

## **COMMITTEE OF THE WHOLE FEBRUARY 2, 2004**

### **ZONING BY-LAW AMENDMENT FILE Z.03.059 SILVIO DI GIAMMARINO REPORT #P.2003.68**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.03.059 (Silvio Di Giammarino) BE APPROVED, to rezone the subject lands to EM3 Retail Warehouse Employment Area Zone.

#### **Purpose**

On August 11, 2003, the Owner submitted an application to rezone the subject lands to EM3 Retail Warehouse Employment Area Zone to facilitate the development of a multi-unit building for mixed uses, being 50% employment and 50% retail warehouse.

On November 7, 2003, the Owner revised the application to propose 100% retail warehousing within the EM3 Zone.

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

The site is located on the east side of Jevlan Drive, north of Chrislea Road, being Blocks 15 and 16 on Plan 65M-2589 (51 and 71 Jevlan Drive), in Lot 7, Concession 5, City of Vaughan. The vacant 1.03 ha property has 120m frontage on Jevlan Drive and 90m depth.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM2 General Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- South - employment (EM3 Retail Warehouse Employment Area Zone)
- East - storm water management pond; employment (EM2 Zone)
- West - Jevlan Drive; employment (EM3 Zone)

On August 22, 2003, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Village Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing on September 15, 2003, and forward a comprehensive report to a future Committee meeting, was ratified by Council on September 22, 2003.

#### **Official Plan**

The "Employment Area General" designation in OPA #450, permits a broad range of industrial, office, business and civic uses, within the interior of employment areas.

In accordance with the policies of OPA #450, a retail warehouse use shall only be permitted on the basis of a site-specific amendment to the zoning by-law, and assessed using the following criteria set out in Section 2.2.7.1:

- a) *Availability of access to an arterial road system by way of an existing or planned signalized intersection with an internal feeder or collector road:*

The subject property is located on Jevlan Drive, which has easy access to Weston Road from both Carlauren Road to the north and Chrislea Road to the south. Both internal roadways are controlled with traffic signalization at Weston Road.

b) *The traffic impacts on adjacent land uses:*

The conceptual site plan shows a development that can accommodate the proposed building having a gross floor area (GFA) of 3112.2m<sup>2</sup> and the minimum required parking of 187 spaces at 6 spaces/per 100m<sup>2</sup> of GFA). The overflow of cars onto the local roadways or adjacent parking lots is not anticipated.

c) *The adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system:*

The site has two proposed ingress/egress accesses (at the north and south property lines) to Jevlan Drive, which will ensure minimal traffic congestion and easy accessibility.

d) *The degree of compatibility with adjacent land uses including residential uses in proximity to the proposed use:*

The proposed zoning category would be consistent with the EM3 Zones immediately to the south and west of the subject lands, which also allow prestige employment (EM1) uses. The adjacent uses are similar in nature and should not be negatively affected.

e) *The urban design impacts of the proposed use on neighbouring lands:*

The proposed site development is concurrently being processed through a Simple Site Plan application (DAB File #03-023). Staff have reviewed the proposed site layout, elevations, landscaping and site engineering and are generally satisfied that the development will complement and be consistent with the surrounding lands.

Based on the above, the proposed rezoning to EM3 Zone to permit retail warehousing is considered to meet the criteria set out in OPA #450 for rezoning lands to EM3 Zone.

### Zoning

The proposed EM3 Retail Warehouse Employment Area Zone would facilitate the proposed multi-unit retail warehouse building. The conceptual site layout conforms to the zoning standards and minimum parking requirements in By-law 1-88. The By-law also requires that each retail warehouse unit have a minimum GFA of 300m<sup>2</sup>. The proposed 10 units meet this requirement, with unit sizes ranging between 307.21m<sup>2</sup> and 315.58m<sup>2</sup>.

### Compatibility

The site is proposed to be developed with a 10-unit, 3112.2m<sup>2</sup>, retail warehouse building. The uses surrounding the site to the west and south are retail warehouses, varying in size and comprised of both single and multi-unit buildings. Directly to the east is a stormwater management pond, and a mix of office and employment uses, that are also present to the north. Staff is of the opinion that the proposed EM3 Retail Warehouse Employment Area Zone is compatible with the existing uses in the surrounding area.

### Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

## **Conclusion**

Staff has 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 are satisfied that the proposal meets the criteria set-out in the Official Plan for rezoning to EM3 Zone. The retail warehouse use would not adversely affect the local road systems or adjacent land uses, and is compatible with the surrounding development. The proposed development also meets the EM3 Zone standards and parking requirements.

