

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 3, 2002

**6. ZONING BY-LAW AMENDMENT FILE Z.02.033
BUDHI HANDOJO
PRELIMINARY REPORT**

P.2002.42

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.033 (Budhi Handojo) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 17, 2002, the Owner submitted an application to amend the Zoning By-law to permit a Pet Grooming use within the C1 Restricted Commercial Zone. The grooming facility would occupy the southerly 157.93m² unit in the existing building and provide the following services on site:

- pet adoption
- veterinary clinic services
- retail sales of pet-related products
- grooming
- pet daycare (kennel) services
- outside fenced yard

Other services provided off site (at the client's home) include dog-walking, pet-sitting, yard clean-up and pet transport.

Background - Analysis and Options

The site is located on the west side of Yonge Street, between Uplands Avenue and Bunker Road, at 8234 Yonge Street, in Lots 33 and 34, Concession 1, City of Vaughan. The rectangular-shaped 0.2 ha site has 51m frontage on Yonge Street and depth of 41m, and is developed with a multi-unit commercial building.

The site is designated "General Commercial" by OPA #210 and zoned C1 Restricted Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - car dealership/commercial (C6 Highway Commercial Zone)
- South - school (R1V Old Village Residential Zone)
- East - Yonge Street; Town of Markham (Commercial Uses)
- West - school and park (R1V Old Village Residential Zone)

On May 10, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. 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 meeting.

Preliminary Review

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

- the “General Commercial” designation provides opportunities for retail stores for the buying , leasing and exchanging of goods and services, restaurants, banks and business and professional offices; the proposed retail/service use conforms to the Official Plan;
- a pet grooming facility is not a recognized use in the By-law and is not permitted in the subject C1 Restricted Commercial Zone; a veterinary clinic, where animals can be left on the premises for the course of treatment, is permitted but requires an exception to the minimum 15m setback from the property line;
- all uses within the C1 Zone are required to be conducted within a wholly enclosed building; the proposal contemplates an outdoor area at the rear of the store, which would require an exception;
- only those services provided on the subject lands have been proposed in the application; the remaining services provided by the business would occur off-site at the client’s home;
- the appropriateness and impact of permitting pet grooming and associated uses on the subject lands will be reviewed; and
- the compatibility of the use, particularly the outside pen area, with the adjacent school and surrounding uses, will be reviewed.

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. In particular, Staff will review the appropriateness and impact of the proposed use on the site.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

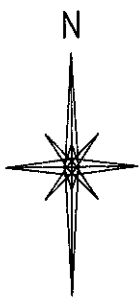
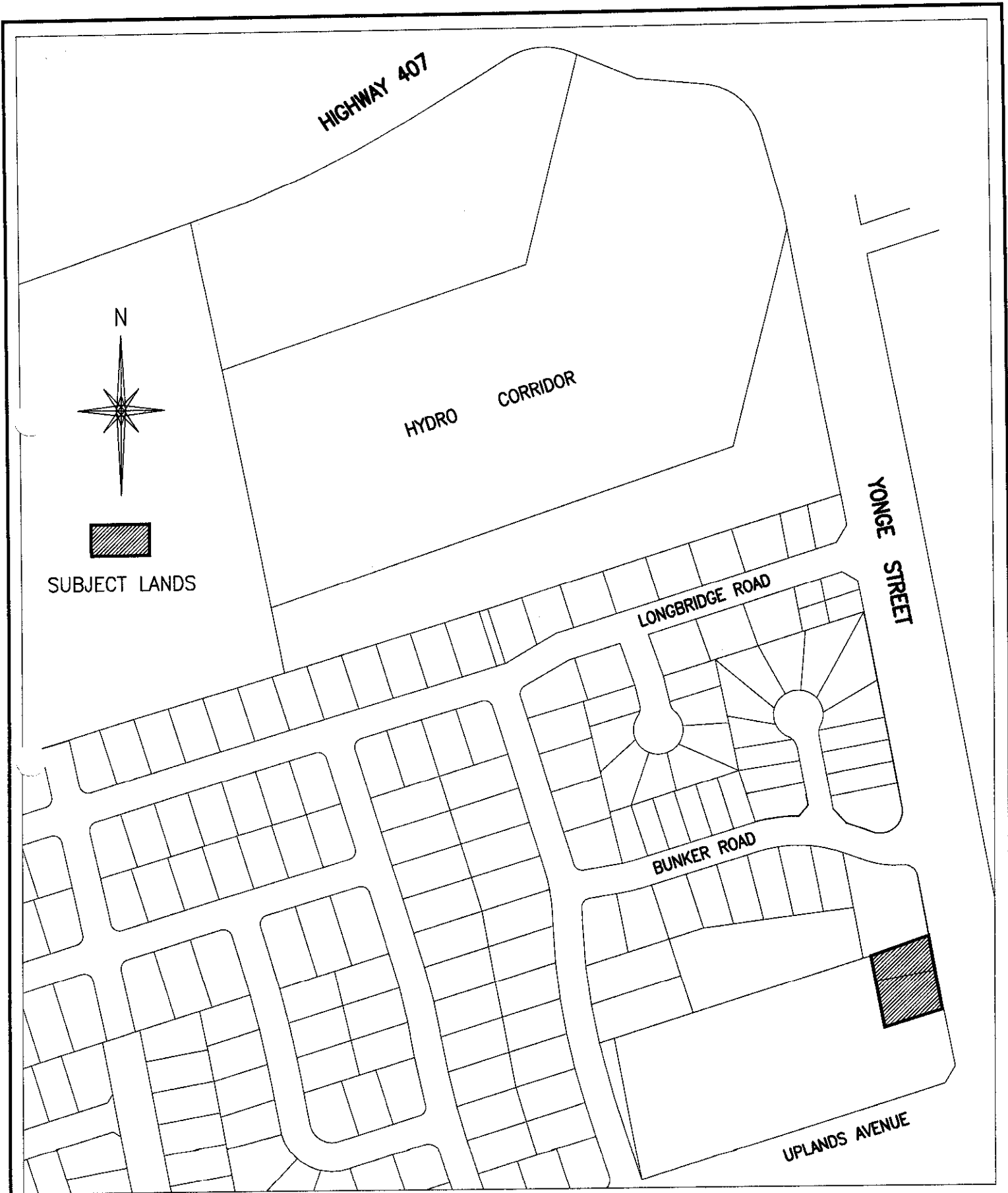
Arminé Hassakourians, Planner, ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

