

**4. ZONING BY-LAW AMENDMENT FILE Z.02.035
 BEATRICE CARUSI
 PRELIMINARY REPORT**

P.2002.68

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.035 (Beatrice Carusi) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 26, 2002, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop use in the EM2 General Employment Area Zone. The proposed zoning exception would facilitate a hair/esthetics/tanning salon in Unit # 9 (179.1m²) of the condominium building.

Background - Analysis and Options

The site is located southeast of Regional Road 7 and Martin Grove Road, being Lots 10 and 11 on Registered Plan 65M-2464 (120 Woodstream Boulevard), specifically Unit # 9 of York Region Condominium Corporation No. 634, in Lot 5, Concession 8, City of Vaughan.

The site is designated "Employment Area General" by OPA 450 and zoned EM2 General Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - service commercial (C7 Service Commercial Zone)
- South - Woodstream Boulevard; employment (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM2 General Employment Area Zone)

On September 27, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowner's Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Employment Area General" designation of OPA 450 permits a broad range of industrial, office, business and civic uses, including outside storage, within the interior of Employment Areas; the proposed use conforms to the Official Plan;
- the subject application was held in abeyance pending the outcome of the City's comprehensive zoning review of Personal Service Shops in Employment Area Zones (File Z.02.008); on September 23, 2002, Council enacted By-law 282-2002 to permit Personal Service Shop use, restricted to one (1) per multi-unit building, to a maximum gross floor area of 185m², within the EM1 Prestige Employment Area Zone only; the last date of appeal is October 23, 2002;

- the proposed Personal Service Shop (i.e hair/esthetics/tanning salon) does not comply to the recent By-law 292-2002, as the subject unit is located in the EM2 Zone; notwithstanding, on September 18, 2002, the applicant requested that this application proceed;
- the compatibility of the proposed use with other uses in the multi-unit building will be reviewed; and
- the impact of the on-site parking supply will be reviewed with the addition of the proposed use.

Conclusion

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

The proposed zoning amendment to permit a Personal Service Shop (i.e hair/esthetics/tanning salon) in the EM2 Zone, will be considered in light of Council's recent decision on personal service shops in the Employment Areas; compatibility with other uses in the building and adequate on-site parking supply.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

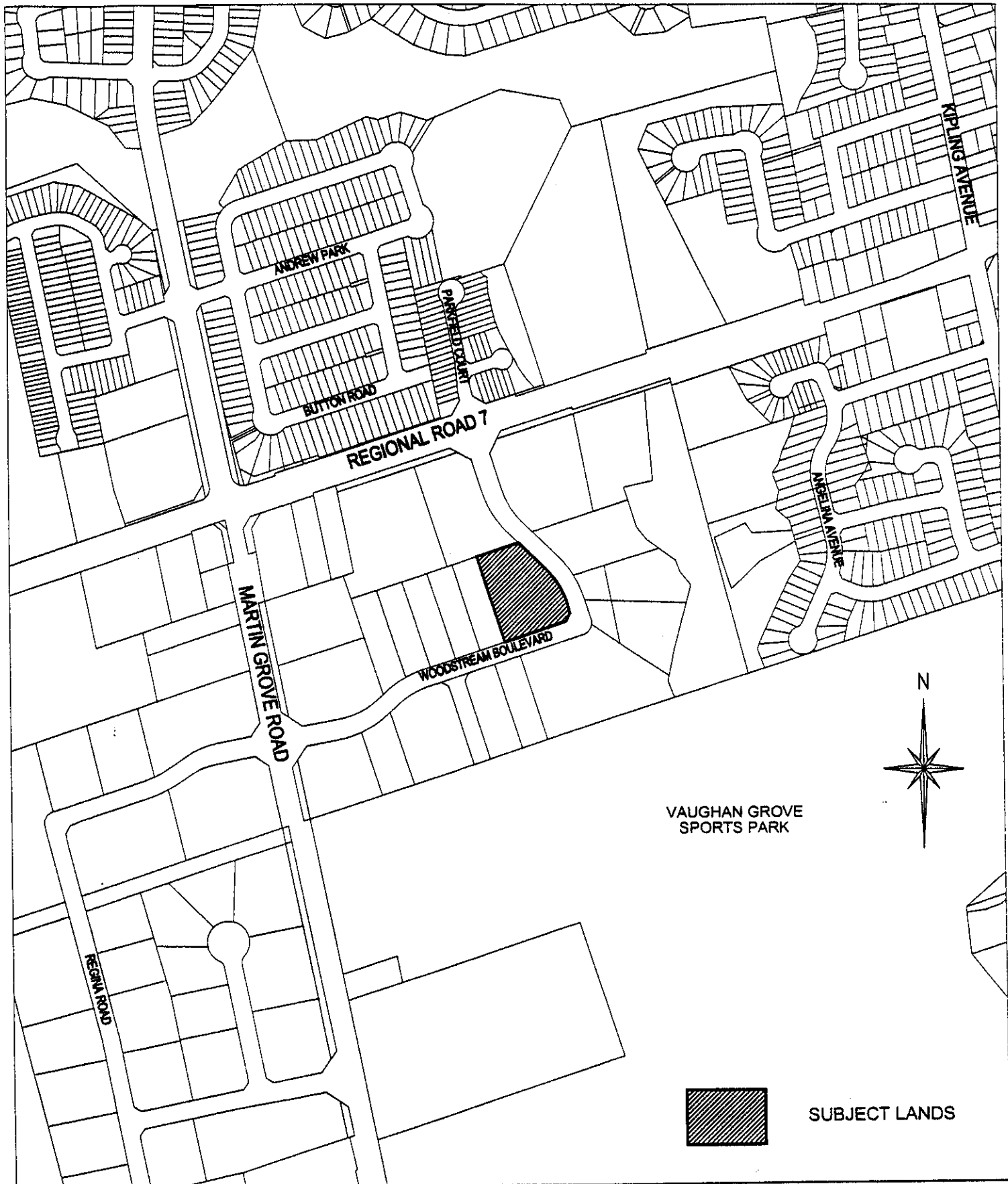
Andrea Egizii, Planner 1, ext. 8215
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

