

## **COMMITTEE OF THE WHOLE APRIL 20, 2009**

### **ZONING BY-LAW AMENDMENT FILE Z.08.070 MOEZ AND ZEENAT WALJI WARD 4**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the Zoning By-law Amendment File Z.08.070 (Moez and Zeenat Walji) BE APPROVED; specifically to amend Exception 9(618) of By-law 1-88 to permit a veterinary clinic (with accessory pet grooming) with a maximum gross floor area of 325 m<sup>2</sup> as an additional permitted use on the subject lands as shown on Attachment #1.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120 m of the subject lands. As of April 9, 2009, no written comments have been received by the Development Planning Department, and there were no concerns expressed by the public at the Public Meeting on February 10, 2009.

#### **Purpose**

The Owner has submitted an application to amend the Zoning By-law, specifically Exception 9(618) of By-law 1-88, to permit the additional use of a veterinary clinic (with accessory pet grooming) within Units #6 and #7 (approximately 325 m<sup>2</sup>) on the subject lands zoned EM1 Prestige Employment Area Zone, as shown on Attachment #2.

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

##### **Location**

The subject lands shown on Attachment #1 are located east of Keele Street at the northwest corner of Steeles Avenue West and Tandem Road, municipally known as 2150 Steeles Avenue West, in Part of Lot 1, Concession 3, City of Vaughan. The subject lands are part of York Region Condominium Corporation No. 554. The surrounding land uses are shown on Attachment #1.

##### **Official Plan**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan), which permits a range of uses which require high visual exposure, good accessibility and an attractive working environment. The proposed veterinary clinic use conforms to the policies of the Official Plan.

## Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(618), which permits the following additional uses: banquet hall to a maximum of 724m<sup>2</sup>, audio/video retail store, optical retail store, jewellery store, home supply store and a regulated health professional. A veterinary clinic is not a permitted use, and therefore, an amendment to the Zoning By-law is required.

## Planning Considerations

The site is currently developed with a freestanding 1-storey, 4535m<sup>2</sup>, 24-unit condominium building, which is used primarily employment uses, in addition to an eating establishment, a jewellery retail store, and an audio/video retail store. The proposed veterinary clinic with accessory pet grooming would operate entirely within Units #6 and #7, which is currently occupied by an audio/video retail store, and would have no outside storage. The surrounding land uses consist of mix of commercial, office and employment uses.

The Development Planning Department is of the opinion that the proposed veterinary clinic use is compatible with the existing uses on the site and in the surrounding area. The use will be conducted entirely within Units #6 and #7 and through the implementing by-law will be restricted to a maximum of 330 m<sup>2</sup> on the property.

## Parking

The existing development was subject to a Zoning By-law Amendment Application (File Z.02.083) to permit a Regulated Health Professional on the property which was approved by Council on May 26, 2003. Subsequently, By-law 189-2003 was enacted on June 23, 2009 under Exception 9(618) to allow a Regulated Health Professional as an additional permitted use, and established a minimum requirement of 135 parking spaces on the site to accommodate all of the permitted uses.

The parking requirement for a veterinary clinic under By-law 1-88 is 3.3 spaces/100m<sup>2</sup>. The proposed veterinary clinic has an approximate gross floor area of 325 m<sup>2</sup>, which would require 11 parking spaces. The veterinary clinic will occupy 2 units, which based on the parking standard for employment uses (i.e. 4 spaces/unit) would require 8 parking spaces on the site. The proposed veterinary clinic use would result in a deficiency of 3 spaces relative to a permitted employment use. The Development Planning Department has conducted two site visits, and has viewed aerial photography and have not identified a parking problem on the site.

In addition, patrons utilizing the veterinary clinic (with accessory pet grooming), generally will park for a short period of time while the drop off/pick-up their animals, thereby reducing the overall demand on available parking. The deficiency of 3 additional parking spaces is considered to be minor and will not have an adverse impact on the function of the site. In addition, as noted above the gross floor area devoted to the use will be limited to 325 m<sup>2</sup> in the implementing zoning by-law to ensure that a further parking deficiency is not created.

## Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth and Economic Vitality".

## Regional Implications

The Region of York has indicated that they have no comments or objections to the proposed veterinary clinic use on the subject lands, as the appropriateness of the use will be determined by the City.

