

**4. ZONING BYLAW AMENDMENT FILE Z.04.057
SHAICO PROPERTIES INC.
PRELIMINARY REPORT**

P.2004.112

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.057 (Shaico Properties Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to a future Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit a showroom with accessory retail and office uses in the C1 Restricted Commercial Zone, with total floor areas as shown on Attachment #3. The proposed exception would permit the existing building (see Attachment #2) to be used by Montana Equipment Ltd, a supplier of kitchen and restaurant equipment.

Background - Analysis and Options

The subject lands are located on the southeast corner of Regional Road 7 and Baldwin Avenue, being Lot 5 on Plan 2486 (1965 Regional Road 7) in Part of Lot 5, Concession 3, City of Vaughan.

The irregular-shaped 0.166 ha lot has 29.8 m frontage on Baldwin Avenue and a depth of 37.5 m. The site is developed with an existing one-storey, 203.17 m² building and 17 parking spaces as shown on Attachment #2.

The subject lands are designated "Industrial" by OPA #4, which provides opportunities for manufacturing, storage and warehousing. Minor commercial uses, which primarily serve the area are also permitted. The site is zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(582). The surrounding lands uses are:

- North – Regional Road 7; employment (EM1 Prestige Employment Area Zone)
- South – open space (OS1 Open Space Conservation Zone)
- East – residential (R1V Old Village Residential Zone)
- West – Baldwin Avenue; residential (R1V Old Village Residential Zone)

On November 5, 2004, 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 the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the site-specific zoning Exception 9(582) permits only a Business and Professional Office use on the property; an amendment to the zoning by-law is required to permit the

proposed showroom for kitchen and restaurant equipment with accessory retail and office uses;

- the total gross floor area of the building being 203.17 m² (2187 ft²) is proposed to be allocated as follows (see Attachment #3): Showroom Area = 109.30 m² (1176.6 ft²); Storage Area = 19.50 (210 ft²); Office Area = 15.60 m² (168 ft²); Retail Area = 40.59 m² (437 ft²); Entrance/Washroom/Sink = 18.11 m² (195 ft²);
- the impact of the on-site parking supply of 17 spaces will be reviewed with the addition of the proposed uses; and
- the appropriateness, intensity and compatibility of the proposed uses with the existing uses in the surrounding area, particularly the adjacent residential, will be reviewed.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application together with comments from 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 of the proposed amendment to the Zoning By-law to permit the additional uses of a showroom for kitchen and restaurant equipment with accessory retail and office uses in the C1 Restricted Commercial Zone, will be reviewed.

Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Floor Plan & Area Breakdown

Report prepared by:

