

COMMITTEE OF THE WHOLE APRIL 22, 2002

ZONING BY-LAW AMENDMENT FILE Z.02.003 **STEEHILD INVESTMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning Amendment Application Z.02.003 (Steehild Investments Limited) BE APPROVED, to permit a public garage as a temporary (3 years) use in Unit 2, on the subject lands.

Purpose

On January 15, 2002, the Owner submitted an application to amend the Zoning By-law to permit a public garage use in the C4 Neighbourhood Commercial Zone, on a temporary (maximum 3 years) basis. The public garage is proposed to operate solely in conjunction with the adjacent Volvo Villa car dealership at 212 Steeles Avenue West. The public garage use is to relocate upon site plan approval and construction of the third dealership and clean-up facility at 212 Steeles Avenue West.

Background - Analysis and Options

The site is located on the north side of Steeles Avenue West, east of Hilda Avenue, and comprised of Lot 30 on Registered Plan 9685 (180 Steeles Avenue West), in Lot 26, Concession 1, City of Vaughan. The 2.24 ha site has 121 m frontage on Steeles Avenue West, and a depth of 185.6 m. The public garage would be located within Unit 2 (190.0 m²) of the westerly commercial building on the site.

The site is designated "General Commercial Area" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(422). The surrounding land uses are:

- North - residential (R2 Residential Zone)
- South - Steeles Avenue West; City of Toronto
- East - commercial (C2 General Commercial Zone)
- West - commercial (C2 General Commercial Zone)

On February 8, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Crestwood Springfarm Yorkhill Residents Association. To date, no comments have been received. The recommendation of Committee of the Whole on March 4, 2002 to receive the public hearing and forward a technical report to a future Committee of the Whole meeting was ratified by Council on March 18, 2002.

Official Plan

The "General Commercial Area" designation provides opportunities for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices. The proposed public garage use would be permitted by the Official Plan.

Zoning

The C4 Neighbourhood Commercial Zone does not permit a public garage use, and would require an amendment to the Zoning By-law. The C4 Zone also requires that permitted uses be carried on entirely within a shopping centre and with no open storage.

Land Use/Compatibility

On February 15, 2002, Staff conducted a site inspection of 180 Steeles Avenue West and noted that eight of the 32 businesses are eating establishment uses, none of which are adjacent to the public garage. Other uses include: a rental car facility, personal service and retail shops, service/repair shop, medical center and commercial schools.

The application proposes a facility for new/used car clean-up and parts/delivery/inspection, for use by the adjacent Volvo dealership only. Staff observed the dealership vehicles being taken through a gate in the fence separating the two properties, and into the unit through an overhead door on the westerly (rear) wall. Upon completion, the vehicles are returned directly to the dealership, and there is no open storage of vehicles required on site.

The site-specific by-law requires a minimum of 287 parking spaces to be provided for the plaza. The public garage use will operate solely in conjunction with the adjacent car dealership and will not be open to the general public. As such, the use does not generate a need for patron parking and thus does not affect the existing supply of parking spaces available for the plaza.

A review of the site indicates no complaints to the By-law Enforcement Division respecting noise and vibration or offensive odour resulting from the public garage use. Aesthetically, the public garage maintains a store front appearance, with the actual vehicle work out of view from the front entrance.

Conclusion

Planning Staff are of the opinion that the proposed zoning amendment to permit a public garage use, on a temporary basis, conforms to the Official Plan. The public garage, which does not include the mechanical repair of vehicles, would be exclusively for use by the neighbouring car dealership, with no open storage of vehicles. Aesthetically, the public garage maintains the appearance of the store front, with the vehicle work out of view. Staff are satisfied that there will be no noticeable impact to the site or building elevations with the addition of the public garage use.

