

**3.    ZONING BY-LAW AMENDMENT FILE Z.10.030  
PIERO AND ROSANNA MINIACE  
WARD 2**

**P.2011.8**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.030 (Piero and Rosanna Miniace) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Meeting was circulated: February 25, 2011
- b)     Circulation Area: 150m, the West Woodbridge Homeowners Association, and to those individuals that requested notification.
- c)     Comments received as of March 15, 2011: None

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.030) to amend By-law 1-88, specifically to permit the following uses within the existing dwelling on the subject lands shown on Attachments #1 and #2: ground floor commercial uses including a personal service shop (hair salon), business and professional offices, and an eating establishment, and one residential unit on the second floor. The following site-specific exceptions are required to implement the site plan shown on Attachment #3:

	<b>By-law Standard</b>	<b>By-law 1-88, R3 Residential Zone Requirements</b>	<b>Proposed Exceptions to R3 Residential Zone</b>
a.	Permitted Uses	i) Single Family Detached Dwelling	Add the following Commercial Uses:  i) Personal Service Shop (hair salon)  ii) Business or Professional Office  iii) Eating Establishment

	<b>By-law Standard</b>	<b>By-law 1-88, R3 Residential Zone Requirements</b>	<b>Proposed Exceptions to R3 Residential Zone</b>
b.	Minimum Yard Requirements	Front Yard – 4.5 m Exterior Side Yard (South) – 4.5 m	Front Yard – 3.0 m Exterior Side Yard – 3.17m
c.	Minimum Parking Requirements	3.0 parking spaces per residential unit (3 parking spaces)  Plus,  i) 6.0 parking spaces per 100m <sup>2</sup> GFA devoted to Personal Service Shop Use (6 parking spaces)  Or,  ii) 3.5 parking spaces per 100m <sup>2</sup> GFA devoted to Business or Professional Office Use (4 parking spaces)  Or,  iii) 16.0 parking spaces per 100m <sup>2</sup> GFA devoted to Eating Establishment Use (16 spaces)  Total required parking – 7 to 19 spaces depending on the ground floor commercial use	7 parking spaces for any of the proposed uses
d.	Permitted Yard Encroachments and Restrictions	Porch and steps permitted to encroach into the required front yard 1.8 m	Porch and steps permitted to encroach into the required front yard 3.0 m

Other zoning exceptions may be identified through the detailed review of the zoning application.

A related Site Development Application (File DA.10.103, Piero and Rosanna Miniace) has also been submitted as shown on Attachment #3.

## Analysis and Options

Location	<ul style="list-style-type: none"> <li>▪ 7974 Kipling Avenue, located on the northwest corner of Kipling Avenue and Burton's Lane, shown as "Subject Lands" on Attachments #1 and #2.</li> <li>▪ The property has a lot area of 544.55 m<sup>2</sup> with 18 m frontage onto Kipling Avenue and 28.7 m flankage on Burton's Lane. The site is developed with a 2-storey building (100 m<sup>2</sup> ground floor) currently used as a hair salon (Motion Cut and Innovative Beauty) with a 7 space parking area located at the rear.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Medium Density Mixed Use" by OPA #695 (Kipling Avenue Corridor Study).</li> <li>▪ "Low Rise Mixed Use" by the new City of Vaughan Official Plan 2010 (Volume 2, Kipling Avenue Corridor), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.</li> <li>▪ The proposal conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R3 Residential Zone by By-law 1-88, which permits single detached dwellings.</li> <li>▪ The proposed commercial uses are not permitted in an R3 Residential Zone, therefore, an amendment to By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

## Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed uses will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to compatibility, the availability of parking, and the appropriate development standards required to implement the site plan.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Woodbridge Heritage Conservation District Plan	<ul style="list-style-type: none"> <li>▪ The subject lands are designated under Part V of the Ontario Heritage Act. Any changes to the building and signage must be reviewed by the Cultural Services Division.</li> </ul>
c.	Access, road widening and parking review	<ul style="list-style-type: none"> <li>▪ Access improvements and any required road widening along Kipling Avenue must be approved by the Vaughan Engineering Department.</li> <li>▪ The adequacy of the 7 parking spaces on the property to support the proposed mixed use residential and commercial uses will be reviewed.</li> </ul>
d.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Zoning By-law Amendment Application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

