

COMMITTEE OF THE WHOLE DECEMBER 3, 2001

SITE DEVELOPMENT FILE DA.01.066
FILOMENA LOMUTO

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.066 (Filomena Lomuto) BE APPROVED, subject to the following conditions:

1. Prior to the execution of the site plan agreement:
 - a) the site plan and building elevations shall be to the satisfaction of the Community Planning and Urban Design Departments;
 - b) the site servicing and grading plan shall be to the satisfaction of the Engineering Department;
 - c) access to Islington Avenue shall be approved by the Region of York; and,
 - d) Minor Variance Application A258/01 shall be final and binding.

Purpose

On August 20, 2001, the Owner submitted a site plan application for a 236.49m² addition to an existing autobody shop.

Background - Analysis and Options

The site is located on the west side of Islington Avenue, south of Highway #7, being Lot 57, Plan 9831 (7710 Islington Avenue) in Lot 5, Concession 7, City of Vaughan. The 1680m² site has 30m of frontage on Islington Avenue and is developed with an autobody shop. The surrounding land uses are:

- North - commercial (C1 Restricted Commercial Zone)
- South - commercial (C1 Restricted Commercial Zone, R3 Residential Zone)
- East - Islington Avenue; detached residential (R3 Residential Zone)
- West - Legion Court Road; valley land (OS1 Open Space Conservation Land)

Official Plan

The lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), which permits commercial uses. The autobody use is legal non-conforming. OPA #240 permits limited extension of a non-conforming use, where a refusal to permit it would create an undue hardship. The proposed addition meets these criteria and therefore conforms to the Official Plan.

The lands are also within the Special Policy Area (SPA) as defined by OPA #240, which permits development within flood-prone areas subject to specific policies and requirements. As such, the building permit application will be reviewed to ensure that construction meets the criteria.

Zoning

The lands are zoned C1 Restricted Commercial Zone (front $\frac{2}{3}$) and R3 Residential Zone (rear $\frac{1}{3}$) by By-law 1-88. As a result of the residential zoning the Owner has submitted a Minor Variance Application (A258/01) to permit the existing commercial building to encroach into the residential zone, and also to permit an extension of a legal non-conforming use.

Site Design

The site is developed with an autobody repair facility. The front portion of the building is to be demolished. A 236.49m² addition is proposed to the front of the remaining building, which will result in a total gross floor area of 474.99m².

The exterior walls are to be a combination of stucco and pre-finished metal cladding. The front (east) elevation, facing Islington Avenue, will feature the main entrance, several windows and a large garage door for vehicle access to the interior. The front elevation will be mainly stucco. A large sign extends above the entrance and windows, which will be required to remain unlit.

The rear (west) elevation will be dominated by two large garage doors and one regular door. The side elevations will consist of a combination of doors and windows. The south elevation will also have a garage door. Staff have reviewed the proposed building elevations and have no objections.

The Department of Urban Design is satisfied with the existing landscaping, and new landscaping is not proposed.

Parking/Access

Access will be from the existing driveway. No additional accesses are proposed. Confirmation of the access from the Region of York will be required to determine whether any improvements are required to the existing driveway.

A total of 23 parking spaces, including a handicap space, are provided, which exceeds the 22 spaces required by By-law 1-88.

Toronto and Region Conservation Authority (TRCA)

The TRCA has identified the site as being wholly within the Regional Storm Floodplain, and also the Special Policy Area (SPA). The TRCA has no objection to the development, subject to obtaining a permit pursuant to Ontario Regulation 158.

Conclusion

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objections. The Official Plan permits a minor extension of the legal non-conforming use and permits development within Special Policy Areas subject to criteria. The site is bounded by commercial uses to the north and south, and roadways to the east and west. The proposed addition will not adversely impact the surrounding area, and will provide site improvements.

Should Committee concur, the "Recommendation" of this report can be adopted

Attachments

1. Location Map
2. Site Plan
3. Elevations (South & North)
4. Elevations (East & West)

Report prepared by:

