

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ZONING BY-LAW AMENDMENT APPLICATION
REPORT #P.2001.33
FIORELLA BOIAGO
FILE: Z.01.021**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.021 (Fiorella Boiago) BE APPROVED, to permit a Personal Service Shop use, restricted to a hair salon and aesthetics establishment in Unit #11 (272 m²), and to recognize a minimum of 76 on-site parking spaces.

Purpose

On March 12, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use in the EM1 Prestige Employment Area Zone. The zoning exception would facilitate a hair salon and aesthetics establishment in Unit 11 (272 m²) of a multi-unit condominium building.

Background - Analysis and Options

Location

- South side of Regional Road No. 7, west of Weston Road
- Lot 4, Registered Plan 65M-2339
- Unit No. 11, York Region Condominium Corporation No. 600 (136 Wings Road)
- Lot 5, Concession 6, City of Vaughan

Land Use Status

- Designation - "Corporate Centre District" by OPA #500
- Zoning - EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(477i)

Site Description

- a rectangular-shaped, 0.81 ha site, with 68.2m frontage on Wings Road and 115 m depth
- developed with 2 multi-unit employment condominium buildings, having a total gross floor area of approximately 2894 m², with 76 parking spaces
- the surrounding land uses are:

North - Regional Road No. 7; commercial (C5 Community Commercial, C2 General Commercial and C6 Highway Commercial Zones)

South - Wings Road; employment (EM1 Prestige Employment Area Zone)

East - commercial (C5 Community Commercial Zone)

West - employment (EM1 Prestige Employment Area Zone)

Public Hearing

On March 30, 2001, a notice of public hearing was circulated to all property owners within 120 m

of the subject lands, and to the Pine Valley Village Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on April 23, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on April 30, 2001.

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500, which permits retail and service commercial uses to serve persons residing or employed in Vaughan and the broader geographic region. The hair salon and aesthetic establishment (personal service shop) therefore conforms to the Official Plan.

Zoning

The site is zoned EM1 Prestige Employment Area Zone, subject to Exception 9(477i), which permits the following additional uses: a 178 m² retail florist in Unit 14, and a 158 m² personal service shop and retail uses in Unit 15. An exception to the EM1 Zone is required to permit the proposed personal service shop in Unit 11.

Parking

The parking requirement for the site is calculated at 4 spaces per unit for employment uses in the multi-unit building. The existing retail florist and hair salon/hair beauty store are calculated at 6 spaces per 100 m² GFA, as would the proposed hair salon and aesthetic establishment.

The parking calculations for the site, with the addition of the proposed hair salon are as follows:

Employment Uses (13 units @ 4 spaces/unit)	52
Retail Florist in Unit 14 (178 m ² @ 6 spaces/100 m ²)	11
Hair Salon/Sales in Unit 15 (158 m ² @ 6 spaces/100 m ²)	10
Hair Salon/Aesthetic Establishment in Unit 11 (272 m ² @ 6 spaces/100 m ²)	<u>17</u>
PARKING REQUIRED	90
PARKING PROVIDED	76
PARKING DEFICIENCY	14 (15.5%)

The Engineering Department has reviewed the proposed zoning application and have no concerns with respect to parking availability. Staff have conducted site inspections at different times during the day and have found parking to be sufficient. The hair salon/aesthetics establishment is compatible with the other uses on the site, and would function with different peak parking times. An exception to permit a minimum of 76 spaces, rather than the required 93 spaces would be required.

Conclusion

Staff have reviewed the application in accordance with the policies of the Official Plan and are satisfied that the proposed hair salon and esthetic establishment is in keeping with the intent of the Plan. The use is compatible with the uses on the site and in the surrounding area. Engineering Staff have reviewed the application and are satisfied that the existing parking supply is sufficient to accommodate the additional use on the site. The proposed personal service shop

use (hair salon/aesthetic establishment) functions on a clientele, appointment basis, therefore, the demand on parking is controlled and predictable.