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

**Report prepared by:**

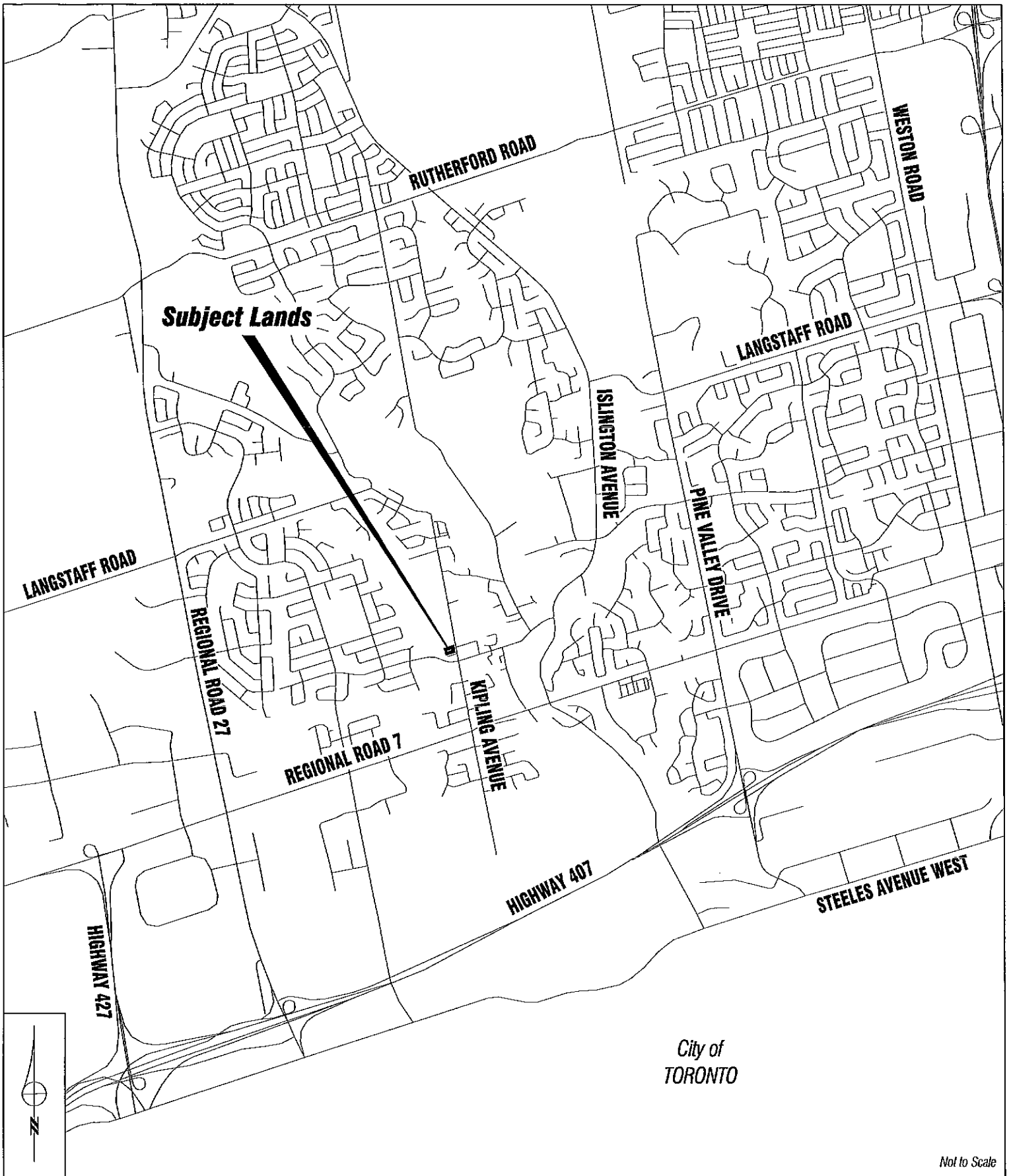
Eugene Fera, Planner, ext. 8064  
Carmela Marelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



