

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 6, 2002

**3. ZONING BY-LAW AMENDMENT FILE Z.02.019
1245076 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.24

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.019 (1245076 Ontario Limited), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On March 8, 2002, the Owner submitted an application to amend By-law 1-88 to provide the necessary exceptions to the zoning standards to recognize the existing building and to permit a 239m² addition (indoor swimming pool) on the subject lands.

Background - Analysis and Options

The lands are located northwest of Kipling Avenue and Regional Road #7, (5274 Regional Road #7), in Lot 6 Concession 8, City of Vaughan. The subject property is rectangular in shape with 76.4m frontage on Regional Road #7 and developed with a health club (Prima Donna Fitness for Women).

The lands are designated "General Commercial" by OPA #240, and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(95). The surrounding land uses are:

- North - residential (R3 Residential Zone) funeral home, (C1 Commercial Zone)
- South - Regional Road #7; plaza (C1 Restricted Commercial Zone)
- East - gas station (C2 General Commercial Zone)
- West - commercial (C2 General Commercial Zone)

On March 15, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site, and the Kipling Avenue Ratepayers Association. To date, there have been no comments. Any responses received will be addressed in the technical report to Committee of the Whole.

Preliminary Review

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

- Official Plan Amendment #240 designates the subject lands "General Commercial"; the current use is not changing and conforms to the Official Plan;
- the lands fall within the Highway #7 Policy Review Area; a change in land use is not proposed and it is considered appropriate to proceed with the application;
- the lands are zoned C2 General Commercial Zone, subject to Exception 9(95), which provides development criteria for a motor vehicle sales centre and establishes building envelopes;

- the building is considered to be legal non-conforming; the proposed 239m² addition for the indoor swimming pool facility extends beyond the building envelope and therefore, a zoning amendment is required to legalize the building and permit an addition;
- the proposed development will be reviewed with respect to parking adequacy, traffic circulation and access; the easterly of the two existing accesses is proposed to be removed and access must be approved by the Region of York Transportation Department;
- a related site development application must be submitted, which will be used to determine the exact exceptions required;
- the new addition faces Highway #7, therefore elevations will be reviewed for relationship with existing buildings and to ensure an attractive streetscape; and
- any required screening and buffering, including fencing and landscaping, will be reviewed through the site plan process.

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 addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed application will be reviewed in accordance with the policies of the Official Plan and the Zoning By-law with respect to parking, site circulation, traffic, environmental concern and compatibility with abutting uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

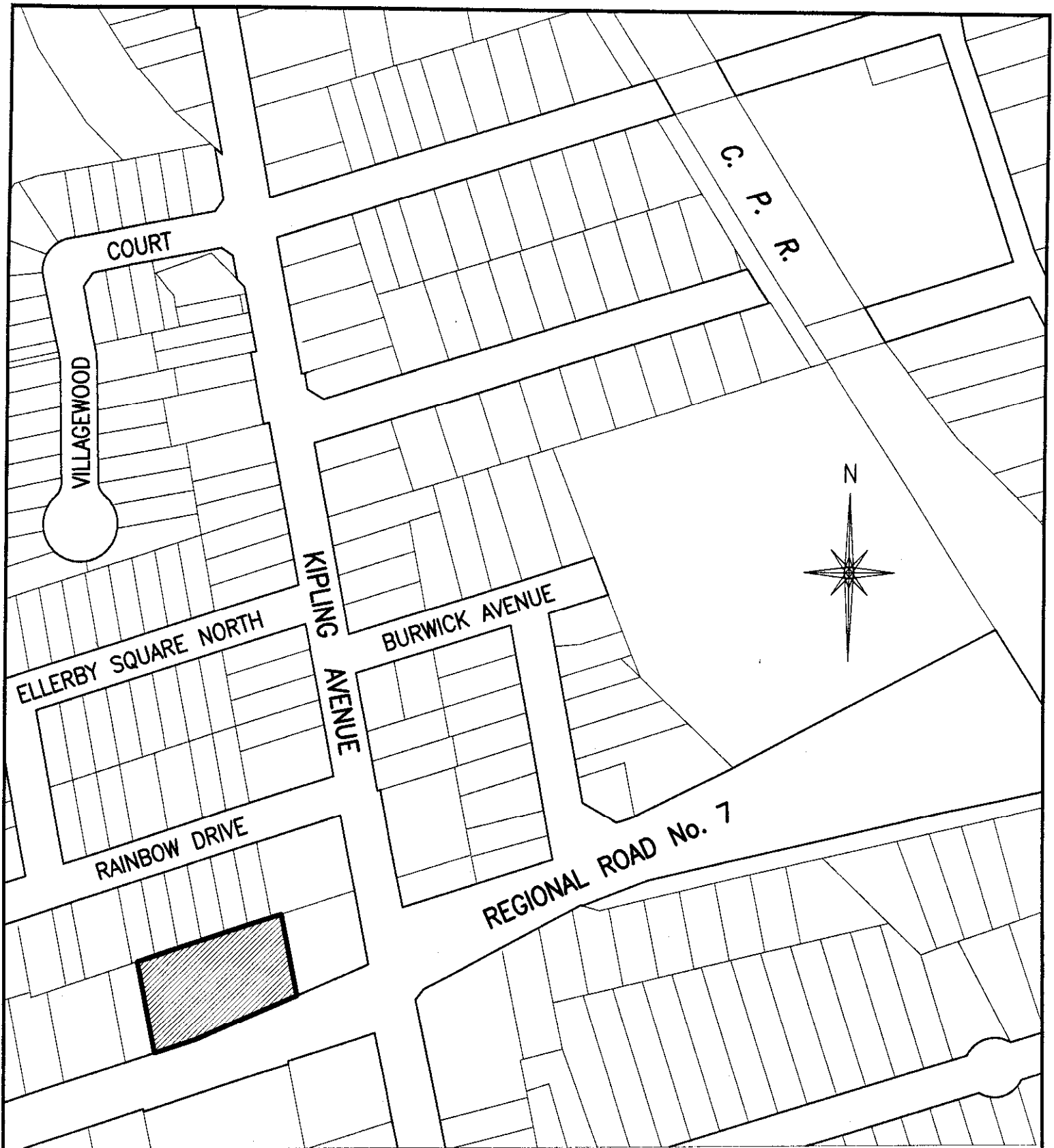
Eugene Fera, Planner, ext. 8064
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Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:

