

SPECIAL COMMITTEE OF THE WHOLE JUNE 25, 2001

**ZONING BY-LAW AMENDMENT APPLICATION
FIRST VAUGHAN INVESTMENTS LIMITED
REPORT #P.2001.42
FILE: Z.01.032**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.032 (First Vaughan Investments Limited) BE APPROVED, subject to the following condition:

1. That the implementing zoning by-law permit only the following EM2 Zone uses on the subject lands:
 - i) Employment use;
 - ii) Accessory Office Uses to an Employment Use.

Purpose

On May 15, 2001, the Owner submitted a revised application to amend the Zoning By-law to permit a reduction in the number of parking spaces for an existing industrial building in the EM2 Zone, from 108 to 66 spaces.

Exceptions for a reduced rear yard (north) from 12 m to 8.2 m, and for loading to occur between a building and a street (Pennsylvania Avenue) have been deleted from this application by the Owner, as these matters were approved by the Committee of Adjustment (Variance Application A274/00).

Background - Analysis and Options

Location

- Northeast corner of Applewood Crescent and Pennsylvania Avenue (501 Applewood Crescent)
- Parts 4, 5, 6, 7 and 15 on Reference Plan 65R-22295
- Part of Lot 8, Concession 5, City of Vaughan

Land Use Status

- Designation - "Employment Area General" by OPA #450
- Zoning - EM2 General Employment Area Zone by By-law 1-88

Site Description

- a 1.27 ha site, developed with a 6,888.8 m² multi-unit warehouse building and 66 parking spaces
- the surrounding land uses are:
 - North - storm channel (OS1 Open Space Conservation Zone), employment (EM1 Prestige Employment Area Zone)
 - South - Pennsylvania Avenue; employment (EM2 General Employment Area Zone)

East - employment (EM1 Zone and EM2 Zone)
West - Applewood Crescent; employment (EM1 Zone)

Public Hearing

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on June 18, 2001, will be before Council on June 25, 2001.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450, which permits employment uses. The proposed parking reduction would be considered through an amendment to the Zoning By-law.

Zoning

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which permits the employment uses. However, an exception to the zoning standards is required to permit a reduction in the number of parking spaces on the site, from 108 spaces to 66 spaces.

The parking requirement for the site is calculated as follows:

Total Building GFA = 6888.8 m ²	
Employment Use (5988.79 m ² @ 1.5/100 m ² GFA =	90
Office Area (900.01 m ² @ 2/100 m ² GFA =	18
Total Parking Required	108 spaces
Total Parking Provided	66 spaces
Parking Deficiency	42 spaces (39% deficiency)

An exception is required to permit a reduction in parking to 66 spaces.

Parking Study

The site is developed as a 3-unit industrial warehouse building. Currently, there are 2 tenants utilizing the entire 6888.8 m² of gross floor area. After the site was developed with a deficiency of 42 spaces, approval was granted by the Committee of Adjustment for an easement on a nearby property for 16 off-site parking spaces.

The Owner submitted a parking study prepared by iTrans, dated April 16, 2001, in support of this application to permit a reduction in parking. The parking study examined the parking demands of the current users on the existing 66 spaces. The current users are low-parking generators, devoting the majority of gross floor area to warehousing, and generally use 51 spaces. The study concluded that the 66 spaces are sufficient to accommodate the existing and future development.

Uses

Based on the parking study findings, Staff is of the opinion that the site should be limited to uses similar in nature to those existing on the site. Of the total 6,888.8 m² GFA, 87% (5,989 m²) is devoted to warehousing which is a type of employment use which generates the lowest parking demand. Given that the site has a 39% parking deficiency, it is necessary to restrict the site to the uses which would require no more than the existing 66 parking spaces. This measure will

assist to avoid a possible parking deficiency on the site in the future, should the tenants or site ownership change. Permitting a broader range of EM2 uses, which have a higher parking standard, would further compromise the parking deficiency on the site. Therefore, Staff recommends that the site be restricted to the following EM2 uses:

Employment use;
Accessory Office Uses to an Employment Use.

Conclusion

Staff have reviewed the proposed zoning by-law amendment application to permit a reduction in parking, in conjunction with the parking study. Staff are satisfied that the current uses on the site are appropriately accommodated by the existing parking supply, given the warehousing nature of these uses. Staff are of the opinion that any uses that place a higher demand on parking would further compromise the existing parking supply, and that measures should be taken to avoid a possible parking shortage on the site in the future, should the tenants and/or ownership change.