Not to Scale

# Context Location Map

LOCATION:  
Part Lot 7, Concession 8

APPLICANT:  
Piero & Rosanna Miniace

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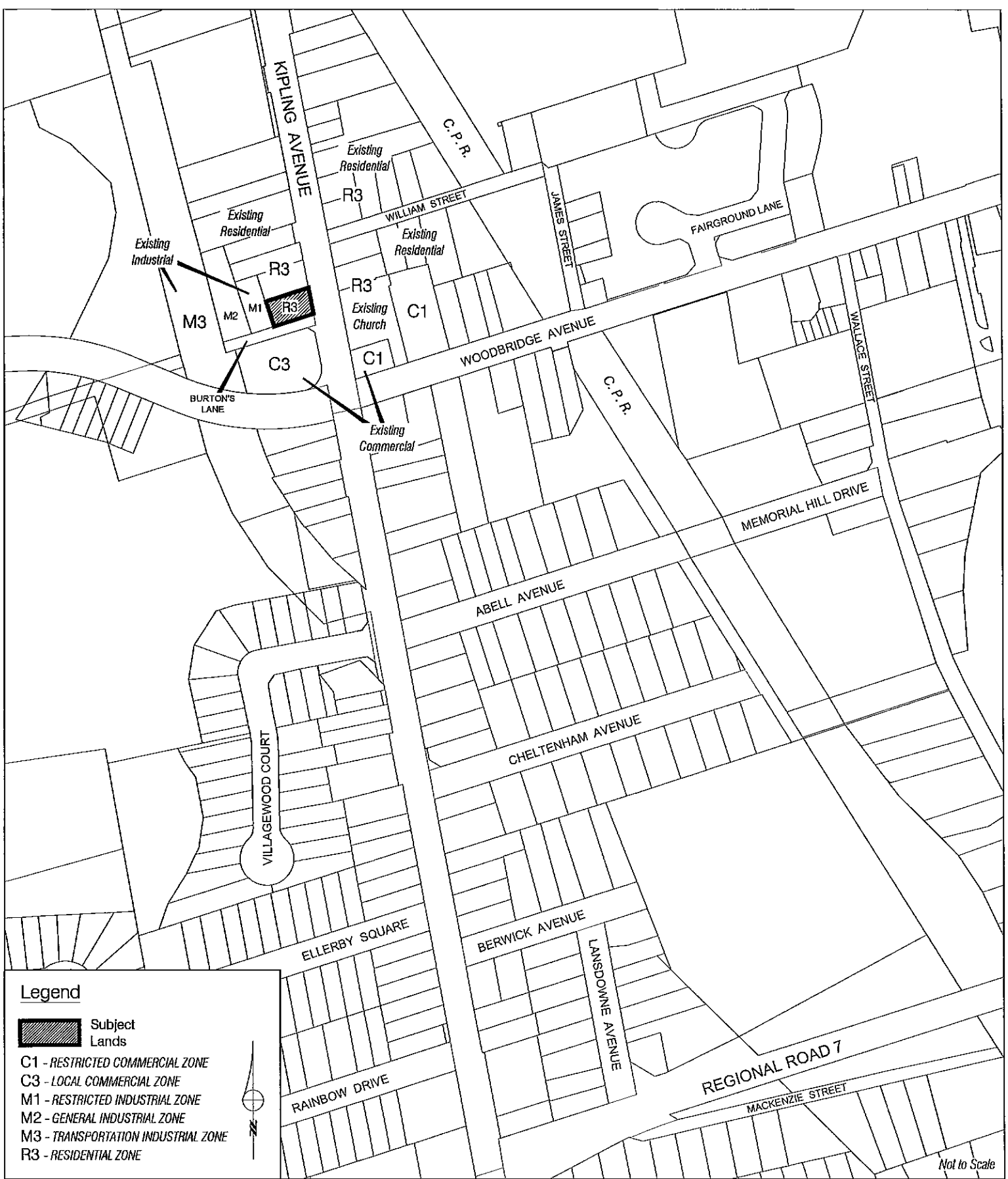


