

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 7, 2003

**6. ZONING BY-LAW AMENDMENT FILE Z.03.020
TOUCHSTONE GROUP LTD.
PRELIMINARY REPORT**

P.2003.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.020 (Touchstone Group Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 7, 2003, the Owner submitted an application to amend the Zoning By-law to provide the following exceptions to the applicable zoning standards on the site:

- increase the total floor area devoted to eating establishment uses from 1,399m² to 1,735.7m² (from a permitted 25% to 31% of the total gross floor area); and,
- reduce the required number of parking spaces from 370 to 305 (a reduction of 17.6%).

The result of the above would permit the existing restaurant in Unit #27 to expand into Unit #28.

Background - Analysis and Options

The subject lands are located on the north side of Steeles Avenue West, east of Hilda Avenue (100 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan. The surrounding land uses are:

- North - residential (R2 Residential Zone)
- South - Steeles Avenue West; City of Toronto
- East - industrial (M1 Restricted Industrial Zone)
- West - commercial (C4 Neighbourhood Commercial Zone)

The subject lands are designated "General Commercial" by OPA 210 (Thornhill-Vaughan Community Plan), and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(731).

On March 17, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "General Commercial" designation provides opportunities for retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; the proposed zoning amendment would conform to the Official Plan;

- the total building area on the subject lands is 5,596m²; eating establishments are permitted to a maximum of 25% of the total gross floor area (maximum 1,399m²); an exception is required to increase the permitted eating establishment use to 1,735.7m² (31% of the gross floor area);
- the By-law currently requires 303 parking spaces on site (5.4 parking spaces/100m² of GFA), with 305 spaces being provided;
- the proposal to devote additional floor area to eating establishment uses will require 67 more parking spaces (336.7m²x20 parking spaces/100m²) in accordance with the by-law; an exception for reduced on-site parking from 370 to 305 spaces (a reduction of 17.6%), will be required; and
- a Traffic Impact Analysis and/or Parking Study may be required in support of the proposed exceptions.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

In particular, increasing the eating establishment uses from 25% to 31% of the gross floor area, and reducing the required number of parking spaces from 370 to 305 (17.6%), will be reviewed with respect to traffic and parking demands on the site. A Traffic Impact Analysis and/or Parking Study may be required in support of the application.

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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SUBJECT LANDS
100 Steeles Avenue West

Location Map

Part Lot 26,
Concession 1
APPLICANT:
TOUCHSTONE GROUP LTD.

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Attachment 1

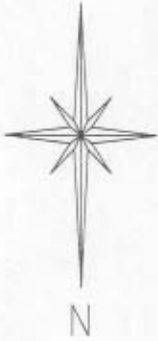
FILE No.:
Z.03.020
Not to Scale
March 12, 2003



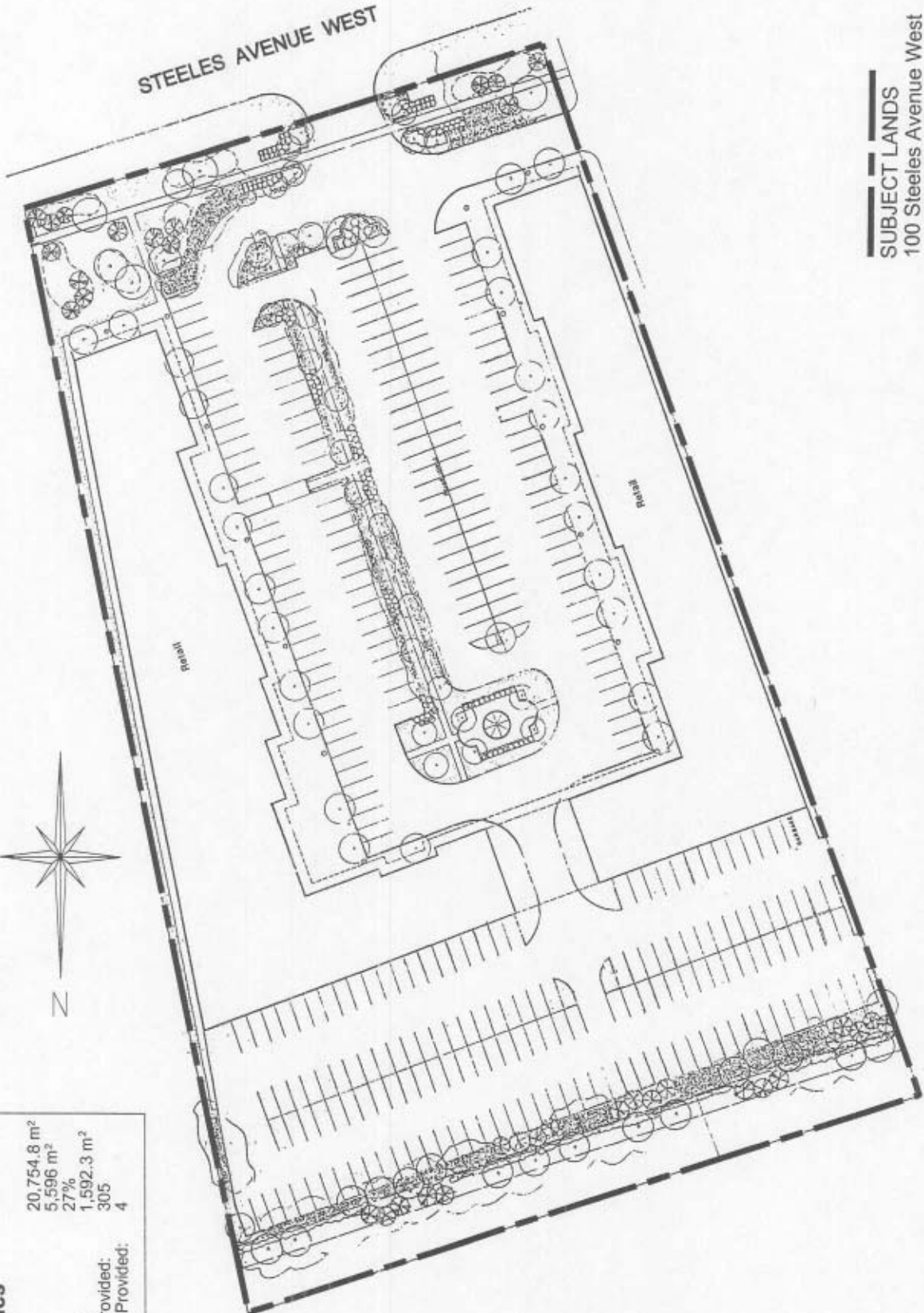
Community Planning Department

SITE STATISTICS

Property Area: 20,754.8 m²
Building Area: 5,596 m²
Lot Coverage: 27%
Landscaped Area: 1,592.3 m²
Parking Spaces Provided: 305
Handicap Parking Provided: 4



STEELES AVENUE WEST



SUBJECT LANDS
100 Steeles Avenue West

Attachment
2

FILE No.:
Z.03.020

Not to Scale
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City of Vaughan

Community Planning Department

Site Plan

Part Lot 26,
Concession 1

APPLICANT:
TOUCHSTONE GROUP LTD.