

## **COMMITTEE OF THE WHOLE JANUARY 21, 2002**

### **ZONING BY-LAW AMENDMENT FILE Z.01.065 MARIA BERARDINI REPORT #P.2001.73**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.065 (Maria Berardini) BE APPROVED, to permit a Personal Service Shop use restricted to a tanning salon in Unit #16 (144m<sup>2</sup>), and to recognize the current 81 parking spaces as the minimum required on site.

#### **Purpose**

On September 11, 2001, 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 zoning exception would facilitate a tanning salon in Unit 16 (144m<sup>2</sup>) of a multi-unit condominium building.

#### **Background - Analysis and Options**

The site is located southwest of Regional Road No. 7 and Martin Grove Road (250 Regina Road), being Lot 19, Registered Plan 65M-2709, Unit #16 of York Region Condominium Corporation No. 815, in Lots 3 and 4, Concession 8, City of Vaughan. The 0.84 ha site is developed with a 2880m<sup>2</sup> multi-unit building and 81 parking spaces.

The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- South - employment (EM1 Zone)
- East - employment (EM1 Zone)
- West - vacant and Hydro lands (PB1(S) Parkway Belt Linear Facilities Zone and PB2 Parkway Belt Complementary Use Zone)

On October 12, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on November 5, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on November 12, 2001.

#### **Official Plan**

The subject lands are designated "Employment Area General" by OPA #450, which accommodates a broad range of uses, including outside storage, and is located in the interior of an employment area. The proposed use conforms to the Official Plan.

#### **Zoning**

The site is zoned EM2 General Employment Area Zone by By-law 1-88. An exception to the EM2 Zone is required to permit the proposed personal service shop in Unit 16.

#### **Parking**

The parking requirement for the site is calculated at 4 spaces per unit for employment uses in the multi-unit building. The proposed tanning salon is calculated at 6 spaces per 100m<sup>2</sup> GFA.

The parking calculations for the multi-unit building (20 units), with the addition of the proposed tanning salon, are as follows:

Employment Uses (19 units @ 4 spaces/unit)	76
Proposed Tanning Salon in Unit 16 (144m <sup>2</sup> @ 6 spaces/100m <sup>2</sup> )	<u>9</u>
Parking Required	85
Parking Provided	81
Parking Deficiency	4 (5%)

Based on the above calculations, the site would be deficient by 4 spaces, or 5%. The Engineering Department has reviewed the proposed zoning application and have no concerns with respect to parking availability, and indicate that a 5% shortage of parking is acceptable. The site inspections conducted by Staff indicate that parking on the site is currently sufficient for the existing uses, with some surplus parking available.

Based on the information provided on the enclosed floor plans (Attachments 3 & 4), the tanning salon has a total of 5 tanning beds. If all five rooms are occupied at one time, a high demand of parking should not occur. Typically, Personal Service Shop uses attract more clientele in the evenings and on weekends. If the 81 parking spaces on site are mostly used by the employment uses during the day, it is expected that there will be a surplus of spaces available in the evenings and on weekends. Staff are satisfied that the proposed use would have a minimal impact on the parking availability and an exception to permit a minimum of 81 spaces, rather than the required 85 spaces, is satisfactory.

### **Conclusion**

Staff have reviewed the proposed application in accordance with the policies of the Official Plan and are satisfied that the proposed tanning salon is in keeping with the intent of the Plan. The use is compatible with the uses on the site and in the surrounding area. Staff are satisfied that the existing parking supply is sufficient to accommodate the additional use on the site.

Accordingly, Staff recommends approval of the zoning amendment application to permit a personal service shop limited to 144m<sup>2</sup> in Unit 16, and to recognize the 81 parking spaces as the minimum parking required on the subject lands. Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan
3. Floor Plans
4. Floor Plans

