

Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan

Date:	January 9, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	n/a
Reference Number:	File No. 09 101146 NPS 00 TM

SUMMARY

This report provides information on an application in the City of Vaughan for a zoning amendment to permit a veterinary clinic in an existing building on lands zoned EM1 Prestige Employment Area Zone. The City of Vaughan has circulated the application to the City of Toronto for comments as the site abuts the municipal boundary (Steeles Avenue West).

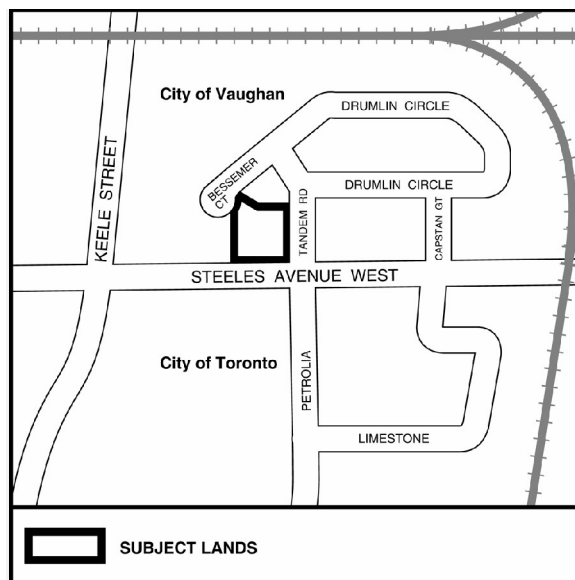
Financial Impact

There are no financial implications.

ISSUE BACKGROUND

At its meeting of November 18, 2008 North York Community Council “Directed the Director, Community Planning, North York District and the Director, Transportation Services, North York District, to report all planning applications abutting the North York District which the City of Toronto receives in regard to the lands on the north side of Steeles Avenue in York Region, to North York Community Council”.

This report has been prepared in response to this direction. Transportation Services has been advised.



PROPOSAL

An application to amend the City of Vaughan Zoning By-law 1-88 was received to permit a veterinary clinic in two units of an existing industrial condominium. The site is located on the north side of Steeles Avenue West, east of Keele Street in York Region, adjacent to Ward 8 – York West.

The subject lands are currently occupied by a 24 unit industrial condominium building with a variety of uses including retail, used car sales and a regulated health professional. The lands are designated as Prestige Area by OPA #450 (Employment Area Plan) and are zoned EM1 Prestige Employment Area Zone.

CONTACT

Heather Inglis Baron, Senior Planner
Tel. No. 416-395-7073
Fax No. 416-395-7155
E-mail: hinglis@toronto.ca

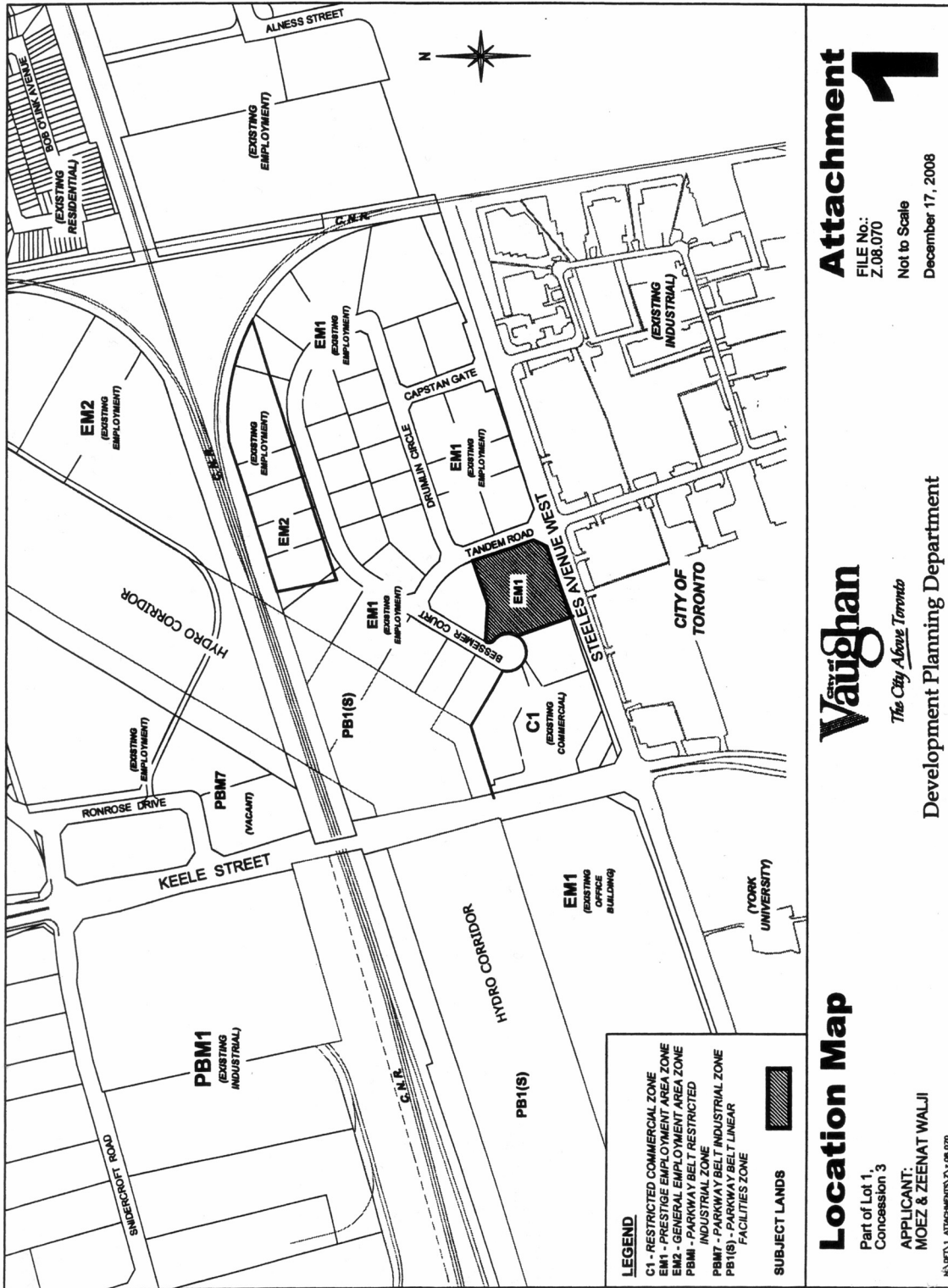
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