HIGHWAY 407

HYDRO CORRIDOR

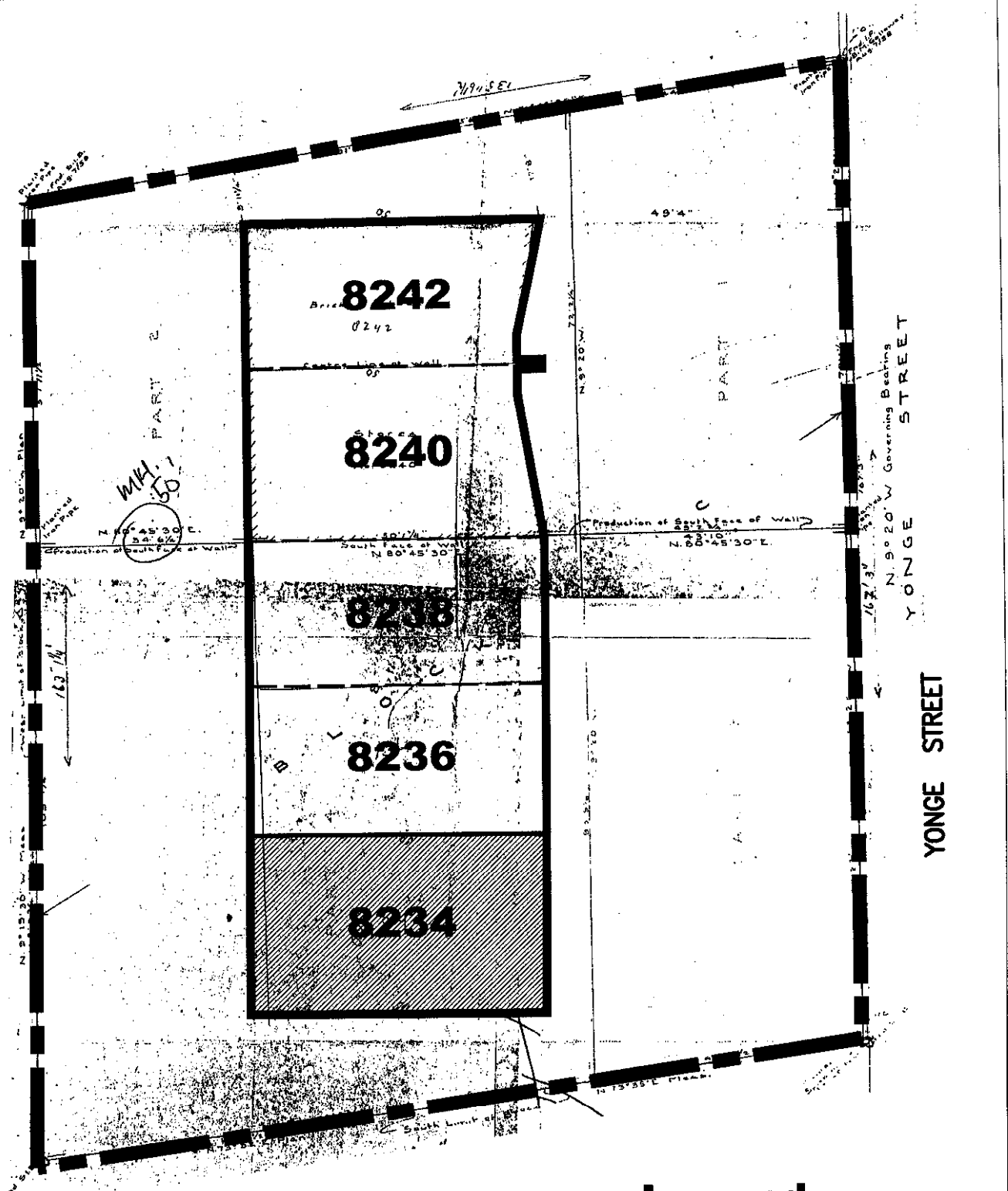
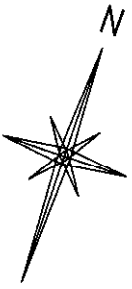
YONGE STREET

LONGBRIDGE ROAD

BUNKER ROAD

UPLANDS AVENUE

<p>ATTACHMENT '1' LOCATION MAP</p>	FILE #:	REPORT #:	DATE: 05/07/2002
	Z.02.033	LOCATION: PART OF LOT 34, CON. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: BUDHI HANDOJO	



Legend



SUBJECT PROPERTY



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 05/07/2002
	Z.02.033	LOCATION: PART OF LOT 34, CON. 1	APPLICANT: SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	BUDHI HANDOJO