

COMMITTEE OF THE WHOLE JUNE 17, 2002

**ZONING BY-LAW AMENDMENT FILE Z.02.023
FAIRMILL HOLDINGS INC.
REPORT #P.2002.28**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.02.023 (Fairmill Holdings Inc.) BE APPROVED to permit the following additional uses in the C7 Service Commercial Zone, in Buildings '2' and '3' on the subject lands:

- Brewers Retail Outlet
- Dry Cleaning Establishment
- Electronic Store
- Hardware Store
- Office Furniture Store
- One or More Convenience Retail Stores
- Paint and Wallpaper / Home Decorating Store
- Photography Store
- Wine Shop

Purpose

On March 14, 2002, the Owner submitted an application to amend the Zoning By-law to permit the following additional uses in the C7 Zone, in Buildings '2' and '3' on the subject lands:

- baby furniture store
- brewers retail outlet
- clothing store
- dry cleaning establishment
- electronic store
- gift store
- hardware store
- linen store
- office furniture store
- one or more convenience retail stores
- paint and wallpaper/home decorating store
- pet food outlet
- photography store
- shoe store
- wine shop

Background - Analysis and Options

The site is located on the southwest corner of Dufferin Street and Confederation Parkway (8700 Dufferin Street) in Part of Lot 12, Concession 3, City of Vaughan. The rectangular-shaped 2.05 ha corner lot has 95m frontage on Fernstaff Court, extending through to Confederation Parkway, and 166.94m flankage along Dufferin Street. The site is developed with an office building (Building '1') and two multi-unit service commercial buildings (Buildings '2' and '3').

The subject lands are designated "Prestige Area" by OPA 450 and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(712). The surrounding land uses are:

North - Confederation Parkway; commercial (C4 Neighbourhood Commercial Zone);
employment (EM1 Prestige Employment Area Zone)
South - Fernstaff Court; employment (EM1 Prestige Employment Area Zone)
West - employment (EM2 General Employment Area Zone)
East - Dufferin Street; vacant/future commercial (C4 Neighbourhood Commercial
Zone)

On March 28, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of April 22, 2002 and forward a comprehensive report to a future Committee meeting was ratified by Council on April 29, 2002.

Official Plan

The subject lands are designated "Prestige Area" by OPA 450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses. The site is also consistent with the "Service Node" policies, which permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and are at the intersections of arterial and/or collector roads. The proposed uses identified in the recommendation section of this report conform to the Official Plan.

The remaining uses, including a baby furniture store, clothing store, gift store, linen store, pet food outlet and shoe store do not conform to the "Service Node" policies of the Official Plan and are therefore not recommended for approval. These uses serve a retail commercial clientele, and are permitted in commercial designations outside of the Employment Area.

Zoning

The site is zoned C7 Service Commercial Zone by By-law 1-88, and subject to Exception 9(712). An amendment to the existing exception is required to permit the following additional uses in Buildings '2' and '3' on the subject lands: brewers retail outlet, dry cleaning establishment, electronic store, hardware store, office furniture store, one or more convenience retail stores, paint and wallpaper/home decorating store, photography store and wine shop.

Compatibility

The site is developed with one office building, and two multiple-unit service commercial buildings with maximum allowable gross floor areas of 1,900 sq.m and 1,050 sq.m in Buildings '2' and '3', respectively. The site-specific zoning exception restricts Buildings '2' and '3' to the following uses:

- automotive retail store
- bank or financial institution
- business or professional office
- car rental service
- clinic
- club or health centre
- eating establishment
- eating establishment, convenience but excluding a drive-through component
- eating establishment, take-out
- laboratory
- parking garage
- personal service shop
- place of amusement
- place of entertainment
- photography studio
- prestige industrial uses

- one (1) convenience retail store and one (1) pharmacy
- retail sales accessory to a prestige industrial use to a maximum of 15% of the gross floor area of the unit
- retail display of one (1) automobile, accessory to an automobile wholesaling warehouse operation
- service or repair shop
- tavern
- taxi stand
- technical and commercial school
- travel agency
- veterinary clinic

The proposed uses identified in the recommendation section of this report are consistent with the Service Node policies of OPA 450 in that they provide for the day-to-day convenience and service needs of the area businesses, industries and their employees. The site location is convenient and easily accessible to the employment uses in the surrounding area. The uses are compatible with the above-noted permitted uses on the site.

There are neighbourhood commercial sites planned to the north and east, where retail commercial uses serving the area residential communities are allowed, which could better accommodate the remaining proposed uses which are not recommended.

With respect to parking, where any combination of service commercial uses are developed together, the parking requirements are subject to the shopping centre standard of 6 parking spaces per 100 sq.m. of G.F.A. With no building alteration, the on-site parking will not be affected.

