

COMMITTEE OF THE WHOLE JUNE 4, 2001

ZONING BY-LAW AMENDMENT FILE Z.00.098 REPORT #P.2001.2 G.I.T. INVESTMENTS LTD.

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Zoning By-law Amendment Application Z.00.098 (G.I.T. Investments Ltd.) BE APPROVED, to permit a Personal Service Shop use, restricted to a hair salon in Unit #9 (158m²), and to recognize a minimum of 42 on-site parking spaces.

Purpose

On October 31, 2000, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use within the EM1 Prestige Employment Area Zone. The exception would allow a hair salon to remain in Unit #9 (158m²) of the building.

Background - Analysis and Options

Location

- Northeast corner of Steele Avenue West and Tandem Road, east of Keele Street
- Lot 25, Registered Plan 65M-2157 (2100 Steeles Avenue West)
- Lot 1, Concession 3, City of Vaughan

Land Use Status

- Designation - "Prestige Area" by OPA #450
- Zoning - EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(619)

Site Description

- a rectangular-shaped, 0.51 ha site, with 72.5m frontage on Tandem Road and 82.2m flankage on Steeles Avenue West
- developed with a 2-storey 2090m² building, containing nine ground-floor units and four second-floor units, and 42 parking spaces
- the surrounding land uses are:

North - employment (EM1 Prestige Employment Area Zone)

South - Steeles Avenue West; employment (City of Toronto)

East - employment; (EM1 Zone)

West - Tandem Road; employment and limited commercial (EM1 Zone)

Public Hearing

On November 20, 2000, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on January 8, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on January 15, 2001.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, which provides opportunities for uses that require visual exposure, good accessibility and an attractive work environment. The designation permits a wide range of industrial, office, business and civic uses, with no outside storage. The proposed use conforms to the Official Plan.

Zoning

The site is zoned EM1 Prestige Employment Area Zone, subject to Exception 9(619), which permits the following additional uses: jewellery retail store; clothing retail store; bath supply retail store; eating establishment; and a regulated health professional, restricted to one (1) practitioner to a maximum gross floor area of 109m² (Unit #203).

An exception to the EM1 Zone is required to permit a personal service shop (hair salon) use.

Parking

The parking requirement for the site is 2 spaces per 100m² GFA, in accordance with the employment zone standards; the health professional use is calculated at 5 spaces per practitioner and the proposed hair salon would require 6 spaces per 100m². The revised parking calculations for the site are as follows:

One Regulated Health Professional (Unit 203 - 109m ²) @ 5 spaces per practitioner	5
Personal Service Shop (Hair Salon in Unit 9 -158m ²) @ 6 spaces/100m ²	9.5
1823m ² (other units) @ 2 spaces/100m ² GFA	<u>36.5</u>
Parking Required:	51
Parking Provided:	42
Parking Deficiency	9

The Engineering Department has reviewed the proposed zoning application and have no concerns with respect to parking availability. Staff have conducted site visits at various times in the day throughout the week and have found no shortage of parking spaces. The hair salon is compatible with the other uses on the site and the combination of these uses do not appear to affect parking availability. An exception to permit a minimum of 42 spaces, rather than required 51 spaces, would be required.

Conclusion

The proposed personal service shop conforms to the Official Plan. The hair salon has existed on the site since 1990, and Staff are satisfied that the use is compatible with the existing uses on the site and will not place an excess demand on parking availability. Accordingly, Staff support the addition of one personal service shop use on the site, and can recommend approval of the zoning by-law amendment application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

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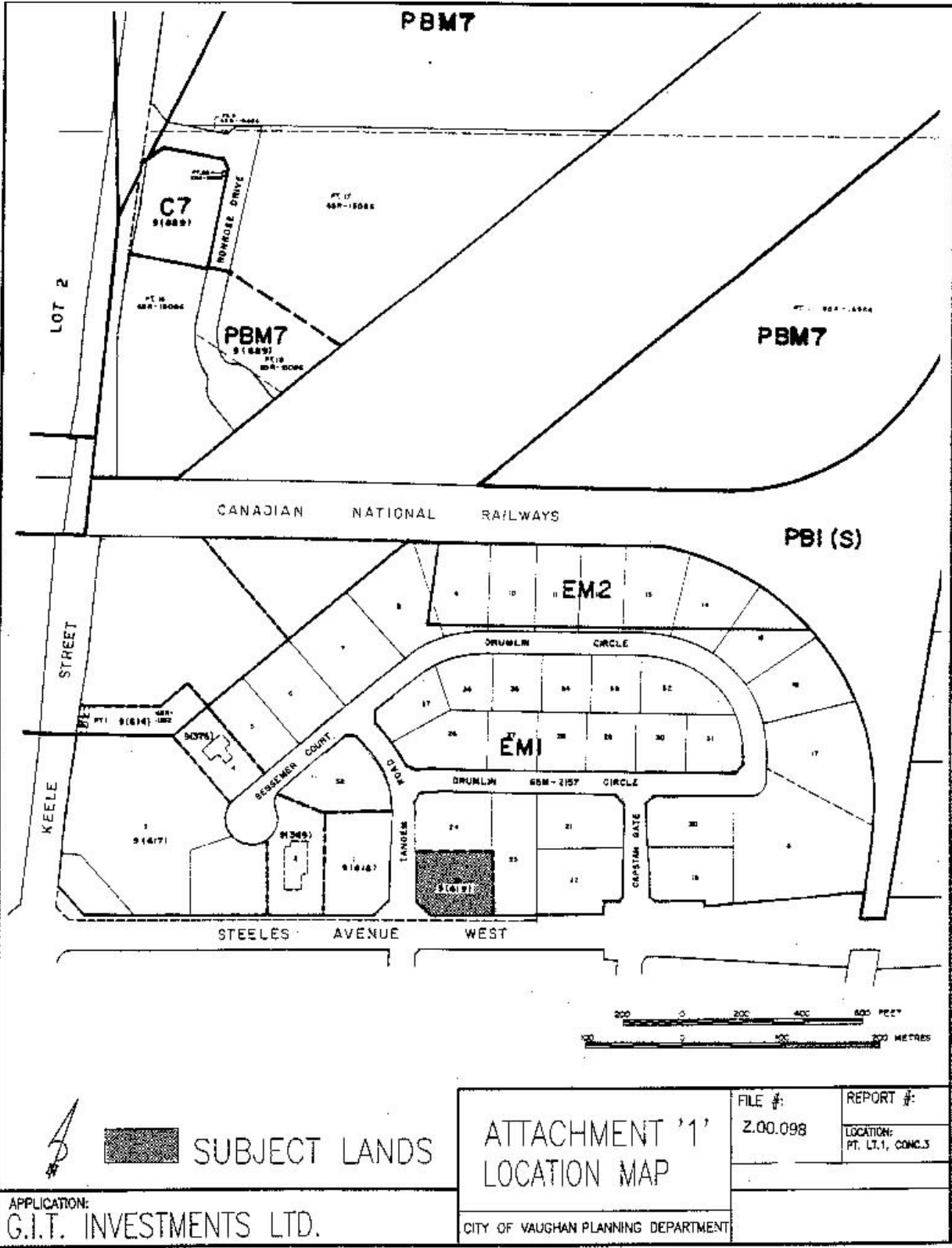
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