For these reasons, Staff recommend approval of the Zoning Amendment application for the public garage use on a temporary basis. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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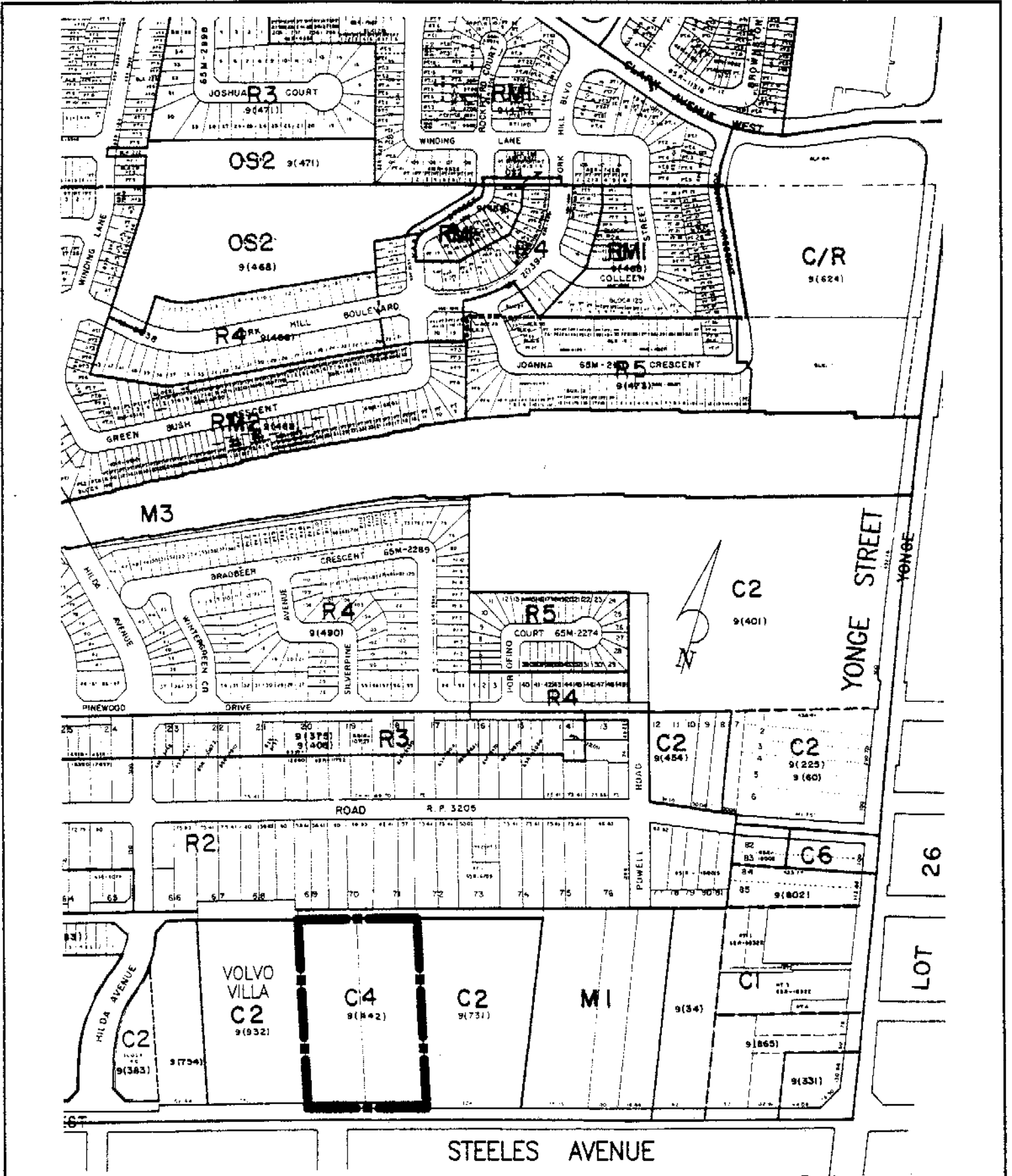
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1'
LOCATION MAP

