

COMMITTEE OF THE WHOLE JUNE 23, 2009

**ZONING BY-LAW AMENDMENT FILE Z.08.075
7700 KEELE STREET LIMITED
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.075 (7700 Keele Street Limited) BE APPROVED, to permit the following additional uses and zoning exceptions to the EM1 Prestige Employment Area Zone, on the subject lands shown on Attachment #2, in the existing building shown on Attachment #3:
 - i) -Eating Establishment, Convenience;
-Eating Establishment;
-Retail Store;
-Pharmacy;
-LCBO Outlet;
-Business and Professional Offices;
-Supermarket; and,
-Brewers Retail.
 - ii) a minimum of 532 parking spaces.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

Public Meeting

On March 6, 2009, a Notice of a Public Meeting was circulated to all property owners within 150m of the subject lands, and to the Concord West Ratepayers' Association. A letter of objection was received by the Concord West Ratepayers' Association concerning the number of permitted eating establishments and their potential to generate increased traffic. The Ratepayers' concerns were addressed by the applicant through a traffic study prepared by Mark Engineering, which concluded that the Regional Road 7 and Keele Street intersection can accommodate the proposed development traffic. The Vaughan Engineering Department supported these conclusions and approved the traffic analysis. The Ratepayers' have indicated in writing that they have no further objections to the proposed zoning by-law amendment.

On June 8, 2009, the Development Planning Department provided notice by email or telephone to those who requested notification of the subject Committee of the Whole meeting as follows: Sandra Marki, Aird & Berlis LLP (181 Bay Street, Suite 1800, Toronto); Katherine Krizsan, Zelinka Priamo Ltd. (5399 Eglinton Avenue West, Suite 202, Toronto) and Cathy Ferlisi, President, Concord West Ratepayers Association (7777 Keele Street, Vaughan).

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically the EM1 Prestige Employment Area Zone in By-law 1-88, to permit additional uses and zoning exceptions noted above in the recommendation section of this report, on the subject lands shown on Attachment #2, in the existing building shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2, are located southwest of Regional Road 7 and Keele Street, known municipally as 7700 Keele Street, being Parts 1-7 inclusive on Plan 65R-115898, in Part of Lots 5 and 6, Concession 4 and Part of the Road Allowance between Lots 5 and 6, Concession 4, City of Vaughan, Ward 4. The surrounding land uses are shown on Attachment #2.

The property is developed with a multi-unit industrial building and served by a full movement access onto Keele Street at the southeast corner of the property, as shown on Attachment #3. On May 29, 2006, Council approved Site Plan File DA.05.039 to permit upgrades and revisions to the building elevations facing Keele Street and Regional Road 7.

Official Plan and Zoning

The subject lands are designated as "Prestige Areas Centre and Avenue 7 Corridor" and as a "Transit Stop" by OPA #660 (Avenue 7 Plan), which permits retail, institutional, office, business and civic uses on the subject lands. OPA #660 also recognizes existing uses under a previously approved Official Plan Amendment. The lands are also subject to the "Prestige Area" policies under OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses with no outside storage. The proposed additional commercial/retail uses on the subject lands conforms to the Official Plan.

The lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which does not permit the proposed commercial/retail uses on the subject lands. Therefore, an amendment to By-law 1-88 is required to permit the following additional uses: Eating Establishment, Convenience; Eating Establishment; Retail Store; Pharmacy; LCBO Outlets; Business and Professional Offices; Supermarket; and, Brewers Retail. An exception for parking is also required to permit a minimum of 532 parking spaces, whereas By-law 1-88 requires 1308 spaces, resulting in a deficiency of 776 parking spaces. The Owner has submitted a parking study prepared by Mark Engineering in support of the proposed reduction to the number of required parking spaces. The Vaughan Engineering Department supports their analysis and conclusions, and has approved the parking study. Accordingly, the proposed reduction in parking can be supported by the Development Planning Department. The Development Planning Department has no objection to the addition of the proposed commercial/retail uses listed above, as these uses conform with and implement the land use permissions of the City's Avenue 7 Plan (OPA #660).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Transportation Services Department has been circulated the application for their consideration and has no objection to the proposed zoning by-law amendment application.

