

COMMITTEE OF THE WHOLE MAY 20, 2003

SITE DEVELOPMENT FILE DA.03.018
1540072 ONTARIO LIMITED/HELENA DEAN

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.018 (1540072 Ontario Limited/Helena Dean) BE APPROVED, subject to the following conditions:

1. That prior to registration of a site development agreement:
 - a) the final site plan shall be approved by the Commissioner of Planning;
 - b) the signage and landscaping shall be approved by the Urban Design Department; and
 - c) the Official Plan and zoning by-law amendments be in full force and effect.

Purpose

On March 20, 2003, the Owners submitted an application to permit a veterinary clinic use with the entire 130m² floor space of the existing dwelling.

Background - Analysis and Options

The site is located on the east side of Islington Avenue, north of Major Mackenzie Drive, being Lot 24 on Registered Plan 11 (10435 Islington Avenue), within Lot 24, Concession 8, City of Vaughan. The surrounding land uses are:

- North - residential, (R1 Residential Zone)
- South - residential, (R1 Residential Zone)
- East - residential, (R1 Residential Zone)
- West - Islington Avenue; commercial (C6 Highway Commercial)

Official Plan

The site is designated "Core Area" by OPA #601, which permits "Mainstreet Commercial" uses along Islington Avenue. Some of these commercial uses include retail stores, personal service shops and professional offices

A veterinary clinic is not contemplated as a "Mainstreet Commercial" use; therefore, an Official Plan Amendment was required. On March 17, 2003 Council approved Official Plan Amendment Application OP.02.023 (Helena Dean/1540072 Ontario Ltd.) to amend the "Core Area" designation policies of OPA#601 to permit a veterinary clinic.

Zoning

The lands are zoned R1 Residential Zone by By-law 1-88, which permits a detached residential dwelling. On March 17, 2003, Council approved Zoning Amendment Application Z.02.081 to rezone the subject lands to C1 Restricted Commercial Zone, to permit the use of the residential dwelling for a veterinary clinic. The implementing by-law will be based on the approved site plan, and is to include the following exceptions:

	<u>Required</u>	<u>Provided</u>
Minimum front yard setback	9m	7.29m
Minimum setback from an "R" Zone	9m	1.05m
Landscaping strip abutting residential	2.4m	1.05m

By-law 1-88 defines a Veterinary Clinic as follows:

"Means a building or part of a building that is used solely by a veterinarian and his/her staff for the purpose of treatment of animals and providing facilities where the animals may be kept during the course of treatment."

Site Plan

The existing residential building will remain on the property, which has 17.59m of frontage onto Islington Avenue. The 4.17m wide driveway will accommodate three vehicles, with two more in the garage (interior dimension 6.6m x 6.4m). As a result, the site complies with the C1 Restricted Commercial Zone parking requirements of five parking spaces for a veterinary clinic.

The C1 Zone requires a minimum of 10% of the lot to be landscaped, a 6m landscaping strip abutting the street line, and a 2.4m landscaping strip abutting a Residential Zone. The landscaping on the site consists of existing soft landscaping, 13.43m wide by 7.29m in front of the building abutting the street line. The sides and rear of the building also contain soft landscaping making up the minimum required 10% on site. However, the interior side yards range from 1.05m to 1.71m, less than the required 2.4m landscaping abutting residential zones. The implementing zoning by-law amendment will address some of the above-noted deficiencies.

Elevations

This application falls within the Kleinburg-Nashville Heritage Study Area, being undertaken pursuant to the policies set out in the Kleinburg-Nashville Community Plan/OPA 601 and Part V of the *Ontario Heritage Act R.S.O. 1990*. At this time, there are no external changes being proposed to the building, except the signage required for the veterinary clinic.

The signage is pending submission and the details concerning colour, mounting, location, materials, size and type of signage will need to be reviewed by both the Urban Design and Cultural Services Department to ensure compatibility with the village character.

Conclusion

On March 17, 2003, Council approved applications to amend the Official Plan and zoning by-law to permit a veterinary clinic use conducted entirely within the existing dwelling. Staff has reviewed the corresponding site plan application, which proposes no new development on the site, and consider it to be acceptable. The exceptions to the C1 Commercial Zone standards to recognize the existing dwelling and facilitate the site plan will be included in the implementing zoning by-law. Staff is satisfied that the proposal is a compatible and appropriate use of the site within the "Mainstreet Commercial" designation.

