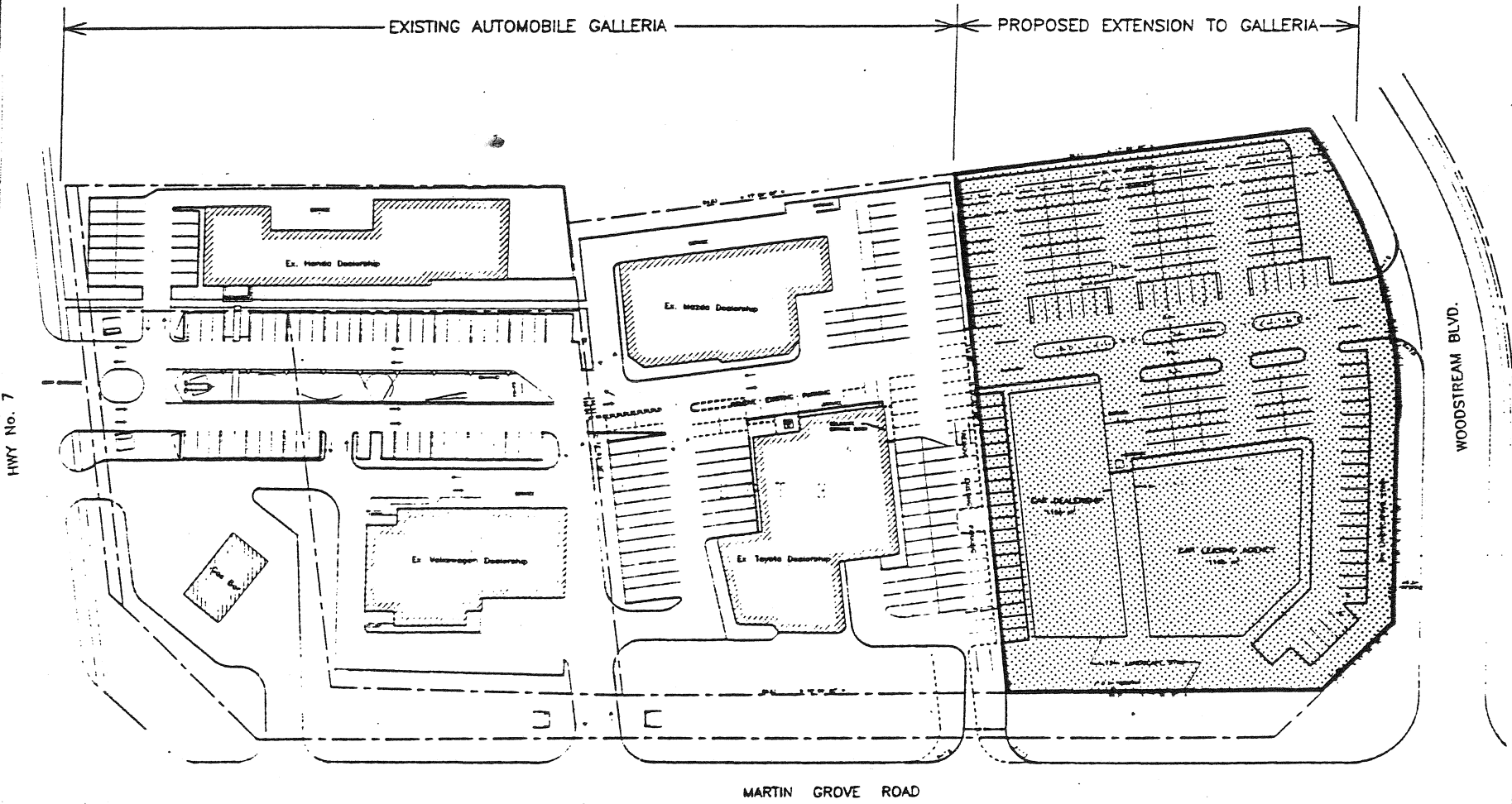


LEGEND

 **SUBJECT LANDS**


SITE PLAN

ATTACHMENT NO: 2
REPORT NO: P.92.96
APPLICANT: 716051 Ontario Limited
FILE: OP.22.92 AND Z.63.92
LOCATION: LOT 5, CONCESSION 8



LEGEND

 **SUBJECT LANDS**

PROPOSED CAR DEALERSHIP/
LEASING AGENCY
716051 ONTARIO LIMITED
LOT 4 PLAN 65M-2464

1 500



The City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, Ontario
 Canada L6A 1T1
 Tel (416) 832-2281

NOTICE OF PUBLIC HEARING

OCTOBER 2, 1992
 FILES: OP.22.92; Z.63.92

TAKE NOTICE THAT a Public Hearing has been scheduled to notify the public and receive comments on the above referenced applications which have been received by the City.

The Public Hearing is scheduled on:

WEDNESDAY, NOVEMBER 4, 1992
 7:30 P.M.
 COUNCIL CHAMBERS
 VAUGHAN CIVIC CENTRE
 2141 MAJOR MACKENZIE DRIVE
 VAUGHAN, ONTARIO
 L6A 1T1

THE SUBJECT LANDS are located at the northeast corner of Martin Grove Road and Woodstream Boulevard, being Lot 4, Plan 65M-2464 and known municipally as Woodstream Boulevard, in Lot 5, Concession 8, City of Vaughan. The lands are designated "Industrial" by OPA #240 (Woodbridge Community Plan) and zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception Paragraph 9(463).

