

COMMITTEE OF THE WHOLE FEBRUARY 16, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.020
TOUCHSTONE GROUP LTD.
REPORT # P.2003.30**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.020 (Touchstone Group Ltd.) BE APPROVED.

Purpose

On March 7, 2003, the Owner submitted an application to amend the Zoning By-law to provide the following site-specific exceptions to the C2 General Commercial Zone standards:

- an increase from 25% to 31% of the floor area devoted to eating establishment uses (from 1,399m² to 1,735.7m²) and,
- a reduction in the required number of parking spaces from 371 to 305.

The exceptions would permit the existing eating establishment 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 rectangular-shaped, 2.1 ha site has 99.1m frontage on Steeles Avenue West and a depth of 204.8m. The site is developed with a 1- storey multi-unit commercial building, with 305 parking spaces.

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). 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)

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, with no responses being received. The recommendation of the Committee of the Whole on April 7, 2003, to receive the public hearing and forward a technical report to a future Committee meeting, was ratified by Council on April 14, 2003.

Official Plan

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 conforms to the Official Plan.

Zoning

The C2 Zone under Exception 9(731) permits eating establishment uses to a maximum of 25% of the gross floor area of the building on the site. The total floor area is 5,596m², 25% of which would be 1,399m². An exception is required to increase the permitted eating establishment floor area to 1,735.7m² (31% of the gross floor area), to enable a 336.7m² expansion of the existing eating establishment into Unit 28.

In addition, the by-law requires 303 parking spaces to be provided on site (5.4 parking spaces/100m² of GFA). The proposal to increase the eating establishment floor area would require 68 additional parking spaces (336.7m²x20 parking spaces/100m²). An exception for reduced on-site parking from 371 to 305 spaces (a deficiency of 17.8%) is also proposed.

Parking Study

A parking study was undertaken by the applicant's transportation consultant to address the reduced on-site parking from 371 to 305 spaces. The results of the study showed that "the peak parking demand is in the order of 235 parking spaces and the overall parking supply of 305 spaces is adequate to accommodate the mix of uses within the plaza".

The Engineering Department has analyzed the report, and based on the results, has no concerns with the above-noted parking study. The following comments are provided:

- the parking study concludes that the existing parking supply will be sufficient to accommodate the application for an expanded eating establishment use; this conclusion is based upon parking accumulation counts, which show a maximum occupancy of 235 parking spaces or 77%; and
- the eating establishment's peak usage will be during evening hours when parking demand ranges from 40%-45%;

Compatibility

The expanded eating establishment use that is proposed on the site is considered to be compatible with the office, retail, and eating establishment uses located within the building, and will not impact upon the available parking supply on the site. Therefore, Staff can support the proposed zoning exceptions.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 210. Also, the introduction of additional business opportunities within the community, strengthens the City's diversified economic base.

Conclusion

Staff has reviewed the proposed application to amend the Zoning By-law, in light of the Official Plan policies and Zoning By-law requirements, and the parking study submitted by the applicant.

Staff is of the opinion that the proposed zoning amendment to permit an increase in permitted eating establishment uses from 25% to 31% of the total gross floor area, and to reduce the required number of parking spaces from 371 to 305 (17.8%), is appropriate and supportable.

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

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Grant A. Uyeyama, Senior Planner, ext. 8635