Therefore, Staff recommends approval of the site plan application, subject to conditions. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Floor Plan
- 4a. Elevations North/ South
- 4b. Elevations East/ West

Report prepared by:

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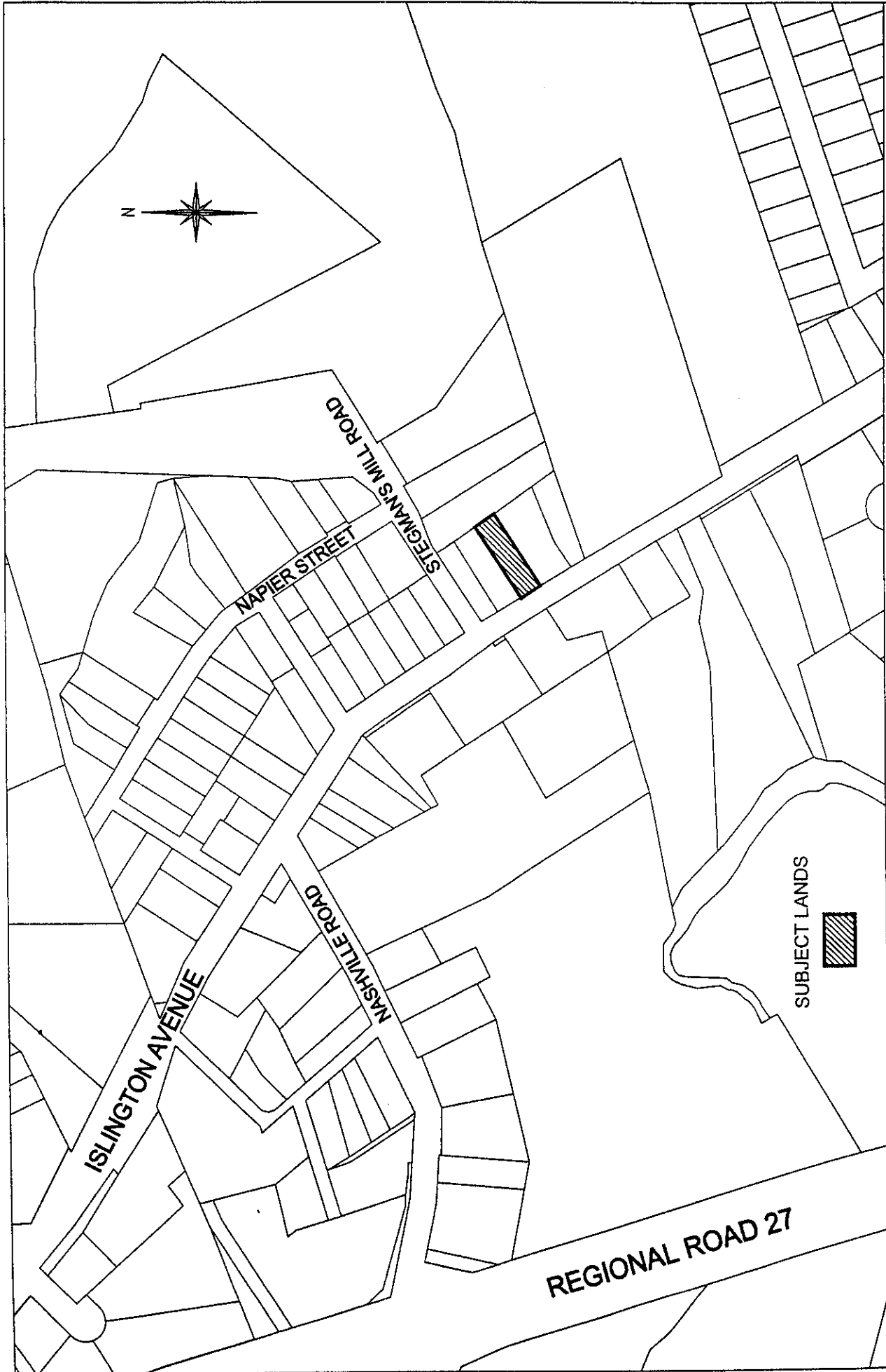
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