The owner has submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to a General Commercial category to permit a car dealership and leasing agency. This application is intended to be an expansion of the existing automotive retailing and servicing park to the north.

ANY PERSON may attend the public hearing and/or make written or verbal representation either in support of or in opposition to the proposed applications. Written comments by any persons unable to attend should be mailed to the Planning Department, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1 prior to the meeting.

ADDITIONAL INFORMATION relating to this proposal may be obtained from KAREN MCGHEE of the Vaughan Planning Department at 832-8565. If you are aware of other landowners who may be interested in this matter, please advise them of this Public Hearing. A copy of the subject Staff Report will be available from the Vaughan Clerk's Department on the Friday preceding the meeting, in the afternoon.

J. H. STEVENS, Director of Planning
 J. D. LEACH, City Clerk

DETACH HERE

REQUEST FOR COMMENTS (required prior to October 21, 1992)

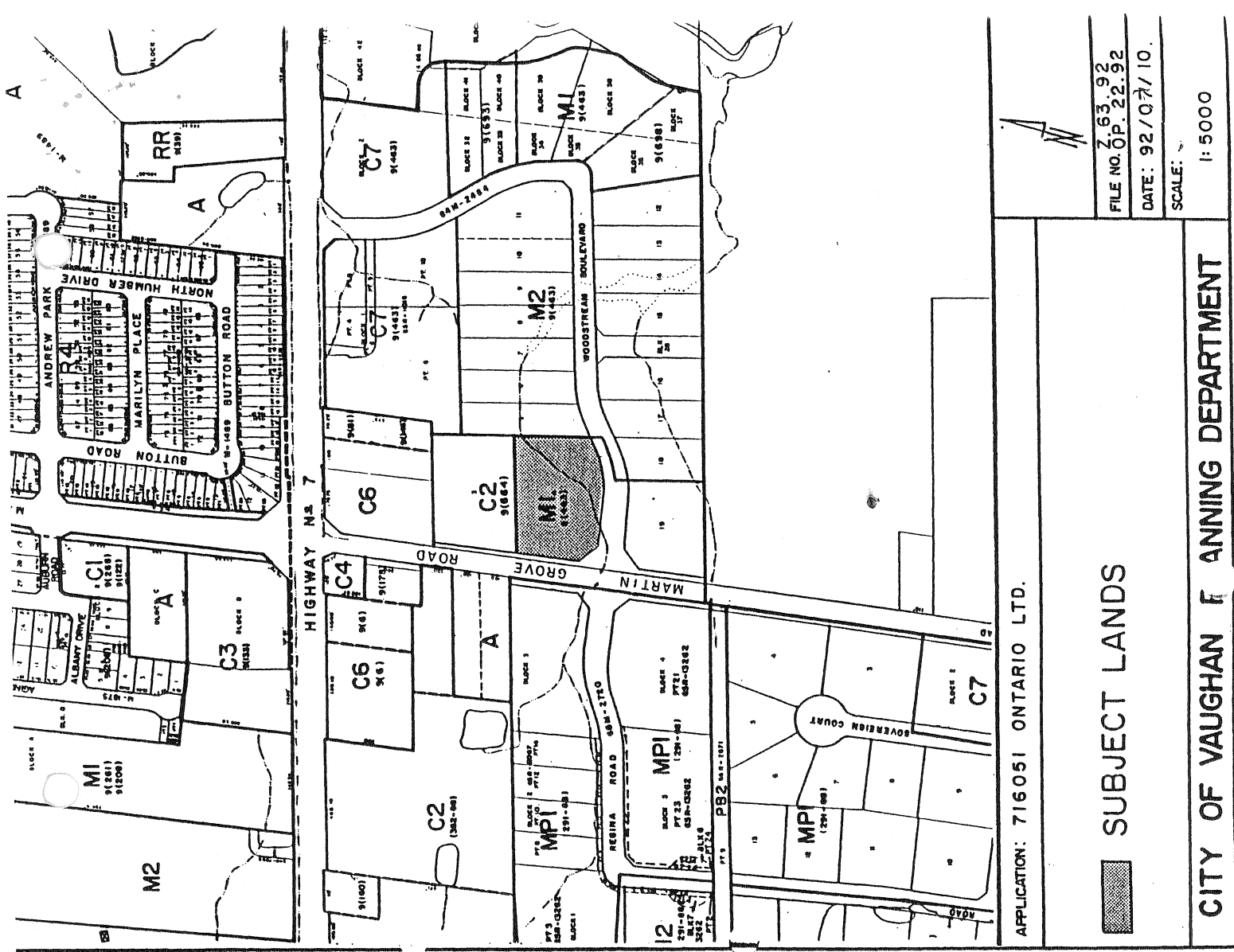
DATE: October 2, 1992 FILE NUMBERS: OP.22.92; Z.63.92
 LOCATION: 204 Woodstream Boulevard APPLICANT: 716051 Ontario Ltd.
 Lot 5, Con. 8

COMMENTS: (attach separate page, if necessary)

IF YOU REQUIRE AN EXTENSION ON THE TIME LIMIT, PLEASE CONTACT KAREN MCGHEE OF THE VAUGHAN PLANNING DEPARTMENT AT 832-8565. THANK YOU FOR YOUR ASSISTANCE IN THIS MATTER.

