

**2. ZONING BY-LAW AMENDMENT FILE Z.02.069
1534799 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.73

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.069 (1534799 Ontario Limited), BE RECEIVED, and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On September 11, 2002, the Owner submitted an application to rezone the R3 Residential Zone portion of the site to C1 Restricted Commercial Zone, similar to the remainder of the property, to recognize the existing built-form and uses.

The Owner has also submitted a corresponding site plan application (File DA.02.060) for the second floor office area

Background - Analysis and Options

The subject lands are located at the southwest corner of Islington Avenue and Highway 7, being Part of Lot 57, Registered Plan 9831 (7694 Islington Avenue), in Lot 5, Concession 7, City of Vaughan. The 0.38 hectare site has frontage on Islington Avenue and is developed with a two-storey building (second floor built within the roofline), comprised of commercial and office components, and a coin-operated car wash at the rear.

The lands are designated "Service Commercial" by OPA #240 and zoned C1 Restricted Commercial Zone and R3 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - industrial/commercial (C1 Restricted Commercial Zone and R3 Residential Zone)
- South - commercial (C1 Restricted Commercial Zone)
- East - Islington Avenue; residential (R3 Residential Zone)
- West - Legion Court; valleyland and residential (R1 Residential and OS1 Open Space Conservation Zones)

On October 11, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site and to the Pine York Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

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

- Official Plan Amendment #240 designates the lands "Service Commercial", which permits the existing development and uses;
- the existing uses on the portion of the lands zoned R3 Residential Zone by By-law 1-88 are not permitted, but are considered legal non-conforming; an amendment to the by-law is required to recognize the existing uses;

- parking adequacy, access and traffic will be examined through the related site development application; Region of York approval is required for the access;
- a building permit is required for the second floor office component, in compliance with the Ontario Building Code; development is limited by the existing hydro transformer to the satisfaction of Vaughan Hydro;
- additional building treatment, design and landscape treatment will be reviewed through the site plan process;
- the appropriateness of the car wash use and its function (ie. stacking lane and parking) will be reviewed; and
- the lands fall entirely within a "Special Policy Area" as defined by the Official Plan, and therefore, approval from the Toronto and Region Conservation Authority is required.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed applications will be reviewed for compatibility, parking adequacy and site functioning.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



SUBJECT LANDS

Location Map

Part of Lot 5,
Concession 7

APPLICANT:
1534799 ONTARIO
LIMITED

City of
Vaughan

Community Planning Department

Attachment

FILE No.:
Z.02.060 & DA.02.069

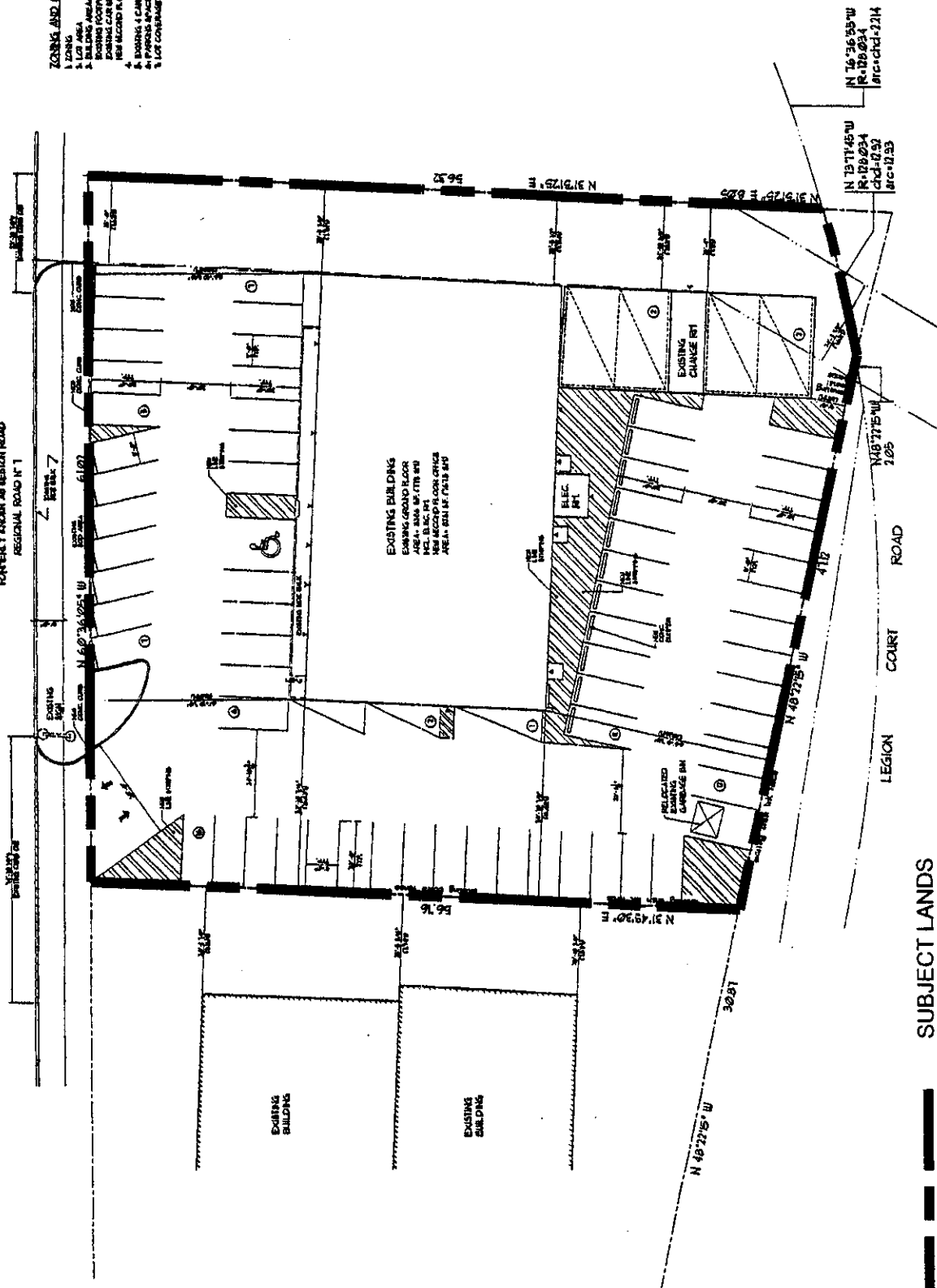
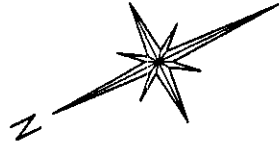
September 20, 2002

