

COMMITTEE OF THE WHOLE AUGUST 19, 2002

ZONING BY-LAW AMENDMENT FILE Z.02.039 YRCC NO. 557 - EXTRAVAGANZA FLORIST REPORT #P.2002.47

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.039 (York Region Condominium Corporation # 557 - Extravaganza Florist) BE APPROVED, to permit a florist shop in Unit # 29, of the multi-unit condominium building.

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 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 91m frontage on Gaudaur Road, with a depth of 133m, and is developed with a multi-unit building (York Region Condominium Corporation No. 557).

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

On May 24, 2002, 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 17, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 24, 2002.

Official Plan

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 would permit service commercial uses that serve the needs of the business community and its employees. The proposed use conforms to OPA #450.

Zoning

The EM1 Prestige Employment Area Zone and Commercial Complex (CC) designation do not permit a florist shop, and therefore, an exception to the EM1 Zone is required to allow this use in Unit # 29.

Compatibility

The site is developed with a one-storey, 39-unit, 7,104.94m² industrial building containing employment, office, social club and restaurant uses.

The uses surrounding the site on the north side of Steeles Avenue are occupied by a mix of employment and office uses, including limited commercial uses permitted under the Commercial Complex designation. Mixed retail and warehouse uses and a used automobile establishment are located on the south side of Steeles Avenue in the City of Toronto.

Staff is of the opinion that the proposed florist shop use is compatible with the existing uses on the site and in the surrounding area.

Parking

The parking requirement for the site is calculated at 4 spaces/unit for employment uses in a multi-unit building. The proposed florist shop is calculated using the retail store standard of 6 spaces /100m² GFA. The parking calculation for the multi-unit building (39 units), with the addition of the florist shop is as follows:

Florist Shop (Ground to Mezzanine Floors = 284.6m ² @ 6/100m ²)	=	18 spaces
Employment Building (38 units @ 4/unit)	=	152 spaces
Parking Required	=	170 spaces
Parking Provided	=	171 spaces

Based on the above calculation, the site would have a surplus of 1 space.

Conclusion

Staff have reviewed the proposed application in accordance with the Official Plan, and are satisfied that the proposed florist shop is in keeping with the intent of the Plan. The florist shop is compatible with the uses on the site and in the surrounding area, and the existing parking supply is sufficient to accommodate the additional use.

Therefore, Staff recommends approval of the zoning amendment application to permit a florist shop in Unit #29 of the multi-unit condominium building. 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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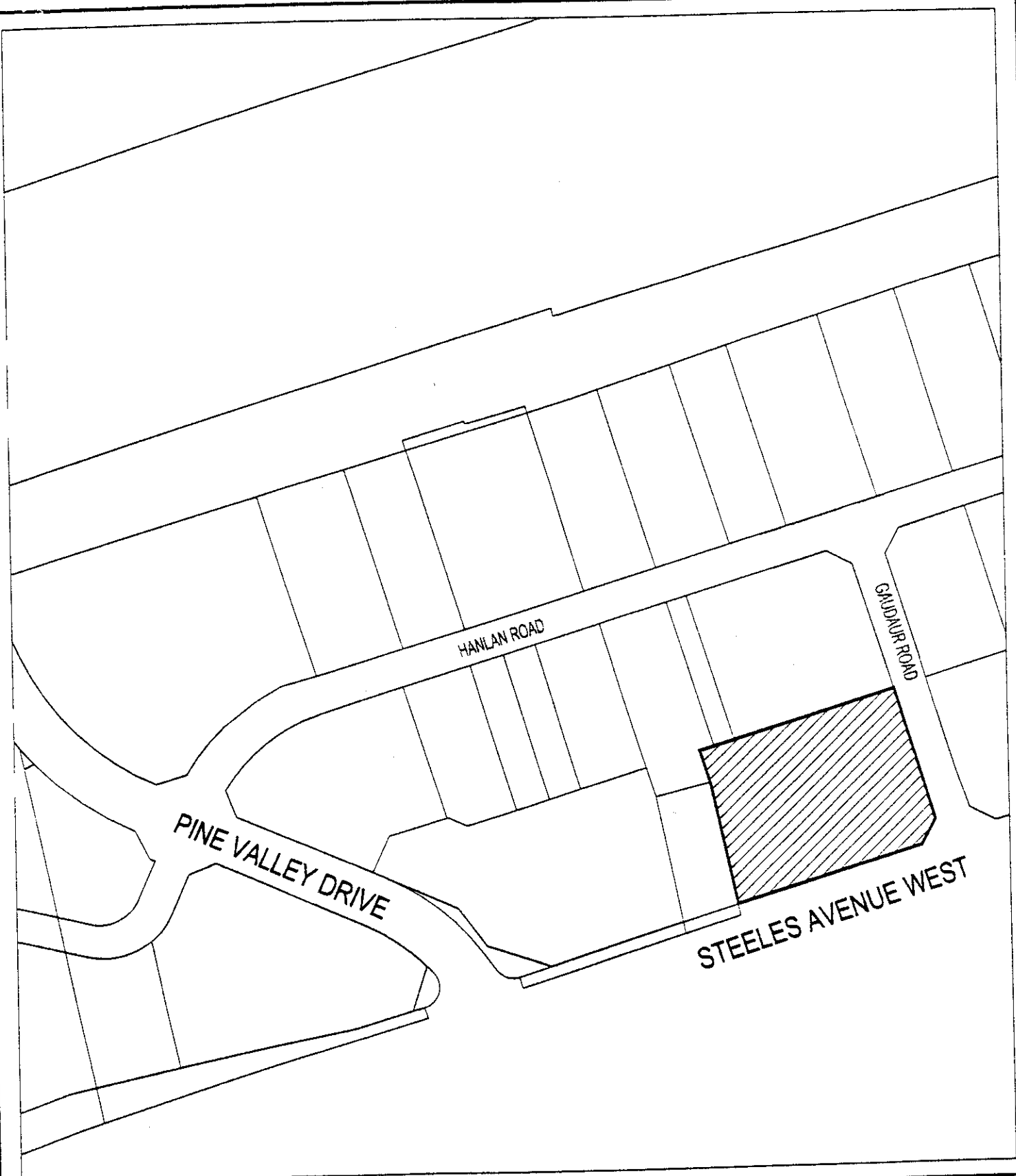
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

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

CITY OF VAUGHAN PLANNING DEPARTMENT



EXISTING SITE PLAN



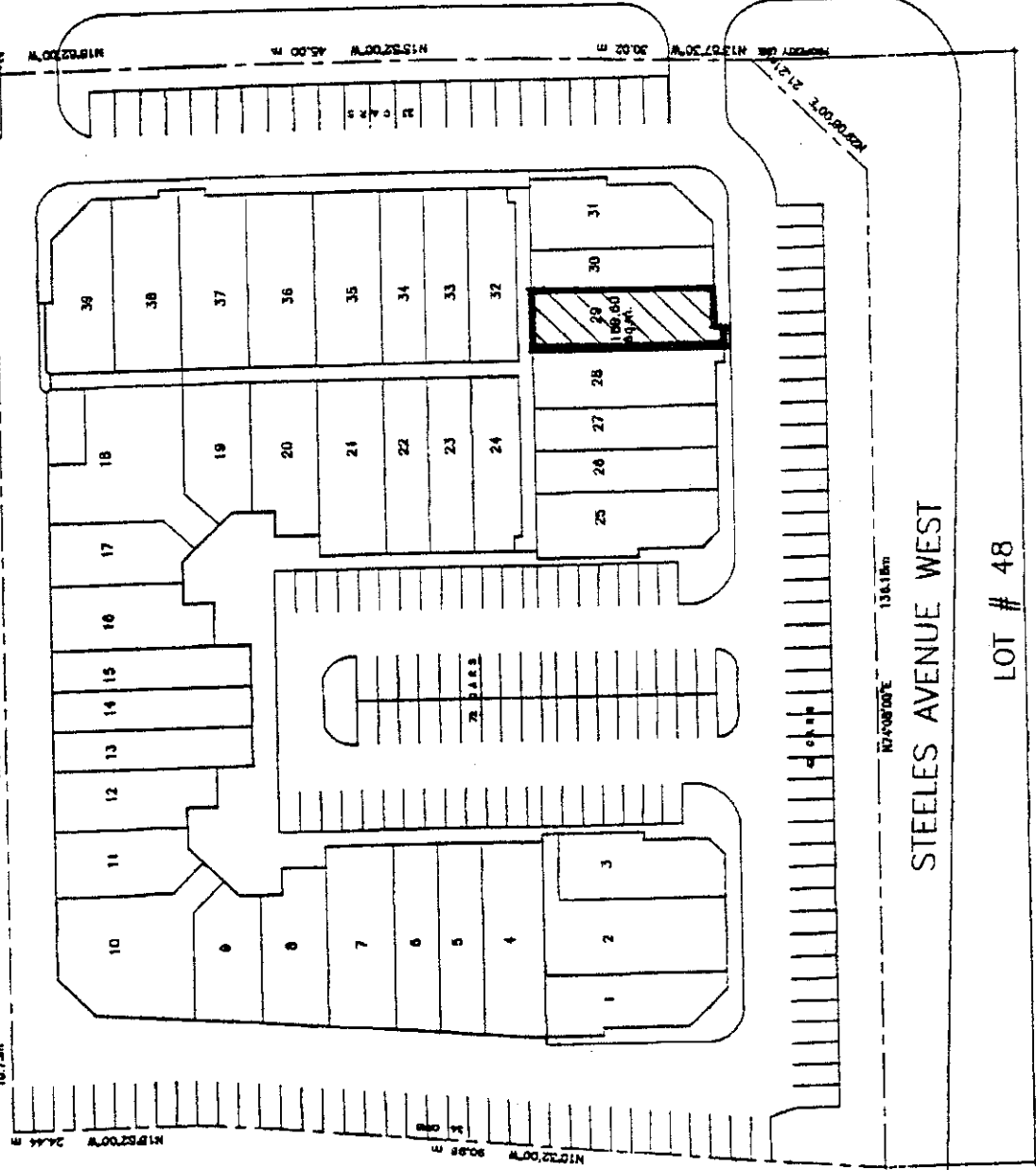
WES SURDYKA
S.I.E.N.I.S.C.I. INC.

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TORONTO, ONTARIO M5J 1K6
TEL: (416) 639-2241 FAX: (416) 639-8711
PROJECT 02-11 DATED APRIL 19, 2002
DRAWING No.: A1

GAUDAUR ROAD

STEELES AVENUE WEST

LOT # 48



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

ATTACHMENT '2' SITE PLAN

CITY OF VAUGHAN PLANNING DEPARTMENT

APPLICATION: YORK REGION CONDOMINIUM CORP. 557
EXTRAVAGANZA HOUSE

