



June 14, 2012

TO: Members of Planning & Growth Management Committee

RE: Harmonized Zoning By-law - Consideration of Amendments related to Holistic Establishments

Recommendation

1. The Committee direct the Acting Chief Planner to consider and report to the October 12, 2012 meeting of PGM on amendments to the Harmonized Zoning By-law that would have the effect of prohibiting Holistic Establishments from being located within any Zone that permits residential uses, or within specified Centres, Districts, or Avenues.
2. The Committee direct the Acting Chief Planner to consider and report to the October 12, 2012 meeting of PGM on amendments to the Harmonized Zoning By-law that would have the effect of requiring an appropriate limiting distance of any Holistic establishment from a Residential, Mixed-use, or Avenue zone.
3. The Committee direct the Acting Chief Planner to consider and report to the October 12, 2012 meeting of PGM on amendments to the Harmonized Zoning By-law that would have the effect of requiring a limiting distance between Holistic establishments in any Zone.

Background

In recent years there has been a dramatic increase in the number of holistic establishments City-wide. There has also been a tendency for them to become concentrated in several areas within the City. This is a relatively new type of land use/occupancy and residents have raised various concerns and complaints about the location and operation of these facilities.

Among the concerns raised are noise, traffic, parking, criminal activity, and harassment of residents by patrons and staff of the establishments.

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It is clear that is a type of occupancy that when located in close proximity to residential units creates unwanted and undesirable conflicts. Consequently keeping this use away from zones that contain residential uses would eliminate those conflicts.

Another issue related to these establishments is that they have concentrated on certain streets and districts in the city. This type of concentration further adds to the nuisance and conflict that they often create. Ensuring reasonable separation distances between establishments would reduce the negative impact they have in various communities.

The Harmonized Zoning By-law represents the first real opportunity to address the problems created by these establishments City-wide by imposing new zoning regulations to limit their impact on communities.

Yours truly,

A handwritten signature in blue ink, appearing to read "Peter Milczyn", with a long horizontal flourish extending to the right.

Peter Milczyn