

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 19, 2001

**1. AMENDMENT TO ZONING BY-LAW FILE Z.01.070
K.L. LAI INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2001.74

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.070 (K.L. Lai 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 October 3, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use in the EM1 Prestige Employment Area Zone. The zoning exception would facilitate a hair salon and aesthetics establishment in Unit #7(160m²) of a multi-unit building on the site.

Background - Analysis and Options

The site is located at the northwest corner of Steeles Avenue West and Scholes Road, east of Pine Valley Drive (4120 Steeles Avenue West), being Lot 50, Plan M-2009, in Lot 1, Concession 6, City of Vaughan. The 1.86 ha site is developed with two multi-unit industrial buildings and a freestanding convenience eating establishment, with a total combined GFA of 5199.52 m² and 264 parking spaces.

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM1 Prestige Employment Area Zone, and deemed a Commercial Complex by Zoning By-law 1-88, subject to Exception 9(1082). The surrounding lands uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Steeles Avenue West; employment (City of Toronto)
- East - Scholes Road; employment (EM1 Zone)
- West - employment (EM1 Zone)

On October 26, 2001, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff 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 accommodates a wide range of industrial, office, business and civic uses, with no outside storage; the lands are 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, and are located at the intersections of arterial and/or collector roads;
- the compatibility of the proposed use with the existing uses in the multi-unit building complex will be considered;

- the impact on overall site parking will be reviewed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

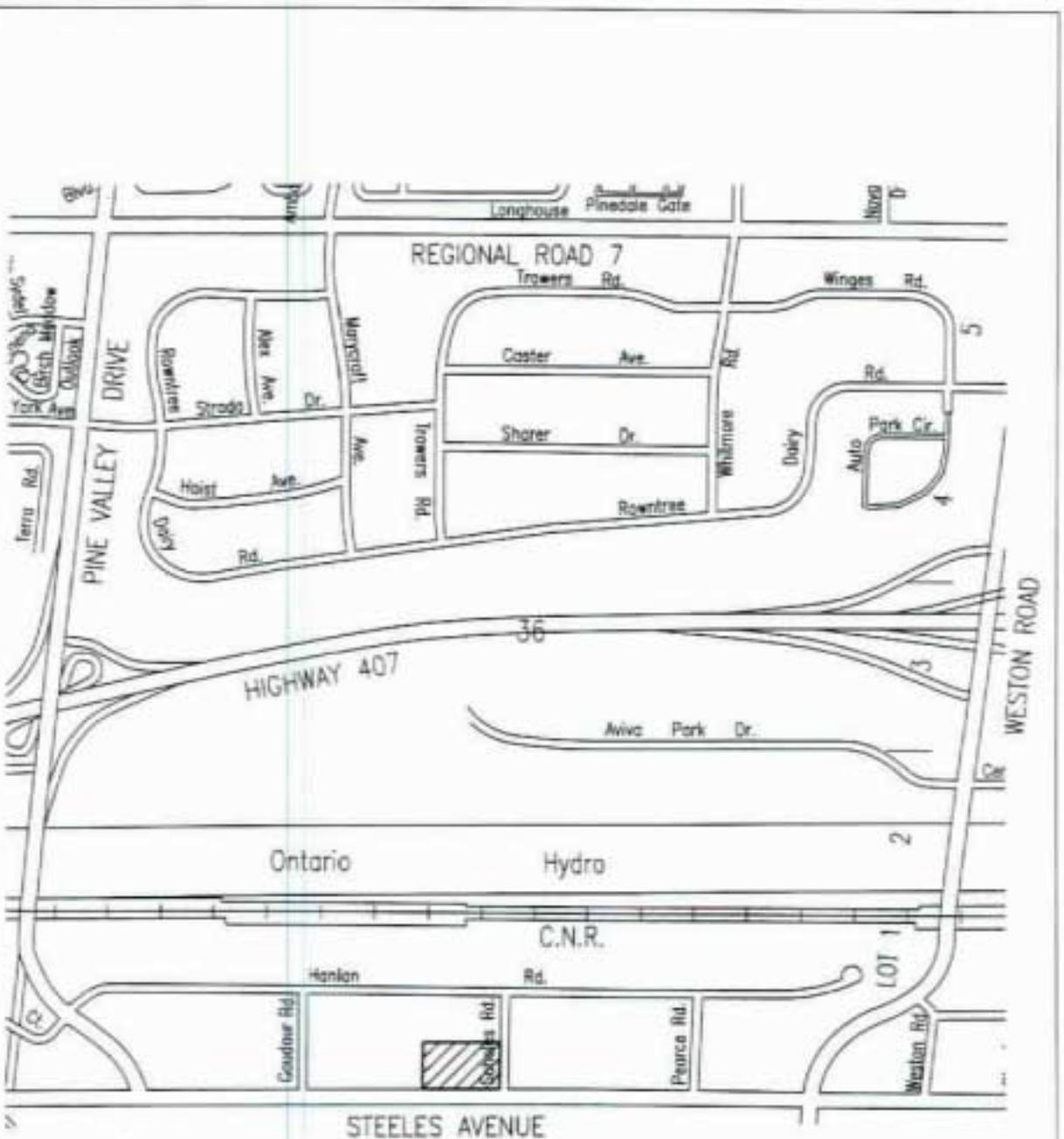
Carmela Marrelli, Planner 1, ext. 8791
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT "1"
LOCATION MAP