YOUR NAME: _____ TELEPHONE: _____

YOUR ADDRESS: _____

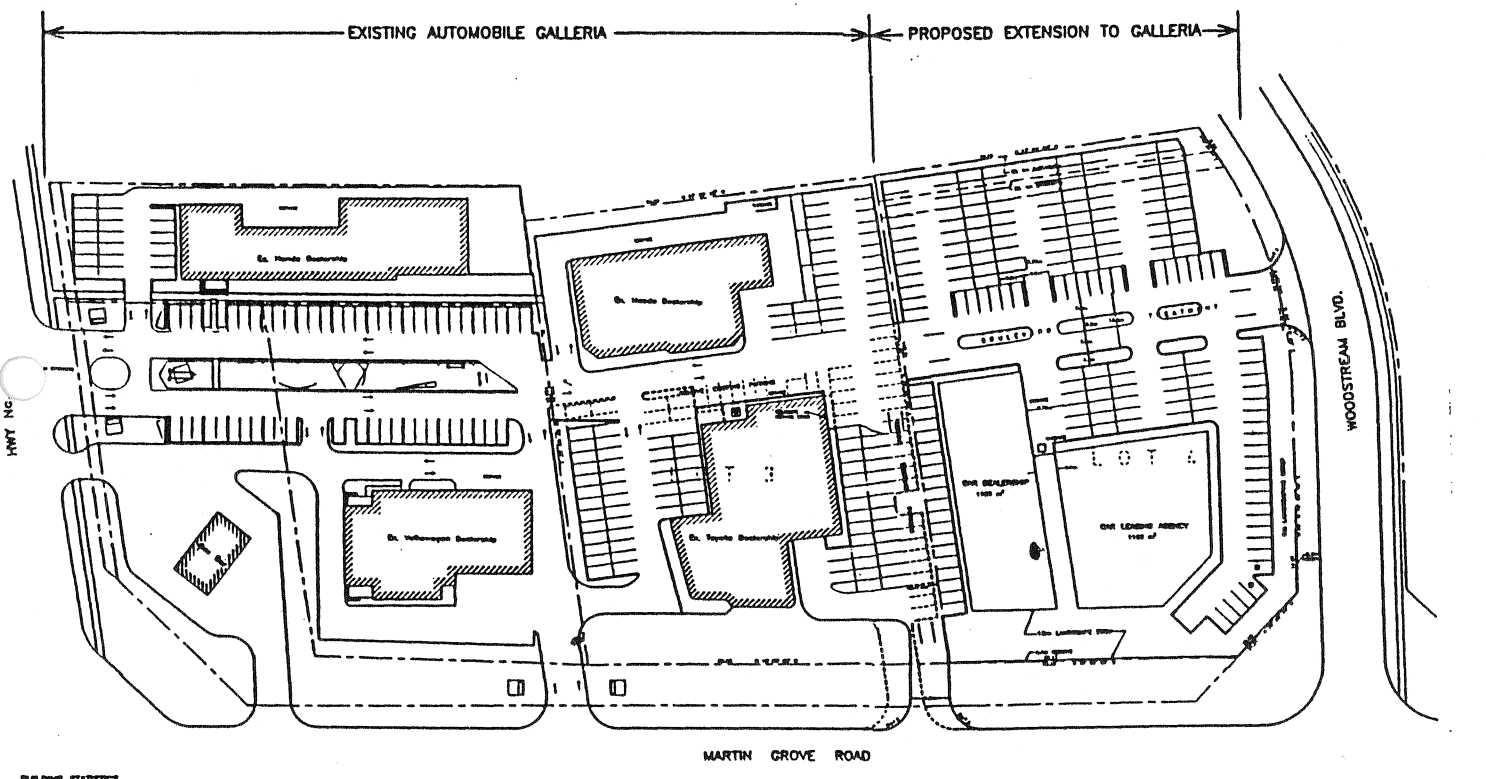


APPLICATION: 716051 ONTARIO LTD.

SUBJECT LANDS

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE NO. Z.63.92
OP.22.92
DATE: 92/07/10.
SCALE: 1:5000



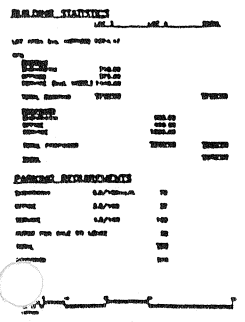
APPLICATION: 716051 ONTARIO LTD.

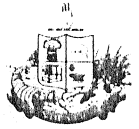
SITE PLAN

CITY OF VAUGHAN PLANNING DEPARTMENT



FILE NO. Z.63.92
OP.22.92
DATE: 92/09/25





FOR OFFICE USE ONLY

FILE NUMBER Z 63.92
APPLICATION FEE 500.00
RECEIPT NUMBER 025594
DATE July 9, 1992
RECEIVED BY H. Malone
RELATED FILES OP. 22.92

**APPLICATION TO AMEND THE CITY OF VAUGHAN
ZONING BY-LAW**

Applications to amend the City of Vaughan Zoning By-law are submitted pursuant to Section 34 of the Ontario Planning Act. The following information is required by the City with an accompanying processing fee, payable to the "Treasurer, City of Vaughan" prior to the processing of the application (please see attached schedule for fees).

1. REGISTERED OWNER OF PROPERTY

Name 716051 Ontario Limited

Address 3025 Woodchester Boulevard, Mississauga, L5L 3V3
Street Municipality Postal Code

Telephone Number 851-2258

2. APPLICANT/AGENT

Interest of Applicant in Property
(Owner/Prospective Owner/Lessee/Agent or Solicitor) Agent

Name of Applicant EMC Group Limited

Contact Person William Patterson

Address 7941 Jane Street Suite 105, Concord, Ontario L4K 4L6
Street Municipality Postal Code

Telephone Number 739-3939 fax: 738-6993

NOTE: Unless otherwise notified all correspondence will be forwarded to applicant.