### **Report prepared by:**

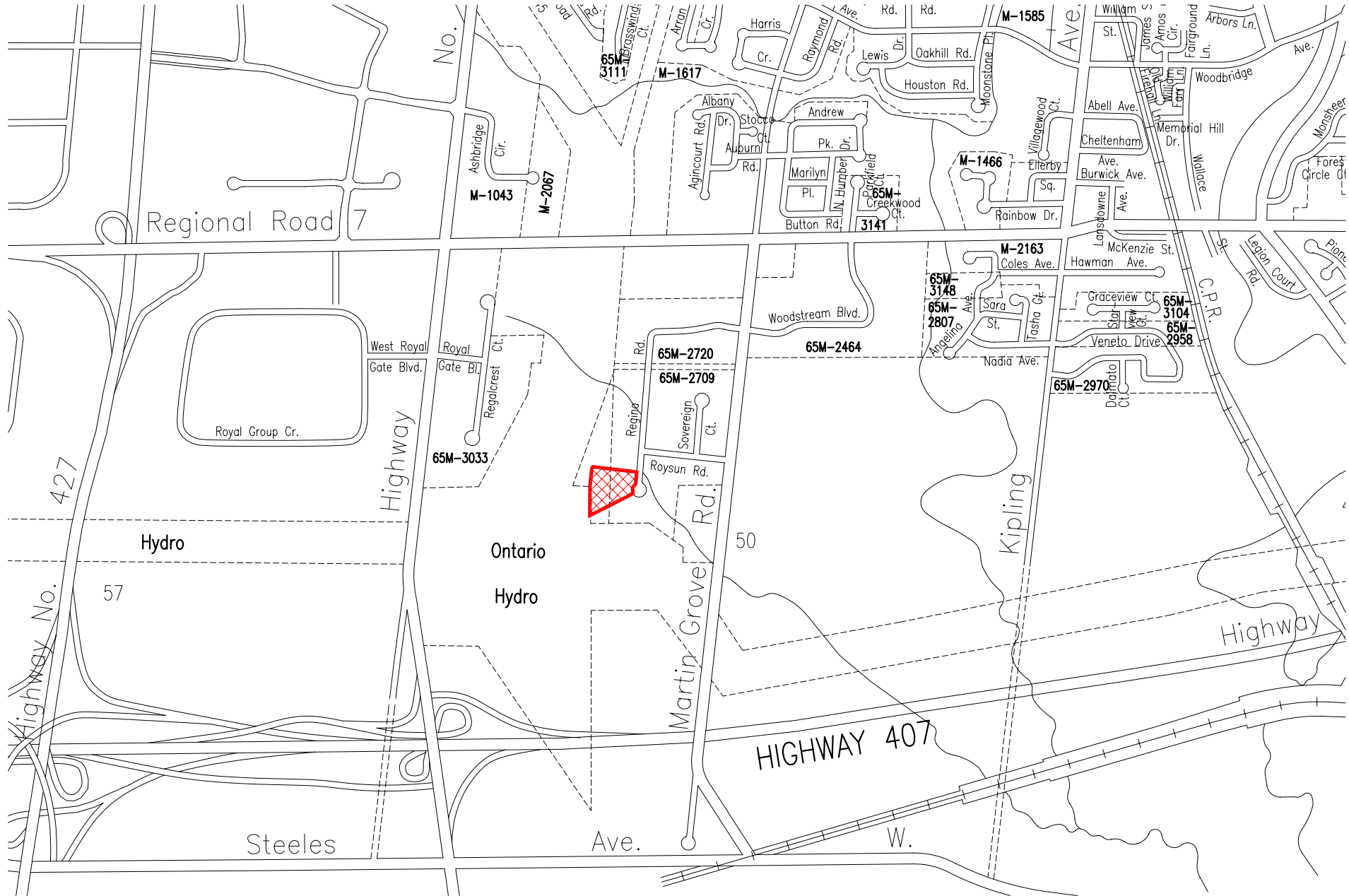
Carmela Marrelli, Planner 1, ext. 8791  
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Bianca M.V. Bielski, Manager, Development Planner, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
Z.01.065	LOCATION: PT. LOT 3,4 CONC. 8

