

## **COMMITTEE OF THE WHOLE MAY 21, 2002**

### **ZONING BY-LAW AMENDMENT FILE Z.01.058 I & M PANDOLFO HOLDINGS INC. IN TRUST REPORT #P.2001.65**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.01.058 (I & M Pandolfo) BE APPROVED, to permit offices accessory to the banquet hall on the ground floor of the main building addition, and to permit a reduction in the required parking from 424 to 422 spaces.

#### **Purpose**

On August 15, 2001, the Owner submitted an application to amend the Zoning By-law to permit offices accessory to the banquet hall on the ground floor of the main building addition, and also a reduction in the required parking from 424 to 422 spaces.

#### **Background - Analysis and Options**

The subject lands are located at the southeast corner of Jane Street and Doughton Road, being Part of Lot 16, Plan 8070 and Part of Lot 25, Plan 7977 (7601 Jane Street), in Part of Lot 5, Concession 4, City of Vaughan. The 2.23 ha irregular-shaped site has access and frontage on Jane Street and Doughton Road. The site is developed with a 4,898.2m<sup>2</sup>, 2-storey banquet hall, with a 550.1m<sup>2</sup> addition proposed on the north side of the building. The surrounding lands uses are:

- North - Doughton Road; employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - employment (EM1 Prestige Employment Area Zone)
- West - Jane Street; employment; open space; agricultural; commercial (EM1, OS1 Open Space Conservation, A Agricultural, C7 Service Commercial and M1 Restricted Industrial Zones)

On September 14, 2001, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. The recommendation of the Committee of the Whole on October 15, 2001, to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on October 29, 2001.

#### **Official Plan**

The subject lands are designated "Corporate Centre District" by OPA #500, which permits a banquet hall and office uses. The proposal use conforms to the Official Plan.

#### **Zoning**

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(403), which restricts the ground floor of the building addition to a lobby/reception area with coat room and the second floor to offices, and requires a minimum site parking of 424 spaces. An amendment to the Zoning By-law is required to permit accessory offices on the ground floor of the building addition and 422 spaces on the site.

## Use

Staff have reviewed the floor plans for the 550.1m<sup>2</sup> building addition. The 409.7m<sup>2</sup> ground floor consists of a lobby and reception area and 113m<sup>2</sup> of management office space related to the banquet hall. Management offices are also located on the 140.4m<sup>2</sup> second floor.

Staff can support the proposal for offices on the ground floor of the building addition, given the small amount of office space proposed, and that it is accessory to the banquet hall use.

The banquet hall is subject to an existing site plan agreement (File DA.4.91). An application for a minor amendment to the agreement to permit the proposed building addition is being processed pending approval from City Departments.

## Parking

The application proposes a reduction of two parking spaces from 424 to 422 spaces. The proposal is considered to be minor and can be supported.

## Conclusion

Staff have reviewed the proposed application to amend the Zoning By-law in accordance with the policies of OPA #500 and By-law 1-88. Staff are satisfied that the proposal to permit offices accessory to the banquet hall on the ground floor of the building addition, and a parking reduction from 424 to 422 spaces, is appropriate for the site and compatible with the existing development.

The final site layout and elevations for the building addition and revised parking will be reviewed to the satisfaction of Staff through a minor amendment to the existing site plan agreement.

Therefore, Staff recommends approval of the zoning amendment application. Should the Committee concur, the recommendation in this report can be adopted.