3. LOCATION OF PROPERTY

Lot _____ Concession _____

Lot 4 Registered Plan M-2464 and/or Part _____ Reference Plan _____

Municipal Address
(if applicable) Woodstream Boulevard

4. SITE DESCRIPTION

a) Lot Area, 1.042 ha, Frontage, 128.6m, Depth, 85m (avg.),

b) Present Land Use (Please describe in detail)

Vacant

5. EXISTING DEVELOPMENT CONTROL

- a) Current Official Plan Status (Designation and Amendment #)

Industrial OPA 240

- b) Current Zoning Status (Zone Category and By-law #)

M1 88-1

Have other applications been filed with the City of Vaughan or Regional Municipality of York in regard to the subject lands?

YES NO

If yes, please indicate the type of application(s) and file numbers, if available.

OPA concurrently

6. LAND USE ANALYSIS

In order to fully evaluate this application, it is essential that the following information be provided:

- a) Briefly describe the nature of the proposed development:

To expand the existing automotive retailing and servicing park on the lands to the north with the addition of two new buildings (a car leasing agency and relocation of the Mazda dealership).

- b) Proposed Zone Category(s)

C-2

- c) Area Devoted to each Zone Category if more than one is proposed:

NA

- d) Please List any Proposed Variances to the standards contained in the By-law necessary to implement the development of the site as proposed (e.g. yard setbacks and parking standards):

7. SUPPORTING MATERIAL REQUIRED WITH APPLICATION

- a) A LEGAL PLAN OF SURVEY (i.e. based on a survey by an Ontario Land Surveyor) of the land for which the application is being made, indicating:

- i) lands for which the application is being made clearly marked in red outline;
- ii) where applicable, total land holdings owned by the applicant and encompassing the lands for which the application is being made;
- iii) the location, size, and use of all existing buildings/structures on the total land holdings clearly marked in a broken line;

b) A PRELIMINARY SITE PLAN SHOWING, WHERE APPLICABLE:

- i) the distribution of the proposed land uses; or
- ii) the location, size, and use of all proposed buildings and structures, landscaping and parking areas. In the case of a plan of subdivision, the draft plan of subdivision should be submitted concurrently with the zoning amendment application;

c) The submitted plans should not exceed 35 1/2 cm x 22 1/2 cm (14" x 8 1/2"). The submission should consist of the following:

- i) two copies of the application form;
- ii) two copies of the survey;
- iii) two copies of land use/site plan;
- iv) a minimum of two copies of all other supporting documentation. Additional copies may be required for circulation purposes.

NOTE: Additional information may be requested following a preliminary review of the application.

8. ADDITIONAL INFORMATION

Please list any additional information being submitted in support of the application. If there is insufficient space on the application form, please append copies of the required information to the form.

POLICY RESPECTING THE REFUND OF APPLICATION FEES

FIFTY (50%) PERCENT of the required application fees submitted in respect of an Official Plan or Zoning amendment application may be refunded if the application is withdrawn prior to it having been scheduled for a public hearing before City Council. Notice of withdrawal shall be submitted in writing to the Director of Planning and shall be signed by the applicant.

DECLARATION

I, William Patterson of the Township
of King in the Regional Municipality
of York, solemnly declare that:

All above statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the _____ City _____)
of Vaughan in the Regional Municipality of York)
this 9 day of July)
A.D. 1992.

William Patterson
SIGNATURE OF OWNER OR AGENT

Heather With

CERTIFICATE

(to be signed by Owner, if Agent has been appointed.)

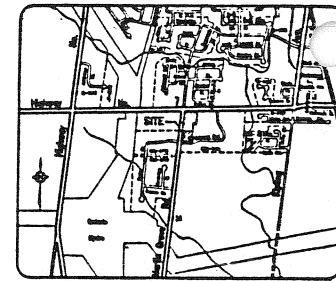
As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf of:

EMC Group Limited
(PLEASE PRINT NAME OF AGENT)

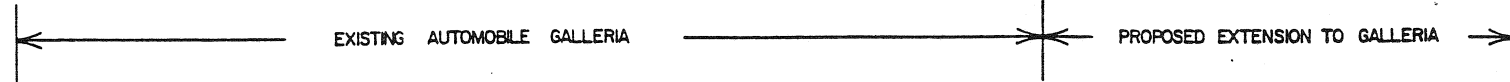
whom I have appointed as my Agent.

DATE 92-07-02 SIGNED [Signature]
SIGNATURE OF OWNER
716051 Ontario Limited
Joseph Zanchin
(PLEASE PRINT NAME)

