

**2. ZONING BY-LAW AMENDMENT FILE Z.09.017
RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LTD.
WARD 4**

P.2009.26

Recommendation

The Commissioner of Planning recommends:

1. THAT the Public Meeting report for File Z.09.017 (Riceton Holdings Limited and Dufferin Investments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 14, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of August 25, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88 to rezone the southerly portion of the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone to permit service commercial uses within Units #7, #8 and #9 of the existing multi-unit building (1131 Alness Street) and the existing freestanding building (1301 Alness Street), as shown on Attachment #3. The C7 Service Commercial Zone permits the following uses:

- Automobile Service Station, Automobile Gas Bar, Car Wash
- Automotive Retail Store
- Bank and Financial Institution
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A. of the banquet hall.
- Business and Professional Office
- Car Rental Service
- Club or Health Centre
- Day Nursery
- Eating Establishment/Outdoor Patio
- Eating Establishment, Convenience with Drive-Through/Outdoor Patio
- Eating Establishment, Take Out/Outdoor Patio
- Education or Training Facility
- Hotel, Motel, Convention Centre
- Office Building
- Office and Stationary Supply, Sales, Service, Rental
- Parks and Open Space
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop Accessory Retail Sales
- Parking Garage
- Place of Entertainment
- Personal Service Shop

- One (1) Convenience Retail Store
- One (1) Pharmacy
- Recreational Use
- Service or Repair Shop
- Tavern
- Technical School
- Video Store
- Veterinary Clinic.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northeast corner of Steeles Avenue West and Alness Street, west of Dufferin Street, municipally known as 1301 and 1311 Alness Street shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan). ▪ Proposal to rezone the property to C7 Service Commercial Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ EM1 Prestige Employment Area Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the southerly portion of the property to C7 Service Commercial Zone in conformity with the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the southerly portion of the site from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone to permit service commercial uses will be reviewed in the context of the compatibility with other uses on the site and the surrounding land use context. ▪ Additional zoning exceptions may be required to recognize the existing development under the proposed split zoning of the property (EM1 Prestige Employment Area Zone and C7 Service Commercial Zone). The appropriateness of any zoning exceptions will be reviewed. ▪ The appropriateness of permitting all of the uses permitted within the C7 Service Commercial Zone under By-law 1-88 on the property will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Parking 1	<ul style="list-style-type: none"> ▪ The adequacy of the existing on-site parking will be reviewed in the context of the additional C7 uses being proposed.
c.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not be limited to traffic and parking.

Relationship to Vaughan Vision 2020 / Strategic Plan

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

Regional Implications

The application has been circulated to the City of Toronto for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning

Report prepared by:

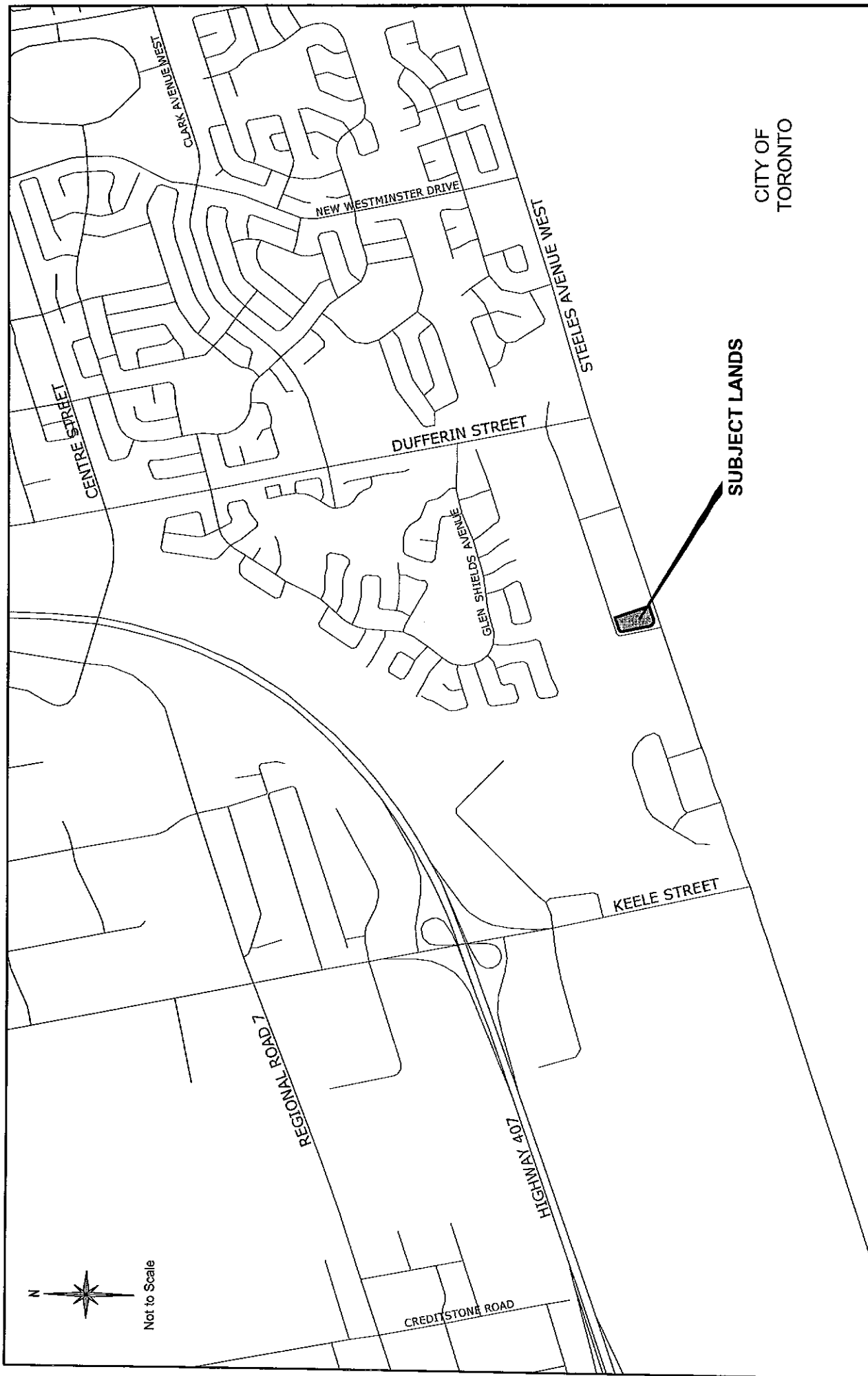
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 1,
Concession 3

Applicant: Riceton Holdings Limited &
Dufferin Investments Ltd.

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The City Above Toronto

Development Planning Department

CITY OF
TORONTO

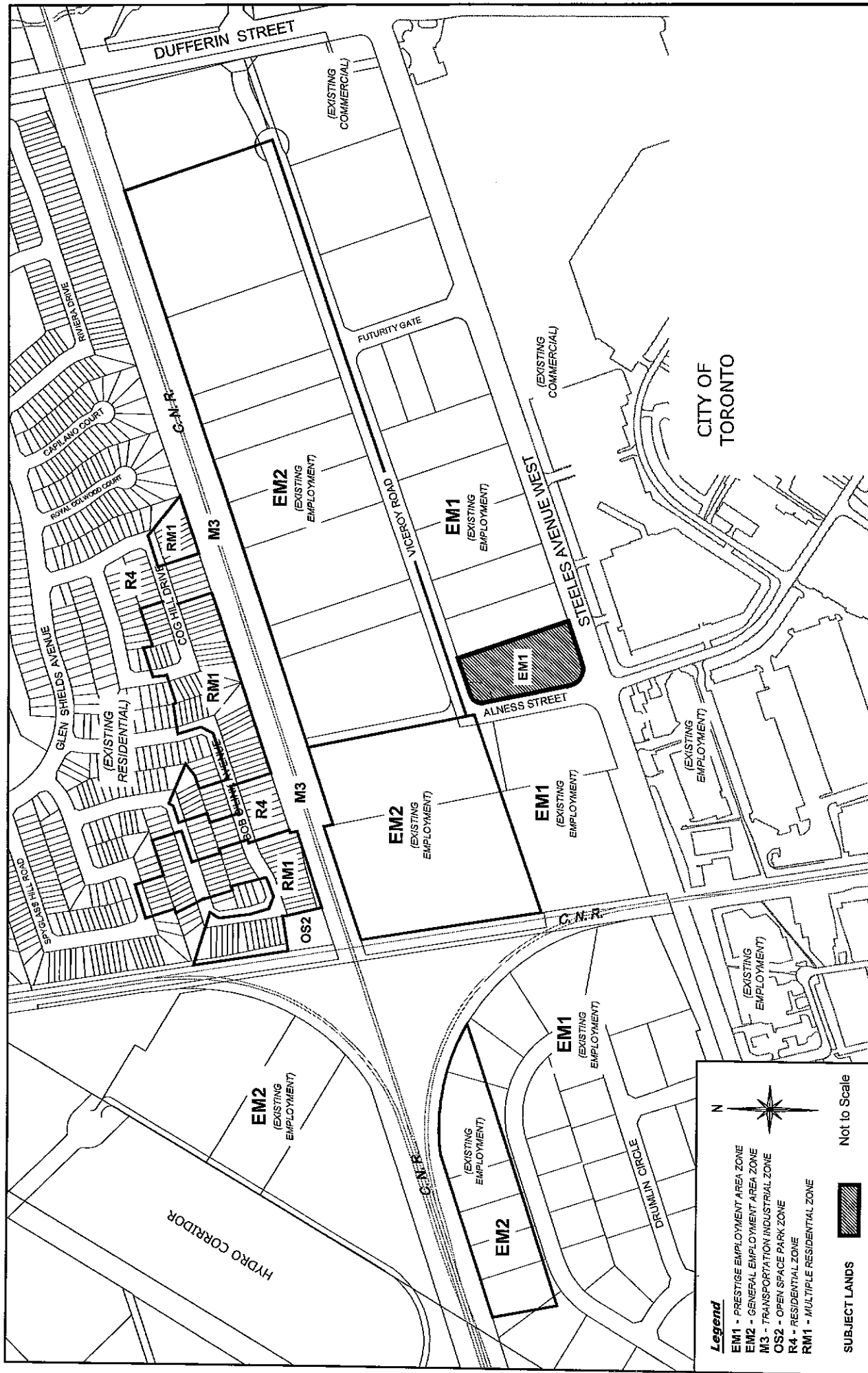
SUBJECT LANDS

Attachment

File:
Z.09.017

Date:
August 18, 2009

1



Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE

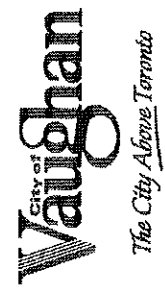
SUBJECT LANDS Not to Scale

Location Map

Location: Part of Lot 1,
Concession 3

Applicant: Riceton Holdings Limited &
Dufferin Investments Ltd.

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Development Planning Department

Attachment

File: Z.09.017
Date: August 18, 2009

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Not to Scale

1311 ALNESS STREET
(EXISTING BUILDING)

1301 ALNESS STREET
(EXISTING BUILDING)

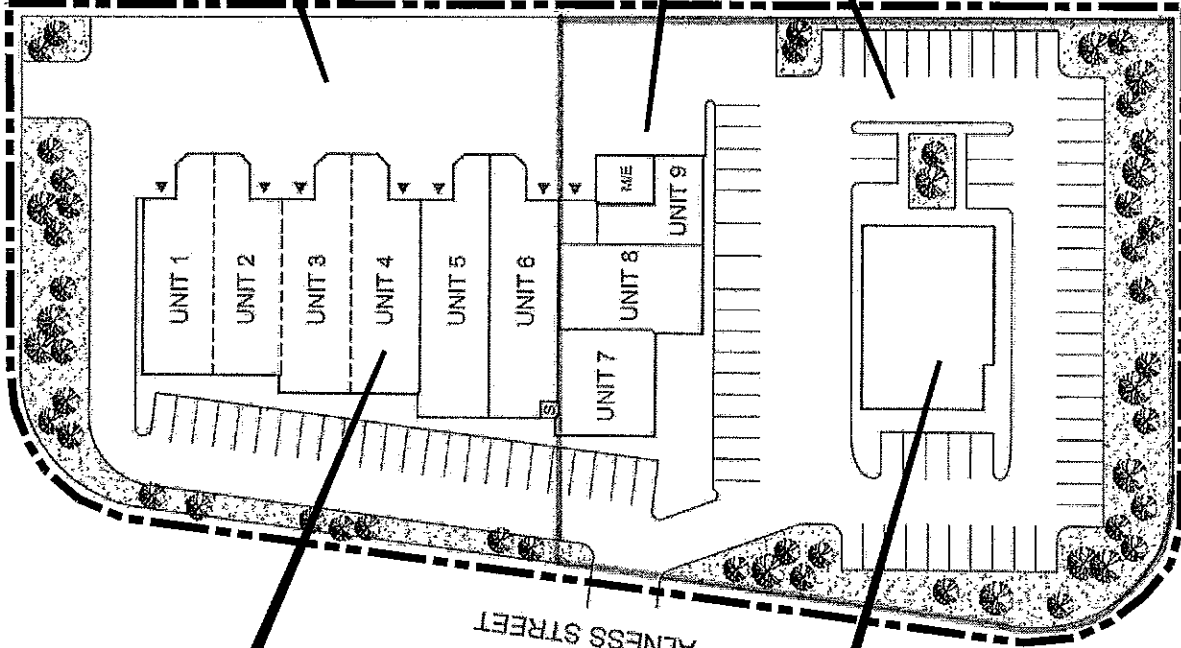
ALNESS STREET

STEELES AVENUE W.

MAINTAIN EXISTING
EM1 PRESTIGE EMPLOYMENT
AREA ZONE ON NORTHERN
PORTION OF THE SITE

PROPOSAL TO REZONE THE
SOUTHERN PORTION OF THE
SITE FROM EM1 PRESTIGE
EMPLOYMENT AREA ZONE TO C7
SERVICE COMMERCIAL ZONE

SUBJECT LANDS



Proposed Zoning

Location: Part of Lot 1,
Concession 3

Applicant: Ripeton Holdings Limited &
Dufferin Investments Ltd.

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The City Above Toronto

Development Planning Department

Attachment

File:
Z.09.017

Date:
August 18, 2009

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