Todd Coles, Planner, ext. 8634

Art Tikiryan, Senior Planner, ext. 8212

Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

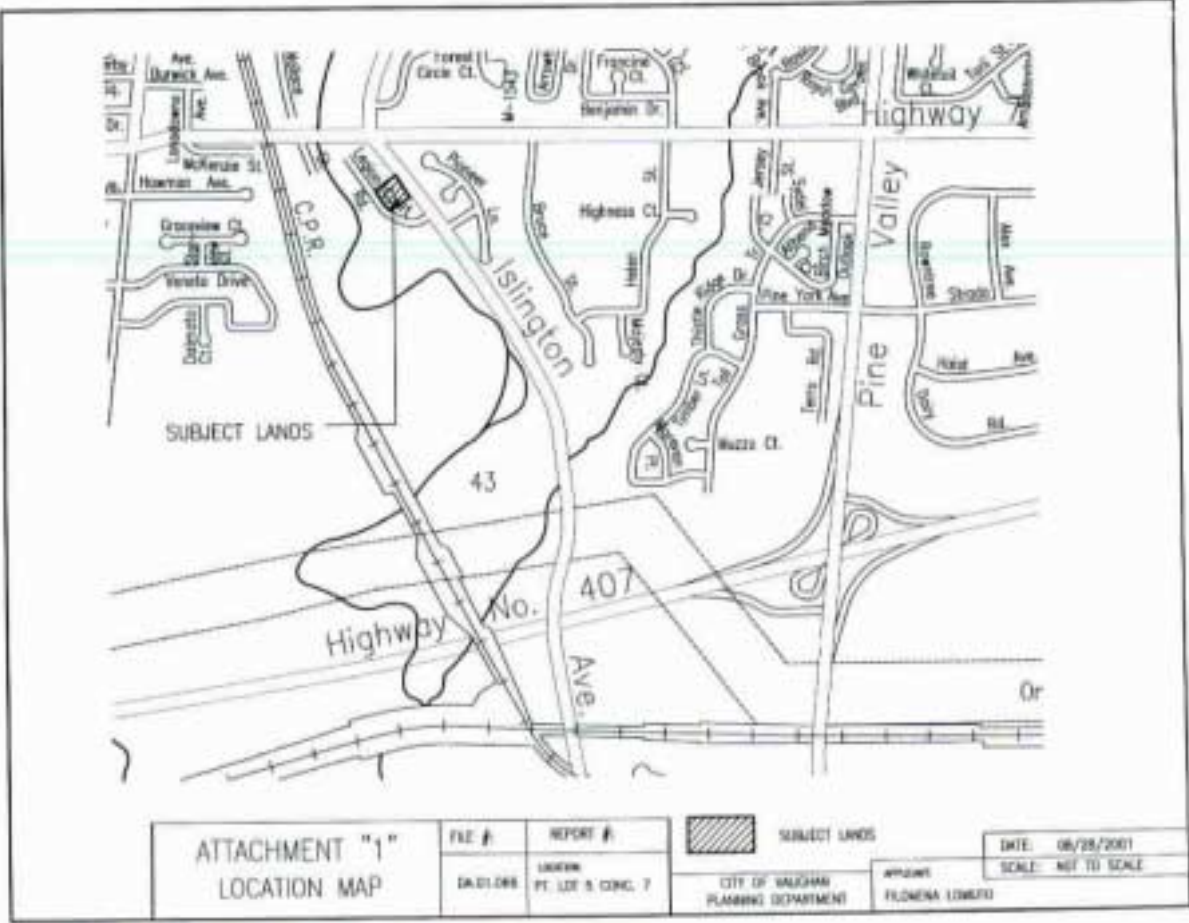
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

