

COMMITTEE OF THE WHOLE APRIL 22, 2002

SITE DEVELOPMENT FILE DA.01.040

FRANK ROSSI

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.040 (Frank Rossi) BE APPROVED, subject to the following:
 - i) that the final site plan be to the satisfaction of the Community Planning, Engineering, Urban Design and Building Standards Departments.

Purpose

On May 23, 2001, the Owner submitted a site development application to permit an existing residential dwelling to be used for a home occupation of a registered massage therapist (registered under the Regulated Health Profession Act and Massage Therapy Act).

Background - Analysis and Options

The subject lands are located on the east side of Islington Avenue, south of Nashville Road, (10429 Islington Avenue), in Lot 23, Concession 8, City of Vaughan. The 1578.24sq.m site has 26.21 m of frontage on Islington Avenue and is 60.35 m deep. The lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone. The surrounding land uses are:

- North - residential (R1 Residential Zone)
- South - residential (R1 Residential Zone)
- East - residential (R1 Residential Zone)
- West - Islington Avenue; residential (R1 residential Zone)

Official Plan/Zoning

The lands are designated "Core Area" by OPA #601, which permits some commercial uses that include professional and business offices. The proposed home occupation conforms to the policies of the Official Plan.

The zoning of the subject lands is R1 Residential Zone by By-law 1-88. Home occupations are permitted in any residential zone in accordance with a Council-approved site plan, and a number of criteria set out in the by-law. The proposed registered massage therapist (registered under the Regulated Health Professions Act and Massage Therapy Act), is permitted.

Home Occupation

By-law 1-88 contains criteria that must be met to permit a home occupation, specifically, limiting the use to 25% of the gross floor area, having not more than 3 employees and requiring 5 on-site parking spaces.

The applicant has indicated that the professional will be living in the dwelling, and that there will not be more than 3 people involved in the home occupation. Additionally, less than 25% of the building will be occupied by the home occupation and all parking requirements are being met. The proposed home occupation meets the requirements in the zoning by-law.

Site Plan

The property is developed with a detached dwelling having a gross floor area of 260 sq.m. Of the total gross floor area, 41 sq.m will be used for the home occupation, which represents 16% of the GFA.

An existing driveway on the north side of the house will be closed. Access will be from a new driveway on the south side of the property, which will serve the 5 required parking spaces.

The front yard setback of the house is 3.91 m, where the by-law requires 7.5 m. The applicant needs to demonstrate that this setback is legal non-conforming, as the building was constructed prior to the enactment of By-law 1-88. If the applicant is unable to do this, a minor variance will be required.

Conclusion

The proposed home occupation conforms to the policies of the Official Plan and the requirements of the zoning by-law. Staff consider the home occupation use to be appropriate for the property. Should Council concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

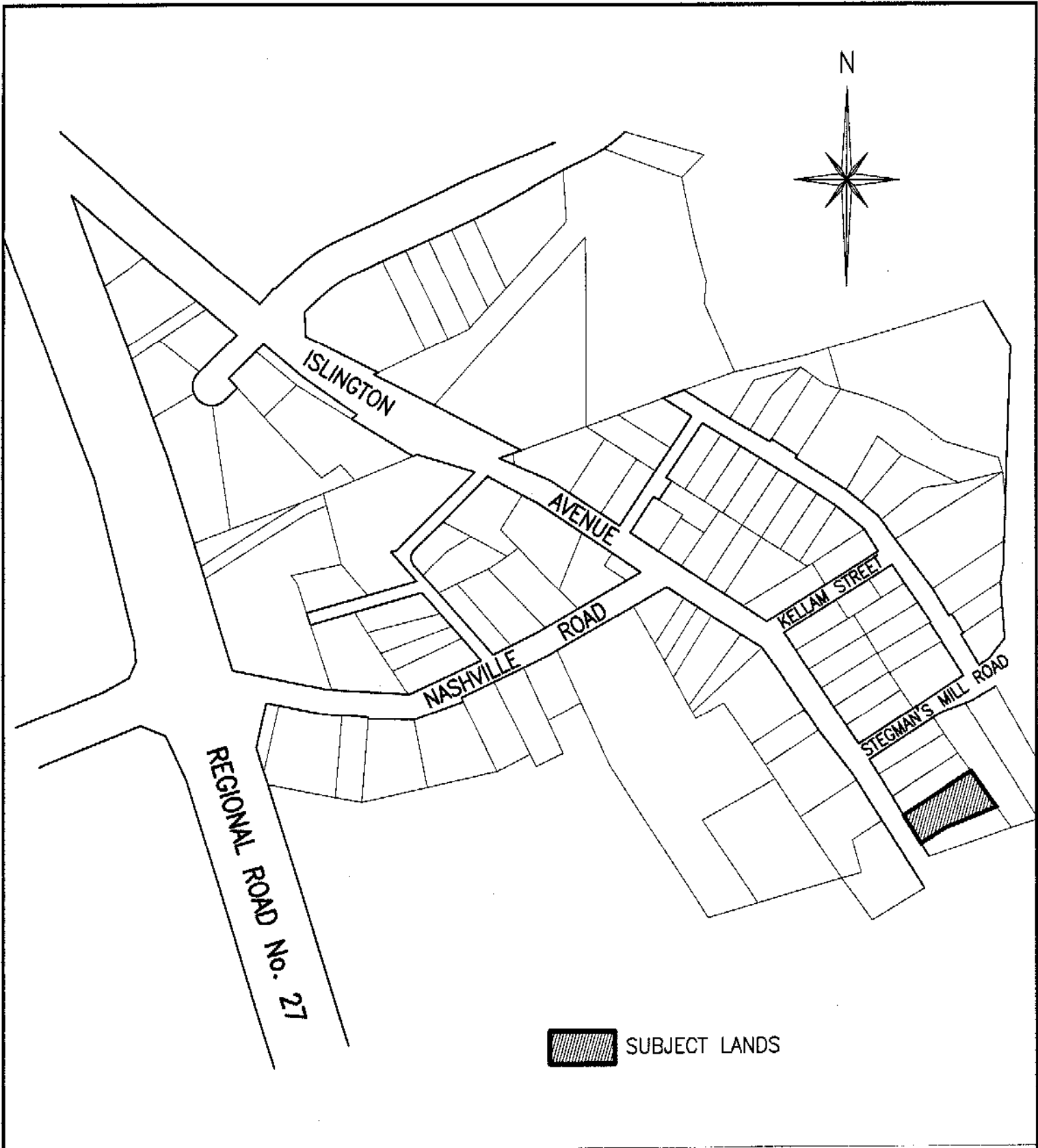
Todd Coles, Planner, ext. 8634
Art Tikiryán, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

