

COMMITTEE OF THE WHOLE FEBRUARY 18, 2002

**ZONING BY-LAW AMENDMENT FILE Z.01.076
HIDDEN VALLEY CONSTRUCTION LIMITED/PAUL GUGLIETTI
REPORT #P.2002.4**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.01.076 (Hidden Valley Construction Limited/PaulGuglietti) BE APPROVED, to permit the additional use of a health centre/weight-loss counselling clinic, and an exception to recognize the 20.1m setback along the southerly lot line.

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 to include a health centre/weight loss counselling clinic use, and to permit a 20m minimum setback along the southerly lot line.

Background - Analysis and Options

Location

The .6ha site is situated at the northwest corner of Weston Road and Astona Boulevard, with 43m frontage along Weston Road, and developed with a one-storey, multi-unit commercial building. The surrounding land uses are:

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

Land Use Status

The lands are designated "Local Convenience Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits retail stores offering convenience goods and personal services for the residential area. OPA #345 introduced new commercial designations and policies, including a more complete retail hierarchy. The supporting study identified potential prime locations for expansion of retail uses, and recommended that the "Local Convenience Commercial" buildings be increased to a maximum of 1,800m² to permit a broader range of stores and services.

The proposed health centre/weight-loss counselling clinic use provides a service for the immediate area residents, and therefore conforms to the policies of the Official Plan.

The lands are zoned C3 Local Convenience Commercial Zone by By-law 1-88, subject to Exception 9(769), which permits the following uses: Bank or Financial Institution, Business or Professional Office, Personal Service Shop, Post Office, Retail Store, Delicatessen/Bakery, Day Nursery and Take-out Eating Establishment with maximum GFA of 106m². The application proposes to expand the list of permitted uses to include a health centre/weight-loss counselling clinic; therefore, an amendment is required.

Nature of the Proposed use

The applicant has advised that the proposed health centre/weight-loss counselling clinic will not function like a typical health centre, which offers a variety of health and fitness programs and services with a large member base. This facility will provide a 30 minute circuit training program combined with a weight-loss counselling program to a small group of members. The attendance would be normally 3 people per ½ hour. session, however, the facility could hold up to 16 people. The size of the establishment (approximately 165m²) would not accommodate a typical health centre, which is a separately defined use under the by-law, but reflects more of a weight-loss clinic or personal service use, which is permitted as-of-right.

Vehicular Access and Parking

Vehicular access to the site is provided at two locations from Astona Boulevard. The site includes 78 parking spaces, however, with the proposed health centre use, 89 spaces will be required. Therefore, the site will be deficient of 9 parking spaces.

Due to the nature of the proposed use, Staff can support the exception to the parking requirement resulting from the proposed additional use.

Setbacks

In 1989, Minor Variance Application A111/89 was approved by the Committee of Adjustment to allow the construction of the 1-storey building with minimum setbacks. While a minimum setback of 20.5m from the southerly lot line was approved, the building was built with a setback of 20.13m. Therefore, this application is also requesting an exception to recognize the existing setback.

Conclusion

Staff has reviewed the proposed application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objections. The proposed use will not function like a typical health centre, nor will it generate the same parking demand. The proposed clinic is expected to function more like a personal service use which is permitted as-of-right, serving the residents of the immediate area.

To this end, Staff have no objection to the proposed health centre/weight-loss counselling clinic as a permitted use and the resulting exception to the parking standard. Staff can also support the 20.1m setback along the southerly lot line to reflect the current built-form. Should the Committee concur, the recommendation of this report can be adopted.

