

**COMMITTEE OF THE WHOLE   APRIL 8, 2002**

**ZONING BY-LAW AMENDMENT FILE Z.01.048  
SITE PLAN DEVELOPMENT FILE DA.01.074  
1431384 ONTARIO INC. (1438614 ONTARIO INC.)  
REPORT #P.2001.71**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.01.048 (1431384 Ontario Inc.) BE APPROVED, to permit a hair salon and tea room/patisseries, together with any necessary exceptions to the zoning standards.
2. THAT Site Development Application DA.01.074 (1431384 Ontario Inc.) BE APPROVED, provided that prior to the execution of the site plan agreement:
  - a) the final site plan and building elevations shall be approved by the Community Planning and Urban Design departments;
  - b) the final site servicing and grading plan and storm water management report shall be approved by the Engineering Department; and
  - c) the final landscape cost estimate shall be approved by the Urban Design Department.

**Purpose**

On June 4, 2001 the Owner submitted an application to amend the Zoning By-law to permit hair salon and tea room uses in the C1 Service Commercial Zone, and to allow an addition to the existing building, reduced parking requirements and a gravel-surface parking area. Additional exceptions to legalize the existing building are also required.

**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 subject lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan), and are zoned C1 Restricted Commercial Zone, subject to Exception Paragraph 9(452). The 0.09 ha site has 18.04 metres of frontage on Islington Avenue and 52.2 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 Zone)
- East - residential (R1 Residential Zone)
- West - Islington Avenue; commercial (C1 Zone)

**Public Hearing**

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. A letter of support was received from the Kleinburg and Area Ratepayers Association. The recommendation of the Committee of the Whole to receive the Public Hearing of November 5,

2001, and forward a comprehensive report to a future Committee meeting, was ratified by Council on November 12, 2001.

### Official Plan

Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) designates the lands "Core Area". Restaurants and Personal Service Shop uses are permitted uses within this designation, and therefore comply with the Official Plan.

### Zoning

The subject lands are zoned C1 Restricted Commercial Zone, subject to Exception Paragraph 9(452). The site-specific zoning restricts the uses permitted on the site to a variety store only. An amendment is required to permit the proposed hair salon and take-out eating establishment on the lands.

Staff have no objection to the following list of exceptions to the by-law standards, which are required to recognize the existing building envelope:

- 0.12 m setback from a residential zone, whereas 9 m is required
- eaves which project over the north property line
- 6.0 m driveway along front lot lines whereas 7.5 m is required

### Parking

The required parking on the site is calculated as follows:

Hair Salon:	(@ 115.99 m <sup>2</sup> @ 6/100 m <sup>2</sup> )	7 spaces
Take-Out Eating Establishment (with less than 24 seats):	(@ 80 m <sup>2</sup> @ 10/100 m <sup>2</sup> )	<u>8 spaces</u>
Total Required:		15 spaces
Total Provided:		15 spaces

The proposed parking on the site is sufficient, therefore the application for an exception for a reduction in parking is no longer required.

The zoning by-law requires that parking areas be asphalt or concrete. The applicant proposes that the parking area remain gravel. Brick pavers are proposed on the driveway, which would help to prevent gravel from being carried onto Islington Avenue. Staff have no objection to this request.

### Site Design

The site is developed with a 2-storey heritage structure. The building is located at the front of the lot facing Islington Avenue, with a driveway on the south side leading to a gravel parking area. The 38 m<sup>2</sup> addition is proposed at the rear of the building (east elevation).

### Road/Services

A 1.5 m road widening is required along the frontage of the subject property. However, dedication of this widening may be deferred until any redevelopment of the subject lands, or reconstruction of Islington Avenue, whichever comes first. The Engineering Department requests that the conditions of dedication be imposed within the site plan agreement to ensure these conditions are registered on title.

As a condition of site plan approval, the Vaughan Engineering Department must be satisfied with the site servicing, grading and stormwater management.

### Landscaping

The Urban Design Department has no objection to the proposed application. The applicant is proposing a 1.5 m wide increase in the landscape strip at the rear of the property (eastern perimeter), adjacent to the end-parking stalls. The landscape strip will increase to 4.5 m in these areas, and will be sodded. Staff have no objection to this change. The final landscape cost estimate is subject to final approval by the Urban Design Department.