Not to Scale

1

ISLINGTON AVENUE
FORMERLY KNOWN AS REGION ROAD
REGIONAL ROAD #1

- ZONING AND SITE BENCHMARKS**
- 1. ZONING: R-10
 - 2. LOT AREA: 4,871 SQ. FEET (0.111 AC)
 - 3. BUILDING AREA: 1,500 SQ. FT. (0.034 AC)
 - 4. EXISTING BUILDING AREA: 1,500 SQ. FT. (0.034 AC)
 - 5. NEW SECOND FLOOR OFFICE AREA: 1,500 SQ. FT. (0.034 AC)
 - 6. EXISTING GARAGE/STORAGE: 1,500 SQ. FT. (0.034 AC)
 - 7. NEW GARAGE/STORAGE: 1,500 SQ. FT. (0.034 AC)
 - 8. TOTAL GARAGE/STORAGE: 3,000 SQ. FT. (0.068 AC)
 - 9. LOT COVERAGE: 61.6%
 - 10. MAX. HEIGHT: 11.0 METERS



--- SUBJECT LANDS

Site Plan

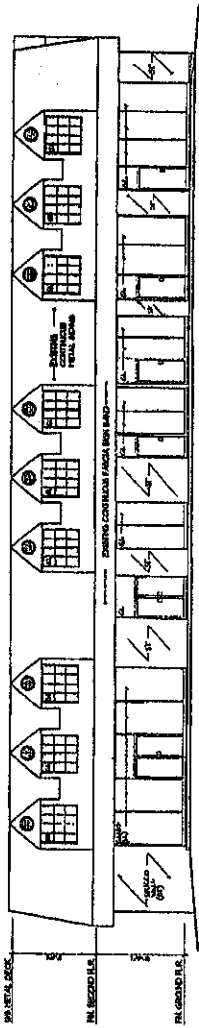
Part Lot 5,
Concession 7
APPLICANT:
1534799 ONTARIO
LIMITED



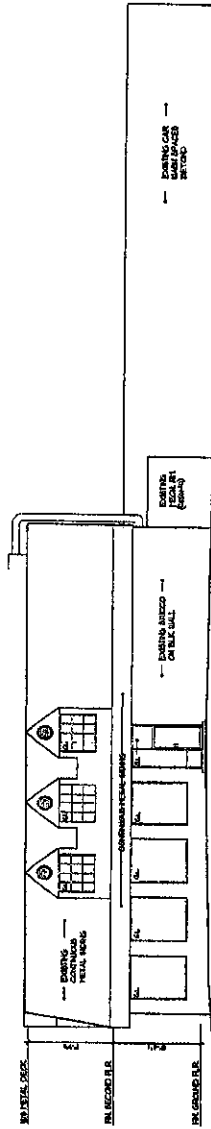
Community Planning Department

Attachment 2

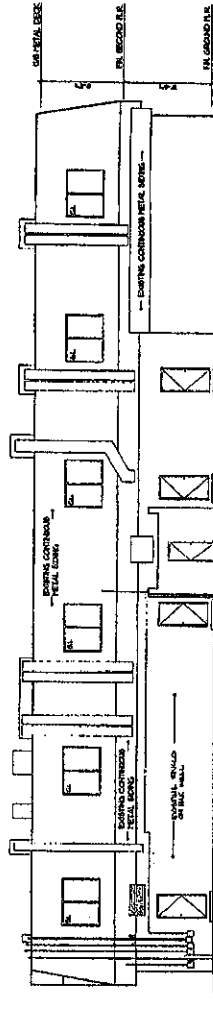
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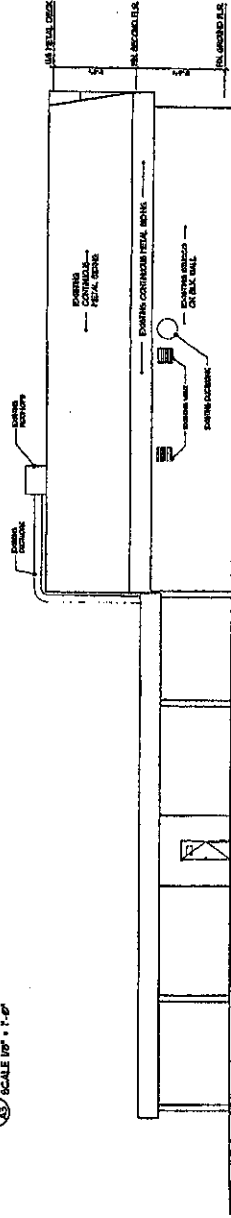
1 NORTH SIDE ELEVATION - HUNTING AVENUE
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"

Elevations

Part of Lot 5,
Concession 7

APPLICANT:
1534799 ONTARIO
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City of Vaughan

Community Planning Department

Attachment 3

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