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Attachment **1**

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DA.03.018
April 1, 2003
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City of
Vaughan

Community Planning Department

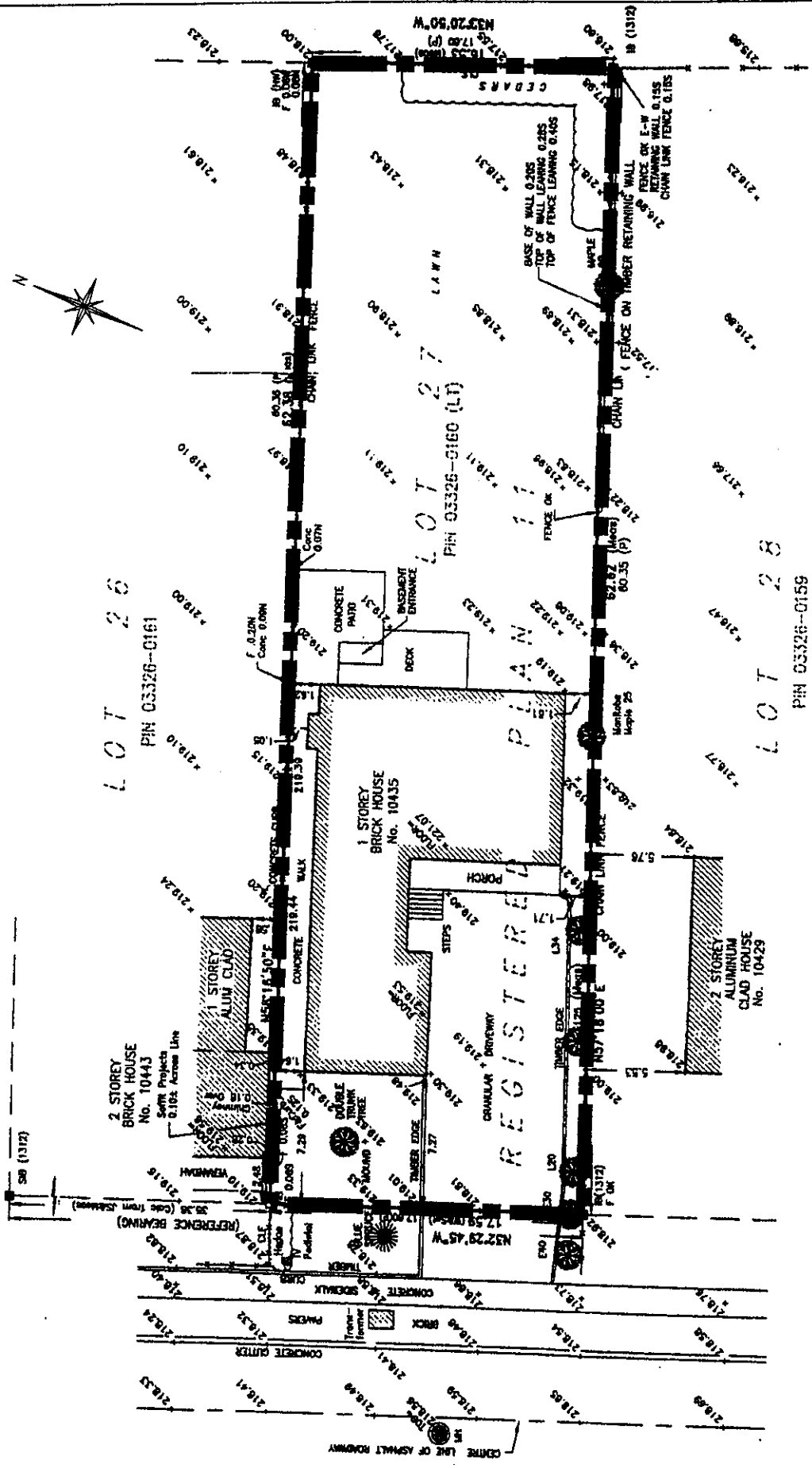
Location Map

Part Lot 24,
Concession 8

APPLICANT:
HELENA DEAN / 1540072 ONTARIO LTD.