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

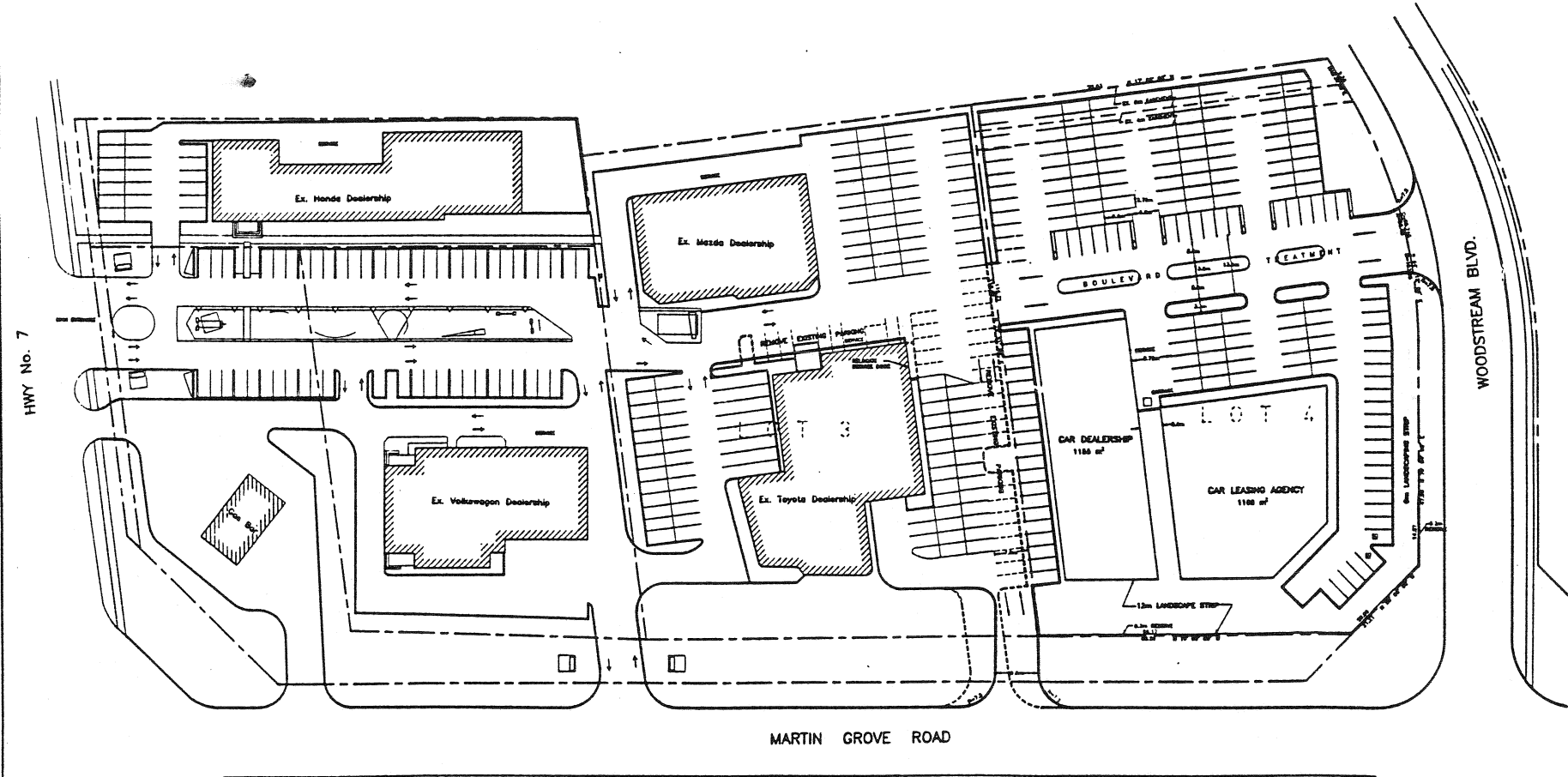


LOCATION PLAN



EXISTING AUTOMOBILE GALLERIA

PROPOSED EXTENSION TO GALLERIA



HWY No. 7

MARTIN GROVE ROAD

WOODSTREAM BLVD.

INFORMATION ON EXISTING STRUCTURES AND SITE LAYOUT HAS BEEN TAKEN FROM SITE PLAN No. A.2 BY GRAZIANI & CORAZZA DATED JUNE 1, 1980.
LEGAL SURVEY INFORMATION ON LOT 4 HAS BEEN TAKEN FROM REGISTERED PLAN 65M-2484.

**PROPOSED CAR DEALERSHIP/
LEASING AGENCY**

716051 ONTARIO LIMITED
LOT 4 PLAN 65M-2484

1 : 500 METRIC

EMC GROUP LIMITED
Engineers Planners Project Managers
General Contractors (416) 736-3636
SCALE 1:500 DATE JUNE 1992 PROJECT No. 82110



FOR OFFICE USE ONLY
FILE NUMBER OP 022.92
APPLICATION FEE 500.00
RECEIPT NUMBER 025594
DATE July 9, 1992
RECEIVED BY V. Marono
RELATED FILES 2.63.92

**APPLICATION TO AMEND THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

Applications to amend the Official Plan of the Vaughan Planning Area are submitted pursuant to Section 17 of the Ontario Planning Act. The following information is required by the Town of Vaughan with an accompanying [REDACTED] processing fee, payable to the "Treasurer, Town of Vaughan" prior to the processing of the application.

1. LOCATION OF PROPERTY

Lot _____ Concession _____

Lot 4 Registered Plan of Subdivision 65M-2464 and/or

Part _____ Reference Plan _____

Municipal Address Woodstream Boulevard
(if applicable) _____

2. REGISTERED OWNER OF PROPERTY

Name 716051 Ontario Limited

Address 3025 Woodchester Boulevard

Mississauga, Ontario

Postal Code L5L 3V3

Telephone Number 851-2258

APPLICANT/AGENT

Interest of Applicant in Property
(Owner/Prospective Owner/Lessee/Agent or Solicitor)

Agent

Name of Applicant EMC Group Limited

Contact Person William Patterson

Address 7941 Jane Street, Suite 105

Concord, Ontario

Postal Code L4K 4L6

Telephone Number 738-3939 Fax: 738-6993

Affix Corporate Seal of party proposing to enter into the agreement. Processing will not commence until this is provided.