### Cultural Services - Heritage Vaughan

Heritage Vaughan reviewed the site plan application at a meeting held on October 17, 2001 and have no objection to the development application. Heritage Vaughan has requested that the new windows proposed in the rear addition be consistent in design with the existing windows (muntin bars with multi-panes).

### Elevations

The existing building is designed with a sloped roof, containing 2 dormers in the front elevation facing Islington Avenue (west elevation). The front door projects forward from the main elevation, and also contains a sloped roof. The building addition is located at the rear of the building (east) and is designed to match the existing building in design and detail.

The materials consist of aluminum siding and an asphalt-shingled roof. The north elevation contains 5 windows. The south elevation adjacent to the driveway includes the main covered entrance and 3 windows with muntin bars and multi-panes. The rear elevation also contains a new door and two new windows that match the existing windows.

### Conclusion

Staff have reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have no objections. The proposed hair salon and tea room/patisserie uses conform to the Official Plan. The proposed zoning exceptions recognize the existing building envelope on the site, and are considered appropriate to facilitate the proposed addition to the building. Staff are satisfied that the development is appropriate for the site. Should Committee concur, the Recommendation can be adopted.

### Attachments

1. Location Map
2. Site Plan
3. Elevations

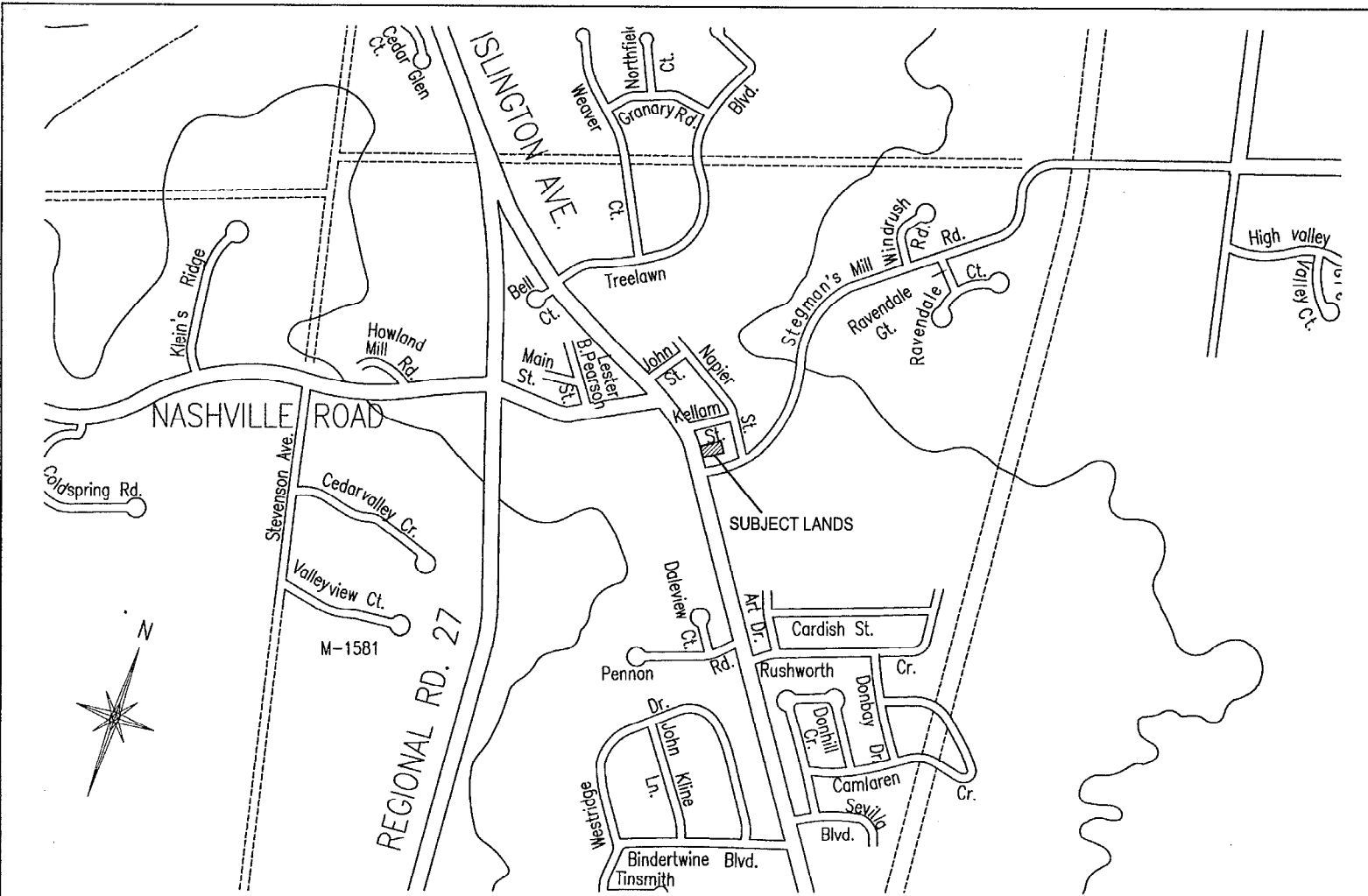
### Report prepared by:

