

COMMITTEE OF THE WHOLE JUNE 17, 2002

**OFFICIAL PLAN AMENDMENT FILE OP.02.002
ZONING BY-LAW AMENDMENT FILE Z.01.084
ALGEM PROPERTIES LTD.
REPORT P.2002.12**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.002 (Algem Properties Ltd.) BE APPROVED to redesignate the subject lands to "General Commercial" to permit a business or professional office use only, subject to specific design criteria.
2. THAT Zoning By-law Amendment Application Z.01.084 (Algem Properties Ltd.) BE APPROVED, subject to the following:
 - a) that the subject lands be rezoned to C1 Restricted Commercial Zone, to permit a business or professional office use only;
 - b) that exceptions be provided to the minimum front and exterior side yard, landscaping widths, and any other necessary exceptions to implement the approved site plan; and,
 - c) that prior to enactment of the implementing by-law, the required site plan application shall be approved by Council.

Purpose

On December 19, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone. A corresponding application to amend the Official Plan was submitted on January 11, 2002 to redesignate the lands to "General Commercial". The proposed development is for a 989 m² (including basement), 2-storey business and professional office building.

Background - Analysis and Options

The site is located on the southeast corner of Dufferin Street and King High Drive, being Part of Lots 57 and 58 on Registered Plan 3541 (7851 Dufferin Street), in Lot 6, Concession 2, City of Vaughan. The 0.268 ha site has 37.5 m frontage on King High Drive and 74.1 m flankage on Dufferin Street.

The site is designated "Low Density Residential" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(641). The surrounding land uses are:

- North – King High Drive; residential (R3 Residential Zone)
- South – residential (R1 Residential Zone)
- East – residential (R3 Residential Zone)
- West – Dufferin Street; agricultural (A Agricultural)

On January 25, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Concord West and Westmount-Wilshire Ratepayers Associations. To date, no written comments have been received. The recommendation of the Committee of the

Whole on February 18, 2002, to receive the public hearing and forward a technical report to a future Committee of the Whole meeting was ratified by Council on February 25, 2002.

On April 17, 2002, a community meeting attended by 11 residents was held by the Ward 4 Councillor in respect of the subject applications. Concerns raised included the nature of the uses proposed, the location of the access driveway, traffic generation, and the impact of the proposal on their individual land values.

Conceptual Site Design

The 2-storey (8.2 m) brick and stucco building with a pitched roof is in keeping with a residential design and the residential area to the east and north. The 4-unit building is located at the northwest corner of the site, abutting both street lines. Concrete walkways are provided from the existing public sidewalk to the building, and parking is located to the east and south of the building. Landscaping will be provided around the perimeter of the site, and a wood fence is to be constructed along the easterly boundary adjacent to the residential property.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) which permits only detached residential dwellings at a maximum density of 22 units per net hectare. An Official Plan Amendment is required to permit the proposed business or professional office use.

The appropriate designation to implement the proposed redevelopment of the subject lands is "General Commercial". Although the "General Commercial" designation permits retail stores for the buying, leasing and exchange of goods and services, restaurants, banks and business or professional office uses, the site is proposed to be for a business or professional office use only, and can be restricted as such in an Official Plan Amendment.

Land Use/Compatibility

On March 15, 2002, Staff conducted a site inspection of the subject lands. From the information gathered at the inspection and a review of the proposal, Staff can conclude the following:

- redesignating the lands to "General Commercial", with a restriction on the use and form of development, would allow the subject lands to provide a land use buffer between the residential area to the east and Dufferin Street and the future prestige employment lands to the west;
- potential for re-development as low density residential is limited given its location adjacent to Dufferin Street, a major arterial road, and the future prestige employment area, which will include uses such as warehousing, light manufacturing and processing, as well as business or professional office buildings with maximum 15 m heights;
- the site and building design can ensure a suitable transition from Dufferin Street to the surrounding residential neighbourhood by incorporating a residential scale and appearance, and being limited to a small scale office use; and,
- the properties to the south along Dufferin Street to Centre Street are designated for commercial uses; the proposed redesignation would form a logical northerly extension of the commercial boundary to King High Drive, while restricting the intensity of commercial uses to reflect the location of the lot at the edge of the residential neighbourhood.