NOTE: Unless otherwise notified all correspondence will be forwarded to applicant/agent.

4. SITE DESCRIPTION

- a) Lot Area 1.042 ha
- b) Lot Frontage 128.6m
- c) Lot Depth 85m (avg)
- d) Present Land Use (Please describe in detail)

Vacant

5. EXISTING DEVELOPMENT CONTROL

- a) Current Official Plan Status (Designation and Amendment #)

Industrial
OPA 240

- b) Current Zoning Status (Zone Category and By-law #)

M1
88-1

Have other applications been filed with the Town of Vaughan or Regional Municipality of York?

YES x NO _____

If yes, please indicate the type of application, and the file numbers, if available.

Zoning	File Number <u>concurrent</u>
Site Development Approval	File Number _____
Plan of Subdivision	File Number 19T- _____
Plan of Condominium	File Number 19CDM - _____

6. LAND USE ANALYSIS

In order to fully evaluate this application, it is essential that the following information be provided:

- a) Will the site be developed by:

Plan of Subdivision
 Site Development Agreement *
 Other

If other, or a combination of the above, please specify:

- b) Briefly describe the nature of the proposal:

To expand the existing automotive retailing and
servicing gallery on the lands to the north with the
addition of a car leasing agency and the relocation
of the existing Mazda dealership.

c) Will there be more than one land use on the site (i.e. residential, commercial, park, or open space.)

Yes * No

Please provide the following details respecting the type and distribution of land use(s) on the site:

i) Residential

Proposed Designation	Area	Density (Units/ha)	Persons Per Unit	Population
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

ii) Industrial

Proposed Designation	Area
_____	_____
_____	_____
_____	_____
_____	_____
_____	TOTAL

iii) Commercial (i.e. Retail, Offices)

Proposed Designation	Area
General	
Commercial	1.042 ha
_____	_____
_____	_____
_____	TOTAL

iv) Parks and Open Space (separate designations)

Proposed Designation	Area
_____	_____
_____	_____
_____	_____
_____	TOTAL

v) Other (please specify)

Proposed Designation	Area
_____	_____
_____	_____
_____	_____
_____	TOTAL

7. SUPPORTING MATERIAL REQUIRED WITH APPLICATION

- a) A LEGAL PLAN OF SURVEY (i.e. based on a survey by an Ontario Land Surveyor) of the land for which the application is being made, indicating:
 - i) lands for which the application is being made clearly marked in red outline;
 - ii) where applicable, total land holdings owned by the applicant and encompassing the lands for which the application is being made;
 - iii) the location, size, and use of all existing buildings/structures on the total land holdings clearly marked in a broken line;
- b) A PRELIMINARY SITE PLAN SHOWING, WHERE APPLICABLE:
 - i) the distribution of the proposed land uses;
 - ii) a site plan showing the location, size, and use of all proposed buildings and structures, landscaping and parking areas. In the case of a plan of subdivision, a lotting plan shall be submitted;
 - iii) in the case of Estate Residential Development, all information required by OPA #57.
- c) The submitted plans should not exceed 35½ cm x 22½ cm (14" x 8½"). The submission should consist of the following:
 - i) two copies of the application form;
 - ii) two copies of the survey;
 - iii) two copies of land use/site plan;
 - iv) a minimum of two copies of all other supporting documentation. Additional copies may be required for circulation purposes.

8. ADDITIONAL INFORMATION

Additional information submitted by applicant (copies to be appended to each copy of application, and listed below):

- a) _____

- b) _____

- c) _____

NOTE: Additional information may be requested by the Planning Department following a preliminary review of the application.

DECLARATION

I, William Patterson of the Township
of King in the Regional Municipality
of York, solemnly declare that:

All above statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the City)

of Vaughan in the Regional Municipality of York)

this 9 of July)

A.D. 1992.

William Patterson

SIGNATURE OF OWNER OR AGENT

Heather Wilk

CERTIFICATE (to be signed by Owner, if Agent has been appointed.)

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf of:

EMC Group Limited

(PLEASE PRINT NAME OF AGENT)

whom I have appointed as my Agent.

DATE 92 07-02 SIGNED

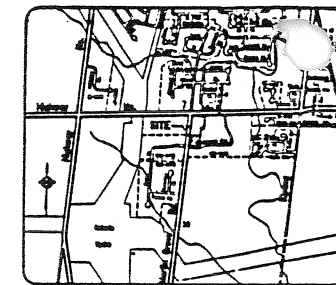
[Signature]

