

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18, 2001

**3. AMENDMENT TO ZONING BY-LAW FILE Z.01.032
FIRST VAUGHAN INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2001.42

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.032 (First Vaughan Investments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 15, 2001, the Owner submitted a revised application to amend the Zoning By-law to permit a reduction in the number of parking spaces for an existing industrial building in the EM2 Zone, from 108 to 66 spaces:

Exceptions for a reduced rear yard (north) from 12 m to 8.2 m, and for loading to occur between a building and a street (Pennsylvania Avenue) have been deleted from this application by the Owner, as these were approved by the Committee of Adjustment (Variance Application 274/00).

Background - Analysis and Options

Location

- Northeast corner of Applewood Crescent and Pennsylvania Avenue (501 Applewood Crescent)
- Parts 4, 5, 6, 7 and 15 on Reference Plan 65R-22295
- Part of Lot 8, Concession 5, City of Vaughan

Land Use Status

- Designation – “Employment Area General” by OPA #450
- Zoning – EM2 General Employment Area Zone by By-law 1-88

Site Description

- a 1.27 ha site, developed with a 6,888.8 m² multi-unit warehouse building and 66 parking spaces
- the surrounding land uses are:
 - North - employment (EM1 Prestige Employment Area Zone)
 - South - Pennsylvania Avenue; employment (EM2 General Employment Area Zone)
 - East - employment (EM1 Zone)
 - West - Applewood Crescent; employment (EM1 Zone)

Neighbourhood Circulation

On May 11, 2001, 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. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the “Employment Area General” designation is located in the interior of an employment area, and permits industrial uses with outside storage;
- the EM2 Zone permits the multi-unit industrial warehouse building, with a requirement of 108 parking spaces, whereas the site was developed with 66 parking spaces;
- on January 11, 2001, the Committee of Adjustment approved a variance to reduce the parking to 82 spaces, including 16 off-site spaces on a lot on the opposite side of Applewood Crescent;
- a parking study has been submitted in support of the parking reduction, and is being reviewed by the Engineering Department for input into the technical report;
- the impact of reducing the parking will be reviewed in light of both the current users (generally lower parking generators), as well as possible future employment uses; and
- consideration will be given to limiting the range of permitted uses on the subject lands to lower parking generators.

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. In particular, Staff will review the parking study provided in support of the parking reduction on the site, with consideration to limiting the list of EM2 Zone uses on the site.

Attachments

1. Location Map
2. Site Plan

Report Prepared By:

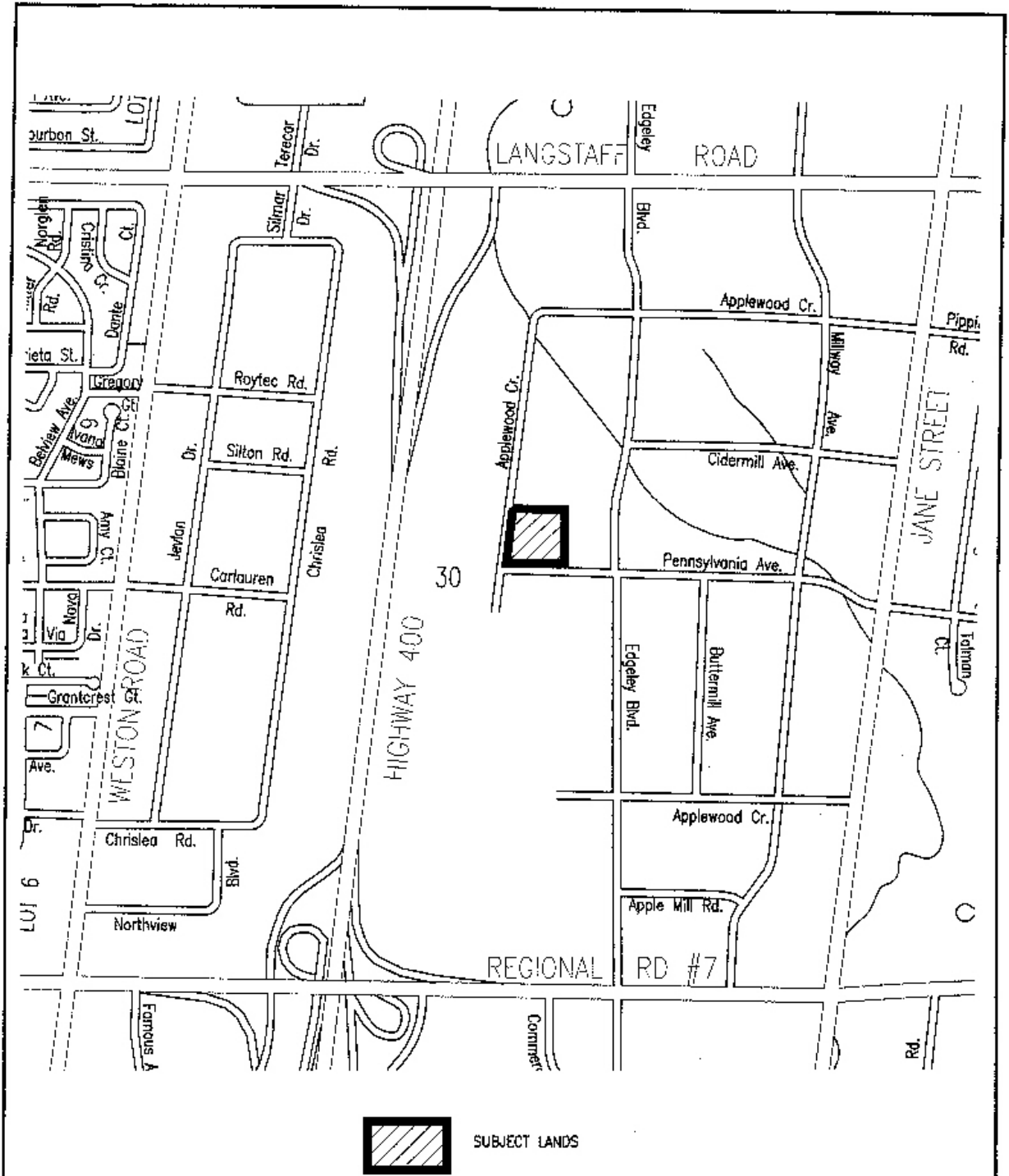
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

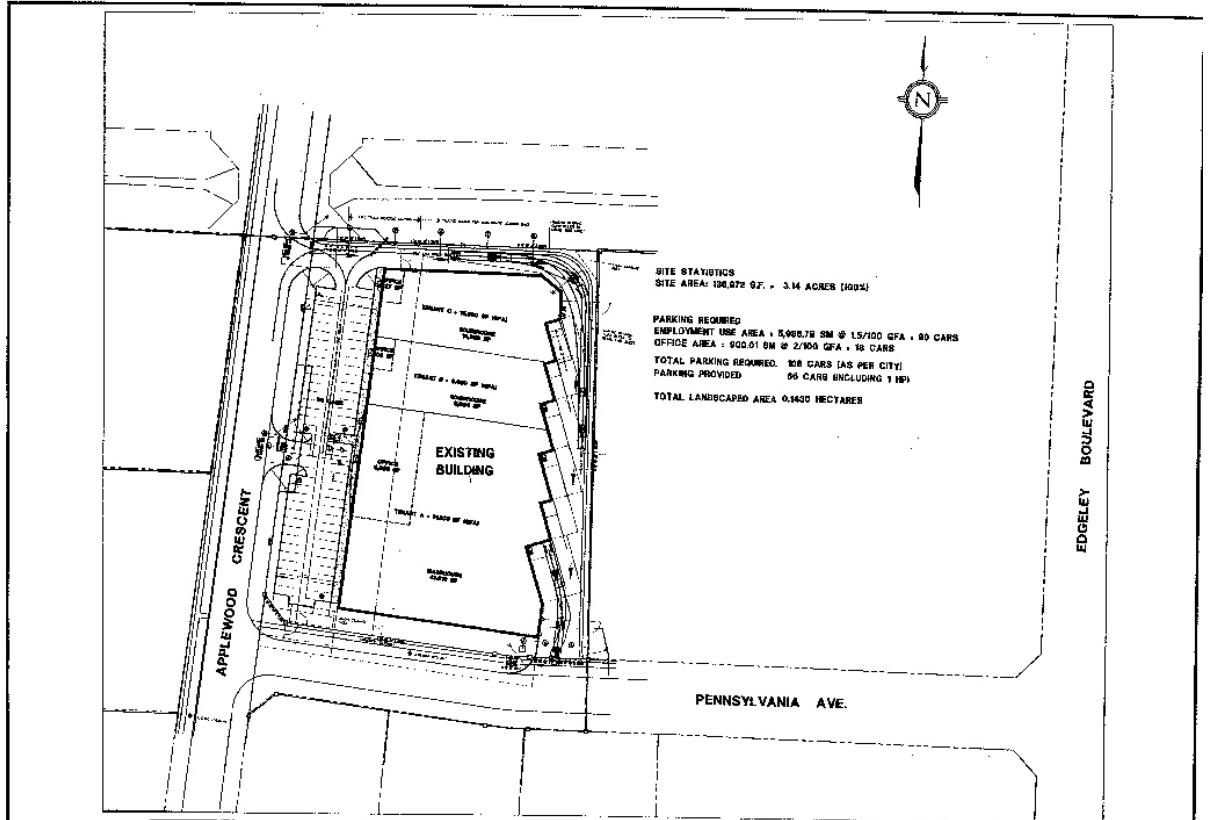
JOANNE R. ARBOUR
Director of Community Planning

/CM



 SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 03/05/2001	APPLICANT: FIRST VAUGHAN INVESTMENTS LTD.
	Z.01.032	PART LOT 8, CONC. 5	SCALE: NOT TO SCALE CITY OF VAUGHAN PLANNING DEPARTMENT	



ATTACHMENT '2'
SIF PLAN

FILE #:	REPORT #:	DATE:	03/05/2001
Z.01.032	LOCATION: PART LOT B, CONC. 5	SCALE:	NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	FIRST VAUGHAN INVESTMENTS LTD