

COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 21, 2002

**7. ZONING BY-LAW 1-88 COMPREHENSIVE REVIEW
CITY OF VAUGHAN 1.9.17
PRELIMINARY REPORT**

P.2002.71

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 1.9.17 (Zoning By-law 1-88 Comprehensive Review) BE RECEIVED, and that the zoning matters identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

In 1999 and 2000, a comprehensive review of By-law 1-88 was commenced to identify inconsistencies in the text for interpretation purposes. As part of the ongoing review, a public hearing has been scheduled to consider a number of these provisions, which need to be examined in detail through the zoning amendment process.

Background - Analysis and Options

The City-wide amendment would affect the following sections of the By-law:

- a) providing a definition and zoning standards for pet grooming facilities;
- b) addressing standards for in-ground swimming pools and equipment;
- c) addressing outdoor patio uses accessory to eating establishments in Commercial and Employment zones; and
- d) review of the definitions and requirements for hard landscaping, lot, exterior lot line, front lot line, street line, structure, 0.3m reserves and greenway buffers.

Neighbourhood Circulation

On September 26, 2002, a notice of public hearing was advertised in the Vaughan Citizen. To date, no comments have been received. Any written responses received will be addressed in the technical review of this application, and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

The sections of By-law 1-88 requiring review and amendment are:

a) **Pet Grooming Facilities**

The by-law does not recognize pet grooming as a permitted use. As a relatively new type of establishment, a site-specific exception to the by-law is required to recognize such a use, when proposed. To enable pet grooming establishments, it will be necessary to define the use, and identify commercial and/or employment zones where they may be appropriately located, and any applicable zoning standards.

b) **In-ground Swimming Pools and Equipment**

The by-law does not include a definition for in-ground swimming pool use, which is required. Also, Subsections 4.1.1 (i) (d) and 3.14 (h), respecting the permitted locations and required setbacks for in-ground swimming pools and accessory pool equipment, will be reviewed.

c) Outdoor Patio Uses Accessory to Eating Establishment;

The by-law allows an outdoor patio accessory to a permitted eating establishment use in the C1 Restricted Commercial and EM1 Prestige Employment Area Zones. However, these zones require all uses to be conducted within a wholly enclosed building, which has the effect of not allowing a patio to be outdoors. This contradiction in the wording of the by-law requires correction to facilitate outdoor patios in the C1 and EM1 Zones.

d) Review of Definitions

The definitions in Section 2.0 for hard landscaping, lot, exterior lot line, front lot line, street line, structure, 0.3m reserves and greenway buffers need to be reviewed to provide clarity and consistency in interpretation. Presently, the wording causes discrepancies where there is a 0.3m reserve and/or a greenway block situated between a lot and a road allowance.

Conclusion

The zoning matters noted above will be considered in the technical review, together with comments expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed amendments to By-law 1-88 are intended to clarify inconsistencies or to provide appropriate standards, where needed. Should Council concur with this approach, the recommendation in this report can be adopted.

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Respectfully submitted,

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