

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**AMENDMENT TO THE ZONING BY-LAW FILE Z.01.051
RITA LISCIO AND CRISTELLINO LISCIO
PRELIMINARY REPORT**

P.2001.55

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.051 (Rita Liscio and Cristellino Liscio) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 14, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use with accessory retail sales in the EM2 General Employment Area Zone. The proposed zoning exception would facilitate a hair salon and aesthetics establishment, including the sale of beauty and hair products, in Unit 14 of a condominium building.

Background - Analysis and Options

The site is located southeast of Weston Road and Langstaff Road, at 271 Jevlan Road, being Unit #14 of York Region Condominium Corporation No. 768, on Lot 9, Registered Plan 65M-2589, in Part of Lot 8, Concession 5, City of Vaughan.

The site is designated "Employment Area General" by OPA #450 and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(462G). The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- South - employment (EM2 General Employment Area Zone)
- East - employment (EM2 General Employment Area Zone)
- West - Jevlan Drive; employment and service commercial (EM1 Prestige Employment Area and C7 Service Commercial Zones)

On July 27, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Village Ratepayers Association and the Weston Downs Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole.

Preliminary Review

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

- the "Employment Area General" designation accommodates a broad range of uses, including outside storage, and is located in the interior of the employment areas; the proposed use conforms to the Official Plan;
- the compatibility of the proposed use with existing uses in the multi-unit building will be considered;

- site-specific Exception 9(462G) permits a personal service shop use (hair salon) in Unit # 3 of the same building; and,
- the impact on the overall parking will be reviewed and may require a parking study to be submitted, given that the site was developed on the basis of a lower employment parking standard.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
Z.01.051	LOCATION: PT. LOT 8, CONC.5

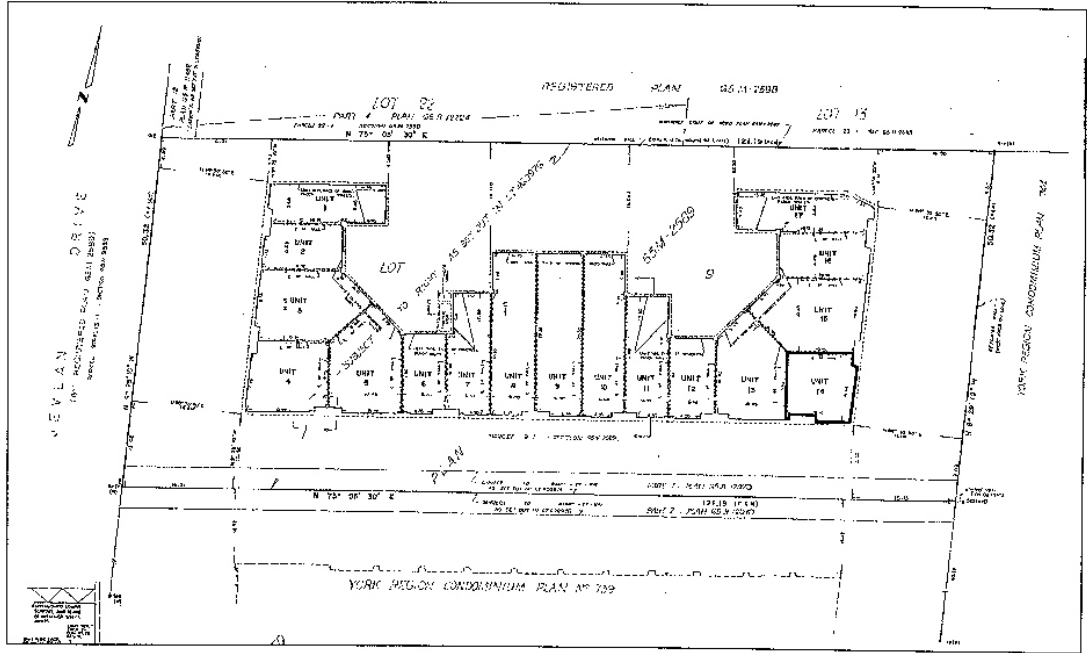


SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
LUSCIO

DATE:	19/07/2001
SCALE:	NOT TO SCALE



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 09/07/2001
	Z.01.051	LOCATION: PT. LOT 5 CONC. 5	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: LISCIO