Andrea Seca, Planner, ext. 8215

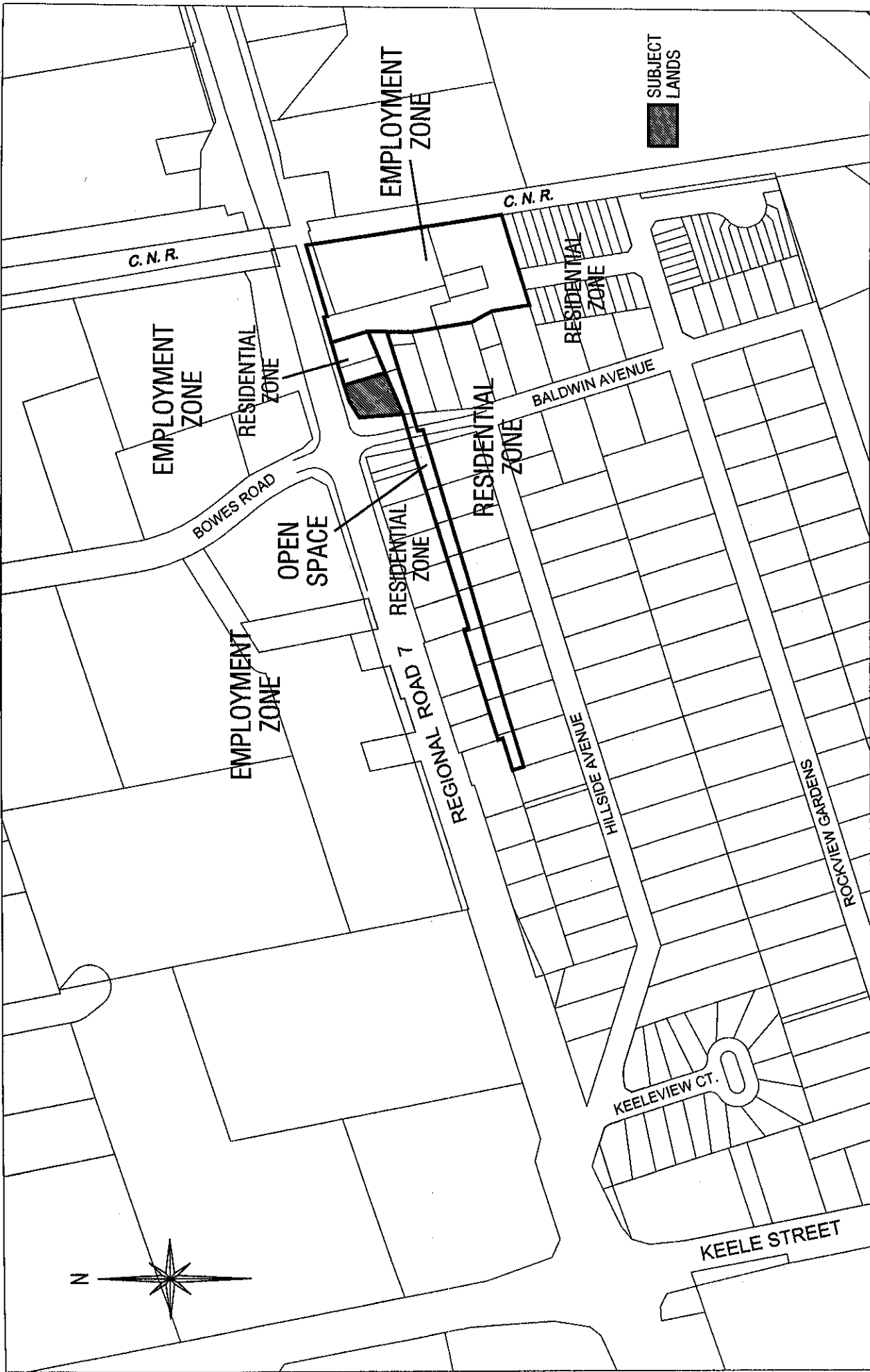
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 5,
Concession 3

APPLICANT:
SHAICO PROPERTIES INC.

MAP 1 ATTACHMENT 3 Z-04-057



Community Planning Department

Attachment

FILE No:
Z.04.057

Not to Scale
November 5, 2004



REGIONAL ROAD 7

BALDWIN AVENUE



SUBJECT LANDS

EXISTING BUILDING
P.M. PLAN
PART 4, P.L.N. RS-423

LOT 16

2468

LOT 15

REG'D.

FIRE ROUTE

Existing Site Plan

Part of Lot 5,
Concession 3

APPLICANT:
SHAICO PROPERTIES INC.