To this end, Staff recommends approval of the zoning amendment application to rezone the subject lands to EM3 Retail Warehouse Employment Area Zone. Should the Committee concur, the recommendation in this report can be adopted.

## **Attachments**

1. Location Map
2. Conceptual Site Plan

## **Report prepared by:**

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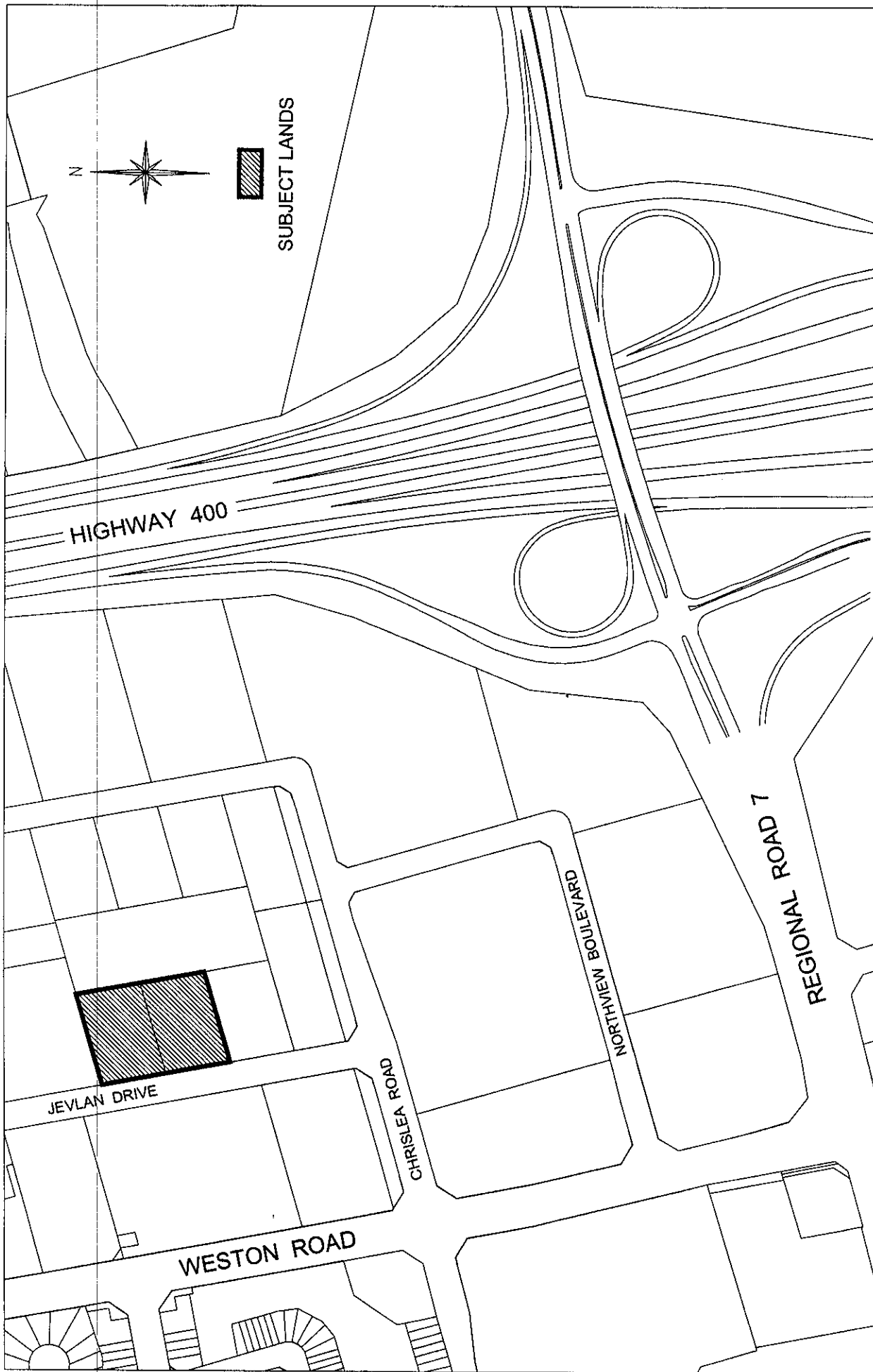
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

