

COMMITTEE OF THE WHOLE AUGUST 19, 2002

ZONING BY-LAW AMENDMENT FILE Z.02.008 CITY OF VAUGHAN – PERSONAL SERVICE SHOP USES IN EMPLOYMENT AREAS REPORT #P.2002.15

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.008 (City of Vaughan) BE APPROVED, to permit a Personal Service Shop use, restricted to one (1) per multi-unit building, to a maximum floor area of 185 m², within the EM1 Prestige Employment Area Zone.

Purpose

On November 12, 2001, Council adopted the following recommendation:

“...that Council direct Staff to proceed with a public hearing to consider a City-wide zoning amendment to add a Personal Service Shop (ie. hair salon, tanning salon) as a permitted use in appropriate Employment Area Zones.”

As an amendment to the general provisions of the By-law, the zoning review includes all Employment lands within the City of Vaughan.

Background - Analysis and Options

On February 7, 2002, a notice of public hearing was published in The Vaughan Liberal. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of March 4, 2002, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on March 18, 2002.

By-law 1-88 defines a "Personal Service Shop" use as follows:

Service Shop, Personal – Means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes a barber's shop, hair dressing establishment, a shoe shine shop and other similar services, but does not include a body rub or massage parlour.

Considering the number of applications for hair and tanning salons that have been submitted and approved, Staff has determined that a review of the Employment Area zones in which Personal Service Shop uses are or should be permitted as-of-right is necessary.

Presently, the C7 Service Commercial Zone is the only zone which permits a Personal Service Shop use within the Employment Area. The corresponding Official Plan designation is "Service Node" under OPA 450. Service Nodes are located at the intersections of arterial and/or collector roads, for the purpose of providing for the day-to-day convenience and service needs of businesses, industries and their employees, and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area.

The number of applications submitted for personal service shop uses outside of the "Service Node" or C7 Zone indicates a growing demand to expand this use outside of the service node area. It will be necessary to determine the acceptable Employment Area zones to add this use, without causing any negative impacts to permitted employment uses.

Circulation

The following comments have been provided:

“The Economic & Technology Development Department is not in favour of adding Personal Service Shop Uses as a permitted use in Employment Area Zones. The City is seeking to encourage higher value land uses and higher quality buildings in our employment areas. Allowing these uses erodes the character of our employment area and opens the door to other lower value land uses.

Potential investors as well as existing businesses have expressed a wish for our employment areas to have a more homogenous nature focusing on the industrial, manufacturing, and warehouse and distribution functions. Many investors have relocated to Vaughan to escape the mixed industrial and service commercial neighbourhoods in Toronto. They felt the lack of a corporate or cohesive feel in their former neighbourhoods to be negatively impactful on property value, business image and operations.

If property owners want these uses, the City should consider it on a property-by-property basis.”

Community Planning Staff is also of the opinion that Personal Service Shop uses should not be permitted in all Employment Area zones. However, given the fair number of applications which have been submitted and approved in the past, there is a strong indication that these uses are operating successfully in the employment areas, and that they are compatible with adjacent employment uses. The rationale to permit a Personal Service Shop use in the EM1 Zone and to exclude from the EM2 Zone, is provided below.

Prestige Area Designation

Prestige Areas are located adjacent to provincial highways and arterial roads. The corresponding zone category is the EM1 Zone. These areas provide locational opportunities for activities requiring high visual exposure, good accessibility and an attractive working environment. A personal service shop conforms to the Prestige Area designation, and may be accommodated in the EM1 Zone, since these uses rely on good street exposure and easy accessibility.

The majority of the site-specific zoning amendments that have been approved in the past were located in the EM1 Zone. In these instances, the personal service shop uses were found to be compatible with the existing employment uses on these sites, which were limited by the site-specific zoning by-law to permit only one on each site. Any additional personal service shop would require a zoning by-law amendment.

In light of the above, Staff can support the inclusion of one personal service shop per multi-unit building in the EM1 Zone. Limiting the personal service shop use is necessary to maintain the employment character of the building, as well as to ensure that each site functions properly in terms of parking availability, as discussed later in this report.

Employment Area General Designation

The Employment Area General designation is located in the interior of the Employment Area. The corresponding zone category is the EM2 Zone. This designation accommodates uses that do not require higher profile locations, and which may require outside storage, or activities to be undertaken outdoors. Although a Personal Service Shop use would conform to the Employment Area General designation, and By-law 1-88 would permit any EM1 Zone use in the EM2 General Employment Area Zone, Staff is of the opinion that a personal service shop would not typically be compatible with some of the uses in the EM2 Zone.

Personal Service Shop uses rely on good exposure and easy accessibility, whereas the EM2 Zone is located within the interior of the Employment Area and does not have good street exposure. For example, a hair salon is not as easily accessible or visible within the interior of the Employment Area, and in many cases, would not be compatible with the more industrial-based uses found in these areas. The EM2 Zone permits heavier manufacturing based, factory-type uses as-of-right, with or without outside storage. Personal Service Shop use would not be compatible with these types of uses, due to the noise, dust, possible fumes and potential visual impacts that are associated with the heavier manufacturing-based uses.

In light of the above, Staff does not recommend that a Personal Service Shop use be permitted as-of-right in the EM2 Zone.

Parking

Personal Service Shop uses typically generate more parking than employment uses, and have a higher parking standard (6 spaces/100 m²) than employment uses (2 spaces/100 m²). In order to ensure that a parking deficiency is not created with the addition of these uses in the EM1 Zone, Staff is of the opinion that limiting the number of personal service shop uses to one per multi-unit employment building is appropriate.

For the majority of similar applications previously approved, Staff has indicated that the typical personal service shop use such as a hair salon, tanning salon or aesthetics establishment, functions with different peak parking times than employment uses on the site. These uses typically function on a clientele appointment basis, therefore the demand on parking is for the most part controlled and predictable, and that the additional use would not result in periods of excess demand on parking. Evening hours, as well as weekends, are considered peak times for these uses, which is also the time when the majority of employment uses are not operating.

Engineering Staff are satisfied that the existing parking supply in EM1 Zones is sufficient to accommodate the additional personal service shop use on the site. The Engineering Department has also indicated that they have no concerns with respect to the proposed application.

Currently, By-law 1-88 limits eating establishments in the employment area in a similar fashion. In this instance, both the EM1 and EM2 Zones permit only one eating establishment having a maximum floor area of 185 m², within a multi-unit building. Since eating establishments generate significantly more parking than any employment area use, limiting these uses to one decreases the potential for parking conflicts, while at the same time allowing a food service for employees in the area.

In order to preserve the employment character of the EM1 Zone, and to ensure that a parking shortage is not created, Staff is recommending that a Personal Service Shop use be limited to one per multi-unit building only having a maximum floor area of 185 m².

Conclusion

Staff has reviewed the application in accordance with the policies within the Official Plan and is satisfied that the addition of a Personal Service Shop use, restricted to one (1) per multi-unit building in the EM1 Prestige Employment Area Zone, to a maximum floor area of 185 m², is in keeping with the intent of the Plan. Personal Service Shop uses are compatible with the typical uses permitted in the EM1 Zone, as experienced through previously approved site-specific applications. Limiting the use to one (1) Personal Service Shop per multi-unit building ensures that these buildings maintain an employment area setting, and limits the potential for parking shortages on these sites.

Therefore, Staff recommends approval of this zoning amendment. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

N/A

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Respectfully submitted,

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