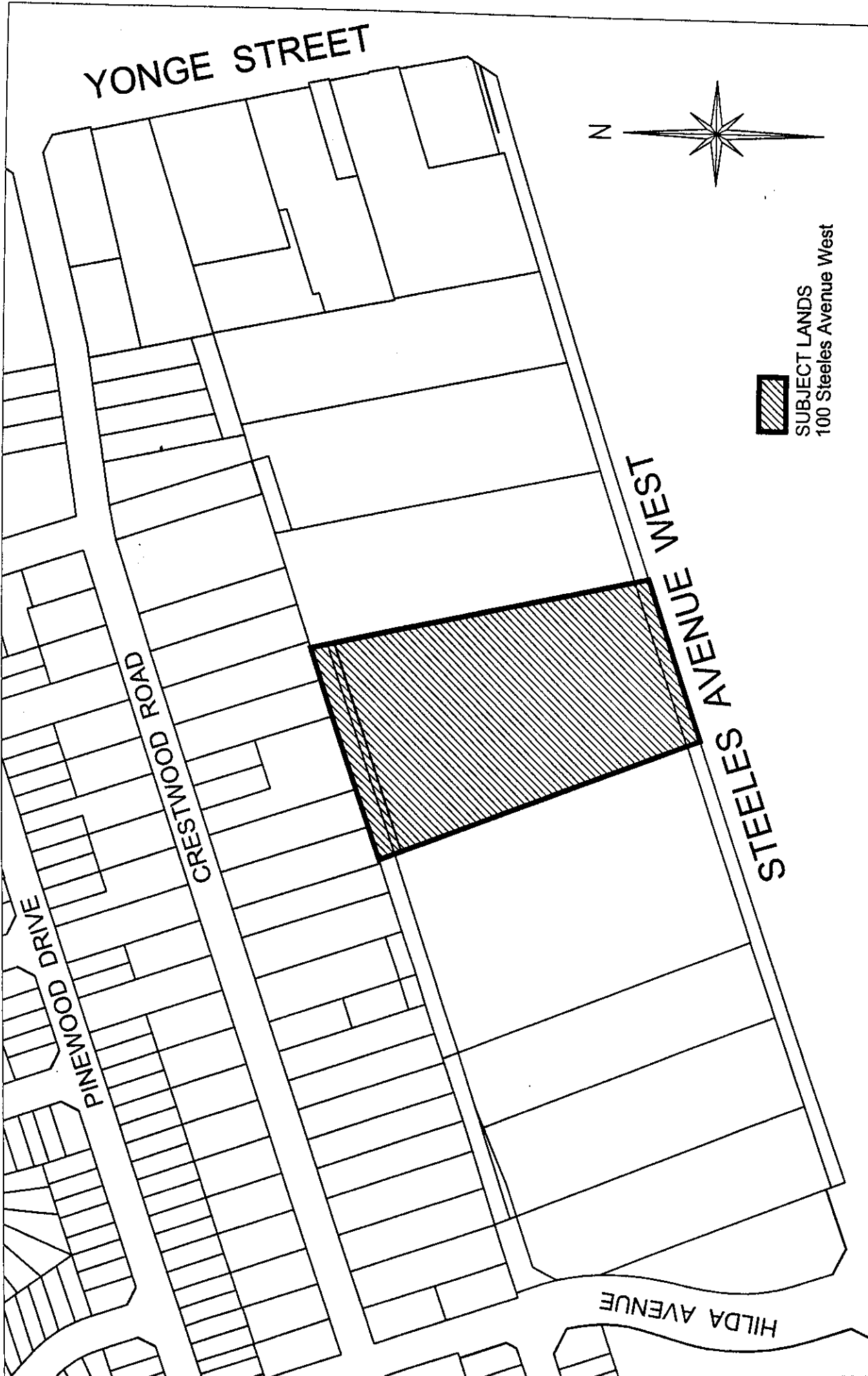
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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SUBJECT LANDS
100 Steeles Avenue West

Location Map

Part Lot 26,
Concession 1

APPLICANT:
TOUCHSTONE GROUP LTD.