SIGNATURE OF OWNER

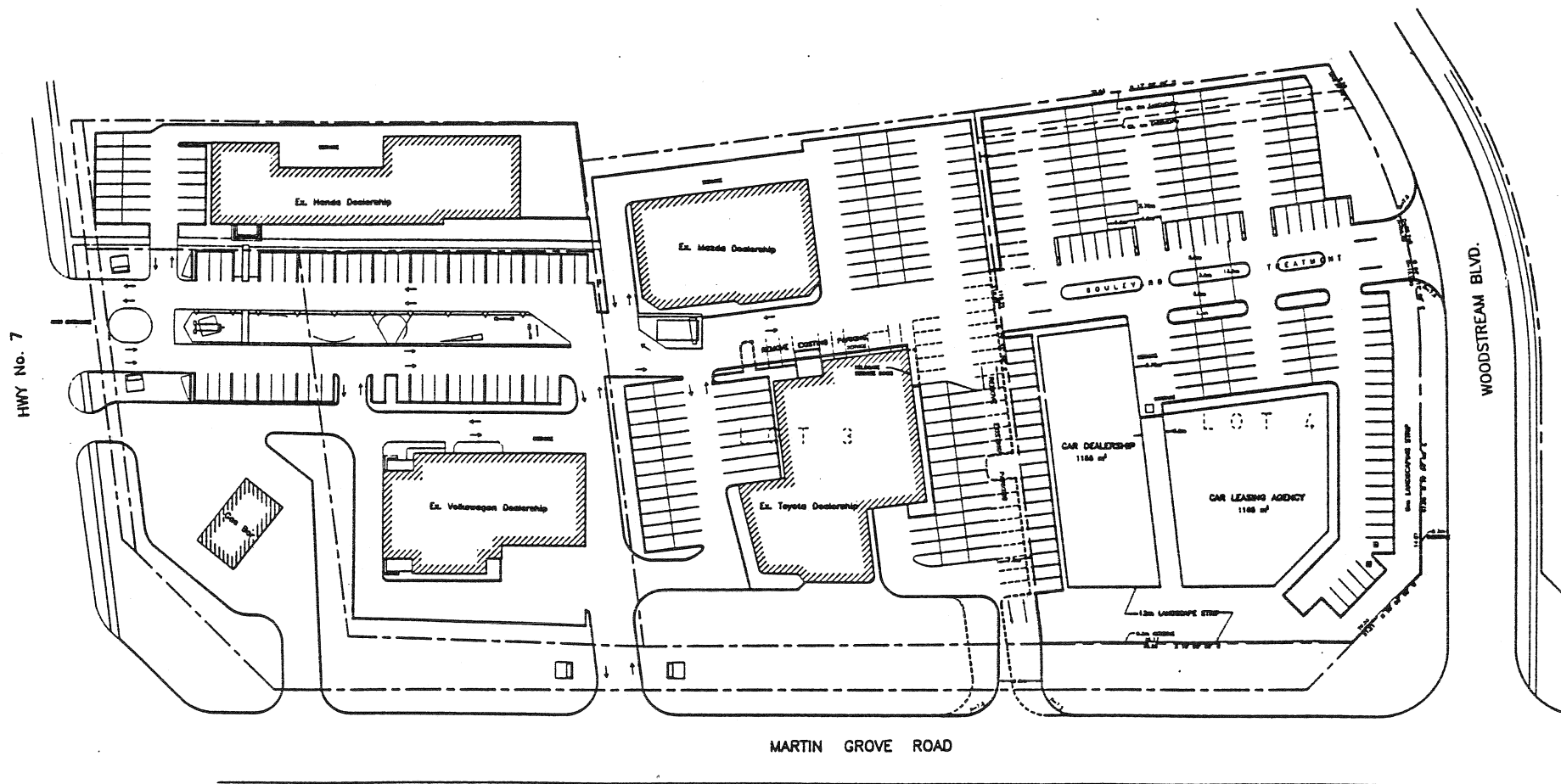
716051 Ontario Limited

POLICY RESPECTING THE REFUND OF APPLICATION FEES

FIFTY (50%) PERCENT of the required application fees submitted in respect of an Official Plan or Zoning amendment application may be refunded if the application is withdrawn prior to it having proceeded to Council for a public hearing. Notice of withdrawal shall be submitted in writing to the Director of Planning and shall be signed by the applicant.



LOCATION PLAN



INFORMATION ON EXISTING STRUCTURES AND SITE LAYOUT HAS BEEN TAKEN FROM SITE PLAN No. A.2 BY GRAZIANO & CORAZZA DATED JUNE 1, 1988.

LEGAL SURVEY INFORMATION ON LOT 4 HAS BEEN TAKEN FROM REGISTERED PLAN 65M-2464.

**PROPOSED CAR DEALERSHIP/
LEASING AGENCY**

718051 ONTARIO LIMITED

LOT 4 PLAN 65M-2464

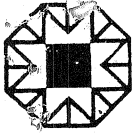
1 : 500 METRIC

EMC GROUP LIMITED

Engineers Planners Project Managers

Downsview Ontario (416) 758-3636

SCALE 1:500 DATE JUNE 1988 PROJECT No. 82116



EAST WOODBRIDGE DEVELOPMENTS LIMITED

AND ASSOCIATES

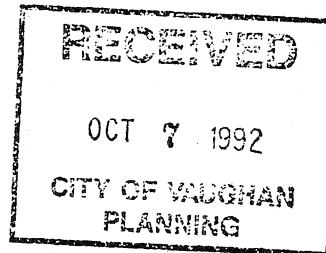
100 STRADA DRIVE, UNIT 1, WOODBRIDGE, ONTARIO L4L 5V7
(416) 851-7741 747-1749 FAX 253-5074

*JAI -
15
2M -
DK
Cps
inmate's*

October 7, 1992

HAND DELIVERED

City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



*Econ. Dev.
pls
application of
design standards
to this subject
lands*

Attention: Mr. John Stevens, Director of Planning

RE: Files O.P. 22.92 and Z.63.92
716051 Ontario Ltd.
Lot 4 on Plan 65M-2464 (Martin Grove & Hwy #7)
City of Vaughan

Dear Mr. Stevens:

We understand that the above application is scheduled for a public hearing for November 4, 1992, and we wish to express our view on this application as it relates to our Auto Park located at Rowntree Dairy and Weston Road.