To this end, Staff recommends approval of Zoning By-law Amendment Application Z.01.032 to permit a minimum of 66 parking spaces on site, subject to limiting the site uses to employment uses and accessory office uses. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

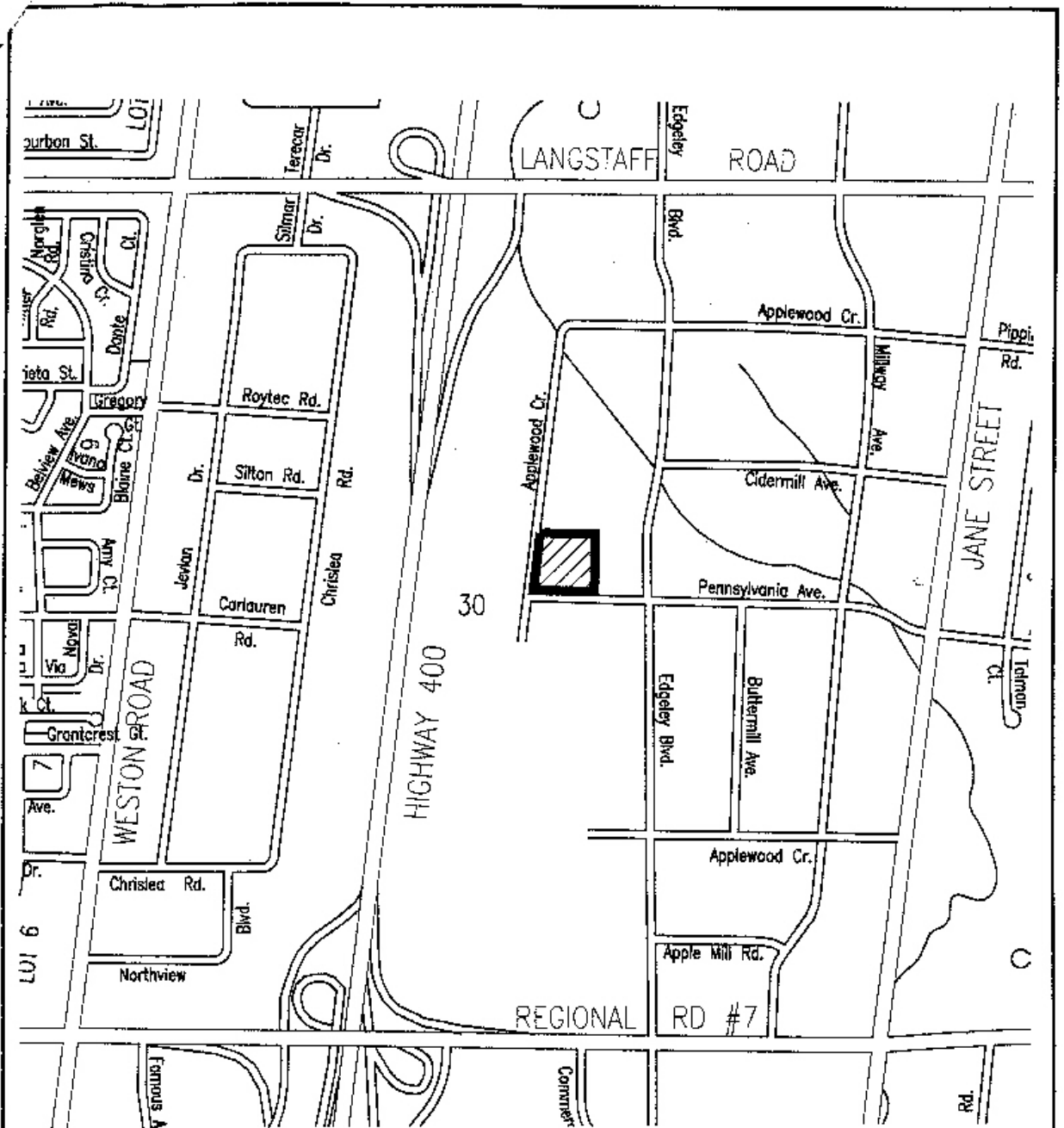
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