The following policies should be applied to the subject lands, and included within the implementing Official Plan Amendment:

- the use of the property shall be restricted to a business or professional office use only, subject to the office uses being defined in the implementing zoning by-law;
- the business or professional office development shall be compatible with and sensitive to the existing and proposed residential development in the surrounding neighbourhood, with respect to the overall height of a maximum of 2-storeys, massing and design of the buildings, landscaping and buffering, parking, lighting and the streetscape;
- buildings shall incorporate a residential design at a scale which is complementary to, and compatible with adjacent land uses;
- parking and service areas shall be shielded by means of landscaping and design elements, and the garbage storage internalized;
- the visual impact of the automobile within the parking area shall be reduced, in consideration of the following design criteria:
 - parking areas may be provided in combination of surface or underground structures;
 - surface parking shall be required to be screened from public streets by buildings or by other means such as landscaping;
- exterior lighting shall be designed to promote safety in the parking areas, while minimizing light reflection on adjacent residential properties; and
- building signage shall be minimized and oriented to the Dufferin Street elevation, subject to site plan approval.

Zoning

The subject lands are zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(641). The R3 Zone permits only detached dwellings, therefore a zoning amendment would be required to permit the proposed business or professional office use. Of the uses permitted in the C1 Restricted Commercial Zone, the proposed use is business and professional offices only, which is defined as follows:

“Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage, or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a doctor, lawyer, dentist architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person’s office but shall not include a veterinary clinic.”

Exceptions to the C1 Zone standards are proposed respecting the reductions in width of the required landscape strip abutting a residential zone and street, and reduced front and exterior side yards. All required exceptions will be finalized through the review and approval of a site plan application.

Engineering

The Engineering Department requires the following information to assess the proposal:

- the owner/applicant to verify that there is adequate capacity in the sanitary sewer system along King High Drive to allow for the additional flows generated by the proposed use;
- a Phase 1 Environmental Site Assessment is to be submitted and peer reviewed; and,
- a Noise Study is to be submitted and reviewed.

These matters will be addressed through the review of the site plan application, and prior to the enactment of the zoning by-law.

Transportation

The site abuts Dufferin Street, which is under the jurisdiction of the Region of York. The Region's Transportation and Works and Planning Departments support the amendment applications. The Region has advised that an access will not be permitted on Dufferin Street, and is to be restricted to King High Drive. To avoid vehicular conflicts with traffic movements at the Dufferin Street intersection, the access may need to be located near the easterly limit of the site.

The 989 m² (including basement) office building requires a total of 35 parking spaces, calculated at the office standard of 3.5 spaces per 100 m² of GFA. The conceptual site plan has provided this minimum parking on site. The parking configuration may need to be revised to address the relocation of the driveway access to the easterly limit of the site. Issues respecting site circulation and parking layout will be addressed through the site plan application process.

Conclusion

Staff have reviewed the proposed applications to amend the Official Plan and Zoning By-law, in light of the Official Plan policies and Zoning By-law requirements, the area context in terms of existing and future land uses, and comments from the local community and public agencies. Staff are of the opinion that the redesignation of the lands to "General Commercial" and rezoning to C1 Restricted Commercial Zone, limited to business and professional office uses only, is an appropriate and compatible in context of the surrounding land uses.

The development form should be a maximum 2-storey, residential scale building, with the details of the site layout and elevations, and any exceptions to the C1 Zone, being determined through the review of a site plan application. Prior to a by-law being enacted, the required servicing, noise and environmental assessment information, as well as a site plan application, must be submitted and approved.

For these reasons, Staff can recommend approval of the Official Plan and Zoning By-law Amendment applications. Should the Committee concur, the recommendation in this report can be adopted.

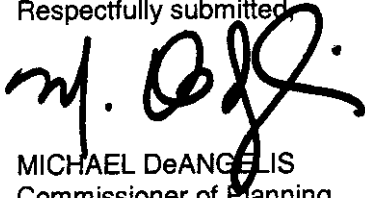
Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Building Elevation (East and West Elevation)
4. Conceptual Building Elevation (North and South Elevation)

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368 *AH*
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Marco Ramunno, Manager, Development Planning, 8485

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. DeAngelis".

