

**3.      ZONING BY-LAW AMENDMENT FILE Z.03.043  
         ZENA T. REINHARDT  
         PRELIMINARY REPORT**

**P.2003.58**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.043 (Zena T. Reinhardt) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 13, 2003, the Owner submitted an application to amend the Zoning By-law to facilitate a severance of the lot, and to permit required parking to be located off-site. It is proposed that Building 'A' (residential) and Building 'C' (retail store) remain on the retained lot, and Building 'B' (retail store) will be on the severed lot, with parking on the retained lot. No new development is proposed.

**Background - Analysis and Options**

The site is located on the east side of Islington Avenue, south of Nashville Road, being Lot 7 on Plan M-11 (10499 Islington Avenue), in Lot 24, Concession 8, City of Vaughan.

The site is designated "Core Area" by OPA #601 (Kleinburg/Nashville Community Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(609). The surrounding land uses are:

- North – commercial (C1 Restricted Commercial Zone)
- South – Kellam Street; commercial (C1 Restricted Commercial Zone)
- East – residential (R1 Residential Zone)
- West – Islington Avenue; commercial (C1 Restricted Commercial Zone)

On August 8, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg & Area Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff 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:

- the Kleinburg "Core Area" designation permits both Village "Mainstreet Commercial" uses located on Islington Avenue and detached residential dwellings; the existing use conforms to the Official Plan;
- the C1 Restricted Commercial Zone has a site specific exception pertaining to use and setbacks on the property; a zoning amendment is required to permit the proposed severance and to address any zoning deficiencies created upon severance;
- zoning exceptions will be required to recognize the uses on two lots rather than one, such as setbacks, coverage, landscaping and parking off-site; and

- the subject lands are within the Kleinburg-Nashville Heritage Conservation District Study and Plan; the proposal will be considered in the context of the study.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the appropriateness of the proposed severance and the required relief from the site-specific C1 Restricted Commercial Zone standards.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



# Location Map

Part Lot 24,  
Concession 8

APPLICANT:  
ZENA T. REINHARDT

City of  
**Vaughan**

Community Planning Department

# Attachment 1

FILE No.:  
Z.03.043

Not to Scale

June 25, 2003

APPLICANT:  
ZENA T. REINHARDT

Community Planning Department

**Attachment**  
FILE No.:  
Z.03.043  
Not to Scale  
June 25, 2003