Carmela Marrelli, Planner 1, ext. 8791  
Art Tikiryian, Senior Planner, ext. 8212

Respectfully submitted,


MICHAEL DeANGELIS  
Commissioner of Planning  
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JOANNE R. ARBOUR  
Director of Community Planning



ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
DA.01.074 Z.01.048	LOCATION: LOT 24, CONC. 8

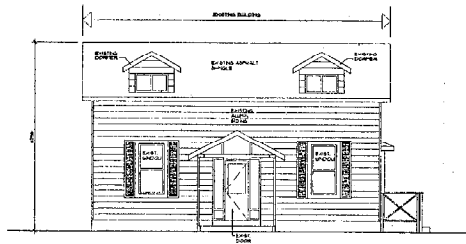
 SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

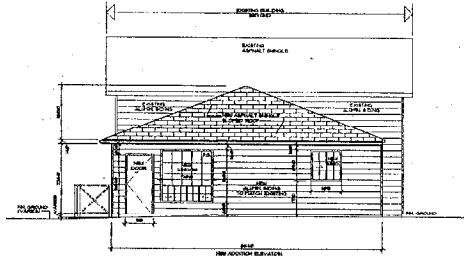
APPLICANT:  
1431384 ONTARIO INC.

DATE: 03/19/2002  
SCALE: NOT TO SCALE



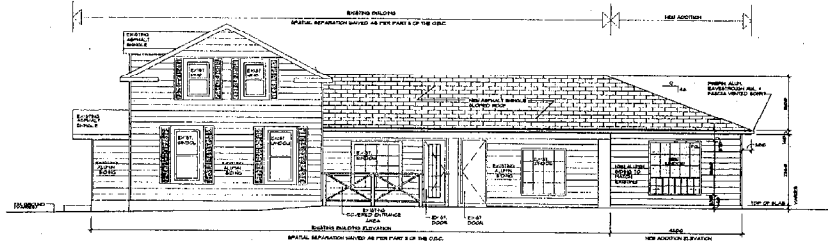


1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



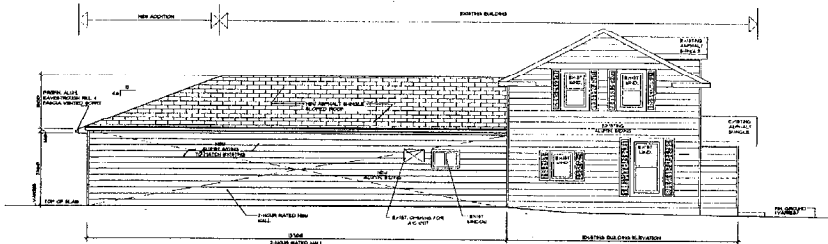
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

SPECIAL SEPARATION CALLED OUT AS PER PART 8 OF THE CBC



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

SPECIAL SEPARATION CALLED OUT AS PER PART 8 OF THE CBC



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

SPECIAL SEPARATION CALLED OUT AS PER PART 8 OF THE CBC

ATTACHMENT '3' ELEVATIONS	FILE #:	REPORT #:	DATE: 03/19/2002
	DA.01.074 Z.01.048	LOCATION: LOT 24, CONC. 8	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 1431384 ONTARIO INC.	