MICHAEL DeANGELIS
Commissioner of Planning

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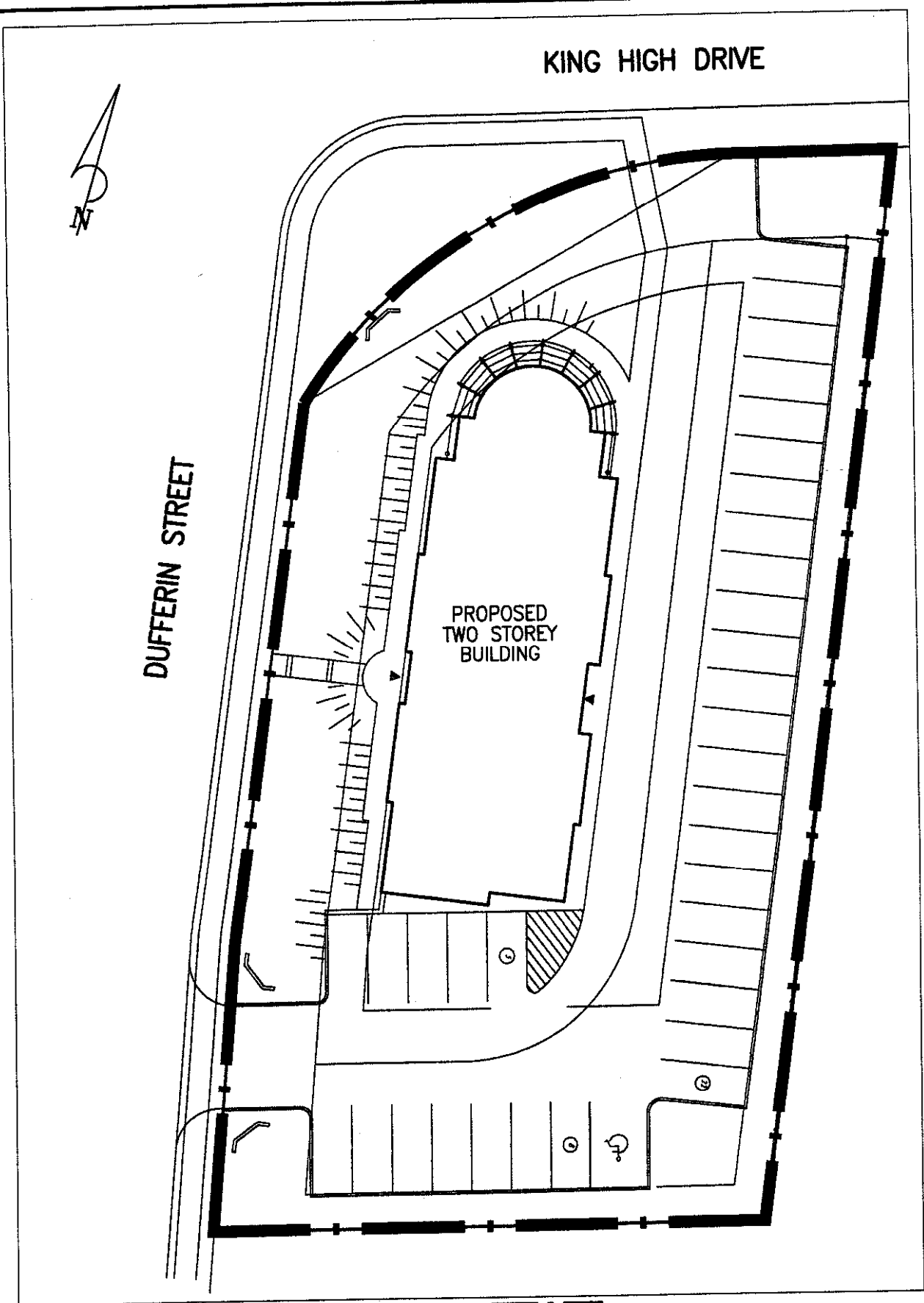
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JOANNE R. ARBOUR
Director of Community Planning



