

COMMITTEE OF THE WHOLE APRIL 22, 2002

**ZONING BYLAW AMENDMENT FILE Z.01.051
RITA LISCIO AND CRISTELLINO LISCIO
REPORT # P.2001.55**

Recommendation

The Commissioner of Planning recommends:

That Zoning By-law Amendment File Z.01.051 (Rita Liscio and Cristellino Liscio) BE APPROVED, to permit a Personal Service Shop use with accessory retail sales in Unit #14, and a minimum of 68 parking spaces.

Purpose

On June 14, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Personal Service Shop with accessory retail sales in the EM2 General Employment Area Zone. The proposed zoning exception would facilitate a hair salon and aesthetics establishment, including the sale of beauty and hair products, in Unit #14 (98.98 sq.m) of the condominium building.

Background - Analysis and Options

The site is located southeast of Weston Road and Langstaff Road, at 271 Jevlan Drive (Unit #14/York Region Condominium Corporation No. 768), in Lot 8, Concession 5, 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, subject to Exception 9(462G). The surrounding land uses are:

- North - employment (EM2 General Employment Area Zone)
- South - employment (EM2 General Employment Area Zone)
- East - employment (EM2 General Employment Area Zone)
- West - Jevlan Drive; employment and service commercial (EM1 Prestige Employment Area and C7 Service Commercial Zones)

On July 27, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Ratepayers Association and the Weston Downs Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on August 20, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on August 27, 2001.

Official Plan/Zoning

The "Employment Area General" designation accommodates a broad range of industrial, office, business and civic uses, within the interior of the Employment areas. The proposed use conforms to the Official Plan.

The EM2 Zone does not permit a personal service shop, and would require an exception to permit the proposed use with accessory retail sales in Unit #14. The current zoning also requires a minimum of 70 parking spaces to be provided on site, if the use is added. As such, an exception is required to recognize the current 68 spaces as the minimum required.

Compatibility

The site is developed with a one-storey, 17 unit, 2,130.09 sq.m industrial building, containing employment, office and social club/café uses. In addition, a personal service shop (beauty and wellness centre for women) in Unit #3, was approved in March 1997.

The uses surrounding the site are occupied by a mix of employment and office uses, including service commercial sites to the west that allow personal service shop and convenience retail uses. The accessory retail sales component is proposed to be limited to 3 portable stands displaying hair and beauty products.

Staff is of the opinion that the proposed personal service shop use with accessory retail sales is compatible with the existing uses on the site and in the surrounding area.

Parking

The parking requirement for the site is calculated at 4 spaces/unit for employment uses in the multi-unit building. The proposed personal service shop is calculated at 6 spaces/100 sq.m GFA.

The parking calculation for the multi-unit building (17 units), with the addition of the proposed personal service shop, is as follows:

Personal Service Shop (98.98 sq.m at 6/100 sq.m)	6 spaces
Employment building (16 units at 4.0/unit)	<u>64 spaces</u>
Parking Required:	70 spaces
Parking Provided:	68 spaces

Based on the above calculations, the site would be deficient by 2 spaces or 2.9%. The Engineering Department reviewed the parking and indicated that a 2.9% shortage is acceptable. The site inspections conducted by Staff indicate that parking appears sufficient for the existing uses, with surplus spaces available at times. Staff are satisfied that the proposed use would have a minimal impact on the parking availability, and an exception to permit a minimum of 68 spaces, rather than the required 70 spaces, is satisfactory.

Conclusion

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

Accordingly, Staff recommend approval of the zoning amendment application to permit a personal service shop use with a minimum of 68 parking spaces. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

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Grant A. Uyeyama, Senior Planner, ext 8635

