

COMMITTEE OF THE WHOLE MAY 20, 2003

**ZONING BY-LAW AMENDMENT FILE Z.02.083
1315862 ONTARIO LTD.
REPORT # P.2003.17**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.083 (1315862 Ontario Ltd.) BE APPROVED, to permit a Regulated Health Professional Use, restricted to one practitioner in Unit #20D, and to recognize a minimum of 135 on-site parking spaces.

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 a rehabilitation therapy clinic in Unit #20D (169.73m² ground floor and 97.79m² 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. The recommendation of the Committee of the Whole at the Public Hearing held on March 3, 2002 to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 17, 2003.

Official Plan/Zoning

The "Prestige Area" designation provides opportunities for uses 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 permits the following additional uses: banquet hall to a maximum of 724m², audio retail store, optical retail store, jewellery store and a home supply store. The EM1 Zone permits a Business and Professional Office Use, but specifically excludes a Regulated Health Professional. The proposed use would need to be added to the list of uses in the site-specific exception.

Compatibility

The site is developed with a 1-storey, 4535m² multi-unit building, currently containing employment, office, car showroom and restaurant uses.

The uses surrounding the site are a mix of employment and office uses, and a restaurant and commercial uses to the west. In addition, a Regulated Health Professional use restricted to one practitioner was permitted at the northeast corner of Steeles Avenue West and Tandem Road (2100 Steeles Avenue West) through Zoning Amendment Application Z.99.071.

Staff is of the opinion that the proposed Regulated Health Professional use is compatible with the existing uses on the site and in the surrounding area.

Parking

The required parking for the site is calculated at 4 spaces/unit for employment uses in a multi-unit building. Restaurant uses over 185m² require 16 spaces/100m² of GFA. A Regulated Health Professional use requires 5 spaces per practitioner.

The parking calculation for the site, with the addition of the Regulated Health Professional use, is as follows:

Employment Uses (24 units @ 4/unit)	96 spaces
Restaurant Uses (331.65m ² x 16/100m ²)	54 spaces
Regulated Health Professional (5 spaces/practitioner)	<u>5 spaces</u>
Parking Required	155 spaces
Parking Provided	135 spaces

Based on the above calculation, the site would be deficient 20 parking spaces (12.9% of the total required parking). The applicant has provided a letter outlining the nature of the operation, including the hours and days of operation and the number of employees, in support of the parking deficiency. The letter indicated that the clinic will operate 4 days a week, between the hours of 2pm to 8pm, involving only one medical practitioner, who will see 6-8 patients a day, involving a 20-30 minute session each. The City's Transportation Analyst has reviewed this information and found it to be acceptable. Therefore, Staff is satisfied that the deficiency will have minimal impact on the overall parking for the site, provided the "Regulated Health Professional" use is limited to one practitioner within the building. An exception to permit a minimum of 135 parking spaces on the subject lands would be required.

Conclusion

Staff is of the opinion that the proposed zoning by-law amendment, to permit a Regulated Health Professional in the EM1 Zone, conforms to the Official Plan. The proposed use functions similar to a "Business or Professional Office" use, in that clients are seen on an appointment basis. Therefore, the demand on parking is predictable. Staff is satisfied that the additional uses would not result in excess demand.

Staff considers the proposed use to be appropriate for the site and compatible with surrounding uses, and accordingly, can recommend approval of the application. Should the Committee concur, the Recommendation of this report can be adopted.

