

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18, 2001

**4. AMENDMENT TO ZONING BY-LAW FILE Z.01.025
GANZ REALTY LTD.
PRELIMINARY REPORT**

P.2001.43

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.025 (Ganz Realty Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 28, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C7 Service Commercial Zone, to permit development of 1,355m² commercial building.

Background - Analysis and Options

Location

- Northwest corner of Steeles Avenue West and Weston Road
- Part of Lot 24, Registered Plan M-2009
- Part of Lot 1, Concession 6, City of Vaughan

Land Use Status

- Designation - "Prestige Area" by OPA No. 450
- Zoning- EM1 Prestige Employment Area Zone by By-law 1-88

Site Description

- a 0.56 ha vacant triangular-shaped site, with 85m frontage on Steeles Avenue, and a depth of 77.6m
- part of a larger 5.7 ha parcel developed with 3 industrial buildings (27,721.47 m² total GFA) and 439 parking spaces
- the surrounding land uses are:

North - employment (EM1 Prestige Employment Area Zone)

South - Steeles Avenue West; employment and commercial (City of Toronto)

East - Weston Road; employment (EM1 Zone, deemed a Commercial Complex)

West - Pearce Road; employment (EM1 Zone, deemed a Commercial Complex)

Neighbourhood Circulation

On May 11, 2001, a notice of public hearing was circulated to all property Owners within 120 m of the subject lands, and the Pine York Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the subject lands are designated “Prestige Area”, which permits a wide range of industrial, office, business and civic uses which are further defined in the Zoning By-law; the site is also consistent with the “Service Node” policies, which permits uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and are located at the intersections of arterial and or collector roads;
- the appropriateness of rezoning a portion of the overall landholding from EM1 to C7 Zone will be reviewed, as well as any exceptions be required to facilitate the C7 proposal, and to the EM1 Zone for the existing development;
- the compatibility and integration of the proposed service commercial uses with the prestige employment uses and the surrounding area will be reviewed; the most appropriate of the C7 uses will selected in light of the size of the parcel;
- the proposed right-in/right-out access on Steeles Avenue West will be reviewed, to the satisfaction of the Region of York, City of Vaughan, and City of Toronto; a traffic study may be required in support of the access; and,
- any implementing by-law should be enacted based on approved site plan application, which is required to confirm the zoning exceptions associated with the final site layout, building elevations, parking and traffic circulation, landscaping, and urban design.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed integration and compatibility of the service commercial uses with the existing employment uses on the site and in the surrounding area will be reviewed to determine the appropriateness of rezoning. The appropriate uses will be developed in light of the size of the site.

Attachments

1. Location Map
2. Preliminary Site Plan

Report Prepared By:

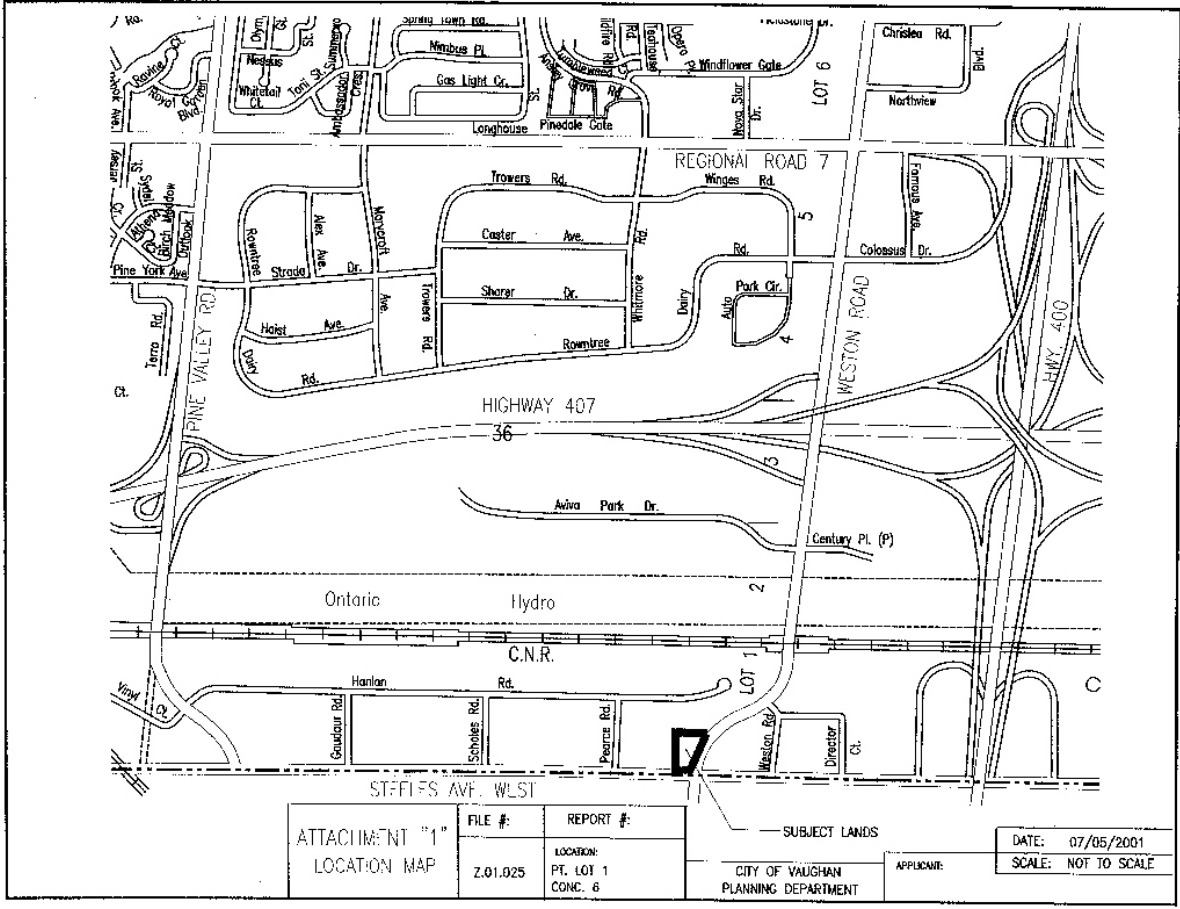
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Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
Z.01.025	LOCATION: PT. LOT 1 CONC. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

DATE: 07/05/2001
SCALE: NOT TO SCALE

