

COMMITTEE OF THE WHOLE JULY 6, 2010

**ZONING BY-LAW AMENDMENT FILE Z.09.017
RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LTD.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.017 (Riceton Holdings Limited and Dufferin Investments Ltd.) BE APPROVED, to permit the addition of the following C7 Service Commercial uses on the subject lands zoned EM1 Prestige Employment Area Zone, specifically within Building "A" (1301 Alness Street), and only within Units #7 to #9 inclusive of Building "B" (1131 Alness Street), as shown on Attachment #3:
 - Automotive Retail Store;
 - Bank and Financial Institution;
 - Business and Professional Office;
 - Car Rental Service;
 - Day Nursery;
 - Eating Establishment/Outdoor Patio;
 - Eating Establishment, Convenience/Outdoor Patio;
 - Eating Establishment, Take Out/Outdoor Patio;
 - Education or Training Facility;
 - Office and Stationary Supply, Sales, Service, Rental;
 - One (1) Convenience Retail Store;
 - One (1) Pharmacy;
 - Personal Service Shop;
 - Print Shop Accessory Retail Sales;
 - Technical School; and,
 - Veterinary Clinic.

Contribution to Sustainability

The applicant is proposing to permit additional uses in the existing buildings. The applicant advises that no sustainable features are being considered through this zoning application.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On August 14, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the Concord West Ratepayers Association. Through the circulation of the notice, no written comments were received by the Vaughan Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of September 8, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 21, 2009.

Purpose

To amend the City's Zoning By-law 1-88 to permit the addition of C7 Service Commercial uses on the subject lands zoned EM1 Prestige Employment Area Zone, specifically, within Building "A" (1301 Alness Street), and only within Units #7 to #9 inclusive in Building "B" (1311 Alness Street), as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at the northeast corner of Steeles Avenue West and Alness Street (1301 and 1311 Alness Street), in Part of Lot 1, Concession 3, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The "Prestige Area" designation is located adjacent to arterial roads and highways, and encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses and is implemented through the EM1 Prestige Employment Area Zone category in Zoning By-law 1-88.

OPA #450 also contains policies respecting "Service Nodes", which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies for uses that supply the day-to-day convenience and service needs of the surrounding businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the employment area. The proposal to permit specific C7 Service Commercial Zone uses on the subject lands is compatible with the existing uses on the property and conforms with the policies of the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone. The Owner has requested the full range of C7 Service Commercial Zone uses, on a portion of the property as earlier identified, which are not permitted on the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required.

Planning Considerations

The subject lands are designated "Prestige Area" by the Official Plan, which permits employment uses and service commercial uses. The site is surrounded by employment uses on the north side of Steeles Avenue (Vaughan) and commercial uses on the south side of Steeles Avenue (Toronto). The applicant has requested all of the C7 Service Commercial Zone uses permitted as-of-right by By-law 1-88.

After further review of the uses proposed by the Owner, the Vaughan Development Planning Department is of the opinion that the following uses are not appropriate in the context of the existing building configurations, site layout, site area, and the uses on the site and in the surrounding area, or are already permitted as-of-right in the EM1 Zone (as noted):

- Automobile Service Station, Automobile Gas Bar, Car Wash;
- Banquet Hall (permitted in EM1 Zone);
- Club or Health Centre;
- Drive-through Use;
- Hotel, Motel, Convention Centre (permitted in EM1 Zone);

- Office Building (permitted in EM1 Zone);
- Parking Garage;
- Parks and Open Space
- Pet Grooming Establishment
- Place of Entertainment
- Recreational Uses (permitted in EM1 Zone);
- Service and Repair Shop (permitted in EM1 Zone);
- Video Store; and,
- Tavern.

The Development Planning Department is of the opinion that the property is not appropriately designed given the existing building configuration to permit an Automobile Service Station, Automobile Gas Bar, Car Wash, Drive-through Uses, Parks and Open Space, Place of Entertainment, and a Parking Garage. Also, a Video Store, Club or Health Centre, and Pet Grooming Establishment are not considered to be appropriate to serve the needs of the business community. The C7 Service Commercial Zone permits all forms of Eating Establishments on the site, and therefore, a Tavern Use can be removed. A Hotel, Motel, Convention Centre, Office Building, Service and Repair Shop, Recreational Use and Banquet Hall uses are already permitted as-of-right on the property through the EM1 Prestige Employment Area Zone, and therefore, do not need to be listed.

On this basis, the Development Planning Department recommends only the following additional C7 Service Commercial uses be permitted in Building "A", and only within Units #7 to #9 inclusive of Building "B" (Attachment #3):

- Automotive Retail Store;
- Bank and Financial Institution;
- Business and Professional Office;
- Car Rental Service;
- Day Nursery;
- Eating Establishment/Outdoor Patio;
- Eating Establishment, Convenience/Outdoor Patio;
- Eating Establishment, Take Out/Outdoor Patio;
- Education or Training Facility;
- Office and Stationary Supply, Sales, Service, Rental;
- One (1) Convenience Retail Store;
- One (1) Pharmacy;
- Personal Service Shop;
- Print Shop Accessory Retail Sales;
- Technical School; and,
- Veterinary Clinic.