## Attachments

1. Location Map
2. Site Plan

## Report prepared by:

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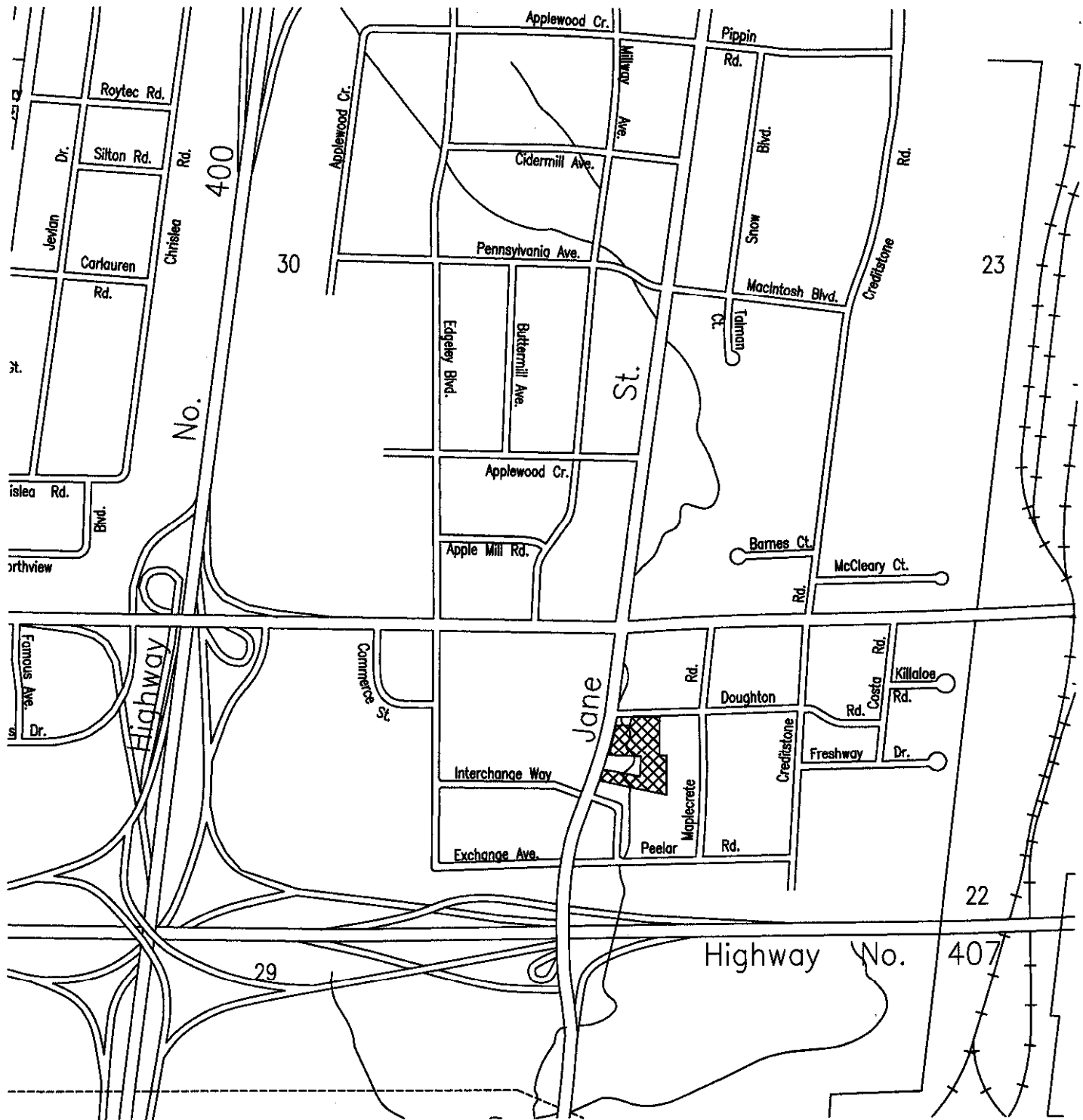
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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**ATTACHMENT '1'**  
**LOCATION MAP**