When East Woodbridge Developments proposed their 30 acre Auto Park in 1987, they were required in the Official Plan Amendment to produce detailed design proposals, a master landscape plan, a design guideline report (which controlled architecture, landscaping, signage and other details for the entire development), and approval by Council of the main signage. These matters and others were required prior to the holding zoning by-law being lifted. The process was lengthy and it has produced a quality Auto Park which the municipality can be pleased with.

We find it difficult to understand, and even objectionable, as to why the above application, which is an expansion of the existing auto dealerships is being developed in a "piece-meal manner" without any of the requirements which our Auto Park had to undertake. Are there two development standards here? It would appear that if the above application is approved, there is a potential for a total of 6 car dealerships on approximately 6 acres of land at the corner of Highway #7 and Martin Grove without any design guidelines being prepared, nor any of the other restrictions which the East Woodbridge Auto Park had to undertake.

.../2

Mr. John Stevens
Page 2
October 6, 1992

We question the Municipality's direction which it shall take with this application since if approval is granted, it shall create another Auto Park in the Woodbridge area, and in so doing shall **threaten the economic viability of East Woodbridge's Auto Park.** The continual existence of our 30 acre Auto Park shall be placed in a state of uncertainty, that it shall force us to re-evaluate the approved land use of our lands.

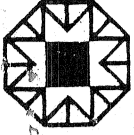
We ask the Municipality to have regard for the concerns we have raised in making their decision on this application.

Yours truly,
EAST WOODBRIDGE DEVELOPMENTS LIMITED



PER: IVANO MANIAS, MCIP
IM:mc

cc - City Clerk to be distributed to the Mayor and Members of Council
cc - Mr. Frank Miele - Commissioner of Economic Development —



DF GW

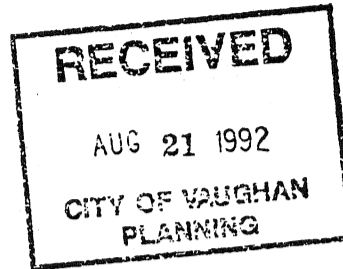
EAST WOODBRIDGE DEVELOPMENTS LIMITED

AND ASSOCIATES

100 STRADA DRIVE, UNIT 1, WOODBRIDGE, ONTARIO L4L 5V7
(416) 851-7741 747-1749 FAX 253-5074

August 19, 1992

City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L0J 1E0



Attention: Mr. John Stevens
Director of Planning

Re: Application By 716051 Ontario Limited
Lot 4 Plan 65M-2464
Files O.P.A. 22.92 and Z. 63.92
Martin Grove/Hwy #7 Auto Dealerships

Dear Mr. Stevens:

Please be advised that we wish to be notified when the above matter is scheduled for a public hearing.

Thank You.

Yours truly,
East Woodbridge Developments Limited

Per: Ivano Manias, MCIP
IM:nb

DATE: JULY 23, 1992

TO: KAREN MCGHEE
PLANNING DEPARTMENT

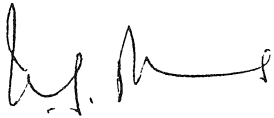
FROM: VICTOR S. DOERR
DEVELOPMENT ENGINEERING


RE: 716051 ONTARIO LIMITED
LOT 4, PLAN 65M-2464
YOUR FILE: Z.63.92 / OP.22.91

The Engineering Department have reviewed the submitted application and offer the following comments.

1. Any change in the location of the driveway is to be approved by the City of Vaughan to be finalized at Site Plan review.
2. Where there is a common shared driveway, an agreement is required between the two owners.
3. Some of the parking on Lot 3 will be on Lot 4, a joint agreement is required. Does this require variance or special zoning provision?
4. There is a 0.3m reserve along Martin Grove Road across Lot 4. No encroachment on the driveway will be permitted.
5. Wherever parking spaces are eliminated, due to a new configuration, these shall be replaced by provision of equivalent spaces on adjoining lands.

If you have any questions, please do not hesitate to contact Usuf Vhora, ext. 674.



 Victor S. Doerr
Manager, Development Engineering

UV/cg

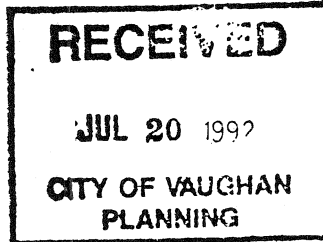
memorandum

July 17, 1992

TO: Karen McGhee
Planning

FROM: Katherine Jacobs
Economic Development

RE: 716051 Ontario Ltd.
Lot 4, Plan 65M-2464
Z.63.92, OP.22.91



The Economic Development Department has no objections to the proposed car leasing agency and car dealership. The proposed development is consistent with the City's mandate to increase taxable assessment and employment for the City. The rezoning of industrial land to commercial, in this case, is acceptable as the site is on a major arterial road and adjacent to a commercial zone.

Katherine Jacobs

Katherine Jacobs
Economic Researcher

MEMORANDUM

DATE: JULY 15, 1992

TO: KAREN MCGHEE
PLANNING DEPARTMENT

FROM: LINDA LAFLAMME
PARKS PLANNING & DEVELOPMENT

RE: FILE NO. 2-63-92/OP. 122.91

RECEIVED
JUL 16 1992
CITY OF VAUGHAN
PLANNING

The Parks Planning & Development Division has no objection to the above noted application subject to the following:

THE WILL BE NO RESULTANT CHANGES TO THE APPROVED MASTER LANDSCAPE PLAN & THAT ALL BUFFER ZONES (IE 9 METRES ALONG MARTIN GROVE RD) BE MAINTAINED.

Linda Laflamme
Landscape Architect

/cg

copies made