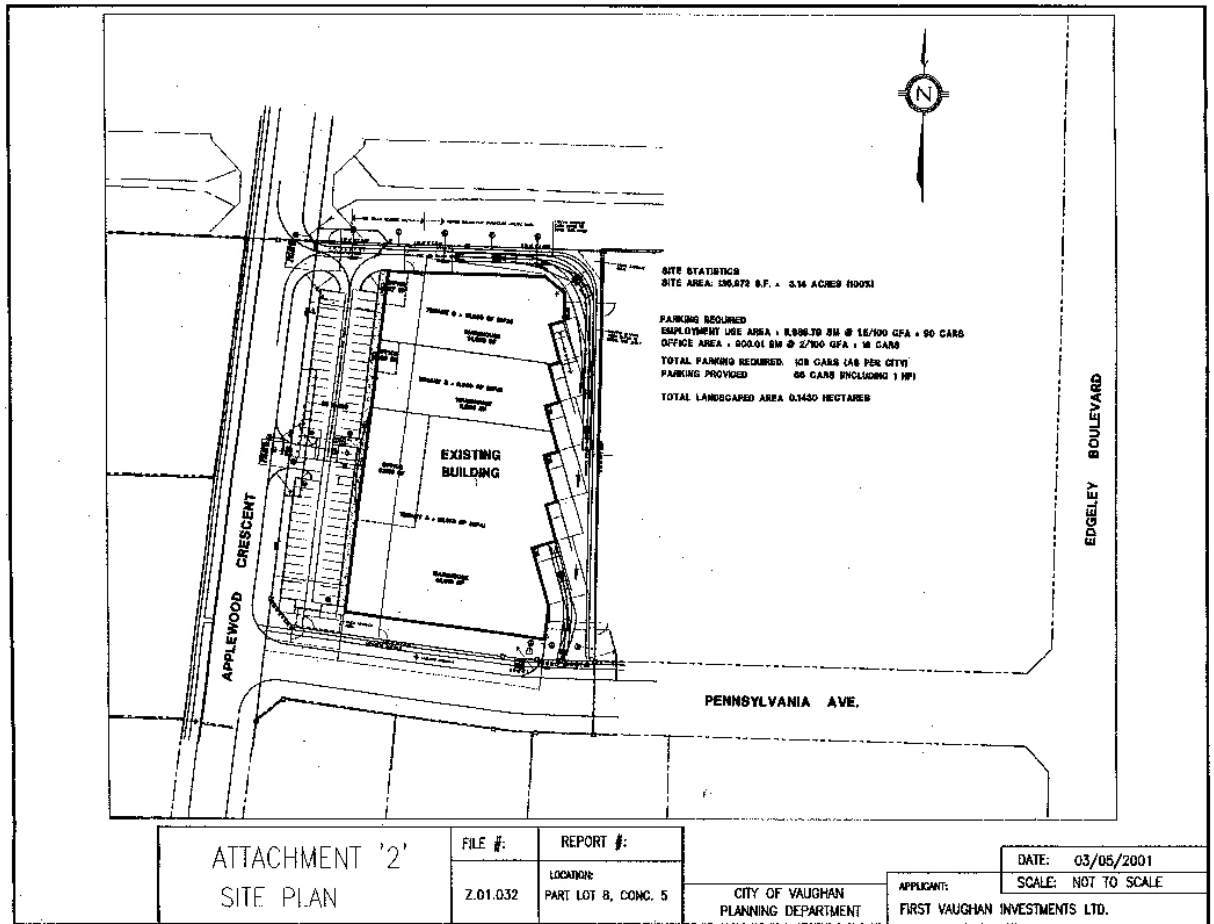
JOANNE R. ARBOUR
Director of Community Planning



SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE: 03/05/2001	APPLICANT: FIRST VAUGHAN INVESTMENTS LTD.
Z.01.032	LOCATION: PART LOT B, CONC. 5	SCALE: NOT TO SCALE	
CITY OF VAUGHAN PLANNING DEPARTMENT			



ATTACHMENT '2'
 SITE PLAN

FILE #:	REPORT #:
Z.01.032	LOCATION: PART LOT 8, CONC. 5

CITY OF VAUGHAN
 PLANNING DEPARTMENT

DATE:	03/05/2001
SCALE:	NOT TO SCALE
APPLICANT:	FIRST VAUGHAN INVESTMENTS LTD.