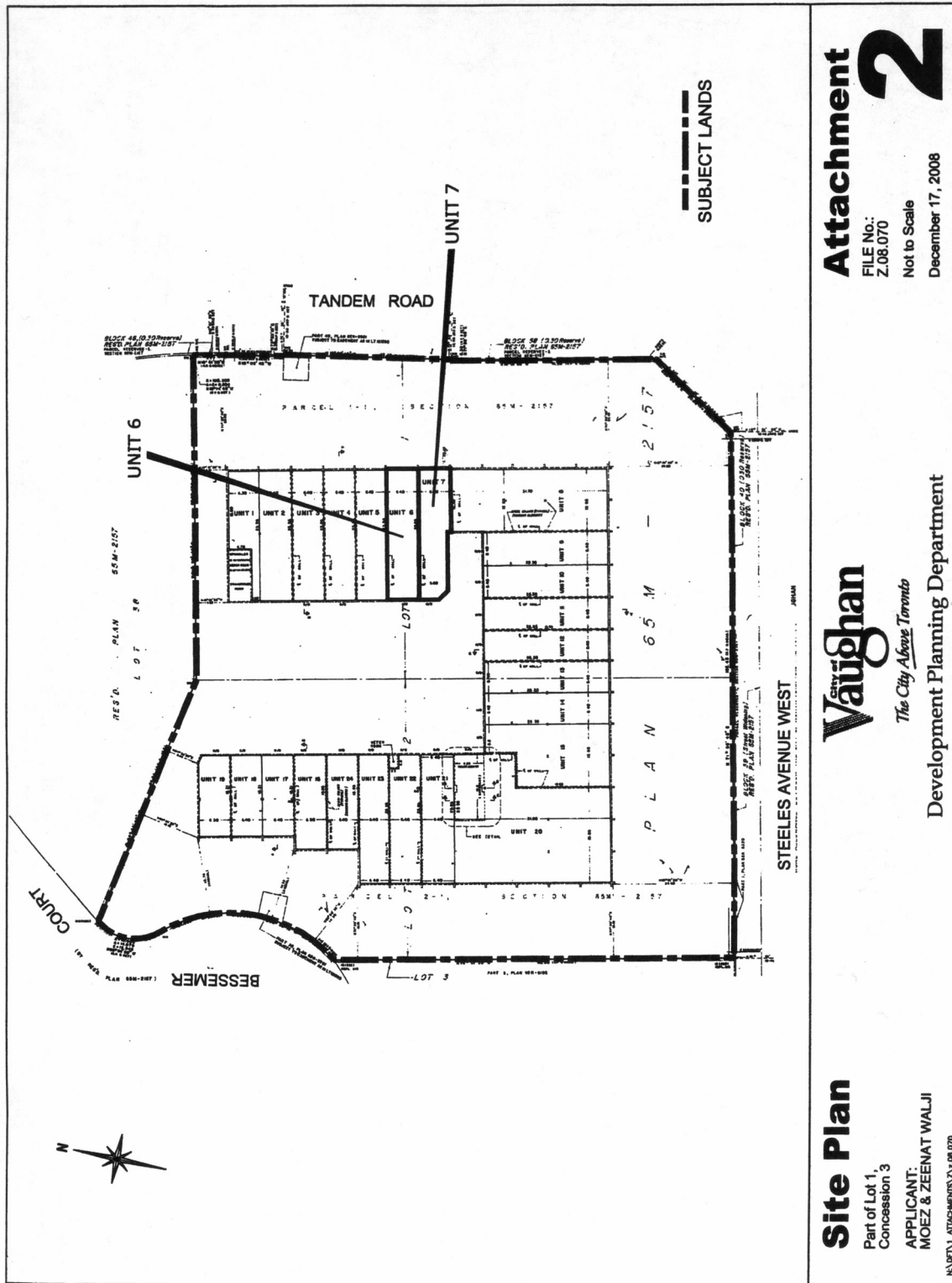
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan

Attachment 1: Location Map



Attachment 2: Site Plan



Attachment 2
 FILE No.: Z.08.070
 Not to Scale
 December 17, 2008

Vaughan
The City Above Toronto
 Development Planning Department

Site Plan
 Part of Lot 1,
 Concession 3
 APPLICANT:
 MOEZ & ZEENAT WALJI
NA/DP/1 ATTACHMENT 2 Z.08.070