

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA NOVEMBER 5, 2001**

**5. AMENDMENT TO ZONING BY-LAW Z.01.048  
RELATED FILE DA.01.074  
1431384 ONTARIO INC.  
PRELIMINARY REPORT**

**P.2001.71**

**Recommendation**

The Commissioner of Planning recommends the following:

THAT the Public Hearing for Files Z.01.048 (1431384 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 4, 2001, the Owner submitted an application to amend the Zoning By-law to permit a Hair Salon and Tea Room use in the C1 Restricted Commercial Zone, and to allow an addition to the existing building, reduced parking requirements and a gravel-surface parking area.

**Background - Analysis and Options**

The subject lands are located on the east side of Islington Avenue, south of Nashville Road, being Lot 3, Registered Plan 11 (10473 Islington Avenue), in Lot 24, Concession 8, City of Vaughan. The 0.09 ha site has 18.04 metres of frontage on Islington Avenue and 52.2 metres depth, and is developed with a two-storey, 169.05 m<sup>2</sup> heritage structure. The surrounding land uses are:

- North - commercial (C1 Restricted Commercial Zone)
- South - commercial (C1 Restricted Commercial)
- East - residential (R1 Residential Zone)
- West - Islington Avenue; commercial (C1 Restricted Commercial)

The subject lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan), and are zoned C1 Restricted Commercial, subject to Exception Paragraph 9 (452).

On October 12, 2001, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers Association. No comments have been received to date. All comments received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the "Core Area" designation includes "Mainstreet Commercial" uses located on Islington Avenue and Nashville Road, which includes retail stores, personal service shops, professional and business offices, restaurants and sidewalk cafes, and similar uses. The proposed hair salon and tea room would conform to the policies of the Official Plan;
- the lands are zoned C1 Restricted Commercial Zone, subject to Exception 9(452), which permits only a variety store use within the existing building; exceptions are required to permit the addition beyond the permitted building envelope and to permit the tea room and hair salon uses;

- a gravel parking area for 10 spaces is proposed, whereas the by-law requires an asphalt parking area for 13 spaces; the appropriateness of the parking area for the use will be reviewed;
- the Engineering Department has requested a 1.5m widening of the road allowance, and that the existing gravel-surfaced parking lot be paved;
- the existing structure is in the City's 1991 Inventory of Significant Heritage Structures and therefore, the addition to the rear of the building will be reviewed by Heritage Vaughan;
- as a road widening is to be conveyed to the City, a Phase 1 Environmental Site Assessment is required to be submitted and reviewed prior to proceeding with the technical report to Committee of the Whole.

### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with the comments expressed at the public hearing, or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular Staff will review the application in accordance with the "Core Area", "Heritage Conservation", and "Urban Design" policies of the Official Plan, and the provisions of By-law 1-88. A Phase 1 Environmental Site Assessment is required, given that lands are to be conveyed to the City.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations

### **Report prepared by:**

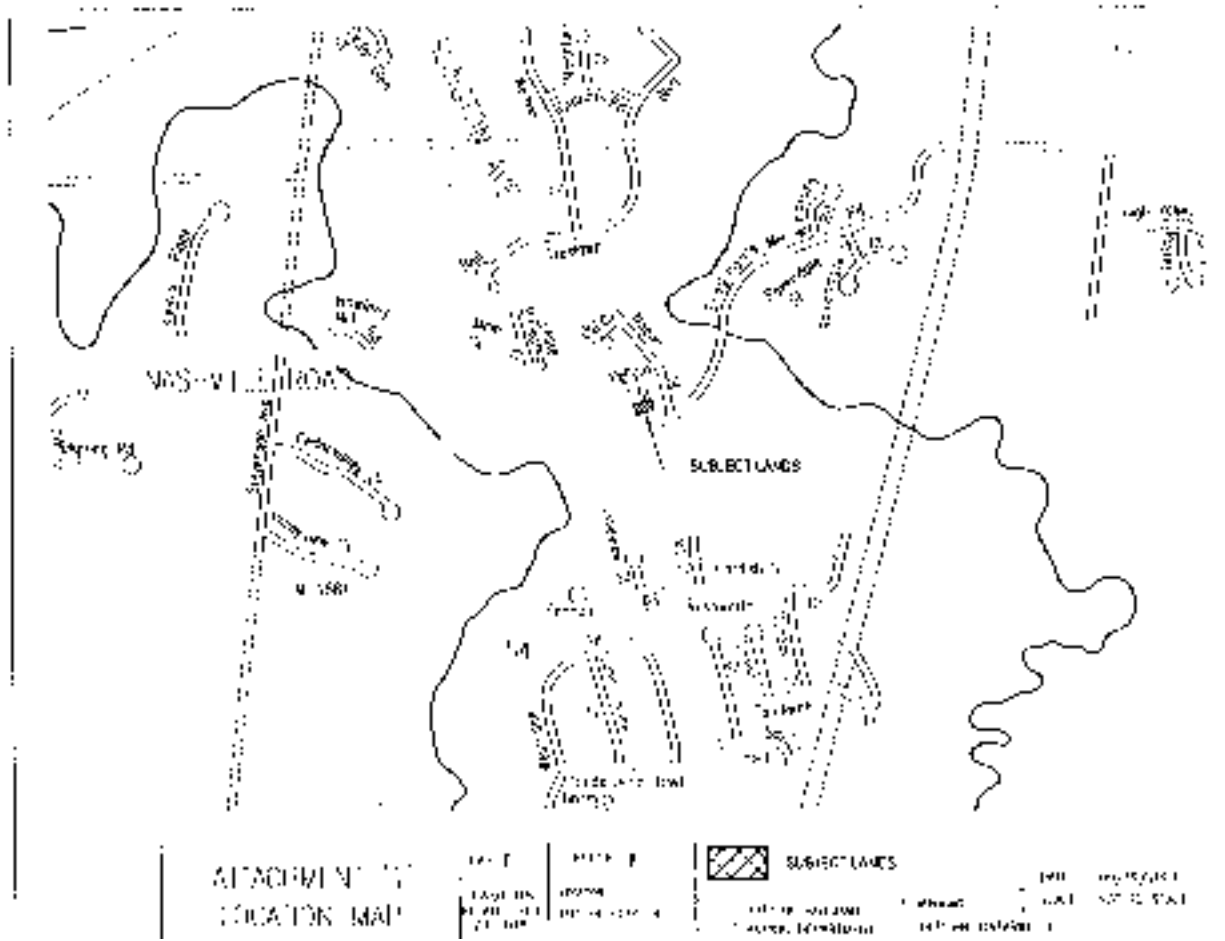
Karen Antonio, Planner 1, ext. 8630  
Eric Taylor, Senior Planner, Environmental, ext. 8214  
Bianca M. V. Bielski, Manager, Development Planning, ext. 8485

