

COMMITTEE OF THE WHOLE MAY 21, 2002

**ZONING BY-LAW AMENDMENT FILE Z.01.025
GANZ REALTY LTD.
REPORT # P.2001.43**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.025 (Ganz Realty Ltd.) BE APPROVED to rezone the subject lands to C7 Service Commercial Zone to permit the following specific uses only:

- Automobile Service Station, Automobile Gas Bar, Car Wash
- Automotive Retail Store
- Bank and Financial Institution
- Business and Professional Office
- Car Rental Service
- Eating Establishment/Outdoor Patio, subject to Section 5.1.6
- Eating Establishment, Convenience with Drive -Through/Outdoor Patio, subject to Section 5.1.6
- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6
- Education or Training Facility
- Office and Stationary Supply, Sales, Service, Rental
- Print Shop Accessory Retail Sales
- Personal Service Shop
- One (1) Convenience Retail Store
- One (1) Pharmacy
- Service or Repair Shop
- Tavern
- Technical School
- Video Store
- Veterinary Clinic

Purpose

On March 28, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C7 Service Commercial Zone.

Background - Analysis and Options

The subject lands are situated on the northwest corner of Steeles Avenue West and Weston Road, being Part of Lot 24, Registered Plan M-2009, in Lot 1, Concession 6, City of Vaughan. The vacant, triangular-shaped site has an area of 0.56 ha, with 85m frontage on Steeles Avenue and a depth of 77.6m. The subject site is part of a larger 5.7 ha parcel developed with 3 industrial buildings (27,721.47 m² total GFA) and 439 parking spaces. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Steeles Avenue West; employment and commercial (City of Toronto)
- East - Weston Road; employment (EM1 Zone, deemed a Commercial Complex)
- West - Pearce Road; employment (EM1 Zone, deemed a Commercial Complex)

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Pine York Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of June 18, 2001, and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

Official Plan

The subject lands are designated "Prestige Area" by OPA 450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses. The site is also consistent with the "Service Node" policies, which permits 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 proposed service commercial node would conform to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which does not permit the range of service commercial uses being proposed. The proposed rezoning to C7 Service Commercial Zone would implement the Service Node policies of the Official Plan. specific uses recommended for the C7 would conform to the Official plan.

The proposed service commercial uses listed in the Recommendation do not reflect the full range of permitted uses in the C7 Service Commercial Zone. The selected uses typically generate a low parking demand, in consideration of the limited site size and access constraints. The specific use recommended are those in the C7 Zone category which conform to the Official Plan.

Compatibility

The proposed uses identified in the Recommendation section of this report are consistent with the Service Node policies of OPA 450 in that they will provide for the day-to-day convenience and service needs of area businesses, industries and their employees. The site location is convenient and easily accessible to the employment uses in the surrounding area. The recommended uses are considered to be the most compatible with the industrial uses on the site and in the surrounding area.

Transportation

The site will be served by the existing access on Weston Road, which will be shared with the employment uses on the applicant's larger landholding. The site also has access from Pearce Road and Hanlan Road. A right-in/right-out access was originally proposed on Steeles Avenue West. The City of Toronto, which has jurisdiction over Steeles Avenue, raised an objection and the applicant has since abandoned this access.

The applicant has submitted a Transportation Analysis Report, prepared by Paul Hill Consulting (dated February 15, 2002), which reviewed the access, site circulation and parking with the addition of the proposed service commercial uses. The report verified that the site could accommodate the proposed commercial uses. The report has been reviewed to the satisfaction of the Region of York, City of Vaughan, and City of Toronto.

Site Design

The application originally envisioned one 1,355m² commercial building on the site, but is now considering the possibility of two buildings, comprising a 922m² service commercial building and a 204m² drive-thru restaurant. The final site design of the development will be required to comply with the C7 Zone standards.

The "Service Node" policies require that these types of development are comprehensively designed to maximize functional efficiency and visual amenity. As such, building elevations, parking, traffic circulation, landscaping, and urban design, will be reviewed at the site plan application stage to ensure appropriate development of the site.

Conclusion

Staff have reviewed the proposed application to amend the Zoning By-law in accordance with the policies of OPA 450 and the requirements of By-law 1-88. Staff are satisfied that rezoning the lands to C7 Zone conforms to the Official Plan. The recommended list of service commercial uses are considered appropriate for the site and compatible with the surrounding development.

