

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002

**1. ZONING BY-LAW AMENDMENT FILE Z.02.008
CITY OF VAUGHAN - PERSONAL SERVICE SHOP USES
IN EMPLOYMENT ZONES
PRELIMINARY REPORT**

P.2002.15

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for File Z.02.008 (City of Vaughan) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

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 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, all Employment lands within the City would be affected.

Background - Analysis and Options

On February 7, 2002, a notice of public hearing was published in The Vaughan Liberal. No comments have been received to date. Any responses received will be addressed in the technical review and included in the comprehensive staff report to a future Committee of the Whole.

Preliminary Review

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

- the number of similar applications which have been submitted and approved, indicates a need to review the by-law zones in which Personal Service Shop uses are, or should be permitted as-of-right; a Personal Service Shop includes such businesses as hair salon, tanning salon, etc.;
- presently within Employment Areas, the C7 Service Commercial Zone is the only zone which permits a Personal Service Shop use as-of-right; the appropriateness of including such a use in the EM1 Prestige Employment and/or EM2 General Employment Area Zones will be reviewed;
- the compatibility of Personal Service Shop uses with typical employment uses permitted in each of the Employment Area zone categories, will be reviewed; and,
- the parking impact on employment sites will be examined; the parking requirement for a Personal Service Shop is calculated at a higher standard than employment uses.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

N/A

Report prepared by:

Carmela Marrelli, Planner 1, ext. 8791
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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