The above-noted uses are compatible with the existing employment uses currently permitted on the site and in the surrounding area, and will permit additional uses that can supply the day-to-day convenience and service needs of the surrounding businesses, industries and their employees.

The Development Planning Department has reviewed the proposed amendment to the Zoning By-law and have no objection to the revised list of proposed uses identified above.

Minor Site Plan Revision

The Owner was required to submit a Minor Revision to the Existing Site Development Agreement (File: DA.09.086) to permit the maintenance of the parking layout (has been reconfigured by Owner since original site plan approval) and outdoor patio (no previous site plan amendment approval given by City) shown on Attachment #3. This minor site plan amendment application is currently being reviewed by City Departments, and will be approved on a staff level to the satisfaction of the Vaughan Development Planning Department.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York did not have any concerns with the subject application.

The property is located on Steeles Avenue West, which is under the jurisdiction of the City of Toronto. The City of Toronto has no objection to the proposed zoning amendment.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450 (Employment Area Plan), the requirements of By-law 1-88, the comments received from City Departments, external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to permit additional service commercial uses within Units #7, #8 and #9 of the existing multi-unit building (1311 Alness Street) and the existing freestanding building (1301 Alness Street) is appropriate and conforms with the Official Plan. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning

Report prepared by:

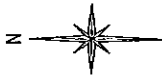
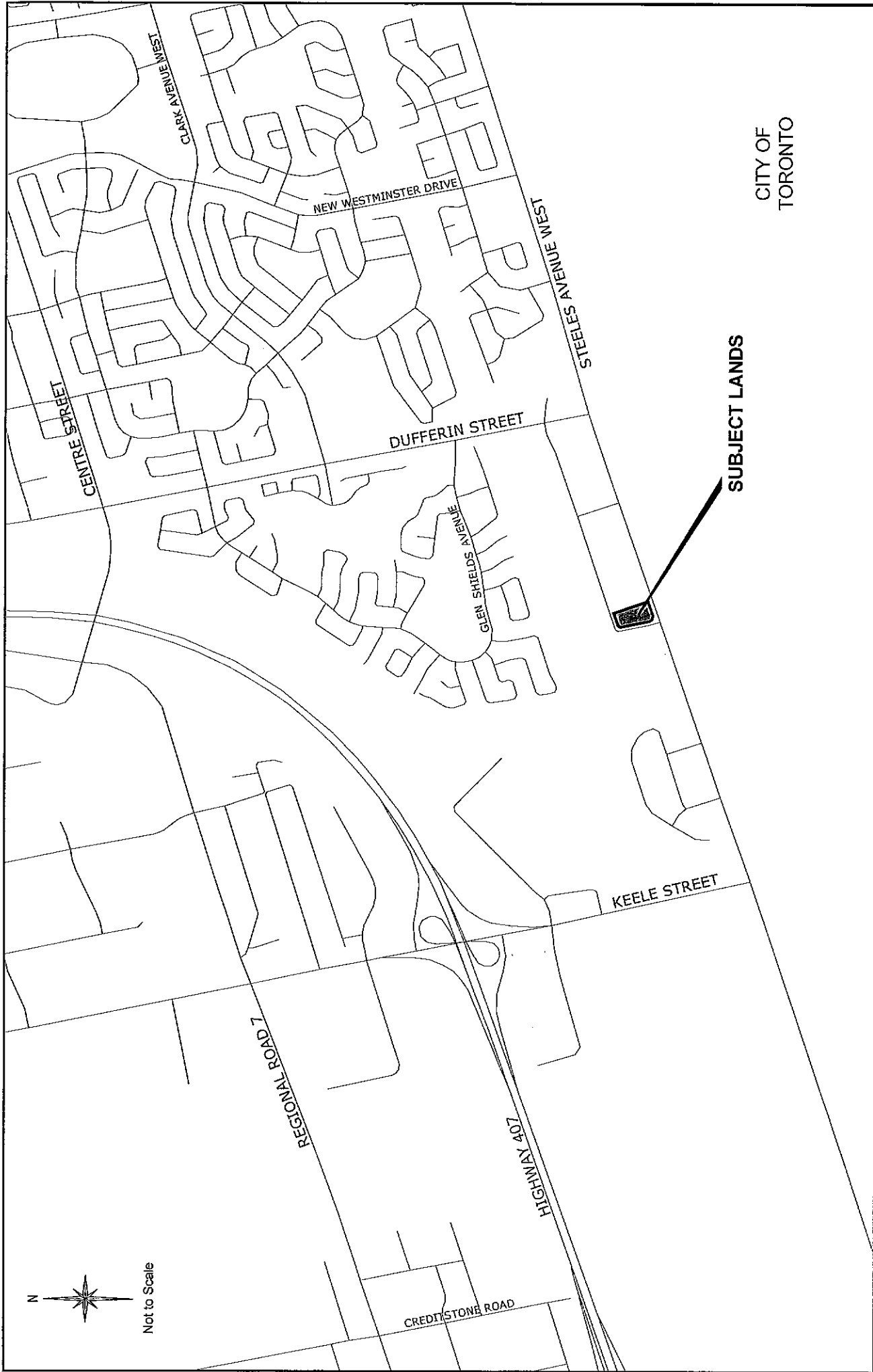
Ryan Mino, Planner, ext. 8213
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Not to Scale

Context Location Map

Location: Part of Lot 1,
Concession 3

Applicant: Riceton Holdings Limited &
Dufferin Investments Ltd.

