

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 5, 2001

**7. AMENDMENT TO ZONING BY-LAW FILE Z.01.065
MARIA BERARDINI
PRELIMINARY REPORT**

P.2001.73

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.065 (Maria Berardini) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole; and,

THAT Council direct Staff to proceed with a public hearing to consider a City-wide zoning amendment to add Personal Service Shop as a permitted use in appropriate Employment Area zones.

Purpose

On September 11, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use in the EM2 General Employment Area Zone. The zoning exception would facilitate a tanning salon in Unit 16 (143.73m²) of a multi-unit condominium building. Recently, the Planning Department have received numerous similar applications to amend the Zoning By-law to permit like uses in the Employment Area Zones.

Background - Analysis and Options

The site is located southwest of Regional Road No. 7 and Martin Grove Road (250 Regina Road), being Lot 19, Registered Plan 65M-2709, Unit #16 of York Region Condominium Corporation No. 815, in Lots 3 and 4, Concession 8, City of Vaughan. The 0.84 ha site is developed with a 2880 m² multi-unit building and 81 parking spaces.

The subject lands are designated "Employment Area General" by OPA #450 and zoned EM2 General Employment Area Zone by By-law 1-88. The surrounding lands uses are:

- North - employment (EM2 Employment Area Zone)
- South - employment (EM1 Zone)
- East - employment (EM1 Zone)
- West - vacant and Hydro lands PB1(S) Parkway Belt Linear Facilities Zone and PB2 Parkway Belt Complementary Use Zone)

On October 12, 2001, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and the West Woodbridge Homeowners Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has 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 an employment area; the proposed use conforms to the Official Plan;

- the compatibility of the proposed use with the existing uses in the multi-unit building will be considered;
- the impact on overall site parking will be reviewed; and,
- given the number of similar applications which have been processed to permit personal service shop uses (ex. hair and tanning salons) within the Employment Area, Staff recommended that a City-wide zoning amendment to permit a personal service shop use in the appropriate Employment Area zones be examined and that the necessary public hearing be held; any necessary standards to regulate this use will also be reviewed.

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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

In a separate matter, Staff are seeking Council direction to proceed with a public hearing to consider a City-wide zoning amendment respecting Personal Service Shop use (hair and tanning salons) in Employment Area zones.

Attachments

1. Location Map
2. Site Plan
3. Floor Plan
4. Floor Plan

Report prepared by:

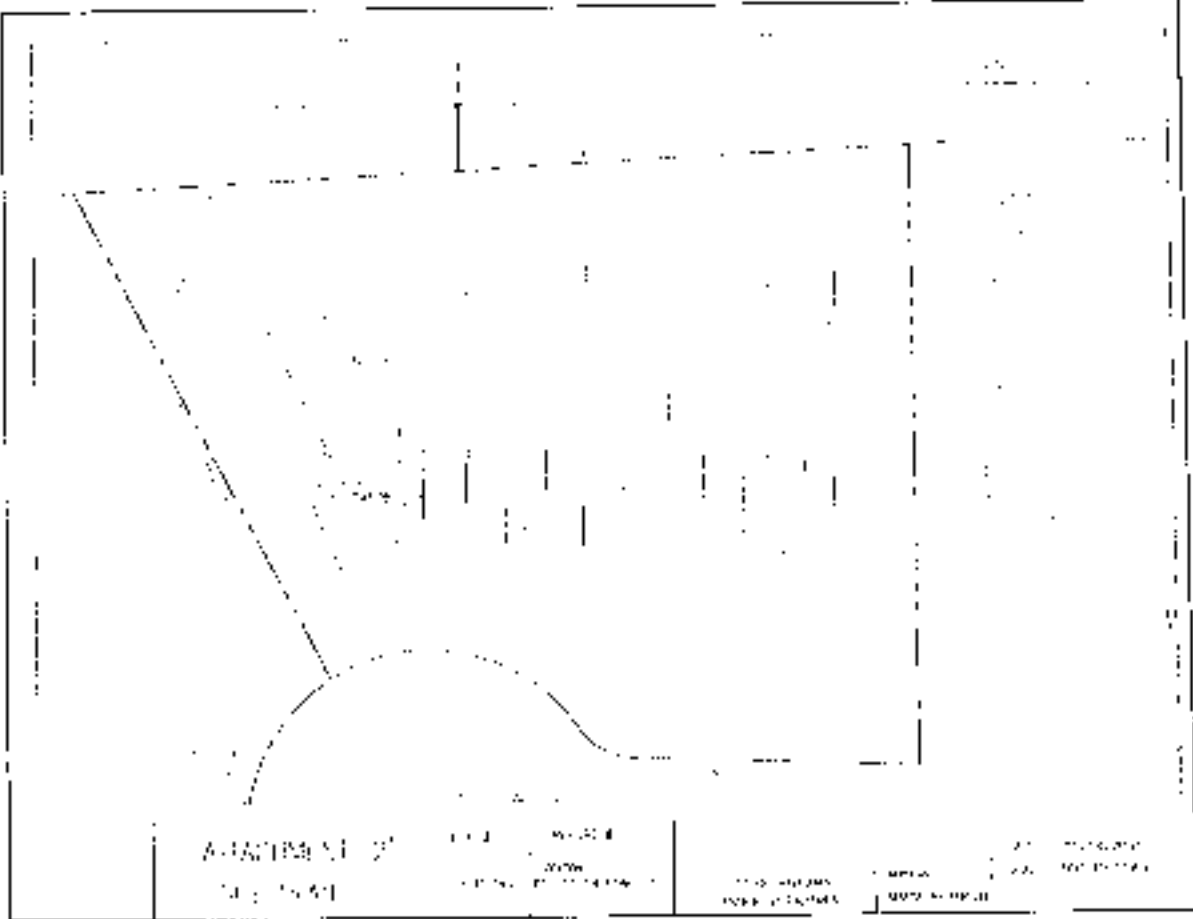
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM





ARCHITECTURE & INTERIOR DESIGN
 12345 Main Street
 City, State, ZIP

PROJECT NO. 12345
 DATE: 12/15/2023
 SCALE: 1/8" = 1'-0"