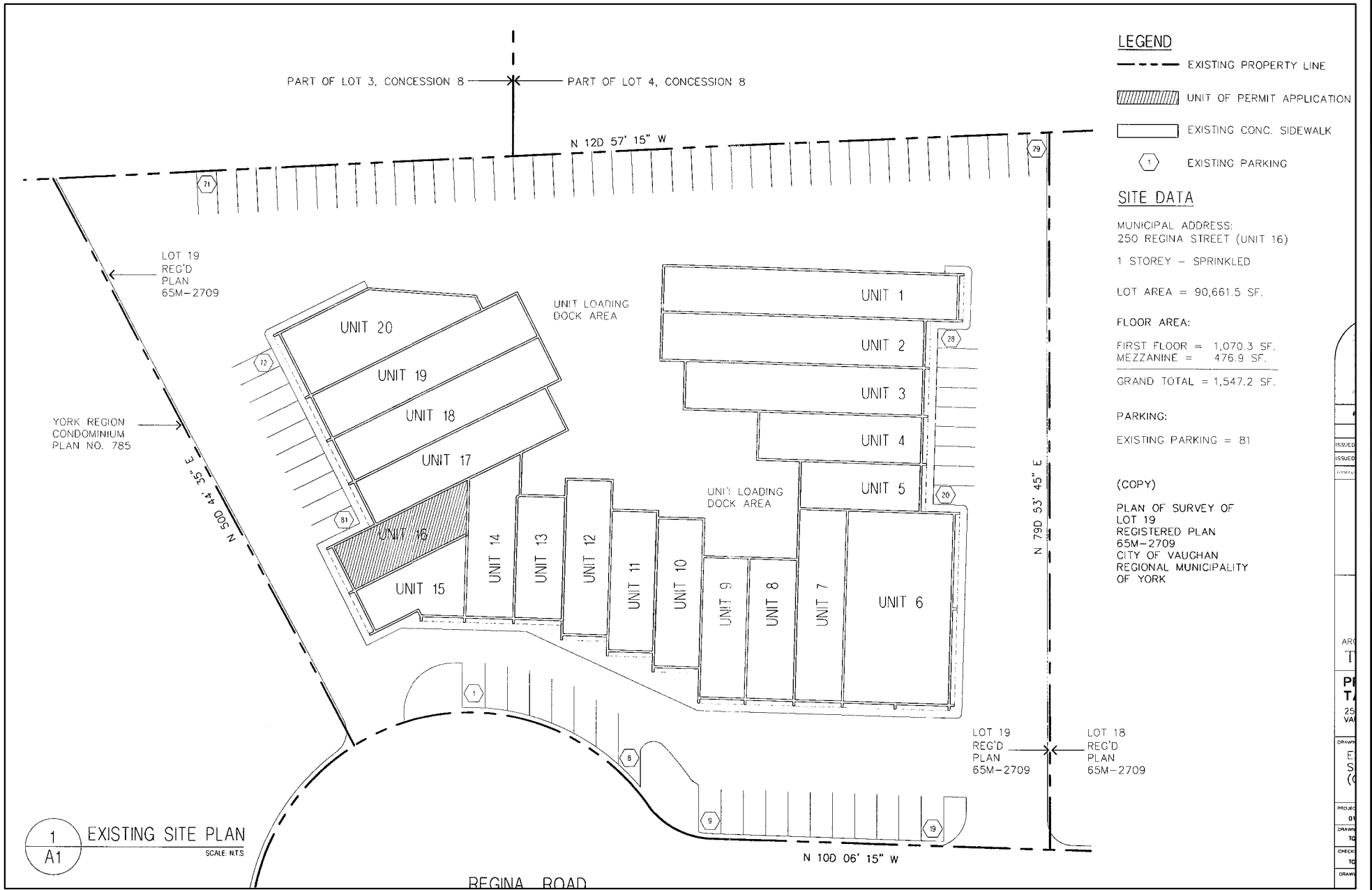


SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
MARIA BERARDINI

DATE:	01/18/2001
SCALE:	NOT TO SCALE



**LEGEND**

- EXISTING PROPERTY LINE
- ▨ UNIT OF PERMIT APPLICATION
- ▭ EXISTING CONC. SIDEWALK
- ⬡ EXISTING PARKING

**SITE DATA**

MUNICIPAL ADDRESS:  
 250 REGINA STREET (UNIT 16)  
 1 STOREY - SPRINKLED  
 LOT AREA = 90,661.5 SF.  
 FLOOR AREA:  
 FIRST FLOOR = 1,070.3 SF.  
 MEZZANINE = 476.9 SF.  
 GRAND TOTAL = 1,547.2 SF.