FILE #:
Z.02.003

REPORT #:
LOCATION:
PART OF LOT
26, CON. 1

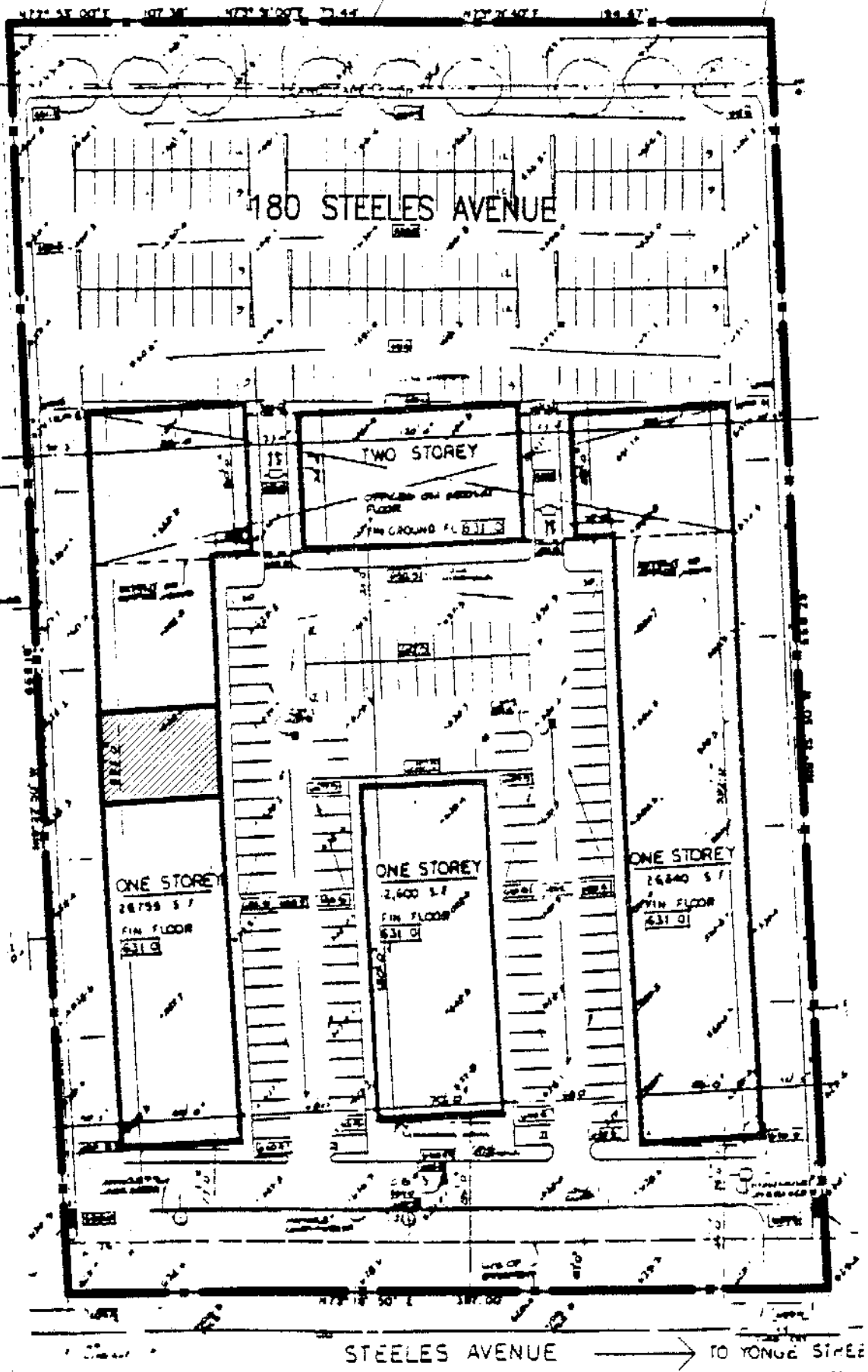
 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT


DATE: 01/29/2002

APPLICANT: STEEHILD INVESTMENTS INC.

SCALE: NOT TO SCALE



VOLVO VILLA


SUBJECT UNIT
(UNIT 2)


SUBJECT LANDS

STEELES AVENUE → TO YONGE STREET

ATTACHMENT '2'
SITE PLAN

FILE #: Z.02.003	REPORT #: LOCATION: PART OF LOT 26, CON. 1	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 01/29/2002 SCALE: NOT TO SCALE
		APPLICANT: STEEHILD INVESTMENTS INC.	