# Attachment

FILE:  
Z.10.030

DATE:  
December 10, 2010

# 1



# Location Map

LOCATION:  
Part Lot 7, Concession 8

APPLICANT:  
Piero & Rosanna Miniace

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# Attachment

FILE:  
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# 2

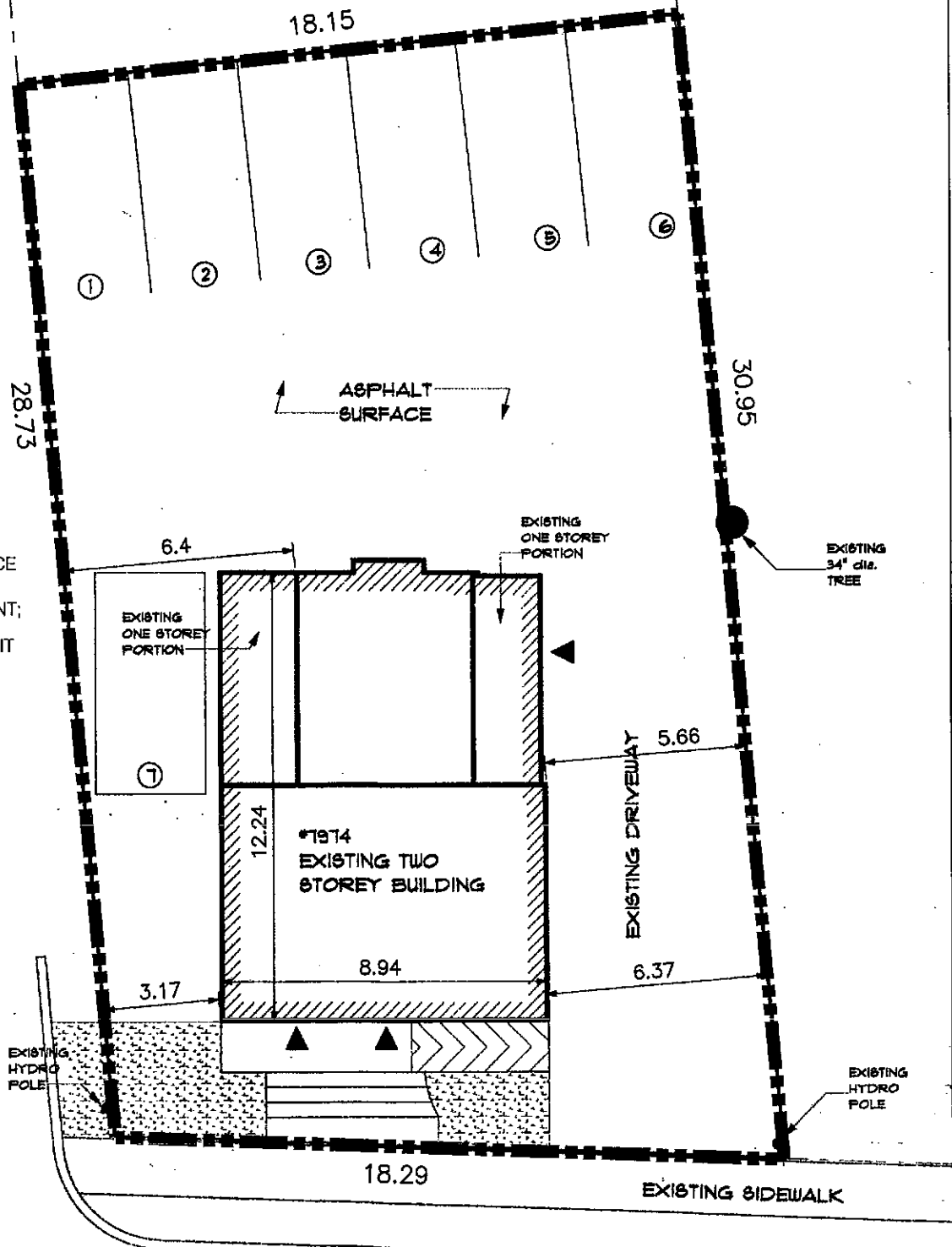
**ZONING BY-LAW  
AMENDMENT**

TO PERMIT THE FOLLOWING USES  
IN THE EXISTING BUILDING LOCATED  
ON THE SUBJECT LANDS;

GROUND FLOOR - PERSONAL SERVICE  
SHOP; BUSINESS & PROFESSIONAL  
OFFICE; & AN EATING ESTABLISHMENT;  
SECOND FLOOR - A RESIDENTIAL UNIT

BURTON'S LANE

KIPLING AVENUE



**Site Plan**

LOCATION:  
Part Lot 7, Concession 8

APPLICANT:  
Piero & Rosanna Miniace

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**Attachment**

FILE:  
Z.10.030

DATE:  
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**3**