

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 7, 2002**

**4. ZONING BY-LAW AMENDMENT FILE Z.01.076  
HIDDEN VALLEY SPRINGS CONSTRUCTION/PAUL GUGLIETTI  
PRELIMINARY REPORT**

**P.2002.4**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.076 (Hidden Valley Springs Construction Inc./Paul Guglietti), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On November 13, 2001, the Owner submitted an application to amend the Zoning By-law to expand the permitted C3 Local Convenience Commercial Zone uses on the subject lands, and to permit a minimum setback of 20 m along the southerly lot line. The additional use proposed is a health center/ weight loss counselling clinic.

**Background - Analysis and Options**

The lands are located at the northwest corner of Weston Road and Astona Boulevard and have an area of .6 ha, with a 77 m frontage onto Astona Boulevard and approximately 43 m along Weston Road. Access to the site is from Astona Boulevard only. A 1-storey, multi-unit commercial building is located on the subject lands and is currently occupied by various tenants.

The lands are designated "Local Convenience Commercial" by OPA #240, as amended by OPA #345, and zoned C3 Local Convenience Commercial Zone, subject to Exception 9(769). The surrounding land uses are:

- North - residential (R2 Residential Zone)
- South - Astona Boulevard; residential (R2 Residential Zone)
- East - Weston Road; vacant (A Agricultural Zone)
- West - residential (R2 Residential Zone)

On December 14, 2001, a notice of public hearing was mailed to all property owners within 120 m of the subject site, the Weston Downs Ratepayers Association, and to several other people requesting notification. To date, there have been no responses. 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 has identified the following matters to be reviewed in greater detail:

- The "Local Convenience Commercial" designation permits retail stores which offer convenience goods and personal services for the residents of the immediate area; the proposal is considered to conform to the Official Plan.
- the specific C3 Local Convenience Commercial Zoning permits a Bank or Financial Institution, Business or Professional Office, Personal Service Shop, Post Office, Retail Store, Day Nursery, Take-out Eating Establishment (maximum 106 sq.m) and Delicatessen/Bakery on the subject lands; the application proposes to add a health center/ weight loss counselling clinic.

- the proposed health centre/weight loss clinic will function more like an office use; health centers have been approved in other C3 Local Convenience Commercial center; and
- total parking provided on site is based on 5.5 spaces/100 sq.m GFA; parking adequacy will be reviewed with respect to the proposed use.

**Conclusion**

The above, 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 and be addressed in a comprehensive report to 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, access, traffic, proximity to residential neighbourhood, and compatibility with existing on-site and abutting residential uses.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

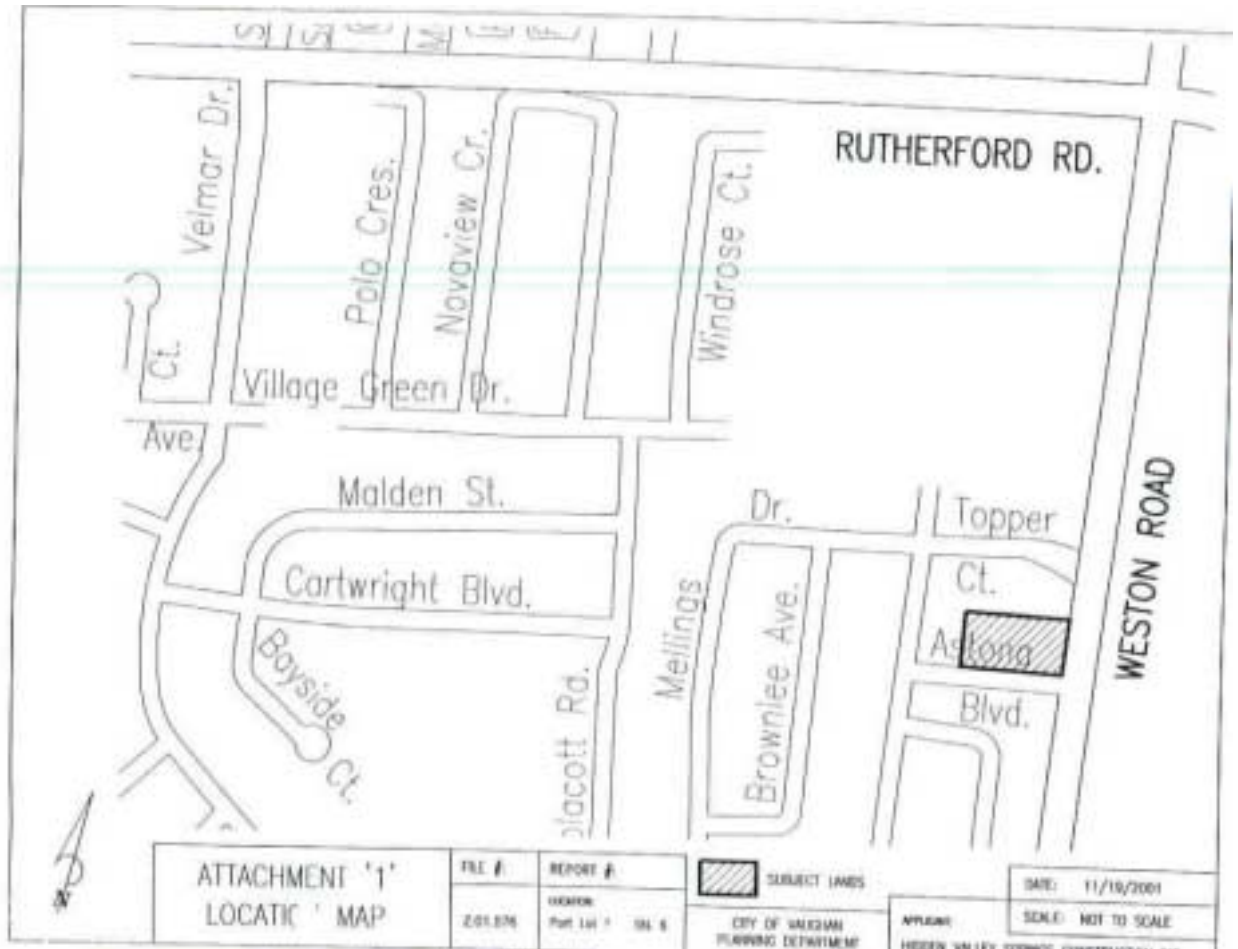
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning


JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT '1'  
LOCATIC ' MAP

TITLE #	REPORT #
Z-01.076	Part 1st - 5th S

 SUBJECT LINES  
CITY OF WILKIN  
PLANNING DEPARTMENT

DATE: 11/19/2001
SCALE: NOT TO SCALE



<b>ATTACHMENT '2'</b> <b>SITE PLAN</b>	FILE #	REPORT #	<input type="checkbox"/> SUBJECT LANDS	DATE: 11/19/2001
	ZONING	LOCATION		CITY OF VADON PLANNING DEPARTMENT

IRWIN VALLEY DESIGN ARCHITECTURE, INC.