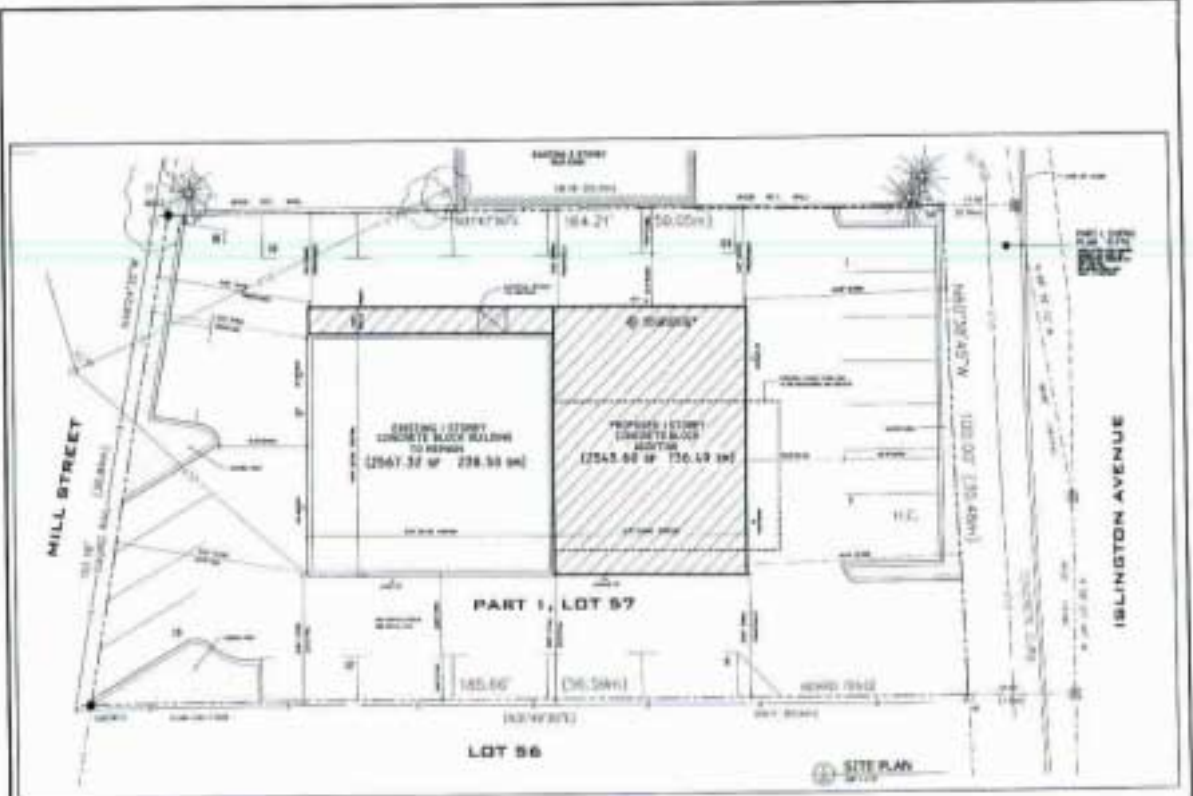
JOANNE R. ARBOUR
Director of Community Planning

/LG

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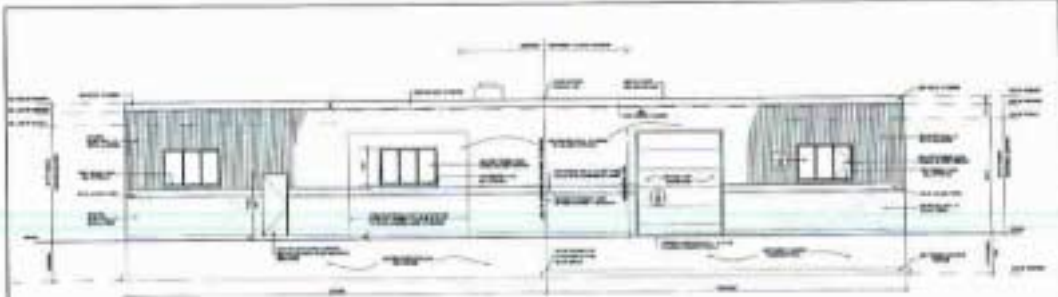


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|--------------------------------|---------|------------------------------|--|--|
| ATTACHMENT "1" LOCATION MAP | FILE # | REPORT # |  SUBJECT LANDS | DATE: 06/28/2001 |
| | DA10106 | UNKNOWN PT. LOT 5 CONC. 7 | | CITY OF WALSHAM PLANNING DEPARTMENT |

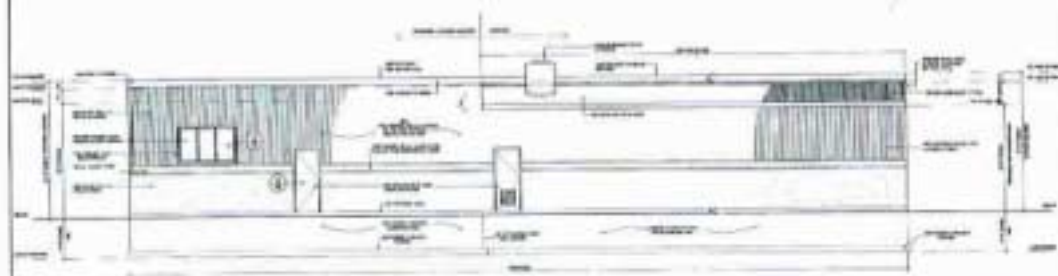


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| ATTACHMENT "2" SITE PLAN | FILE # | REPORT # | DATE: 08/26/2011 |
| | 08.01.088 | URBAN PT. LOT 5, CONC. 7 | SCALE: NOT TO SCALE |
| CITY OF WILGAM PLANNING DEPARTMENT | | APPLICANT ELOMENA LOMITO | |