<p>ATTACHMENT '1' LOCATION MAP</p>		<p>FILE #:</p> <p>Z.01.084 OP.02.002</p>	<p>REPORT #:</p> <p>LOCATION: PART OF LOT 6, CONCESSION 2</p>	<p>DATE: 01/17/2002</p>
		<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: ALGEM PROPERTIES LIMITED</p>	<p>SCALE: NOT TO SCALE</p>



KING HIGH DRIVE

DUFFERIN STREET

PROPOSED
TWO STOREY
BUILDING



SUBJECT LANDS

ATTACHMENT '2'
CONCEPTUAL SITE PLAN

FILE #:

Z.01.084
OP.02.002

REPORT #:

LOCATION:
PART OF LOT
31, CON. 2

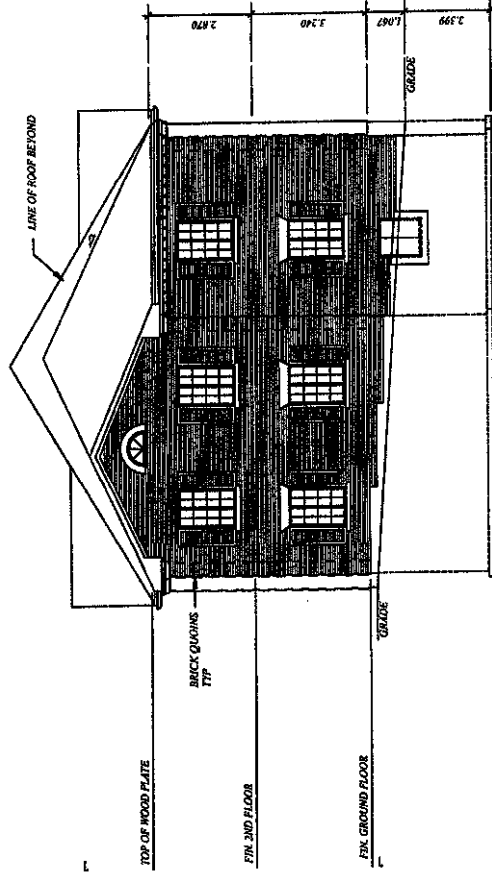
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

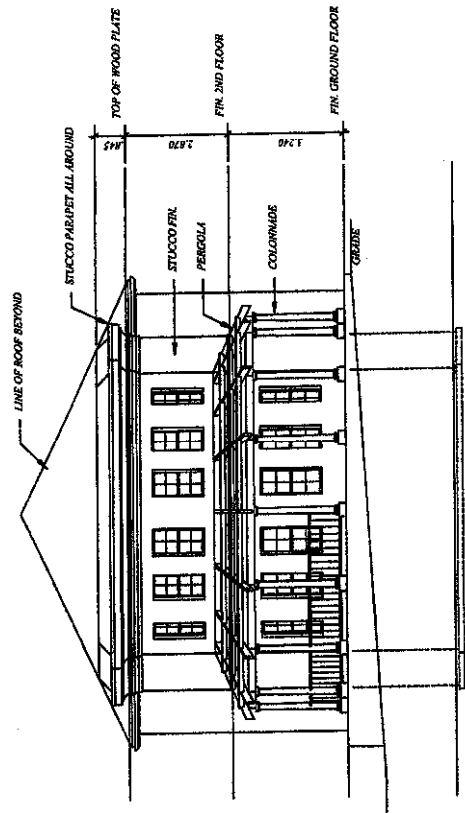
ALGEM PROPERTIES LTD.

DATE: 01/17/2002

SCALE: NOT TO SCALE



SOUTH ELEVATION



NORTH (FRONT) ELEVATION
FACING KING HIGH DRIVE

**ATTACHMENT '4'
CONCEPTUAL ELEVATIONS**

FILE #:
Z.01.084
OP.02.002

REPORT #:
LOCATION:
PART OF LOT 31
CON. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/17/2002
SCALE: NOT TO SCALE
APPLICANT:
ALGEM PROPERTIES LIMITED