Location Map

Part of Lot 5,
Concession 8

APPLICANT:
BEATRICE CARUSI



Community Planning Department

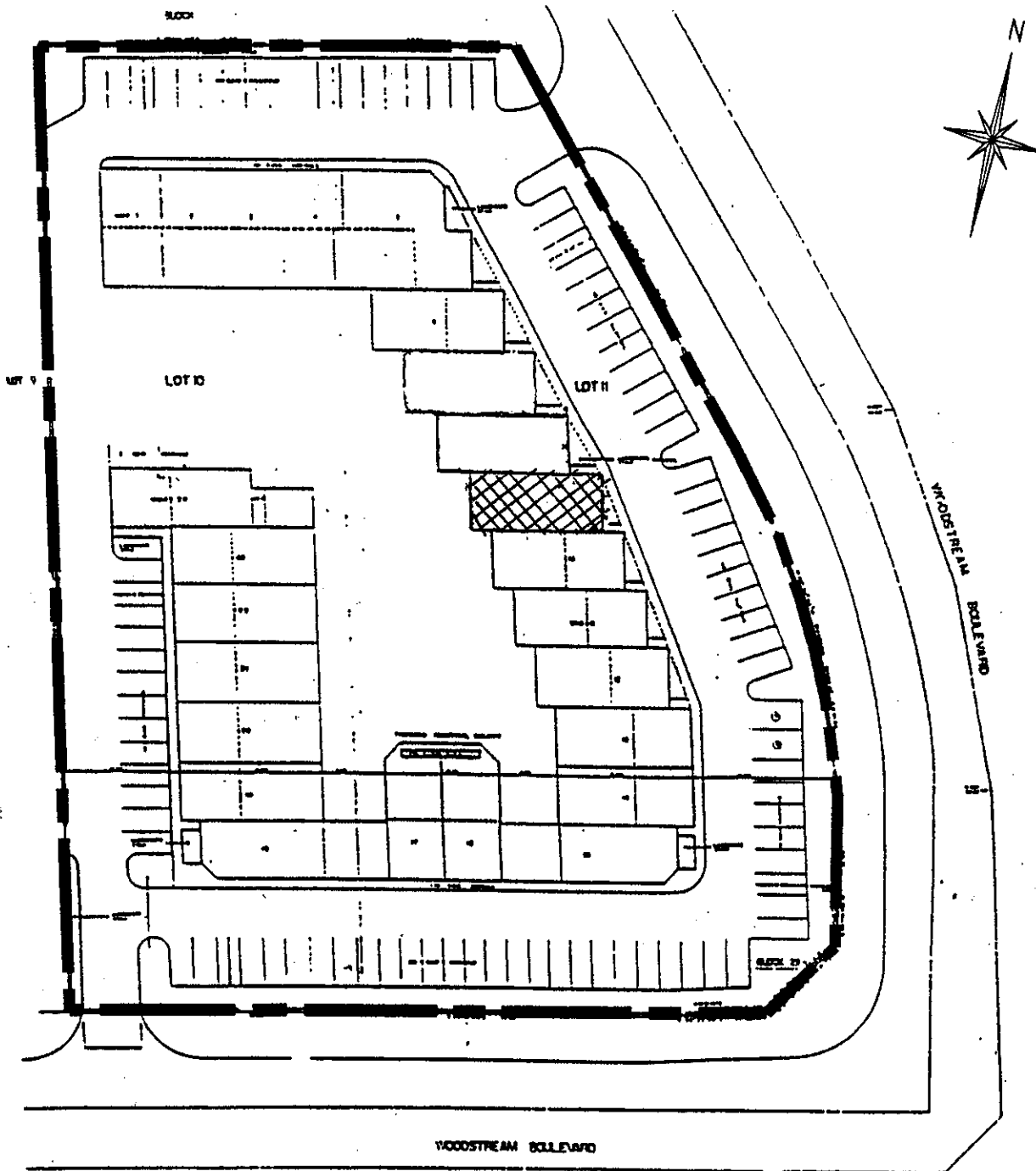
Attachment

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September 19, 2002

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SUBJECT LANDS

Site Plan

Part of Lot 5,
Concession 8

APPLICANT:
BEATRICE CARUSI



Community Planning Department

Attachment

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September 19, 2002

Not to Scale

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