Marco Ramunno, Manager of Development Planning, ext. 8485

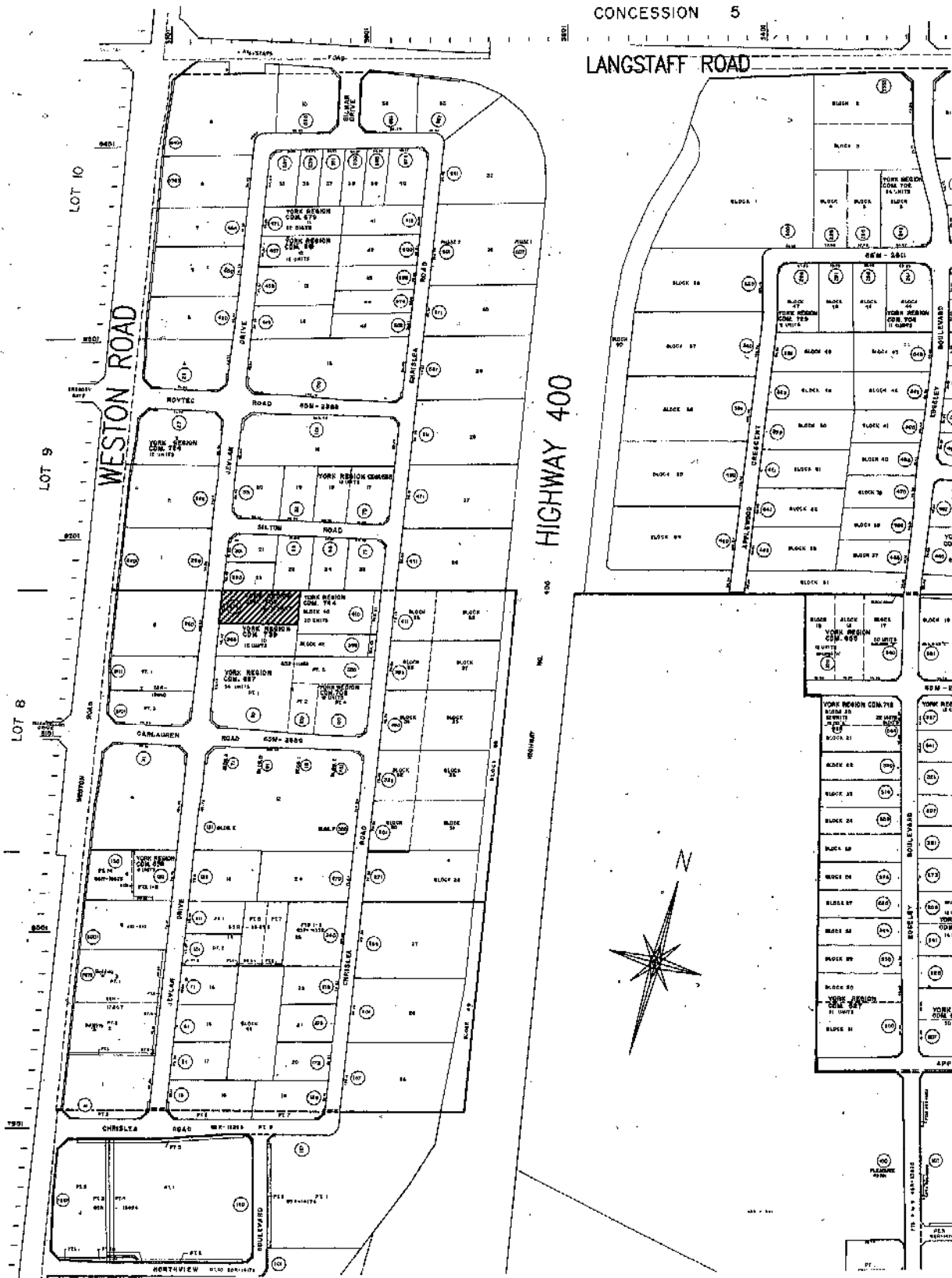
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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CONCESSION 5