Attachments

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

Report prepared by:

Andrea Egizii, Planner 1, ext 8215
Grant A. Uyeyama, Senior Planner, ext 8635
Marco Ramunno, Manager of Development Planning, ext 8485

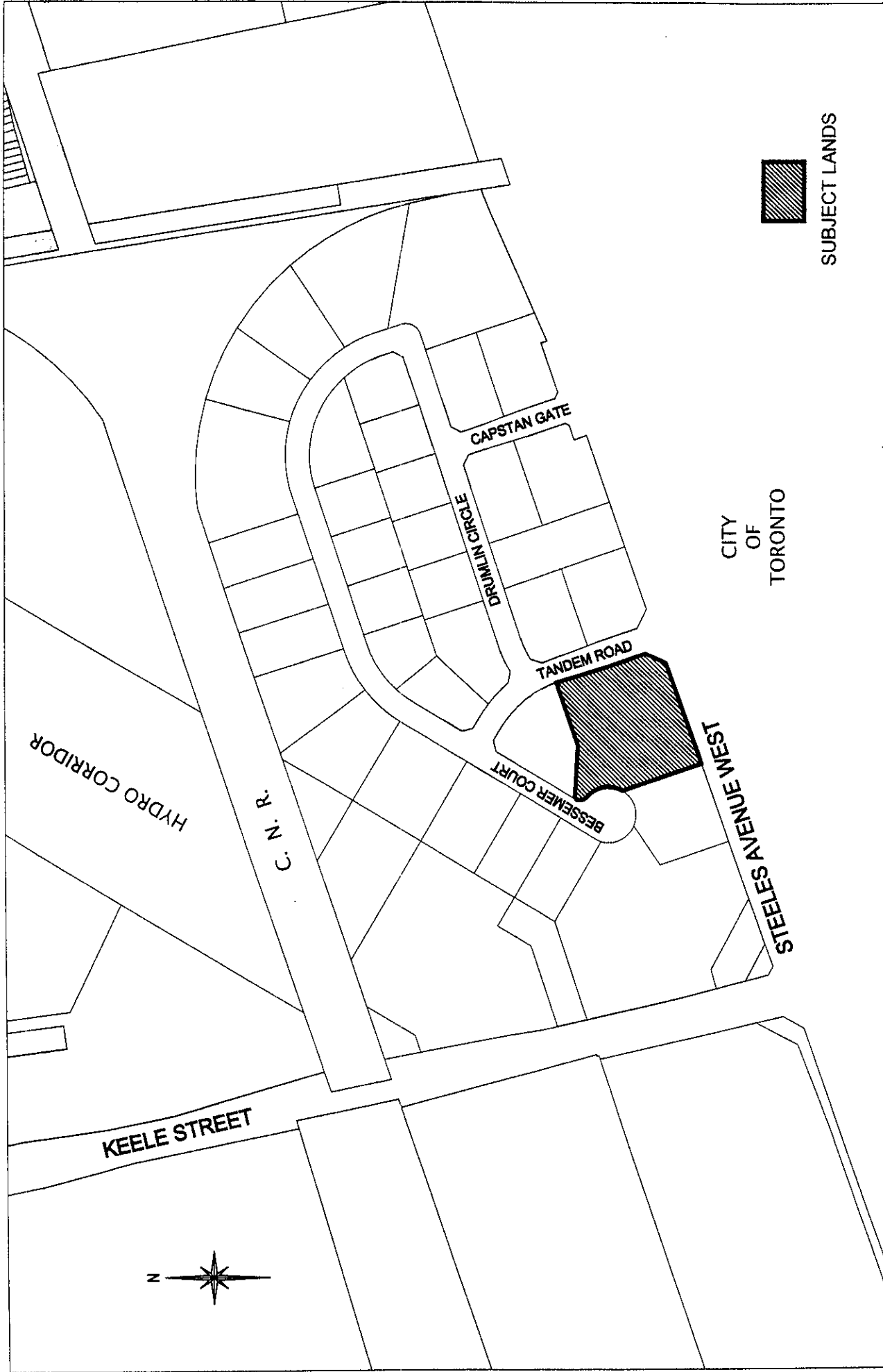
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