## **Conclusion**

The proposed Zoning By-law Amendment application has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), the requirements of By-law 1-88, the comments received from City Departments and external agencies and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit a veterinary clinic with accessory pet grooming on the subject lands, is appropriate and compatible with the existing uses on the site and in the surrounding area. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

## **Attachments**

1. Location Map
2. Site Plan

## **Report prepared by:**

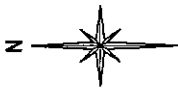
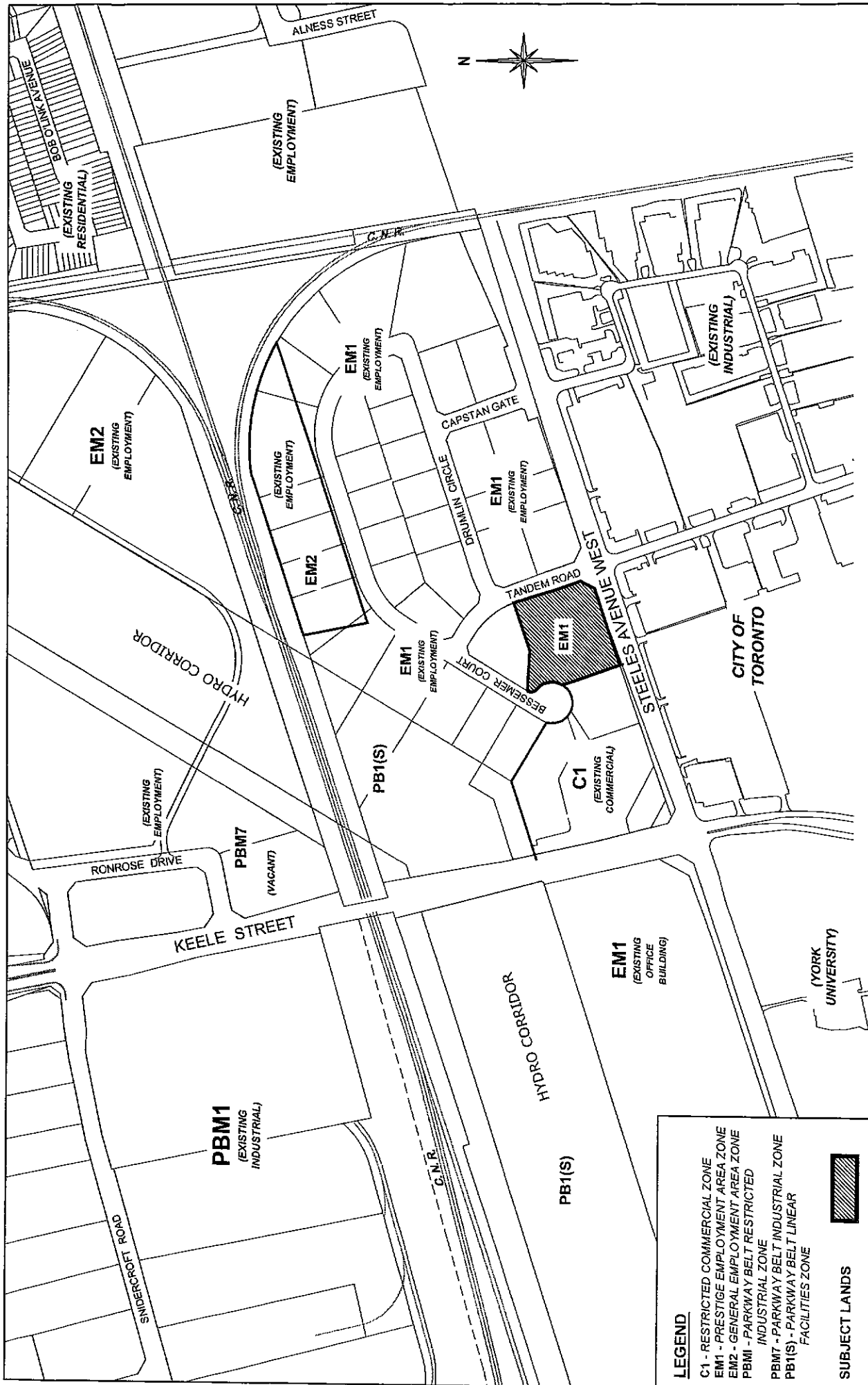
Ryan Mino, Planner, ext. 8213  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning


/CM



**LEGEND**

C1 - RESTRICTED COMMERCIAL ZONE  
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE  
 EM2 - GENERAL EMPLOYMENT AREA ZONE  
 PBM1 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE  
 PBM7 - PARKWAY BELT INDUSTRIAL ZONE  
 PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