The applicant has yet to commit to a specific site layout, and the final site layout, building design, landscaping, and parking will be reviewed at the site plan stage. Development of the site must comply with the requirements of the C7 Zone, otherwise it will be necessary to obtain variances from the Committee of Adjustment. The site plan process will ensure that the development of the site remains in character with the intent of the Service Node policies in OPA 450.

Therefore, Staff recommends approval of the application to amend the Zoning By-law. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Proposed Zoning

Report Prepared By:

Mark H. Kluge, Planner, ext. 8216
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

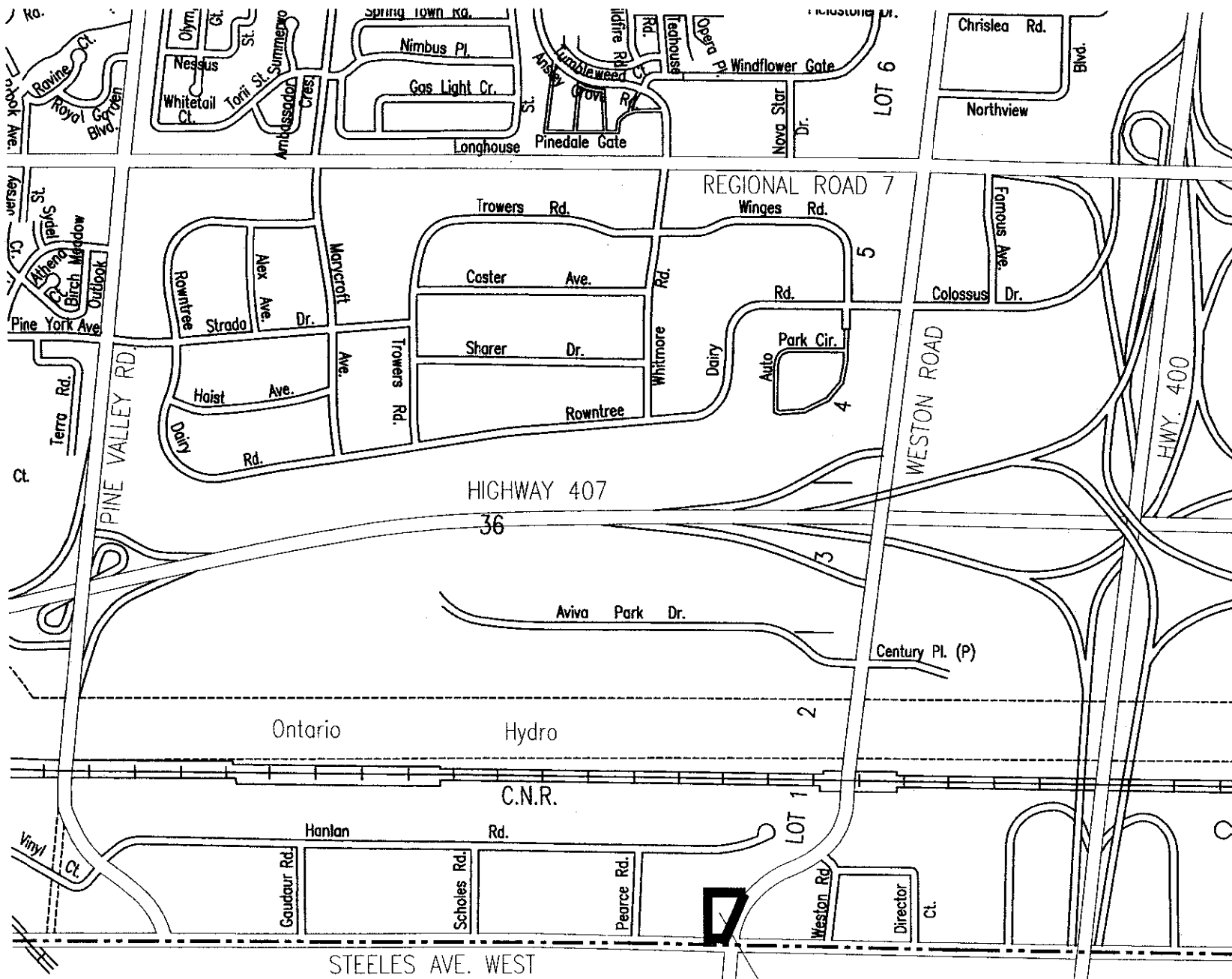
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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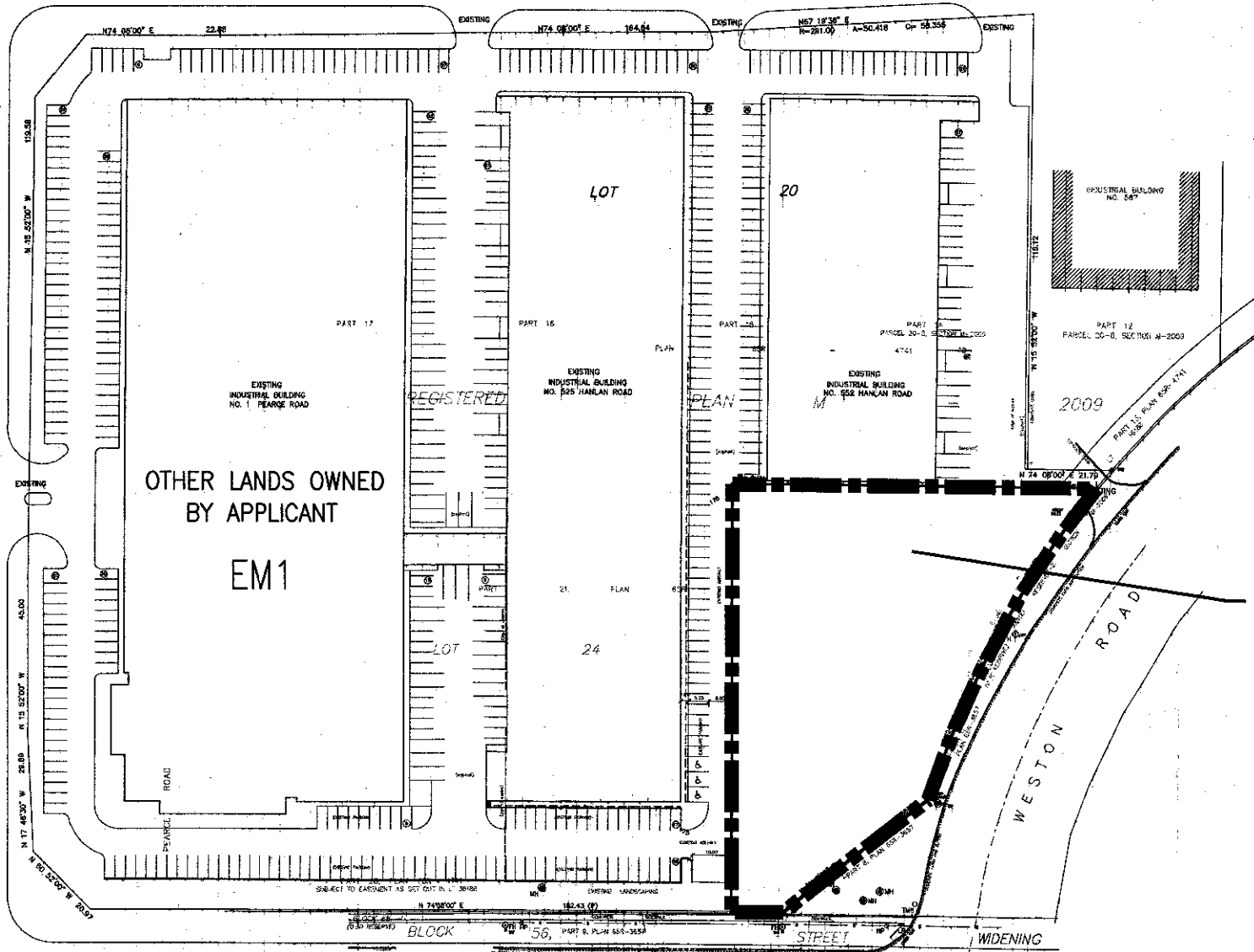


ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	DATE: 07/05/2001 SCALE: NOT TO SCALE
	Z.01.025	LOCATION: PT. LOT 1 CONC. 6	
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:

SUBJECT LANDS

HANLAN ROAD

PEARCE ROAD



LANDS SUBJECT TO REZONING APPLICATION C7 9(-----)

STEELES AVENUE WEST

ATTACHMENT '2' PROPOSED ZONING	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 04/30/2002
	Z.01.025	LOCATION: PT. LOT 1 CONC. 6		APPLICANT: GANZ REALTY LTD.