Community Planning Department

Attachment

1

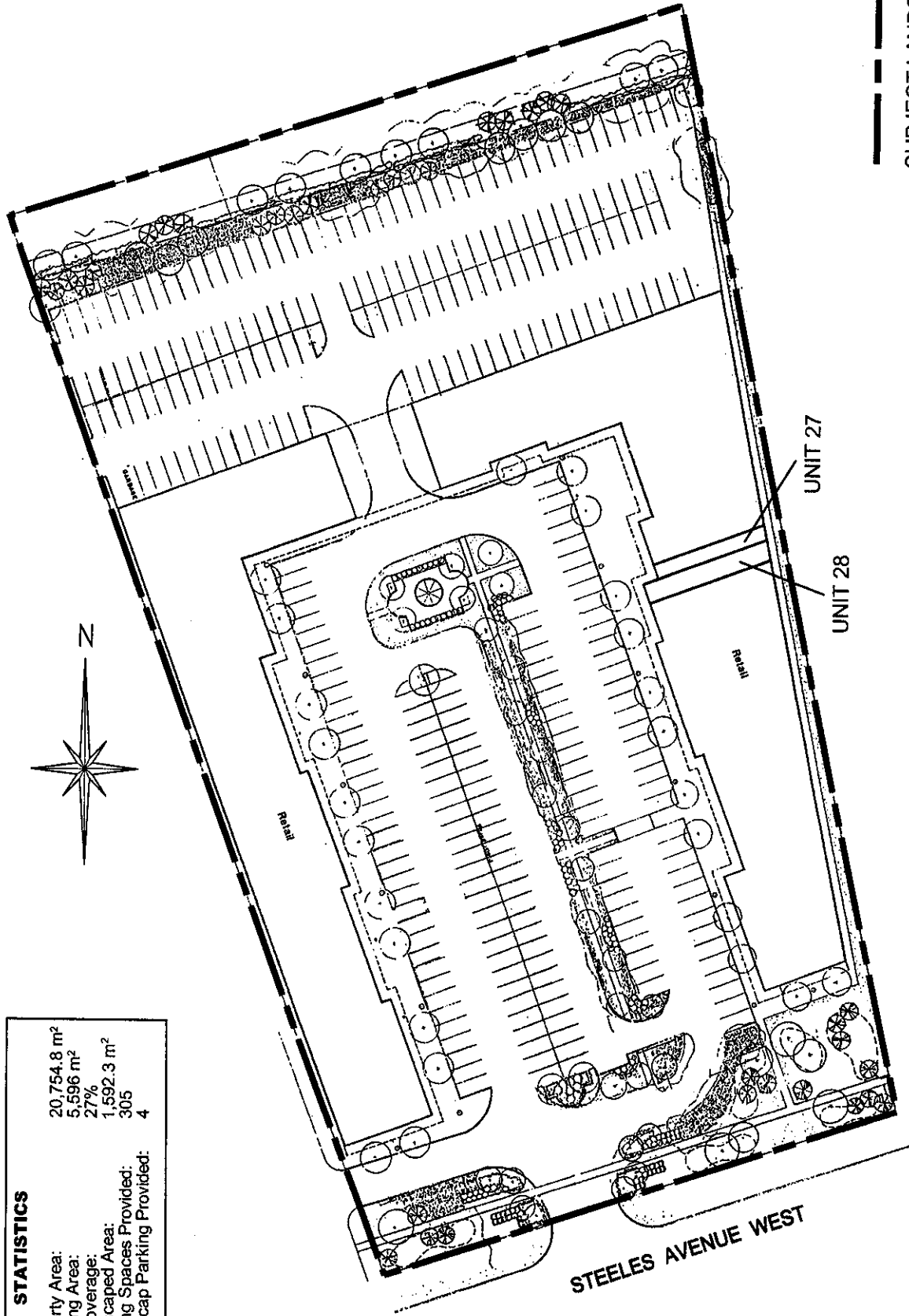
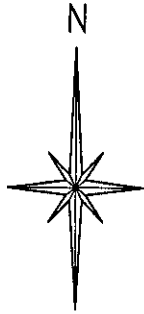
FILE No.:
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Not to Scale
January 27, 2004

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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



--- SUBJECT LANDS
100 Steeles Avenue West

Site Plan

Part Lot 26,
Concession 1

APPLICANT:
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City of
Vaughan

Community Planning Department

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2

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