Conclusion

The Zoning By-law Amendment application has been reviewed in accordance with the policies in OPA #660, OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed addition of the commercial/retail uses listed in the recommendation section of this report would implement the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan-Existing Site Development

Report prepared by:

Christina Napoli, Planner, ext. 8483

Carmela Marrelli, Senior Planner, ext. 8791

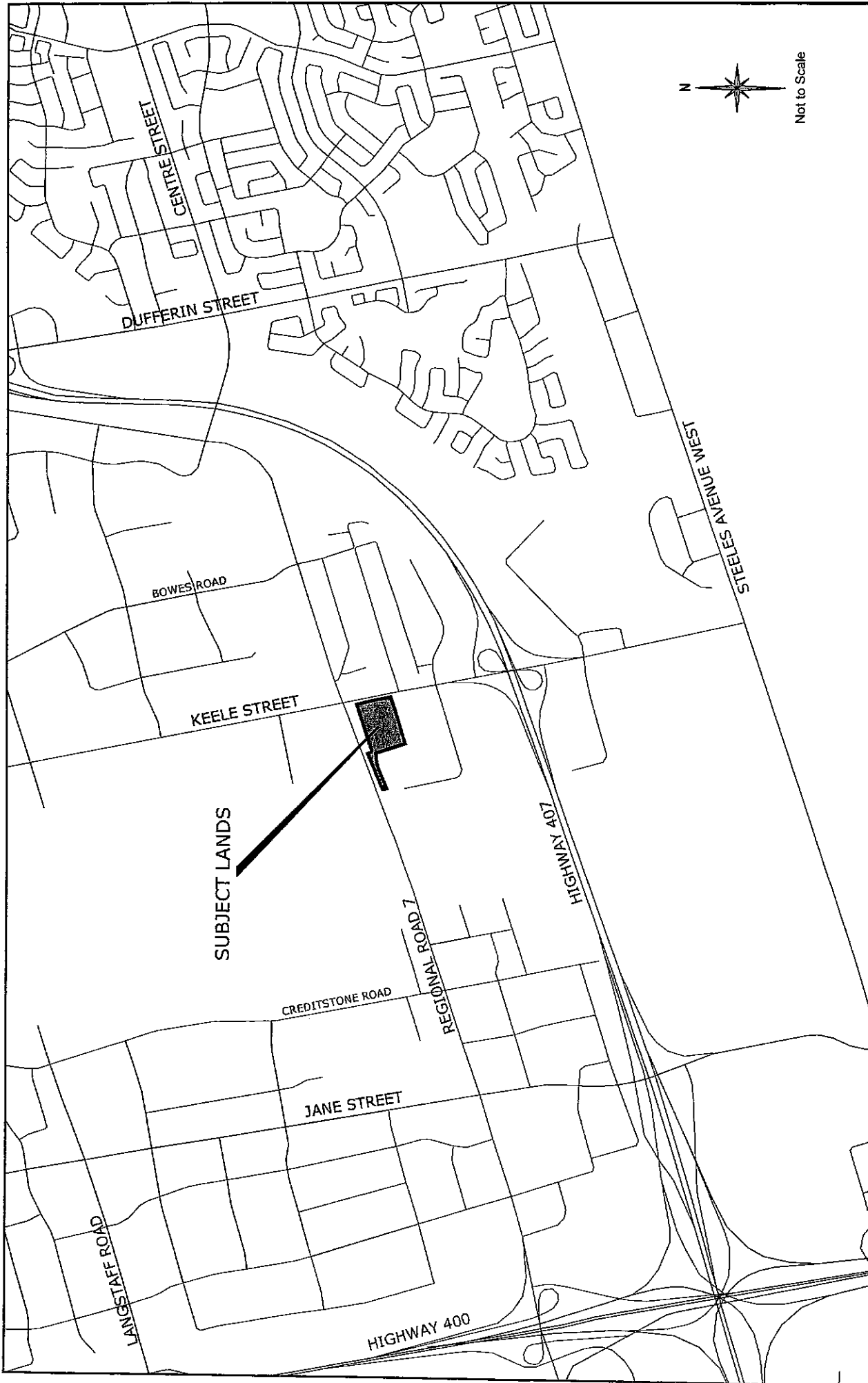
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lots 5 & 6,
Concession 4