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

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ATTACHMENT '1'
LOCATION MAP

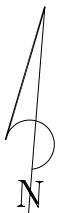
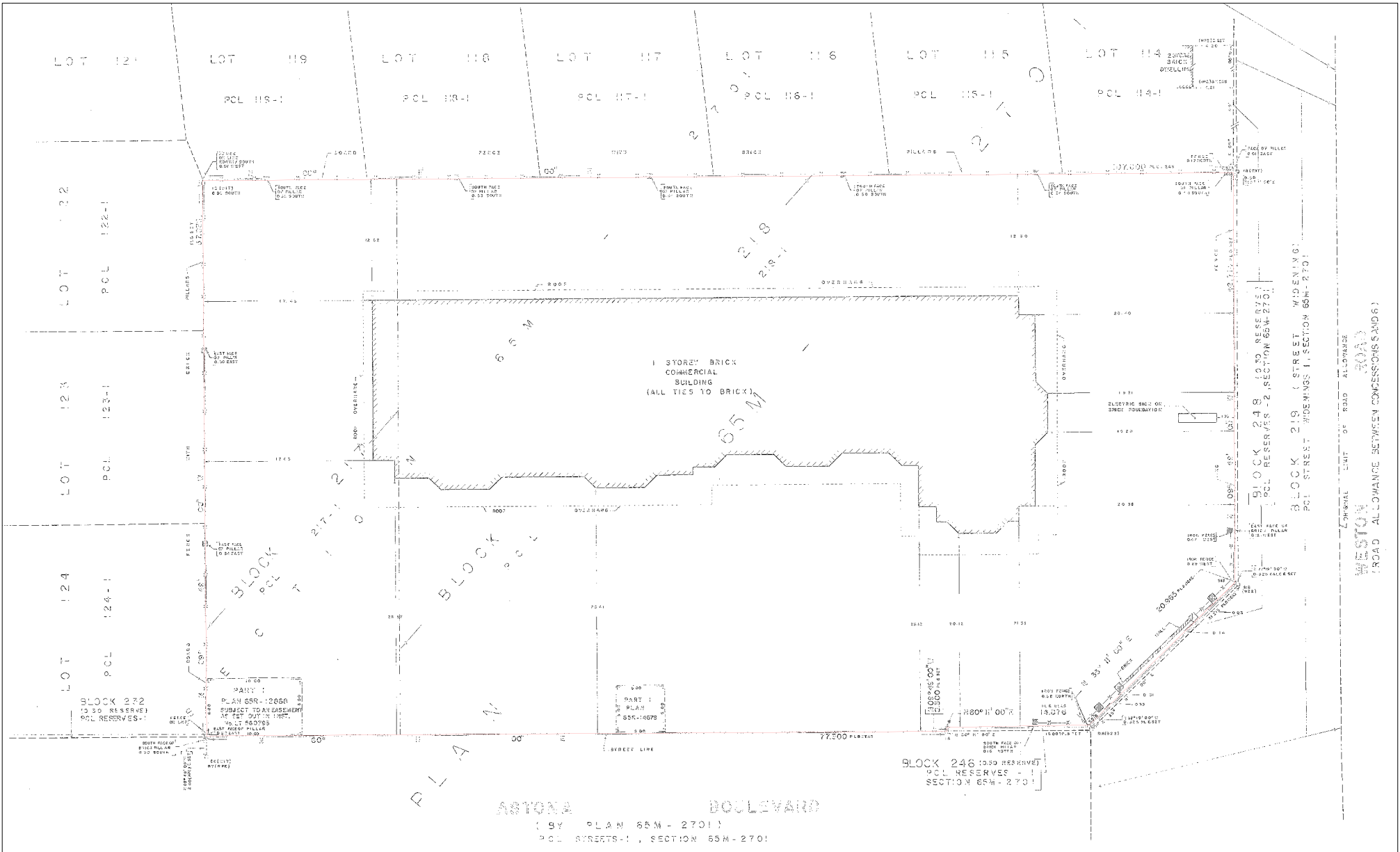
FILE #:
Z.01.076

REPORT #:
LOCATION:
Part Lot 14, CON. 6

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
HIDDEN VALLEY SPRINGS CONSTRUCTION INC.

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



<h1>ATTACHMENT '2'</h1> <h2>SITE PLAN</h2>	FILE #:	REPORT #:	<div style="border: 2px solid red; width: 40px; height: 20px; display: inline-block;"></div> SUBJECT LANDS	DATE: 11/19/2001
	Z.01.076	LOCATION: Part Lot 14, CON. 6		CITY OF VAUGHAN PLANNING DEPARTMENT
			APPLICANT:	HIDDEN VALLEY SPRINGS CONSTRUCTION INC.