Conclusion

Staff have reviewed the proposed application to amend the Zoning By-law in accordance with the policies of OPA 450 and the requirements of By-law 1-88. Staff is satisfied that the recommended list of service commercial uses are appropriate for the site and compatible with the surrounding development. The proposed uses that serve a retail commercial clientele and are permitted in commercial designations outside of the Employment Area do not conform to OPA 450, and have not been included in the recommendation.

Staff recommend approval of the zoning amendment application to permit additional service commercial uses, as identified, in the C7 Zone, in Buildings '2' and '3' on the subject lands. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

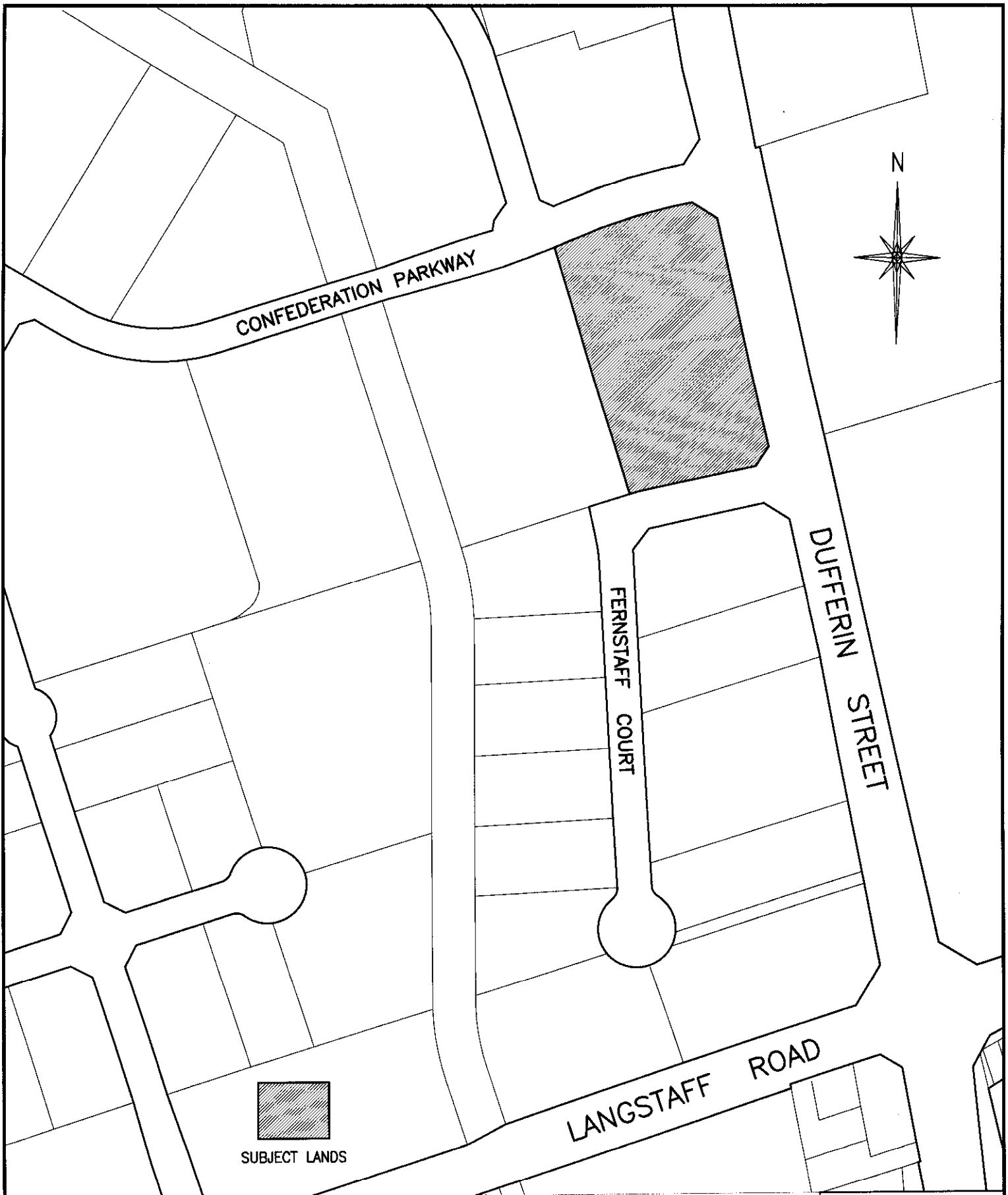
Report prepared by:

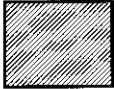
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Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE ARBOUR
 Director of Community Planning




 SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:

Z.02.023

REPORT #:

LOCATION:
PART OF LOT
12, CON. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

FAIRMILL HOLDINGS INC.

DATE: 03/20/2002

SCALE: NOT TO SCALE

