

**2.      ZONING BY-LAW AMENDMENT FILE Z.02.083  
1315862 ONTARIO LTD.  
PRELIMINARY REPORT**

**P.2003.17**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Application File Z.02.083 (1315862 Ontario Ltd.) BE RECEIVED and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 18, 2002, the Owner submitted an application to amend the Zoning By-law to permit a regulated health professional use in the EM1 Prestige Employment Area Zone. The zoning exception would facilitate the use in Unit 20D (169.73m<sup>2</sup> ground floor and 87.79m<sup>2</sup> basement/storage) of the multi-unit condominium building.

**Background - Analysis and Options**

The site is located on the northwest corner of Tandem Road and Steeles Avenue West (2150 Steeles Avenue West), being Unit 20D of York Region Condominium Corporation No. 554, and comprising Lots 1 and 2 of Registered Plan 65M-2157, in Part of Lot 1, Concession 3, City of Vaughan. The irregular-shaped 1.33 ha parcel has 105.4m frontage on Steeles Avenue West, with a depth of 108m.

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exceptions 9(369) and 9(618). The surrounding uses are:

- North - Bessmer Court; employment (EM1 Prestige Employment Area Zone)
- South - Steeles Avenue West; City of Toronto
- West - commercial (C1 Restricted Commercial Zone)
- East - Tandem Road; employment (EM1 Prestige Employment Area Zone)

On February 7, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Concord West Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the "Prestige Area" designation provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The proposed use conforms to OPA #450;

- the site is zoned EM1 Prestige Employment Area Zone, subject to Exceptions 9(369) and 9(618), which specifically permits the following additional uses: banquet hall to a maximum of 724m<sup>2</sup>, audio retail store, optical retail store, jewelry store and a home supply store. The EM1 Zone permits a Business and Professional Office use, but specifically excludes a Regulated Health Professional, which has a higher parking requirement than employment uses;
- given the current permitted uses and the site initially being developed at an industrial standard, the impact of the on-site parking supply will be reviewed with the addition of the proposed use on the site; a parking study may be required; and
- review will be given to the appropriateness and compatibility of the proposed use with the other uses within the complex and the surrounding area.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness and compatibility of the regulated health professional use in the EM1 Zone, and ensuring adequate parking is provided on site, will be reviewed.

### **Attachments**

1. Location Map
2. Site Plan
3. Floor Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

JOANNE ARBOUR  
 Director of Community Planning

/LG



KEELE STREET

HYDRO CORRIDOR

C.N.R.