ISLINGTON AVENUE (YORK REGION ROAD No. 17)

STEGMAN'S MILL ROAD



SUBJECT LANDS

Site Plan

Part Lot 24,
Concession 8

APPLICANT:
HELENA DEAN / 1540072 ONTARIO LTD.

City of Vaughan

Community Planning Department

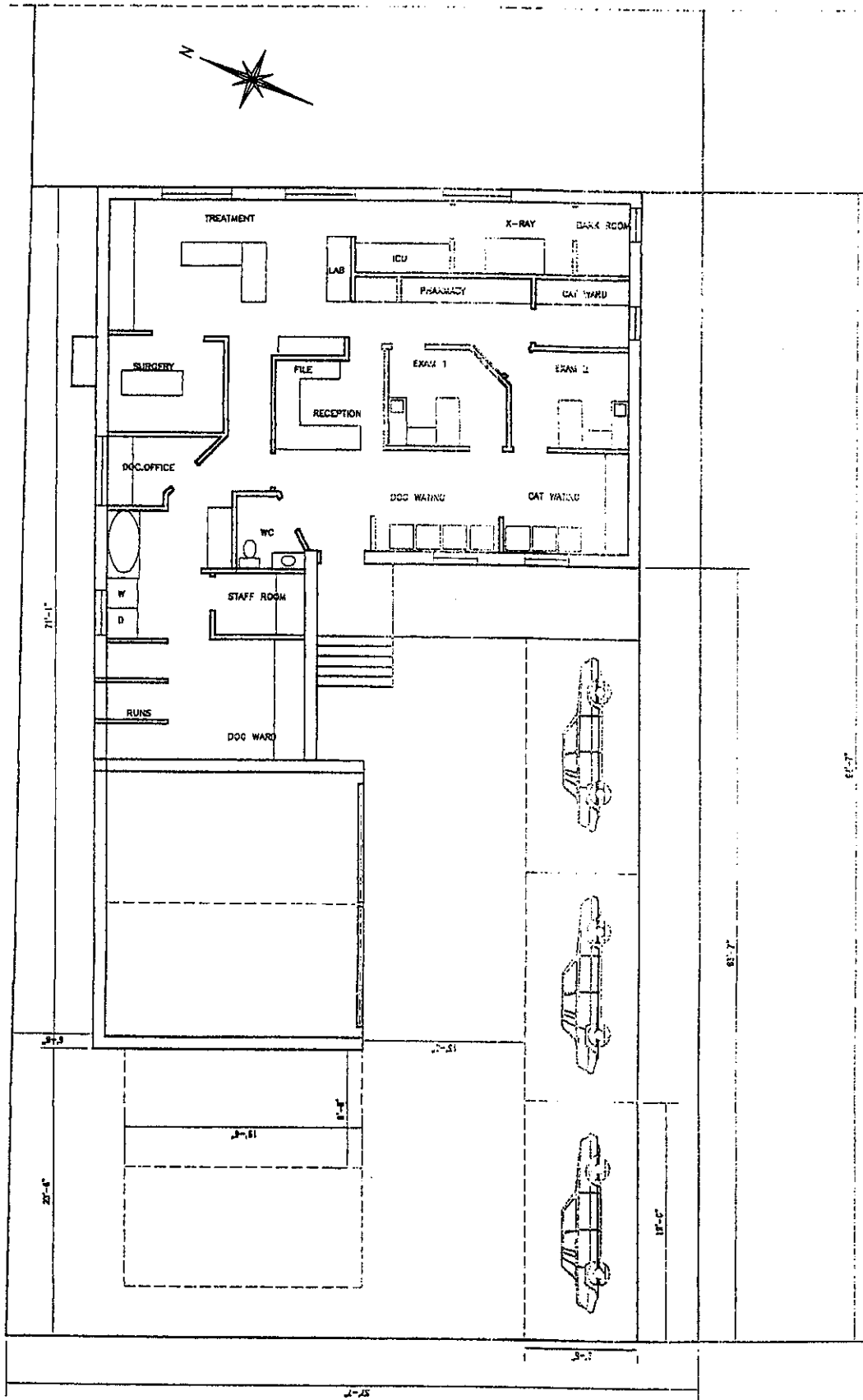