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SUBJECT LANDS

Location Map

Part of Lot 1,
Concession 3

APPLICANT:
1315862 ONTARIO LIMITED

City of
Vaughan

Community Planning Department

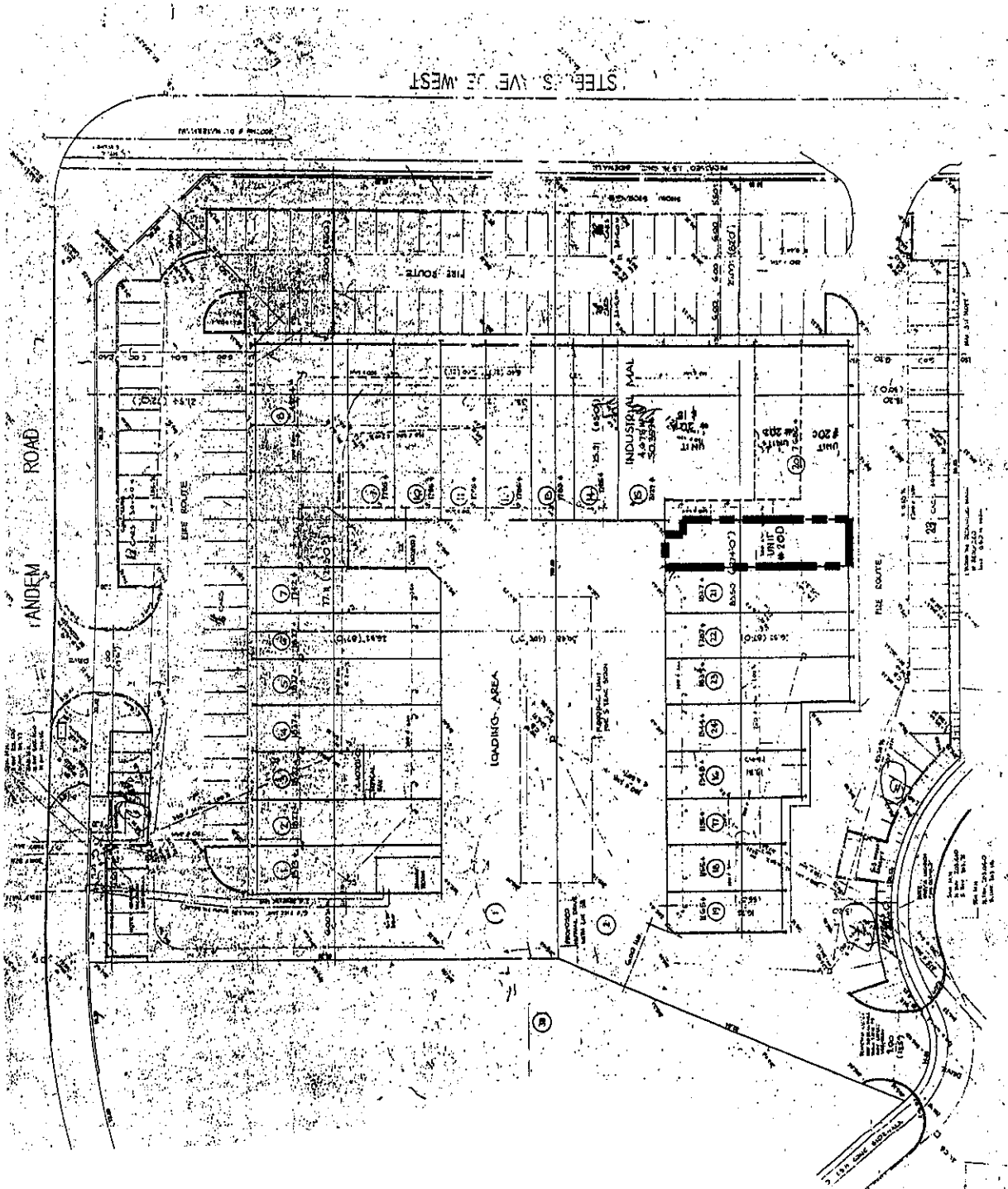
Attachment

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FILE No.:
Z.02.083

Not to Scale

January 27, 2003



SUBJECT LANDS



Attachment 2

FILE No:
Z.02.083

Not to Scale
January 27, 2003

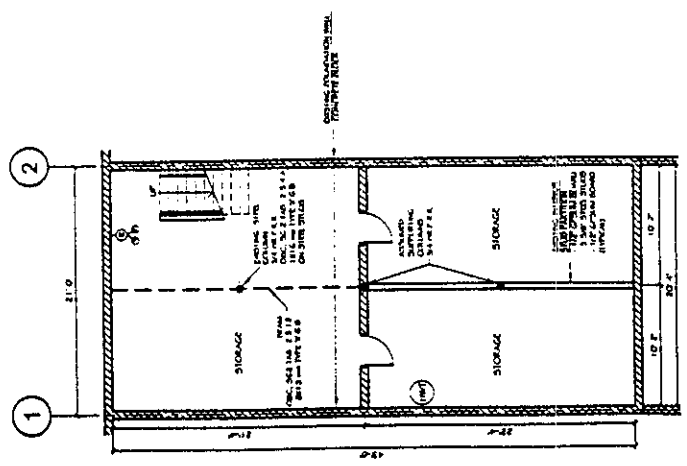
City of Vaughan