SITE PLAN
S-112



⊕ SIDE (SOUTH) ELEVATION
05-10-01



⊕ SIDE (NORTH) ELEVATION
05-10-01

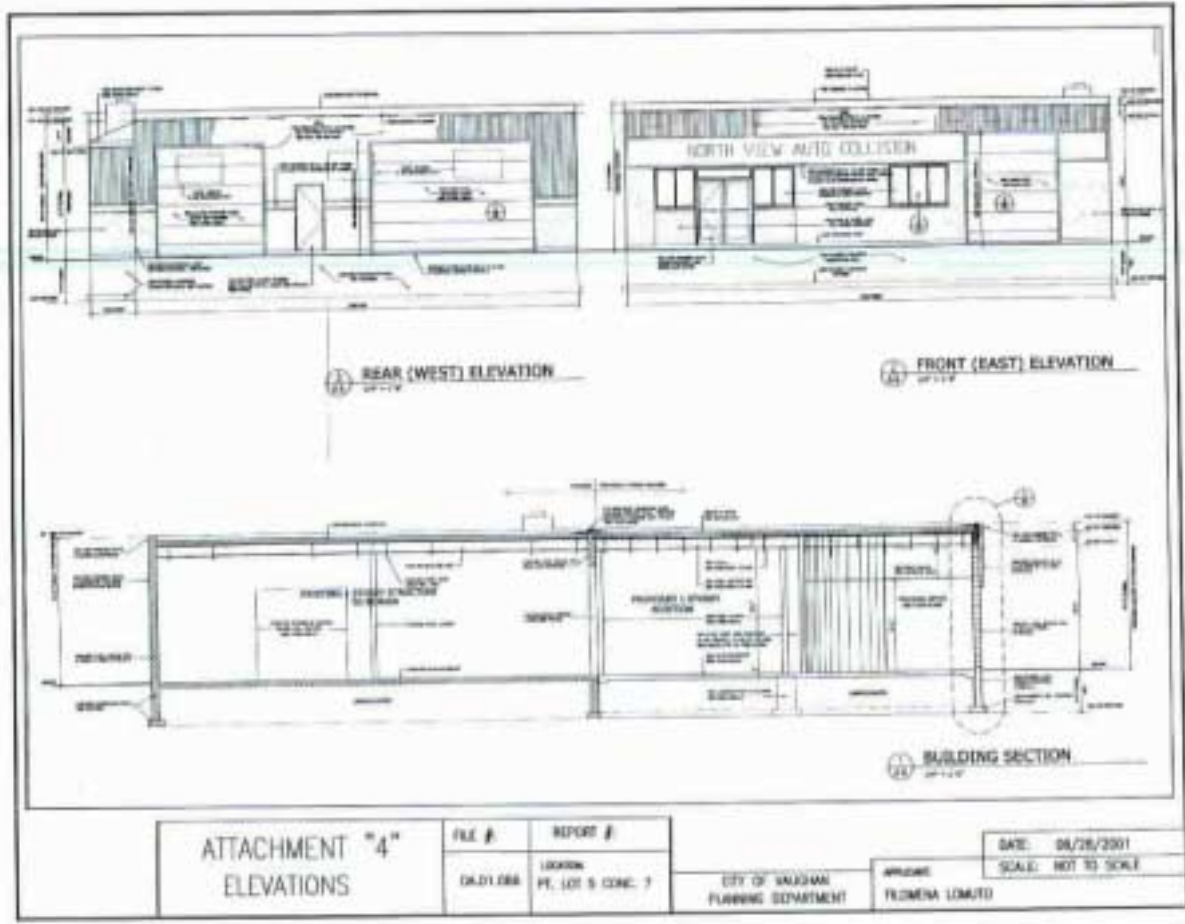
ATTACHMENT "3"
ELEVATIONS

| FILE # | REPORT # |
|-----------|-----------------------------|
| 04.01.044 | 10000 PT. LEE S. CONC. 7 |

CITY OF WUGHAN
PLANNING DEPARTMENT

APPLICANT:
FLORIANA LOM/70

DATE: 05/28/2001
SCALE: NOT TO SCALE



ATTACHMENT "4"
ELEVATIONS

| FILE # | REPORT # |
|-----------|------------------------------|
| DA-01-084 | LOOKING PT. LOT 5 CONC. 7 |

CITY OF SAJJAM
PLANNING DEPARTMENT

APPROVED
TRUDENA LOMUTO

DATE: 08/26/2001
SCALE: NOT TO SCALE