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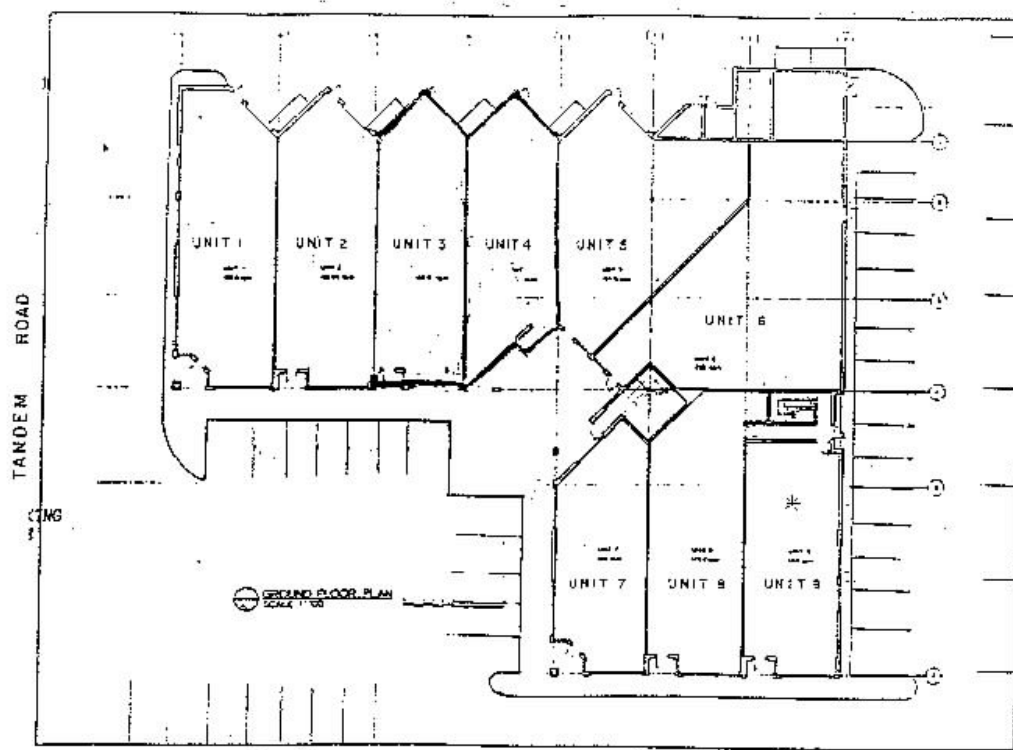
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

APPLICATION:
G.I.T. INVESTMENTS LTD.

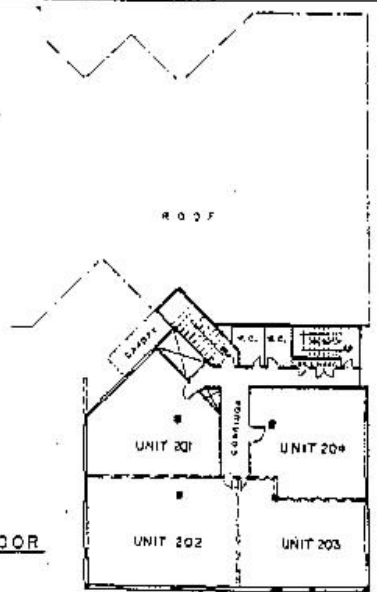
CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #: 2.00.098	REPORT #:
LOCATION: PT. LT.1, CONC.3	



LDT AREA: 0.5 ha
 TOTAL GFA: 2,090 sq. m
 9 GROUND FLOOR UNITS
 4 SECOND FLOOR UNITS
 TOTAL PARK SPACES: 42
 TOTAL LOADING SPACES: 6

* To be occupied by "Personal Service Shop" use



 SUBJECT LANDS

ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:
2.00.098	
LOCATION: PE. LT.1, CONC.3	

APPLICATION:
G.I.T. INVESTMENTS LTD.

CITY OF VAUGHAN PLANNING DEPARTMENT

NOT TO SCALE