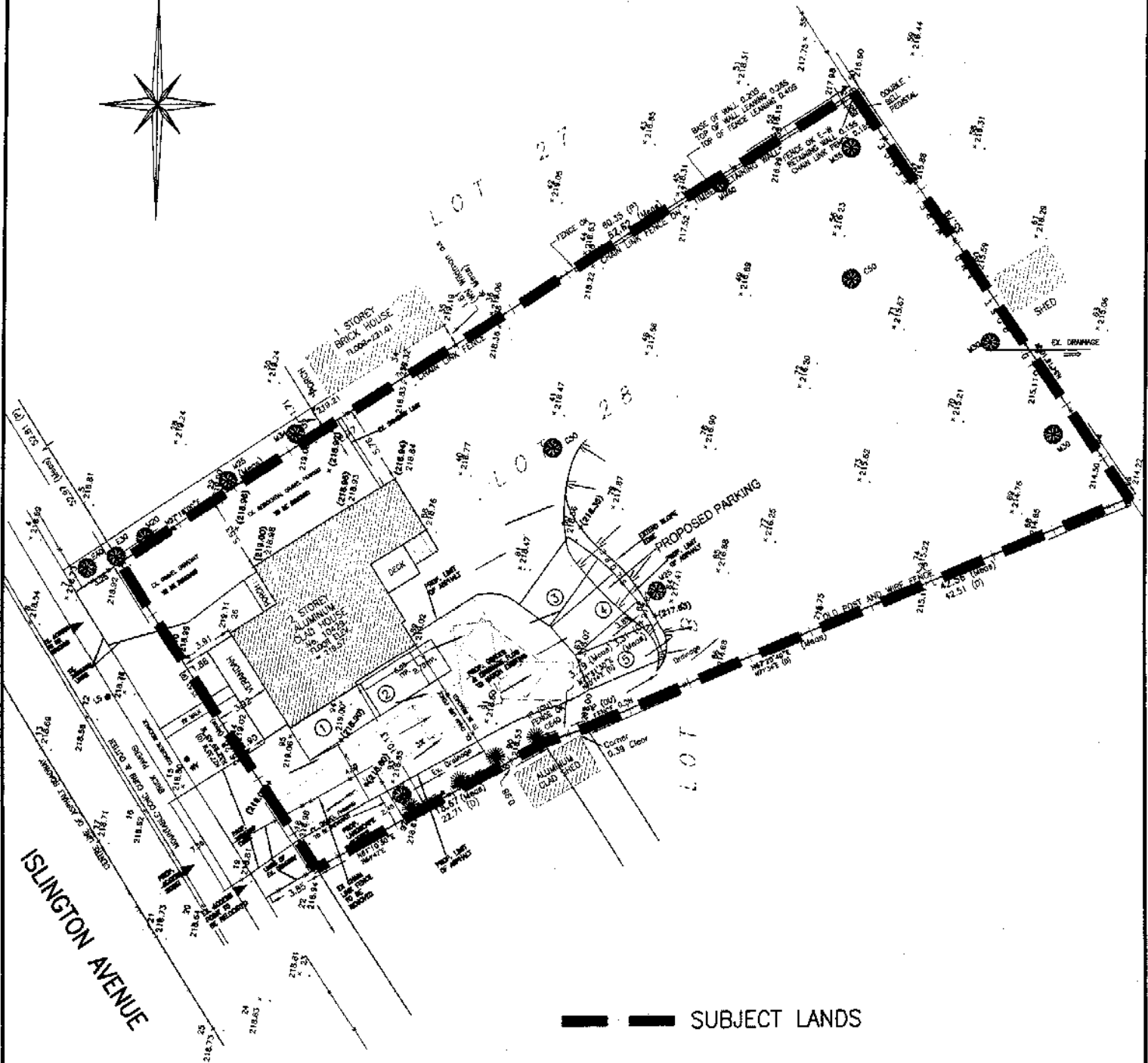
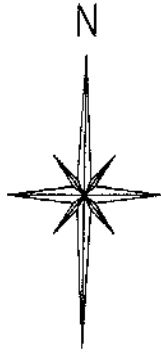
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 04/11/2002
	DA.01.040	LOCATION: PART OF LOT 23, CON. 8	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	FRANK ROSSI



— — — — — SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 04/11/2002
	DA.01.040	LOCATION: PART OF LOT 23, CON. 8	APPLICANT: FRANK ROSSI
CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE	