

**7. ZONING BY-LAW AMENDMENT FILE Z.03.021
METRUS PROPERTIES LIMITED
PRELIMINARY REPORT**

P.2003.31

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.021 (Metrus Properties Limited) BE RECEIVED, and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 7, 2003, the Owner submitted an application to amend the Zoning By-Law to rezone the subject lands to C7 Service Commercial Zone, with the following site-specific uses:

Building "A":

Bank or financial institution; business and professional office; car rental with a maximum of 10 allocated parking spaces; day nursery; eating establishment to a maximum GFA of 470m²; education or training facility; employment use; accessory retail sales and offices to an employment use; florist shop; manufacturing, sales and showing of bridal gowns, tuxedos and associated items to a maximum of 180m² (50% retail and 50% manufacturing); patio furniture/hot tubs/barbeque and pool store to a maximum GFA of 515m²; personal service shop; pharmacy; photography studio; print shop with accessory retail sales; service or repair shop; technical or commercial school; veterinary clinic; and video store. In addition, a maximum of 365m² of the building devoted and limited to one store of each of the following: automotive retail, computer outlet, convenience retail, plumbing and electrical supplies, equipment rental, stationery, office equipment, hardware, drapery and blinds fabric/sewing accessories, and cellular phone sales and service.

Building "B":

Oil and Lube Centre

Background - Analysis and Options

The site is located on the east side of Keele Street, north of Langstaff Road (8575 Keele Street), in Part of Lot 11, Concession 3, City of Vaughan. The irregular-shaped 0.9 ha site has frontages of 101.6m on Keele Street and 24.7m on Langstaff Road. The site is developed with a multi-unit employment building (Building "A") and an oil and lube centre (Building "B"), with 102 parking spaces.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-Law 1-88, subject to Exception 9(509). The surrounding land uses are:

- North - valley (OS1 Open Space Conservation Zone)
- South - Langstaff Road; gas bar/car wash (C6 Highway Commercial Zone); and employment (EM1 Prestige Employment Area Zone)
- East - valley (OS1 Open Space Conservation Zone)
- West - Keele Street; employment (EM1 Prestige Employment Area Zone)

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. The notice did not include "Cellular Phone Sales and Service", which has been added to the list for Building "A" in this report. To date, no comments have been received. Any responses received will be addressed in the technical review and included 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 would permit a wide range of office, business and civic uses with no outside storage;
- 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. The C7 Service Commercial Zone would implement the Service Node policies;
- review will be given to the appropriateness and compatibility of the proposed uses with the other permitted uses in the surrounding area and those currently permitted on site; and,
- the impact of required parking will be reviewed in light of the higher parking standards associated with a C7 Service Commercial 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:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

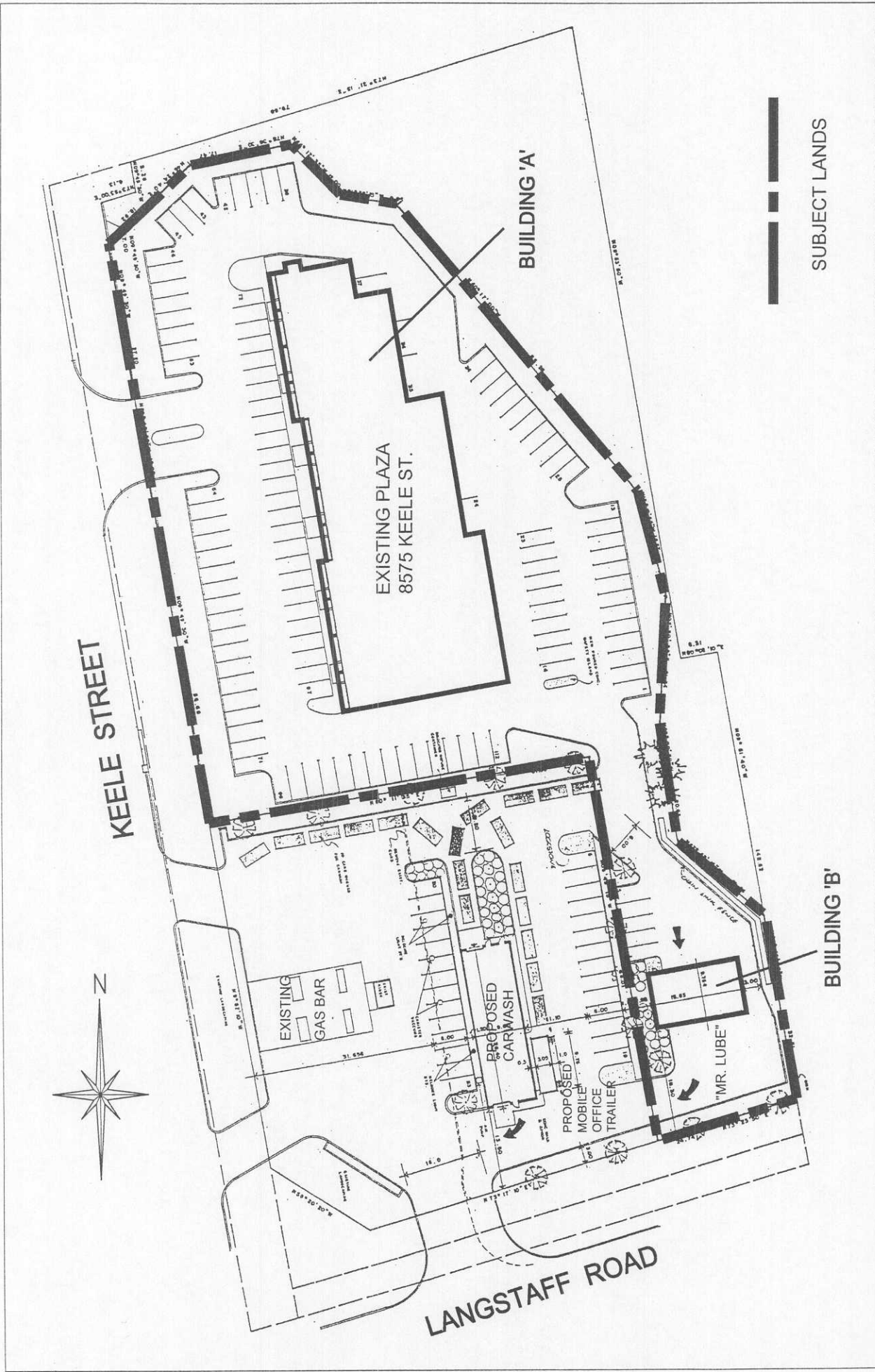
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Attachment 1
 FILE No.: Z.03.021
 Not to Scale
 March 11, 2003

City of **Vaughan**
 Community Planning Department

Location Map
 Part Lot 11,
 Concession 3
 APPLICANT:
 METRUS PROPERTIES LIMITED



Attachment
2

FILE No.:
 Z.03.021

Not to Scale
 March 11, 2003

City of
Vaughan

Community Planning Department

Site Plan

Part Lot 11,
 Concession 3

APPLICANT:
 METRUS PROPERTIES LIMITED

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