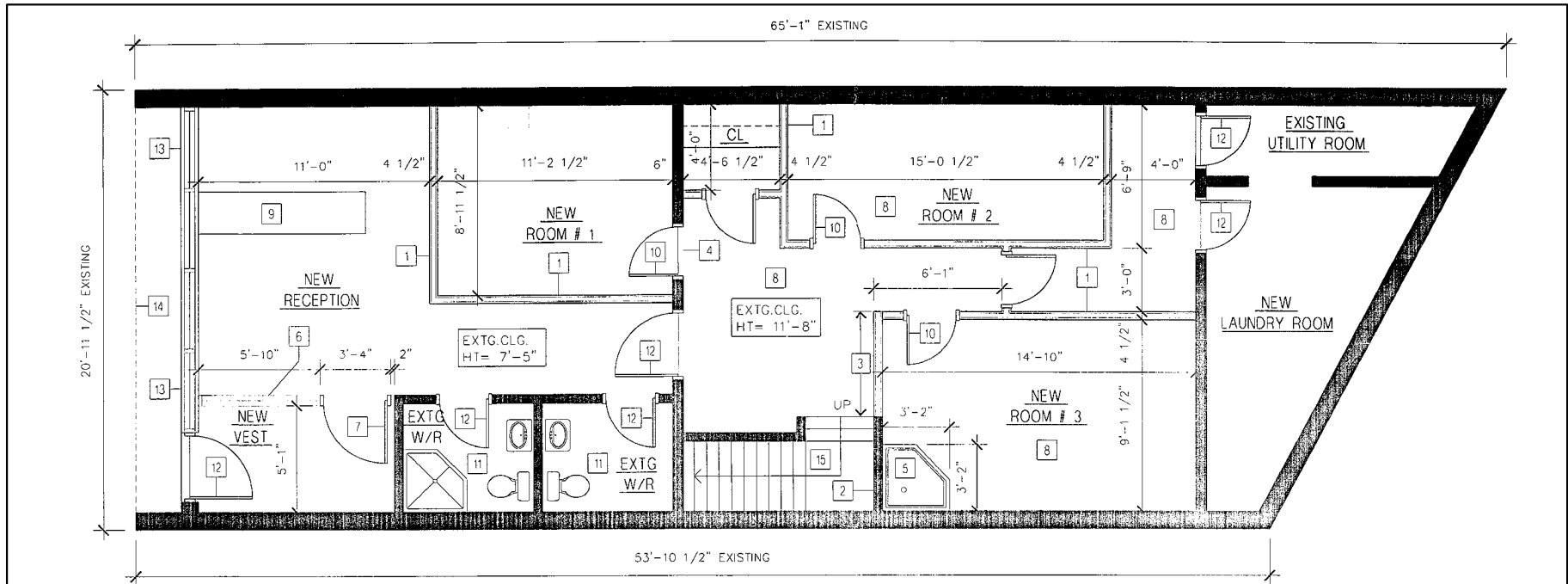
PARKING:  
 EXISTING PARKING = 81

(COPY)  
 PLAN OF SURVEY OF  
 LOT 19  
 REGISTERED PLAN  
 65M-2709  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY  
 OF YORK

1  
 A1 EXISTING SITE PLAN  
 SCALE: N.T.S.

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<h1>ATTACHMENT '2'</h1> <h2>SITE PLAN</h2>	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MARIA BERARDINI	DATE: 01/18/2001
	Z.01.065	PT. LOT 3,4 CONC. 8			LOCATION:



1 PROPOSED FIRST FLOOR PLAN  
A2 SCALE 3/16" = 1'-0"

**CONSTRUCTION NOTES:**

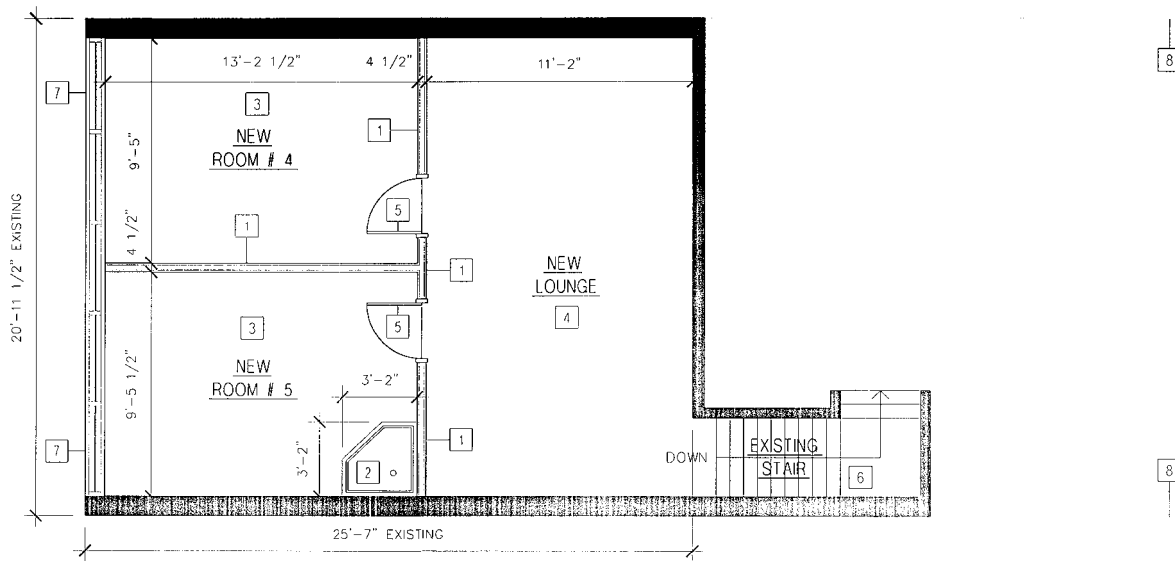
- 2 EXISTING LOW GYP. BOARD PARTITION WALL TO BE BUILT UP TO THE U/S OF EXISTING ACOUSTIC CEILING.  
WALL CONSTRUCTION:  
METAL STUDS @ 12" O.C W/ GYP. BOARD B/S, TO SUIT EXISTING THICKNESS.
- 3 THIS PORTION OF NEW GYP. BOARD PARTITION TO BE BUILT UP TO U/S OF EXISTING CEILING.  
WALL CONSTRUCTION:  
METAL STUDS @ 12" O.C W/ GYP. BOARD B/S. THICKNESS TO MATCH ADJACENT EXISTING WALL.
- 4 REMOVE IN ENTIRETY EXISTING WALL TO ACCOMMODATE NEW DOOR & FRAME. MAKE GOOD ALL TRADES TO ACCEPT NEW WORK.
- 5 NEW SHOWER BY: PREMIUM BY MAXX. MODEL NO. K3877D (COSMOC). C/W ALL ASSOCIATED COMPONENTS.
- 6 NEW THERMALLY INSULATED GLAZED SCREEN. C/W ALUM. FRAME & ALL ASSOCIATED COMPONENTS.
- 7 NEW THERMALLY INSULATED GLAZED DOOR. C/W ALL ASSOCIATED COMPONENTS