Accordingly, Staff recommend approval of the zoning amendment application to permit a personal service shop, limited to 272 m² in Unit 11 on the subject lands. 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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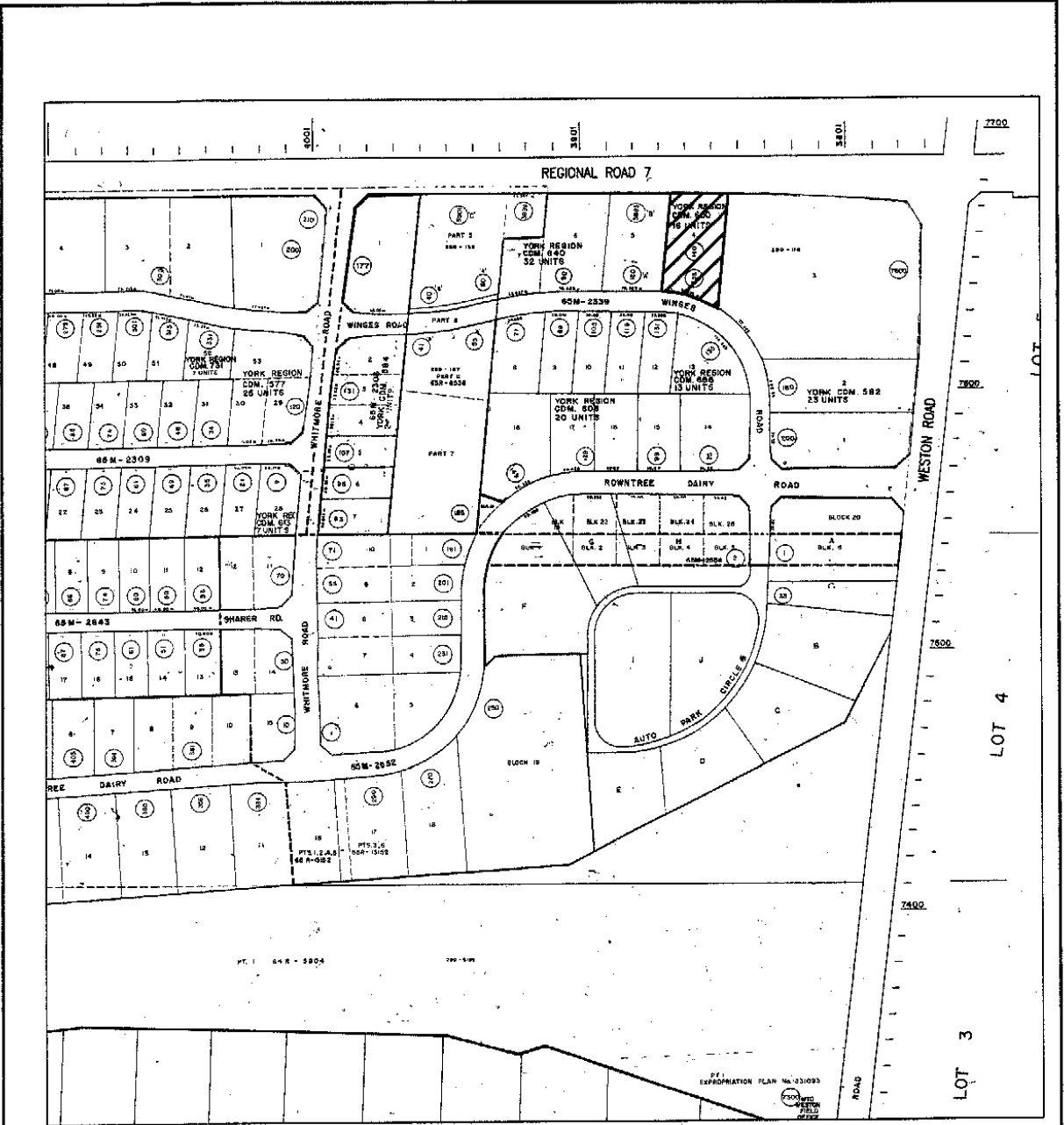
Bianca M.V. Bielski, Manager, Development Planner, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.01.021	LOCATION: LOT 5, CONC. 6