Community Planning Department

Site Plan

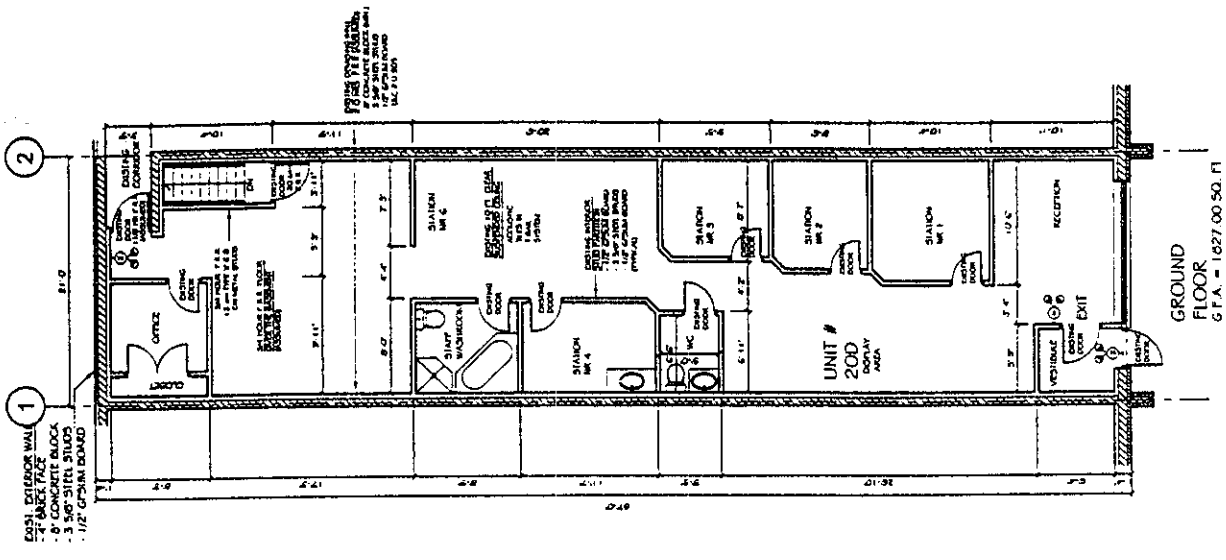
Part of Lot 1,
Concession 3

APPLICANT:
1315862 ONTARIO LIMITED



BASEMENT
G.F.A. = 945.00 SQ. FT.

- NOTE:**
- 1 ALL WALLS AND FLOORS ARE EXISTING
 - 2 OCCUPANCY: 3 PROVIDED IN THE PROPOSAL
 - 3 NO INC. WASH-ROOM REQUIRED (SEE 3.2.3 IN FC)



Floor Plan

Part of Lot 1,
Concession 3

APPLICANT:
1315862 ONTARIO LIMITED



Community Planning Department

Attachment 3

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