

**4. ZONING BY-LAW AMENDMENT FILE Z.02.039
YRCC NO.557 - EXTRAVAGANZA FLORIST
PRELIMINARY REPORT**

P.2002.47

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment Application Z.02.039 (York Region Condominium Corporation No. 557) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 2, 2002, the Owner submitted an application to amend the Zoning By-law to permit a florist shop in the EM1 Prestige Employment Area Zone. The zoning exception would facilitate the use in Unit 29 (284.6 m²) of the multi-unit condominium building.

Background - Analysis and Options

The site is located on the northwest corner of Steeles Avenue West and Gaudaur Road, (4300 Steeles Avenue West), being Lot 48 on Plan M-2009, in Lot 1, Concession 6, City of Vaughan. The rectangular-shaped, 1.67 ha parcel has 90.96m frontage on Gaudaur Road, with a depth of 133.0m, and is developed with a multi-unit building (York Region Condominium Corporation No. 768).

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The By-law further recognizes the site as a Commercial Complex. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Steeles Avenue West; City of Toronto
- West - employment (EM1 Zone)
- East - Gaudaur Road; employment (EM1 Zone)

On May 24, 2002, a public hearing notice was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Prestige Area" designation provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The site is also subject to the Service Node policies, which permits service commercial uses that serve the needs of the business community and its employees. The proposed use conforms to OPA #450;
- the florist shop would occupy the ground floor (189.6m²), with the second floor (95m²) to be used for storage area;

- review will be given to the appropriateness and compatibility of the proposed use with the other uses in the complex and in the surrounding area; and,
- the on-site parking supply will be reviewed with the addition of the proposed use on the site.

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.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

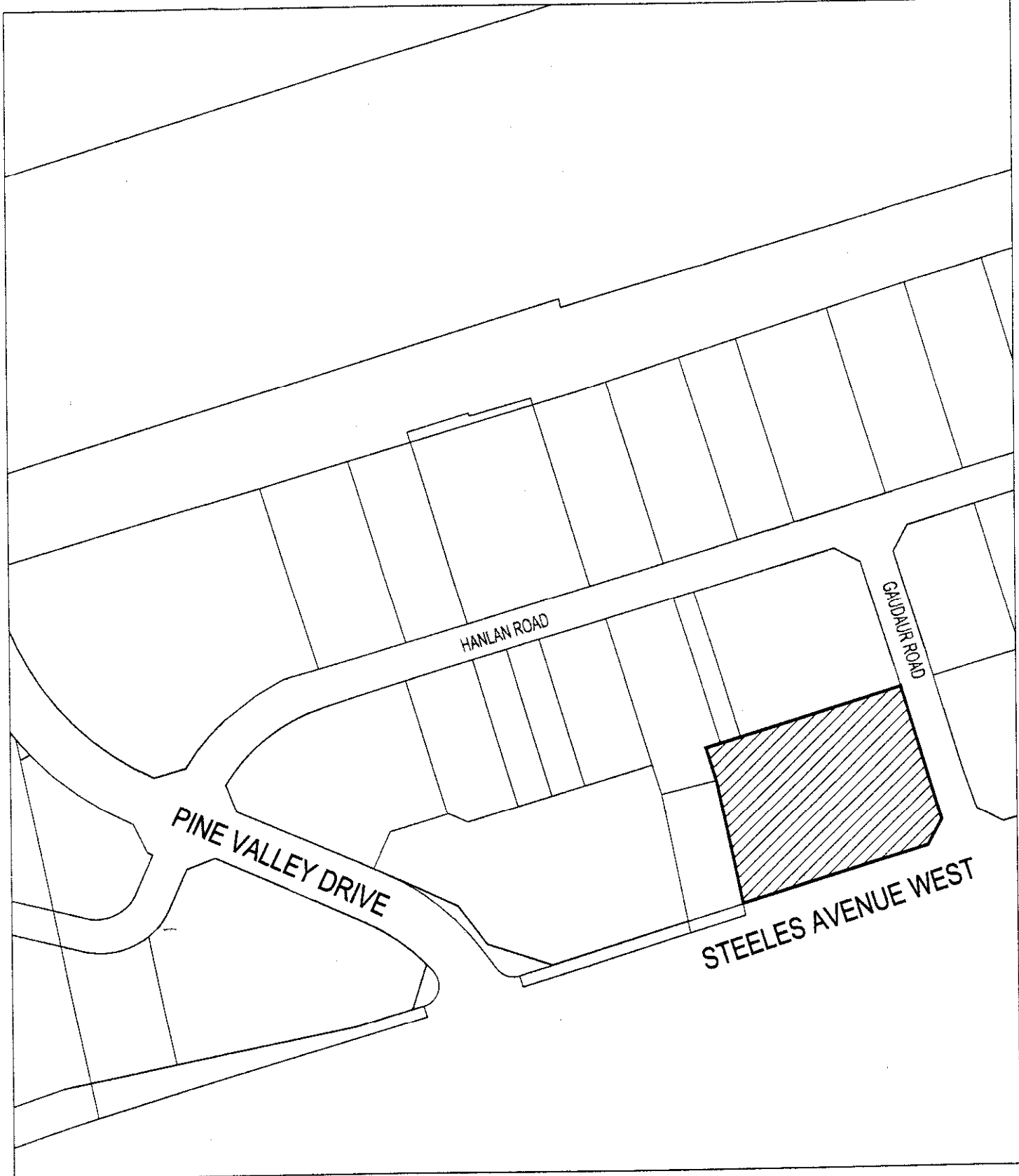
Andrea Egizii, Planner 1, ext.8215
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/LG



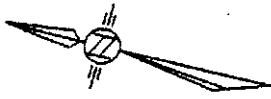
SUBJECT LANDS

**ATTACHMENT '1'
LOCATION MAP**

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
Z.02.039	LOCATION: PART LOT 1, CONC. 6
DATE:	02/05/09
SCALE:	NOT TO SCALE

APPLICATION: YORK REGION CONDOMINIUM CORP. 557
EXTRAVAGANZA HOUSE



EXISTING SITE PLAN



WES SURDYKA
SIGNIFICI INC.

3446 KEELER STREET 2ND FLOOR, STE. 108
TORONTO ONTARIO M3J 1K8
TEL: (416) 609-2284 FAX: (416) 609-3941
PROJECT 02-11 DATED APRIL 16, 2002
DRAWING No.: A1

GAUDAUR ROAD

STEELES AVENUE WEST

LOT # 48

ATTACHMENT '2' SITE PLAN

CITY OF VAUGHAN PLANNING DEPARTMENT

LOCATION:

LOT 1, CONC. 6

FILE #

Z.02.039

REPORT #

02/05/09

NOT TO SCALE

APPLICATION: YORK REGION CONDOMINIUM CORP. 557
EXTRAVAGANZA HOUSE

N17°40'00"E 133.00m

10.75m

N18°52'00"W 24.44 m

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N18°52'00"W 25.00 m

N18°52'00"W 20.02 m

N15°52'00"W 45.00 m

N15°52'00"W 30.02 m

N15°52'00"W 30.02 m

N15°52'00"W 30.02 m

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