Z.02.019

REPORT #:

LOCATION:
PART OF LOT
6, CON. 8

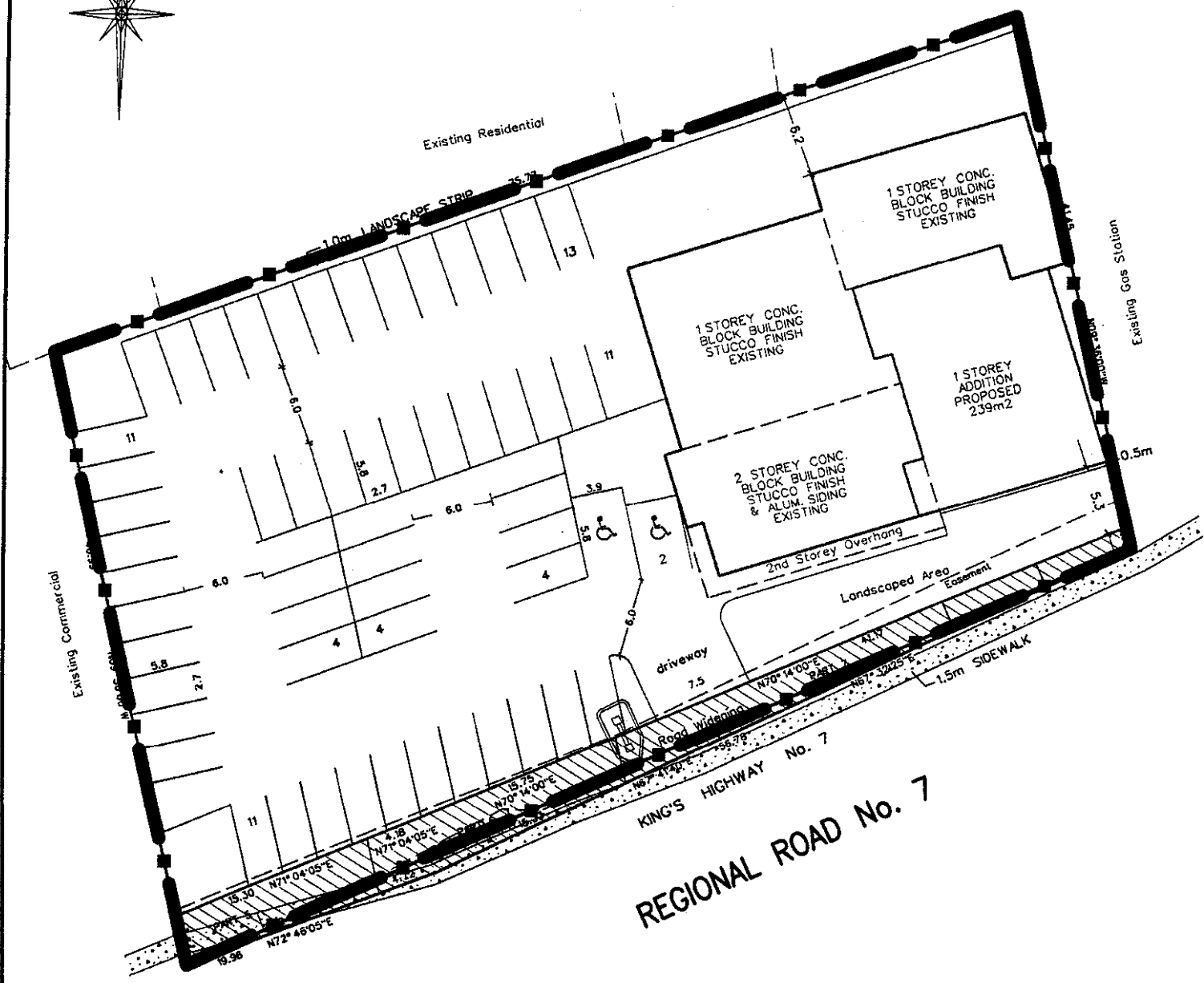
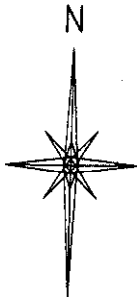
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 03/07/2002

SCALE: NOT TO SCALE

APPLICANT:

1245076 ONTARIO LTD.



REGIONAL ROAD No. 7



ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 03/07/2002
	Z.02.019	LOCATION: PART OF LOT 6, CON. 8	APPLICANT: SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		1245076 ONTARIO LTD.	