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Development Planning Department

Attachment

File:
Z.09.017

Date:
July 6, 2010

1

CITY OF
TORONTO

SUBJECT LANDS

KEELE STREET

HIGHWAY 407

CREDITSTONE ROAD

REGIONAL ROAD 7

DUFFERIN STREET

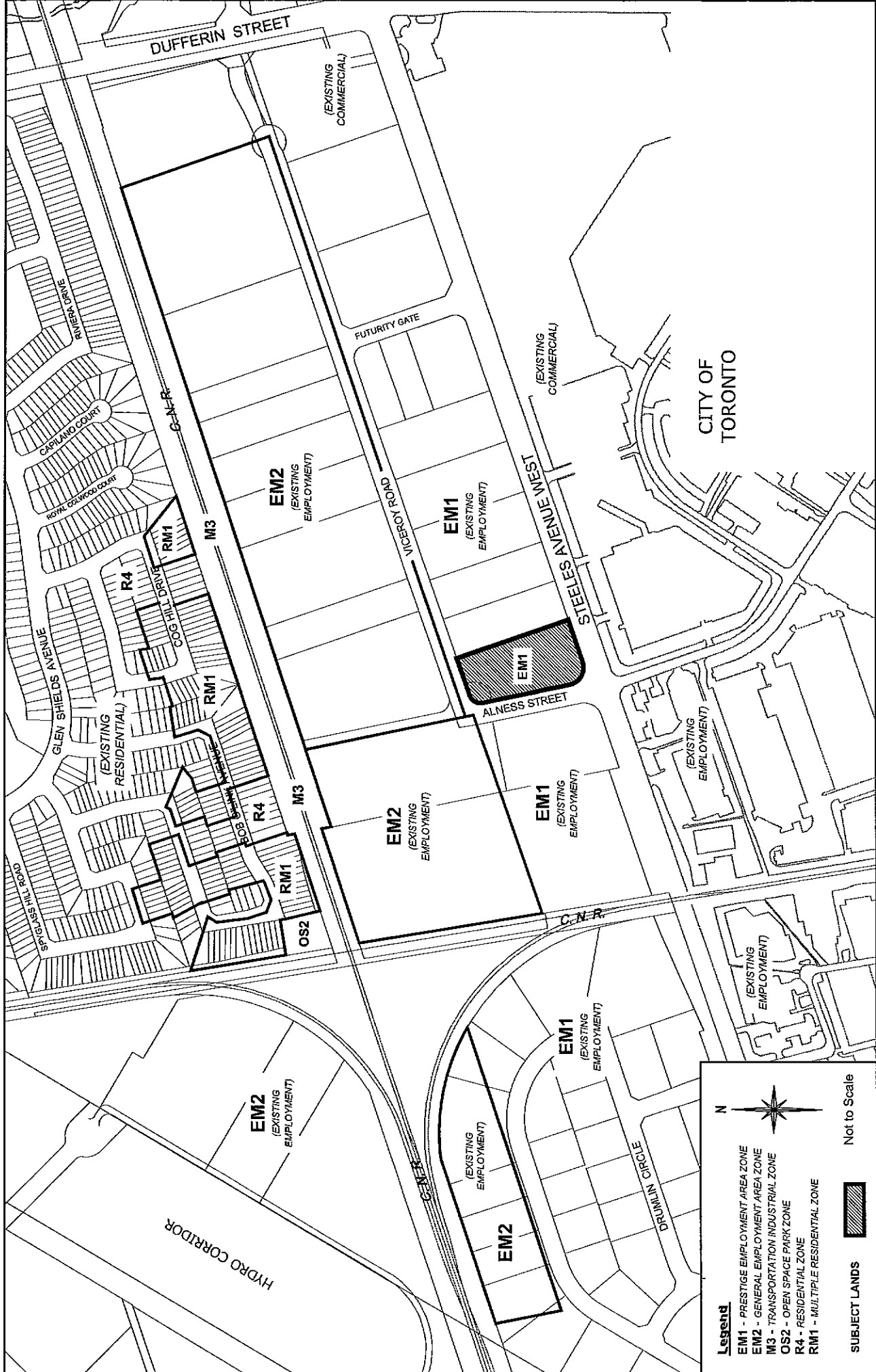
GLEN SHIELDS AVENUE

STEELES AVENUE WEST

NEW WESTMINSTER DRIVE

CLARK AVENUE WEST

CENTRE STREET



The City Above Toronto
Development Planning Department

Location Map

Location: Part of Lot 1,
Concession 3

Applicant: Riceton Holdings Limited &
Dufferin Investments Ltd.

NA\DT\1 ATTACHMENTS\Z.09.017.dwg