N:\DFT\1 ATTACHMENTS\Z-04-057

City of Vaughan

Community Planning Department

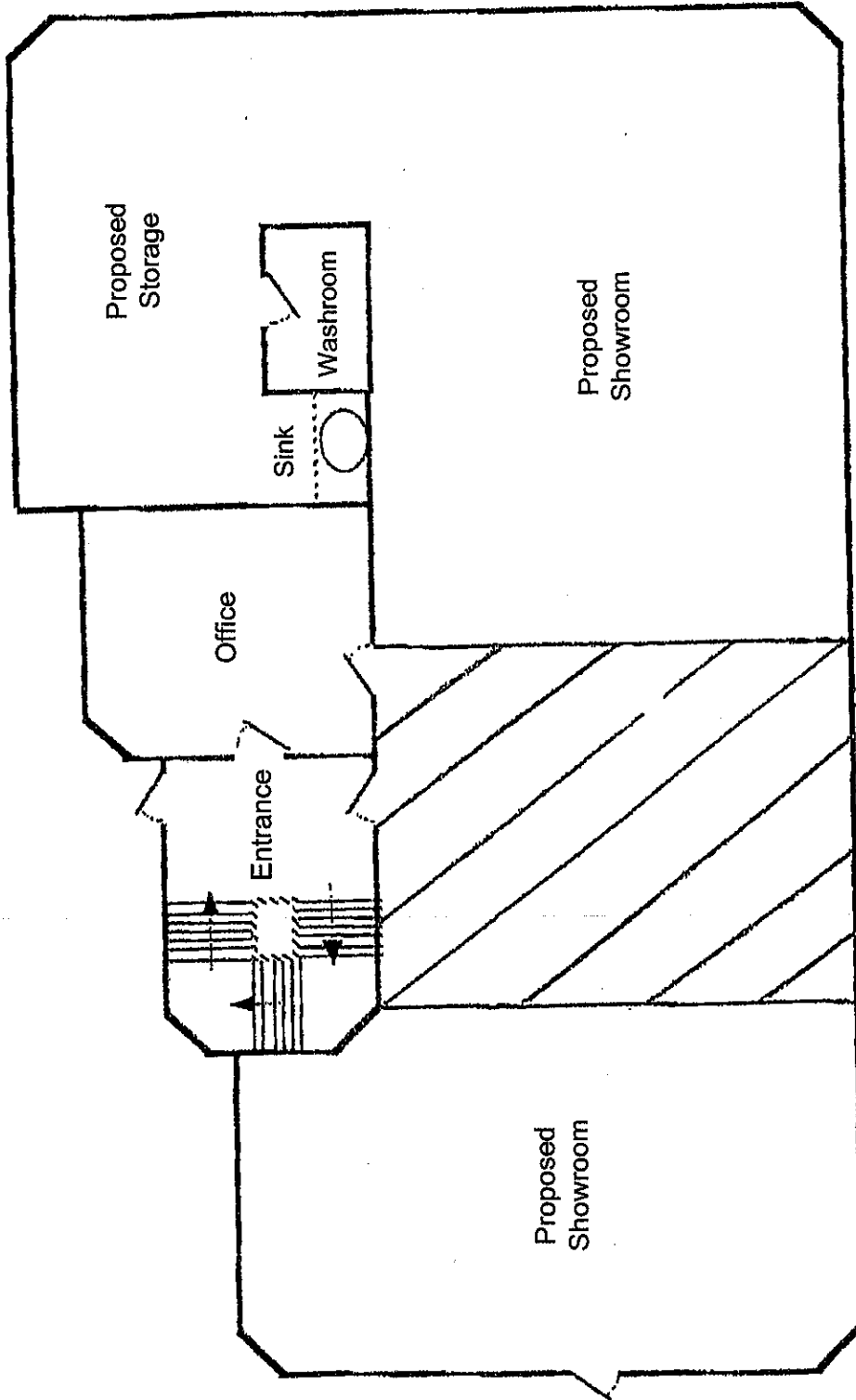
Attachment

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FILE No.:
Z-04-057

Not to Scale

November 5, 2004



Breakdown of use of space:

<u>Approximate Allocations</u>	
Proposed Showroom Area	=1176.6 sq/ft (53.8%)
Proposed Storage Area	=210 sq/ft (9.6%)
Proposed Office Space	=168 sq/ft (7.7%)
Existing Entrance Area	=140 sq/ft (6.4%)
Existing Washroom	=40 sq/ft (1.8%)
Existing Sink Area	=15 sq/ft (0.7%)
Proposed Retail Area	=437 sq/ft (20%)
Total	=2187 sq/ft (100%)

Floor Plan & Area Breakdown

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SHAICO PROPERTIES INC.

Part of Lot 5,
Concession 3



Community Planning Department