- 8 NEW CERAMIC TILE FINISH. COLOUR TO MATCH EXISTING.
- 9 NEW WOOD RECEPTION DESK. SUPPLIED AND INSTALLED BY OWNER.
- 10 NEW 3'x 6'-8" WD. DOOR C/W ALL ASSOCIATED COMPONENTS.
- 11 EXISTING FIXTURES TO REMAIN
- 12 EXISTING DOOR TO REMAIN
- 13 EXISTING WINDOW TO REMAIN
- 14 EXISTING SECOND FLOOR OVER-HANG W/ ALUM. SOFFIT.
- 15 EXISTING STAIR TO REMAIN. NEW CARPET FINISH TO BE SECURED TO WD. TREADS & RISERS.

**LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- 1 NEW PARTITION WALLS:  
3 1/2" METAL STUDS W/ GYPSUM BOARD B/S, TAPED AND SANDED. FILL CAVITY W/ BATT. INSULATION TO FULL THICKNESS OF WALL.

<h1>ATTACHMENT '3'</h1> <h2>FLOOR PLANS</h2>	FILE #:	REPORT #:		DATE: 01/18/2001
	Z.01.065	LOCATION: PT. LOT 3,4 CONC. 8	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MARIA BERARDINI






1 PROPOSED SECOND FLOOR PLAN  
 A3 SCALE: 3/16" = 1'-0"

**CONSTRUCTION NOTES:**

- 2 NEW SHOWER BY: PREMIUM BY MAXX. MODEL NO. K3877D (COSMOC). C/W ALL ASSOCIATED COMPONENTS.
- 3 NEW CERAMIC TILE FINISH COLOUR TO MATCH EXISTING.
- 4 NEW CARPET FINISH TO BE SECURED TO MEZZANINE WOOD FLOOR.
- 5 NEW 3'x 6'-8" WD. DOOR C/W ALL ASSOCIATED COMPONENTS.
- 6 EXISTING STAIR TO REMAIN. NEW CARPET FINISH TO BE SECURED TO WD. TREADS & RISERS.
- 7 EXISTING WINDOW TO REMAIN
- 8 LINE OF FIRST FLOOR BELOW

**LEGEND**

-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS TO BE REMOVED
-  1 NEW PARTITION WALLS: 3 1/2" METAL STUDS W/ GYPSUM BOARD B/S, TAPED AND SANDED. FILL CAVITY W/ BATT. INSULATION TO FULL THICKNESS OF WALL.

<h1 style="margin: 0;">ATTACHMENT '4'</h1> <h2 style="margin: 0;">FLOOR PLANS</h2>	FILE #:	REPORT #:		DATE: 01/18/2001
	Z.01.065	LOCATION: PT. LOT 3,4 CONC. 8	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MARIA BERARDINI