BESSEMER COURT

TANDEM ROAD

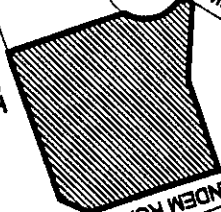
DRUMLIN CIRCLE

CAPSTAN GATE

STEELES AVENUE WEST

CITY  
OF  
TORONTO

SUBJECT LANDS



## Location Map

Part of Lot 1,  
Concession 3

APPLICANT:  
1315862 ONTARIO LIMITED

**City of  
Vaughan**

Community Planning Department

## Attachment

FILE No.:  
Z.02.083

Not to Scale

January 27, 2003

# 1

# Site Plan

Part of Lot 1,  
Concession 3

APPLICANT:  
1315862 ONTARIO LIMITED

Community Planning Department

City of  
**Vaughan**

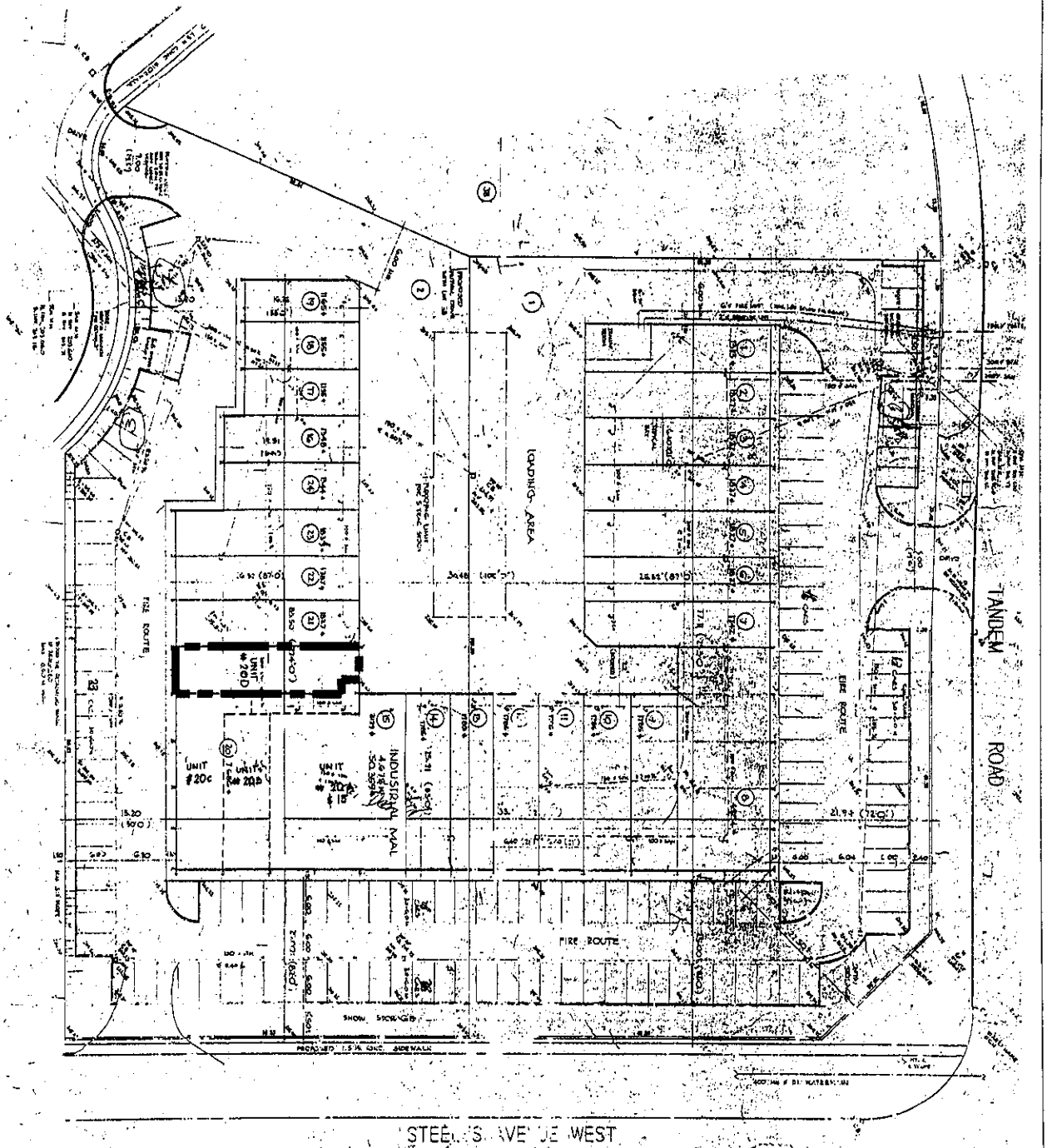
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# 2



STEEL'S AVENUE WEST

SUBJECT LANDS



## SITE STATISTICS

	REQUIRED	ACTUAL
LOT AREA	15.16 HECTARES	2.678 HECTARES
BUILDING COVERAGE		21.94 M <sup>2</sup>
FRONT YARD	9.0 M	6.0 M
SIDE YARD	6.0 M	15.20 M
REAR YARD	15.0 M	13.8 M
PARKING	50	1710 (1727)
LANDSCAPED AREAS		