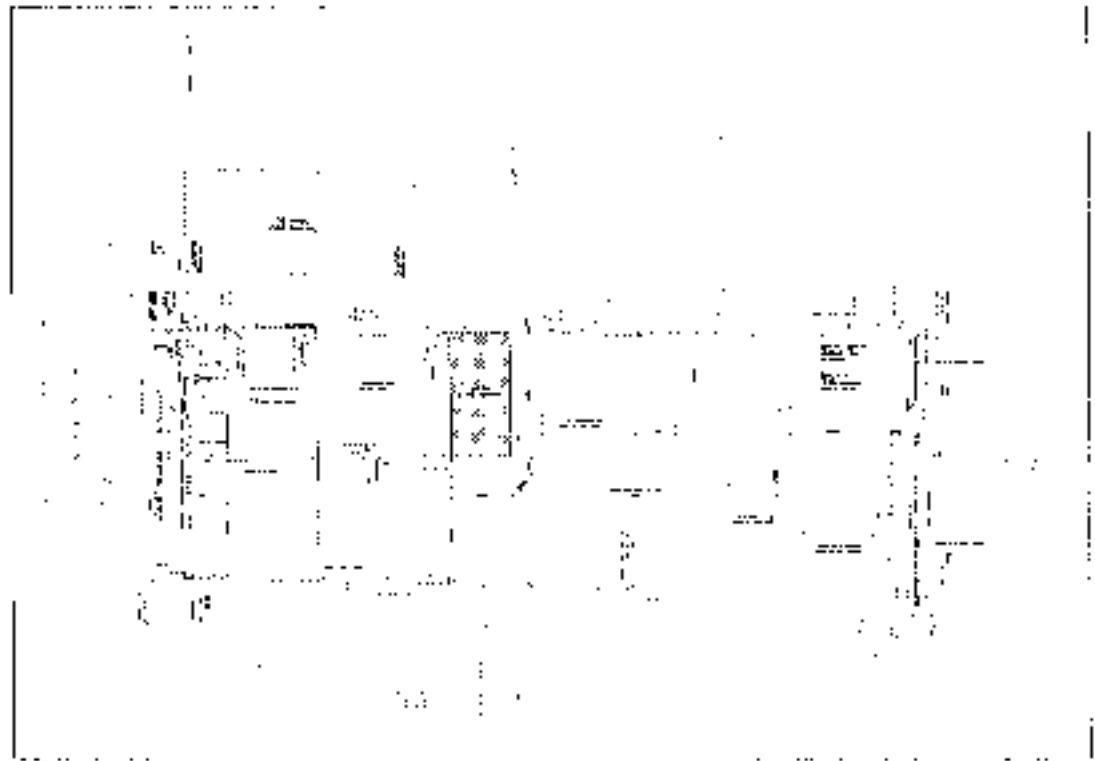
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



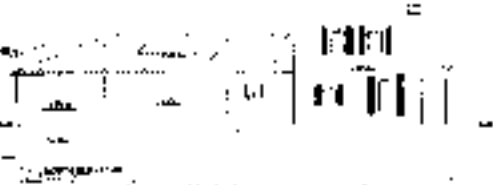


ATTACHMENT 7  
 1.0 PLAN

DATE: 08/20/2007  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

PROJECT: [illegible]  
 SHEET: [illegible]

SCALE: 1/8" = 1'-0"  
 DATE: 08/20/2007



ATTACHMENT 5  
ELEVATIONS

NO. 1	WEST SIDE	1/2" = 1'-0"	DATE: 10/15/2001
NO. 2	EAST SIDE	1/2" = 1'-0"	DATE: 10/15/2001
NO. 3	NORTH SIDE	1/2" = 1'-0"	DATE: 10/15/2001
NO. 4	SOUTH SIDE	1/2" = 1'-0"	DATE: 10/15/2001