LANGSTAFF ROAD

HIGHWAY 400

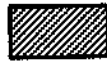
WESTON ROAD

LOT 8
LOT 9
LOT 10



ATTACHMENT "1"
LOCATION MAP

FILE #: Z.01.051
REPORT #: LOCATION: PT. LOT 8, CONC.5

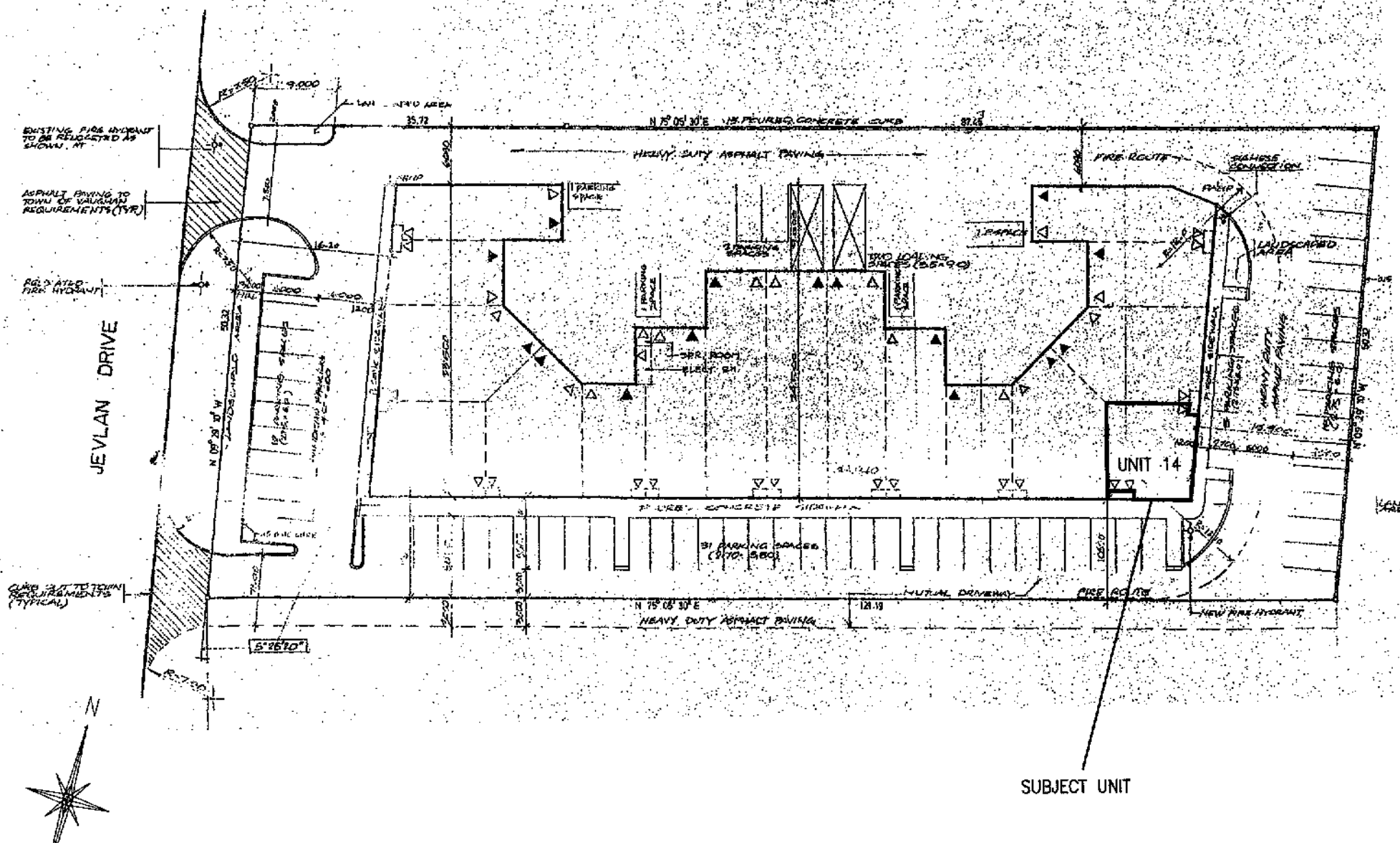


SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

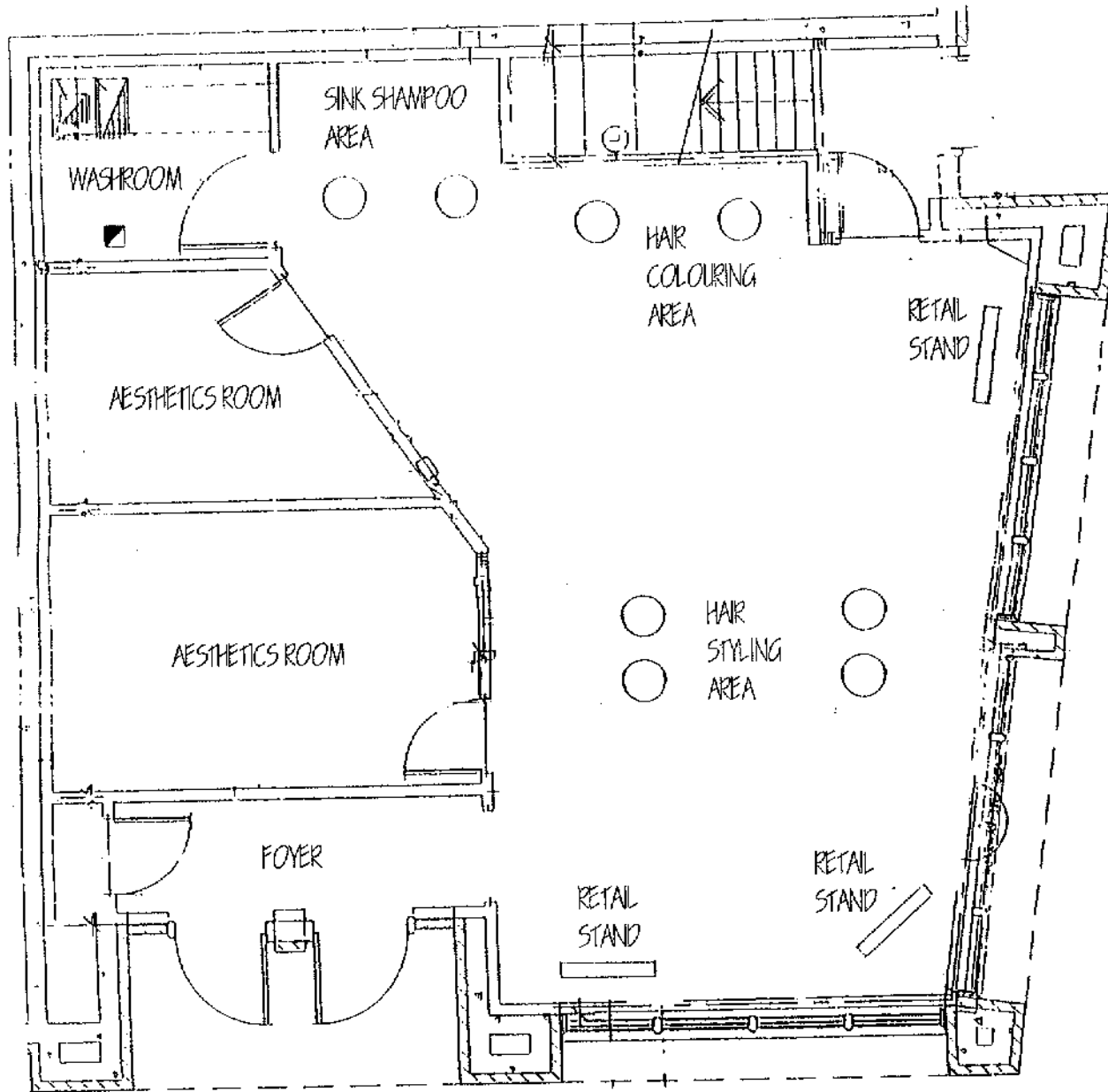
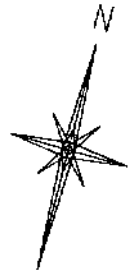
APPLICANT:
LISCIO

DATE: 03/20/2002
SCALE: NOT TO SCALE



SUBJECT UNIT

<p>ATTACHMENT "2" SITE PLAN</p>	FILE #:	REPORT #:	<p>DATE: 03/20/2002 SCALE: NOT TO SCALE</p>
	Z.01.051	PT. LOT 8 CONC. 5	
<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		<p>APPLICANT: LISCIO</p>	



ATTACHMENT "3"
FLOOR PLAN

FILE #:	REPORT #:
Z.01.051	PT. LOT 8 CONC. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
IUSCIO

DATE: 03/20/2002
SCALE: NOT TO SCALE