FILE #:	REPORT #:
Z.01.058	LOCATION: PART OF LOT 5 CONC. 4



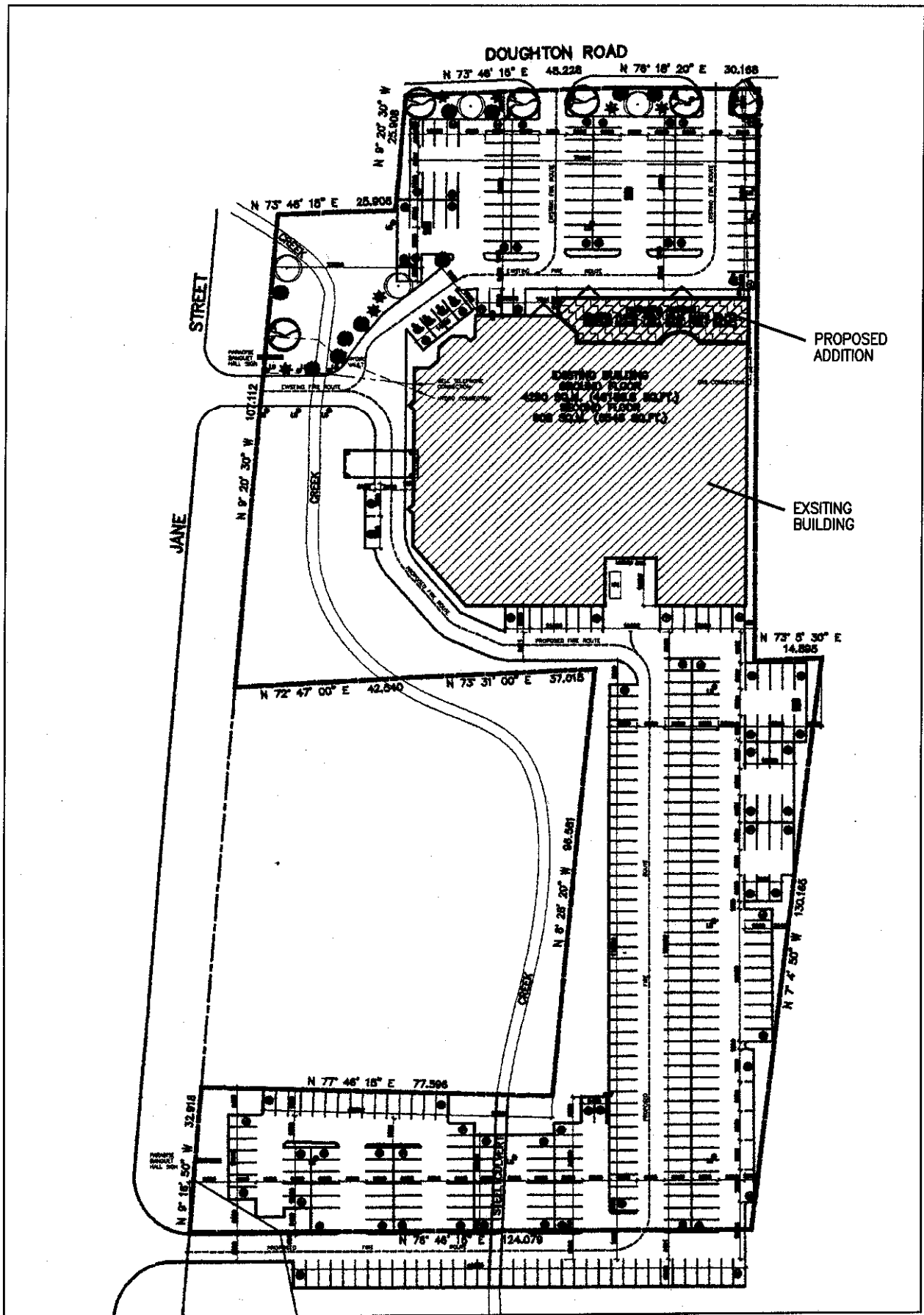
**SUBJECT LANDS**

**CITY OF VAUGHAN  
PLANNING DEPARTMENT**

**APPLICANT:**

**I & M PANDOLFO HOLDING INC. IN TRUST**

**DATE: 09/05/2001**  
**SCALE: NOT TO SCALE**



ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:
Z.01.058	LOCATION: PART OF LOT 5 CONC. 4

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

I & M PANDOLFO HOLDING INC. IN TRUST

DATE: 09/05/2001

SCALE: NOT TO SCALE