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**Location Map**

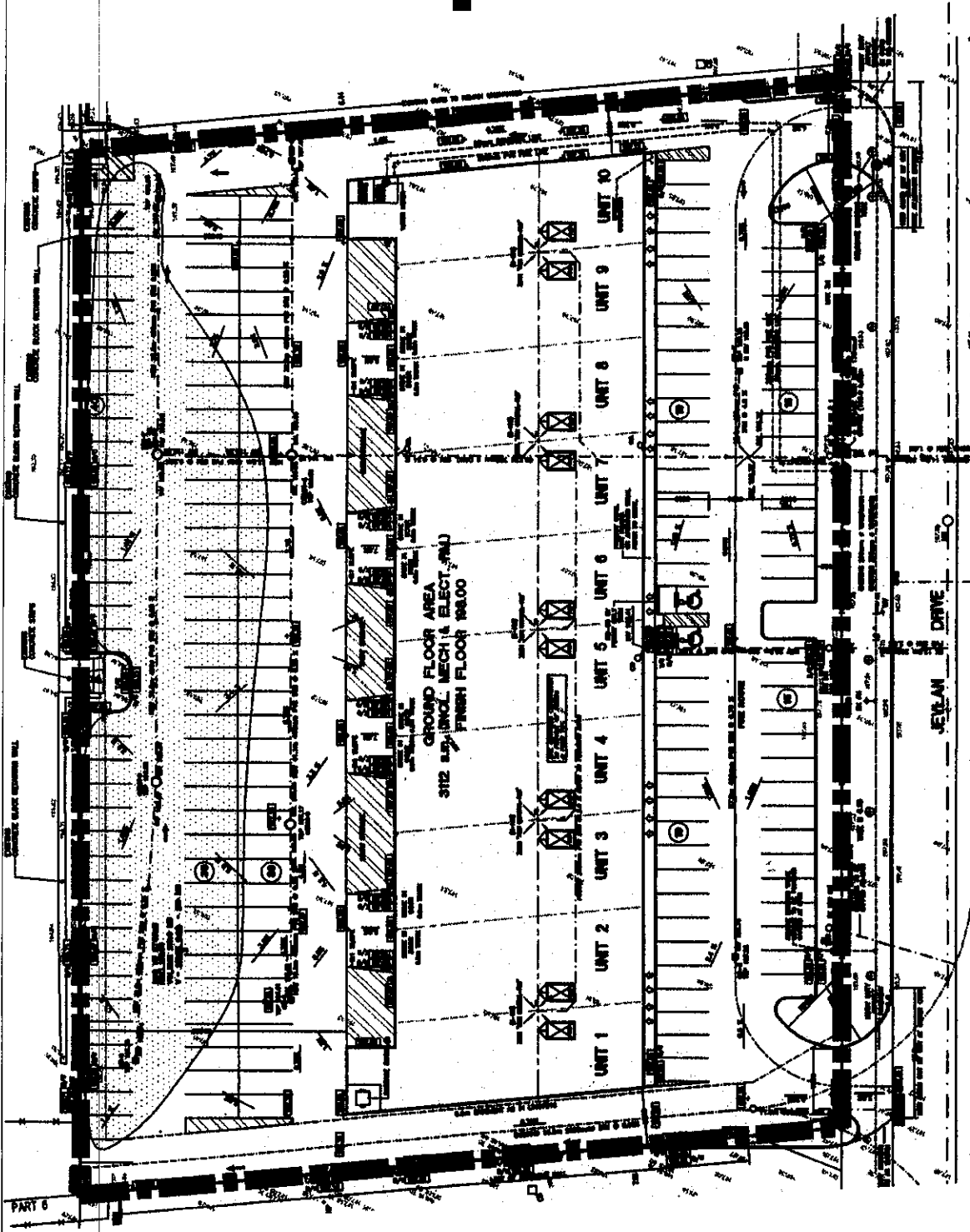
Part Lot 7,  
Concession 5  
 APPLICANT:  
 SILVIO DIGIAMMARINO  
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Community Planning Department

**Attachment 1**

FILE No.:  
 Z.03.059  
 Not to Scale  
 January 9, 2004




**SUBJECT LANDS**

**Concept Plan**

Part Lot 7,  
 Concession 5  
 APPLICANT:  
 SILVIO DIGIAMMARINO  
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City of  
**Vaughan**

Community Planning Department

JEVLAN DRIVE

**Attachment**  
**2**  
 FILE No.:  
 Z.03.059  
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