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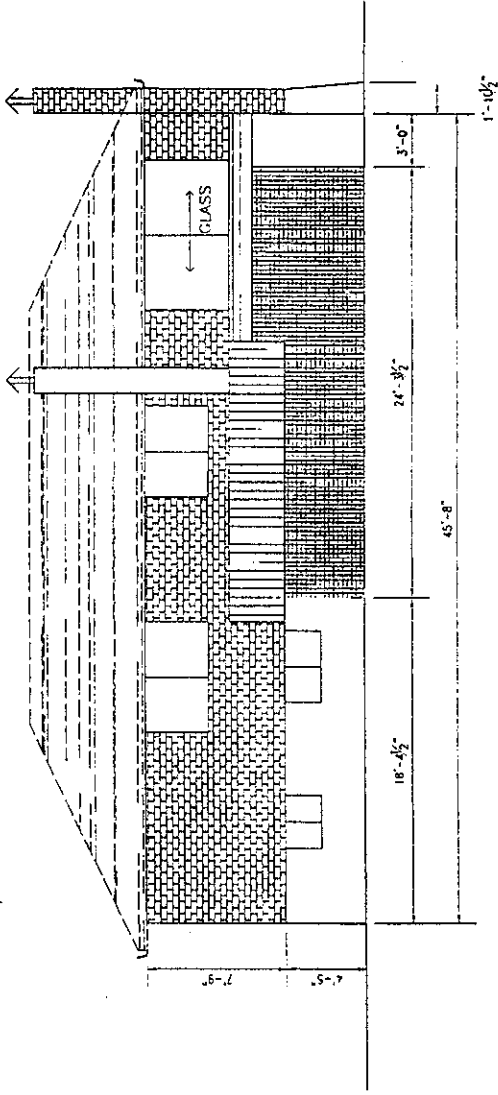
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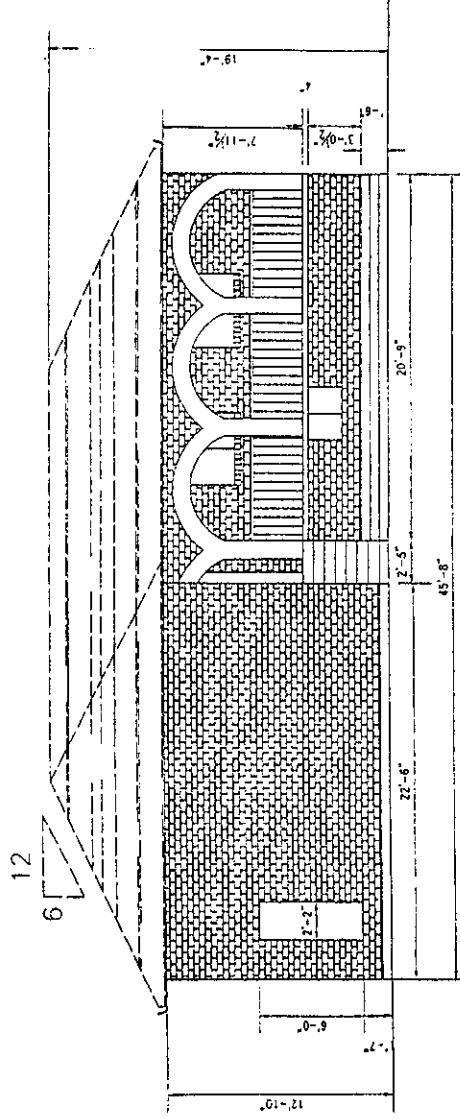
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SOUTH ELEVATION