Applicant:
7700 Keele Street Limited

N:\DPT\1 ATTACHMENTS\Z\z.08.075a.dwg



The City Above Toronto

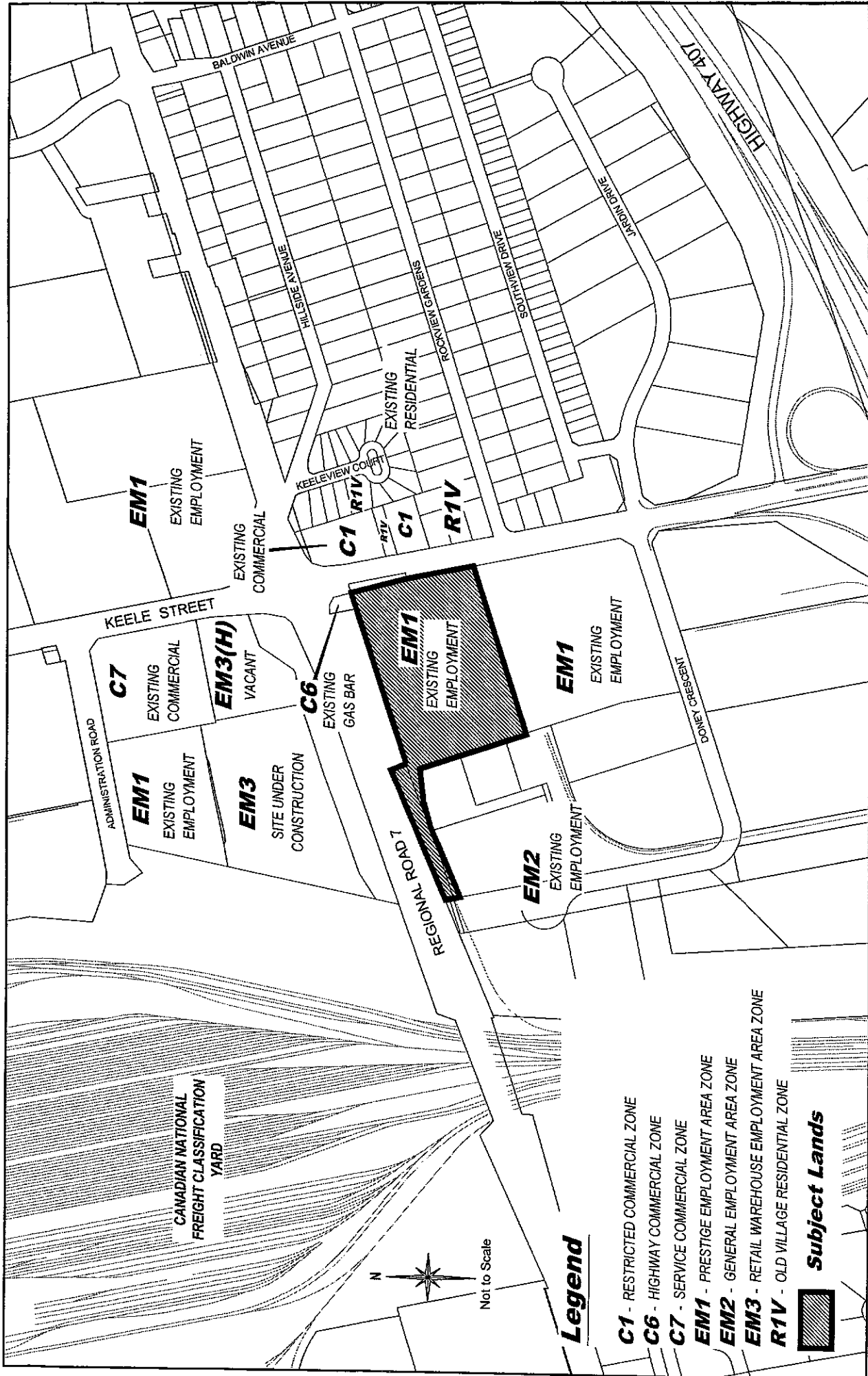
Development Planning Department

Attachment

File: Z.08.075
Related File: DA.05.039

Date:
June 10, 2009





Location Map

Location: Part of Lots 5 & 6,
Concession 4

Applicant:
7700 Keele Street Limited

NA\05\1 ATTACHMENTS\A_Z08.075s.dwg



The City Above Toronto

Development Planning Department

Attachment

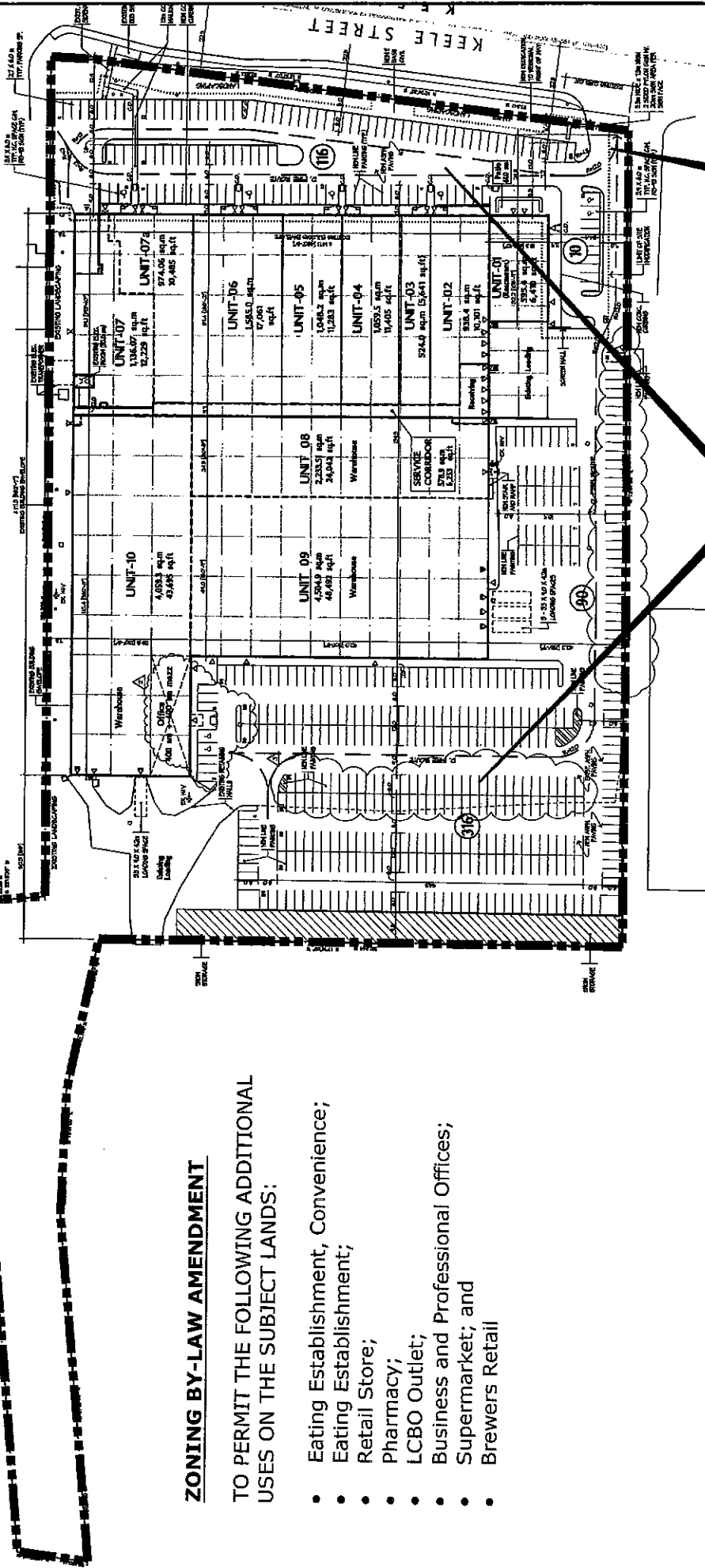
File: Z.08.075
Related File: DA.05.039
Date: June 10, 2009

2



Not to Scale

REGIONAL ROAD 7



EXISTING FULL MOVEMENT ACCESS
532 PARKING SPACES

ZONING BY-LAW AMENDMENT

TO PERMIT THE FOLLOWING ADDITIONAL USES ON THE SUBJECT LANDS:

- Eating Establishment, Convenience;
- Eating Establishment;
- Retail Store;
- Pharmacy;
- LCBO Outlet;
- Business and Professional Offices;
- Supermarket; and
- Brewers Retail

Subject Lands

Site Plan - Existing Site Development

Location: Part of Lots 5 & 6, Concession 4

Applicant: 7700 Keele Street Limited
NA.PTY.1 ATTACHMENTS\2008.07.25.dwg



The City Above Toronto

Development Planning Department

Attachment

File: Z.08.075
Related File: DA.05.039

3

Date: June 10, 2009