**SUBJECT LANDS**



# Location Map

Part of Lot 1,  
 Concession 3

APPLICANT:  
 MOEZ & ZEENAT WALJI

N:\DPT\1 ATTACHMENTS\2\Z-08-070



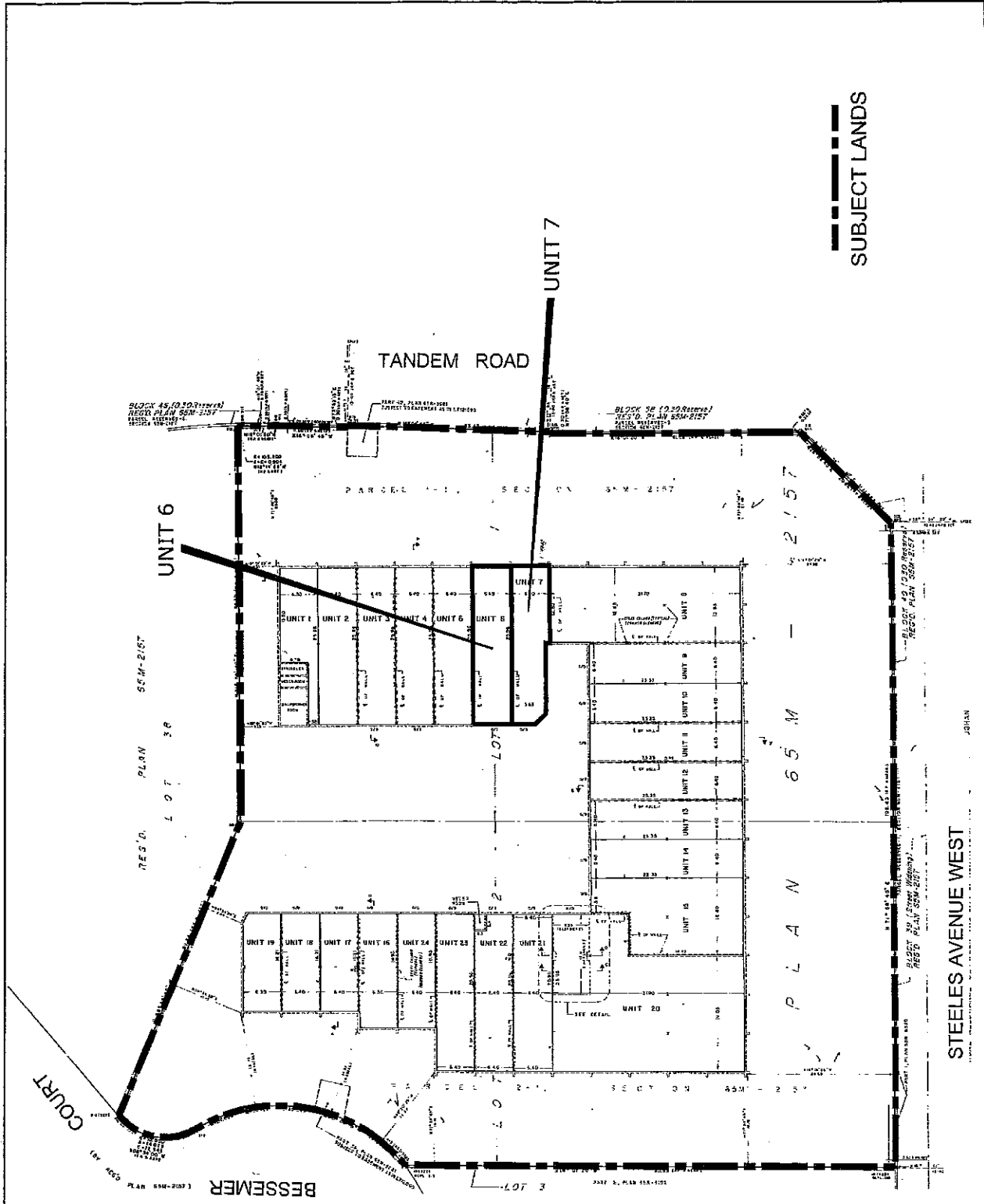
Development Planning Department

# Attachment 1

FILE No.:  
 Z-08-070

Not to Scale

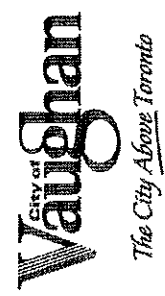
February 10, 2009



--- SUBJECT LANDS

# Attachment 2

FILE No:  
Z.08.070  
Not to Scale  
February 10, 2009



Development Planning Department

## Site Plan

Part of Lot 1,  
Concession 3  
APPLICANT:  
MOEZ & ZEENAT WALJI

ZONING AMENDMENT  
APPLICATION TO PERMIT A  
VETERINARY CLINIC (WITH  
ACCESSORY PET GROOMING)  
HAVING A GROSS FLOOR AREA  
OF 325 m<sup>2</sup> IN UNITS 6 & 7 OF  
THE EXISTING MULTI-UNIT  
BUILDING ZONED EM1 PRESTIGE  
EMPLOYMENT AREA ZONE

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