NORTH ELEVATION

Elevations North/South

Part Lot 24,
Concession 8

APPLICANT:
HELENA DEAN / 1540072 ONTARIO LTD.



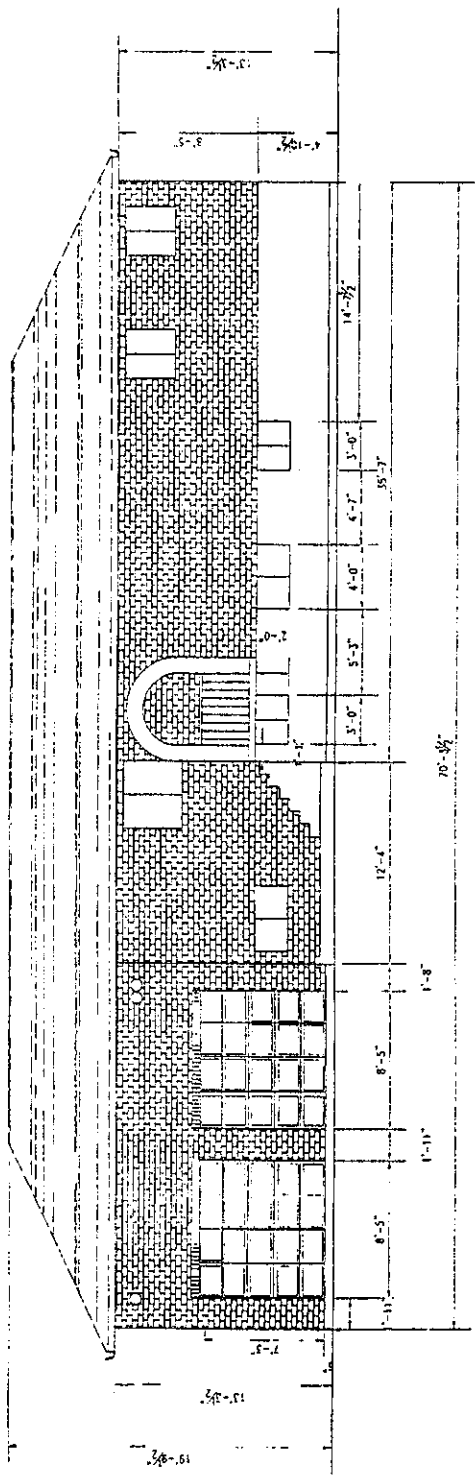
Community Planning Department

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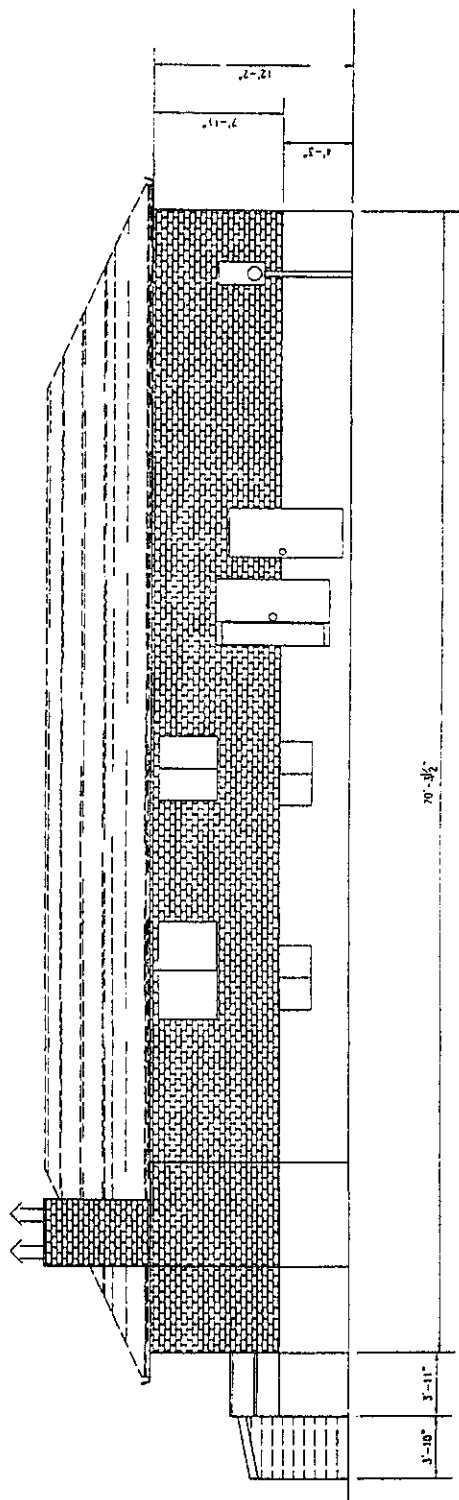
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WEST ELEVATION



EAST ELEVATION

Elevations East/West

Part Lot 24,
Concession 8

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