| | |
|----------|----------------------------|
| FILE # | REPORT # |
| 2.01.070 | LOCATION LOT 1, CONC. B |

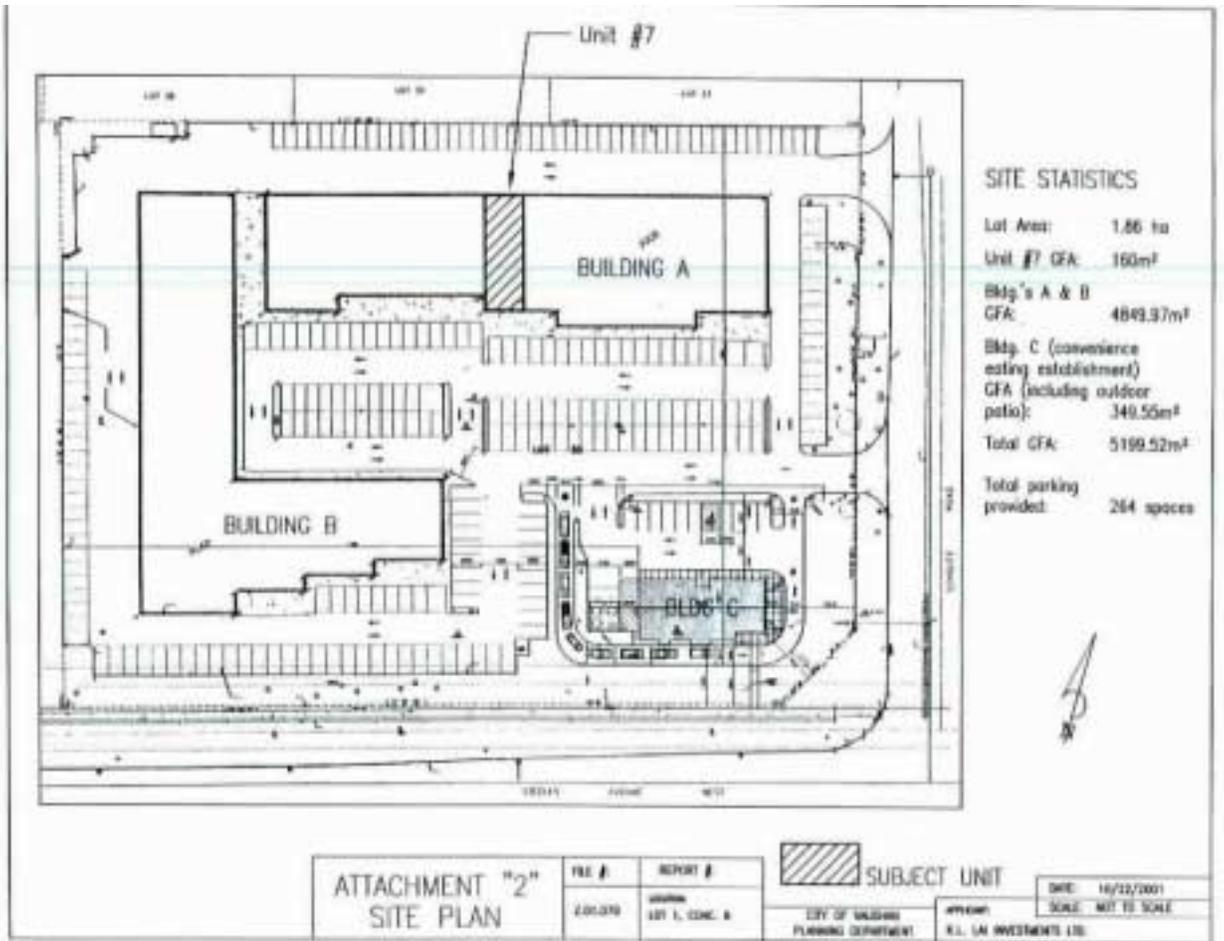


SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT
K.L. LN INVESTMENTS LTD.

DATE: 10/22/2001
SCALE: NOT TO SCALE



SITE STATISTICS

Lot Area: 1.86 ha
 Unit #7 GFA: 160m²
 Bldg's A & B GFA: 4849.37m²
 Bldg. C (convenience eating establishment) GFA (including outdoor patio): 349.55m²
 Total GFA: 5199.52m²
 Total parking provided: 264 spaces

| | | | | |
|---|----------|----------------|---------------------|---------------------------------------|
| ATTACHMENT "2" SITE PLAN | FILE # | REPORT # | SUBJECT UNIT | DATE: 16/12/2001 |
| | 2.00.070 | LOT 1, CONC. & | | CITY OF WILSON PLANNING DEPARTMENT |