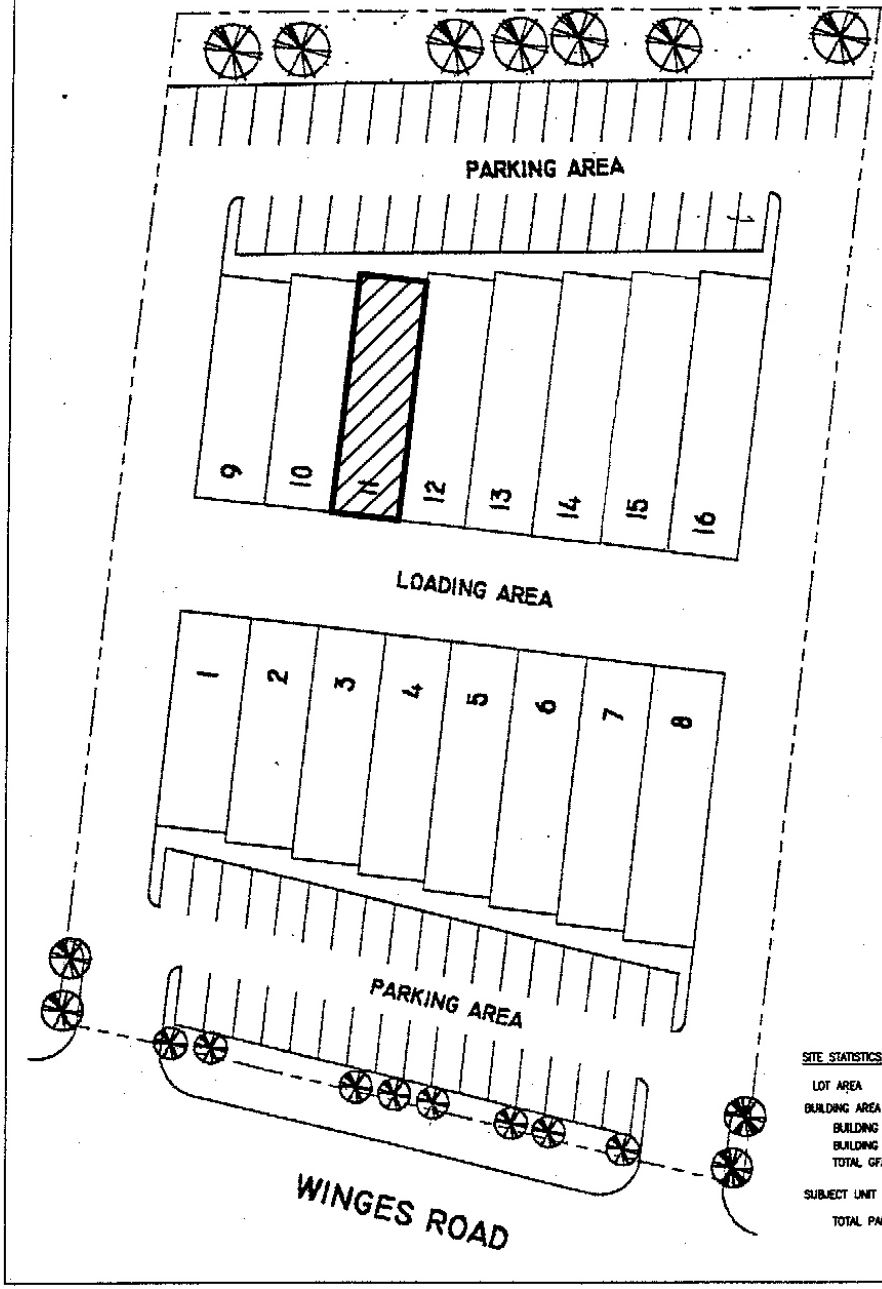
 SUBJECT UNIT
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
FIORELLA BOIAGO

DATE: 01/03/26
SCALE: NOT TO SCALE

SEE EXPROPRIATION PLAN No. 031093
7000 WESTON ROAD

REGIONAL ROAD #7



SITE STATISTICS

LOT AREA	0.81ha
BUILDING AREA	
BUILDING A (8 units)	1449.28m ²
BUILDING B (8 units)	1449.28m ²
TOTAL GFA (16 units)	2898.56m ²
SUBJECT UNIT (unit 11)	272.30m ²
TOTAL PARKING	76 spaces



ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
Z.01.021	LOCATION: LOT 5, CONC. 6

 SUBJECT UNIT
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/03/26
APPLICANT:	SCALE: NOT TO SCALE
FIORILLA BOIAGO	

