

**2.    OFFICIAL PLAN AMENDMENT FILE OP.02.023  
ZONING BY-LAW AMENDMENT FILE Z.02.081  
HELENA DEAN/1540072 ONTARIO LTD.  
PRELIMINARY REPORT**

**P.2003.5**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.023 and Z.02.081 (Helena Dean/1540072 Ontario Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 13, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to re-designate and rezone the subject lands to permit a veterinary clinic use within the existing dwelling. The veterinary clinic would occupy the entire 130 m<sup>2</sup> floor space of the dwelling unit.

**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 site is designated "Core Area" by OPA #601 (Kleinburg/ Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88. 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)

On December 20, 2002, a notice of public hearing was circulated to all property owners within 120 m 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Core Area" designation permits "Mainstreet Commercial" uses located on Islington Avenue; an official plan amendment is required to permit the proposed veterinary clinic use;
- the R1 Zone permits only detached dwellings; a zoning amendment is required to permit the proposed veterinary clinic use;
- consideration will be given to the appropriateness of a veterinary clinic use in this location, where animals can be left on the premises for period of time;

- the compatibility of the use with the adjacent residential and commercial uses, will be reviewed with respect to parking, noise and odours;
- the subject lands are within the Kleinburg-Nashville Heritage Conservation District Study and Plan; as the application is for a use within an existing dwelling, consideration will be given to proceeding with the proposal in the context of the Study to date.

### **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 and compatibility of redesignating and rezoning the subject lands to permit a veterinary clinic.

### **Attachments**

1. Location Map
2. Site Plan
3. Floor Plan

### **Report prepared by:**

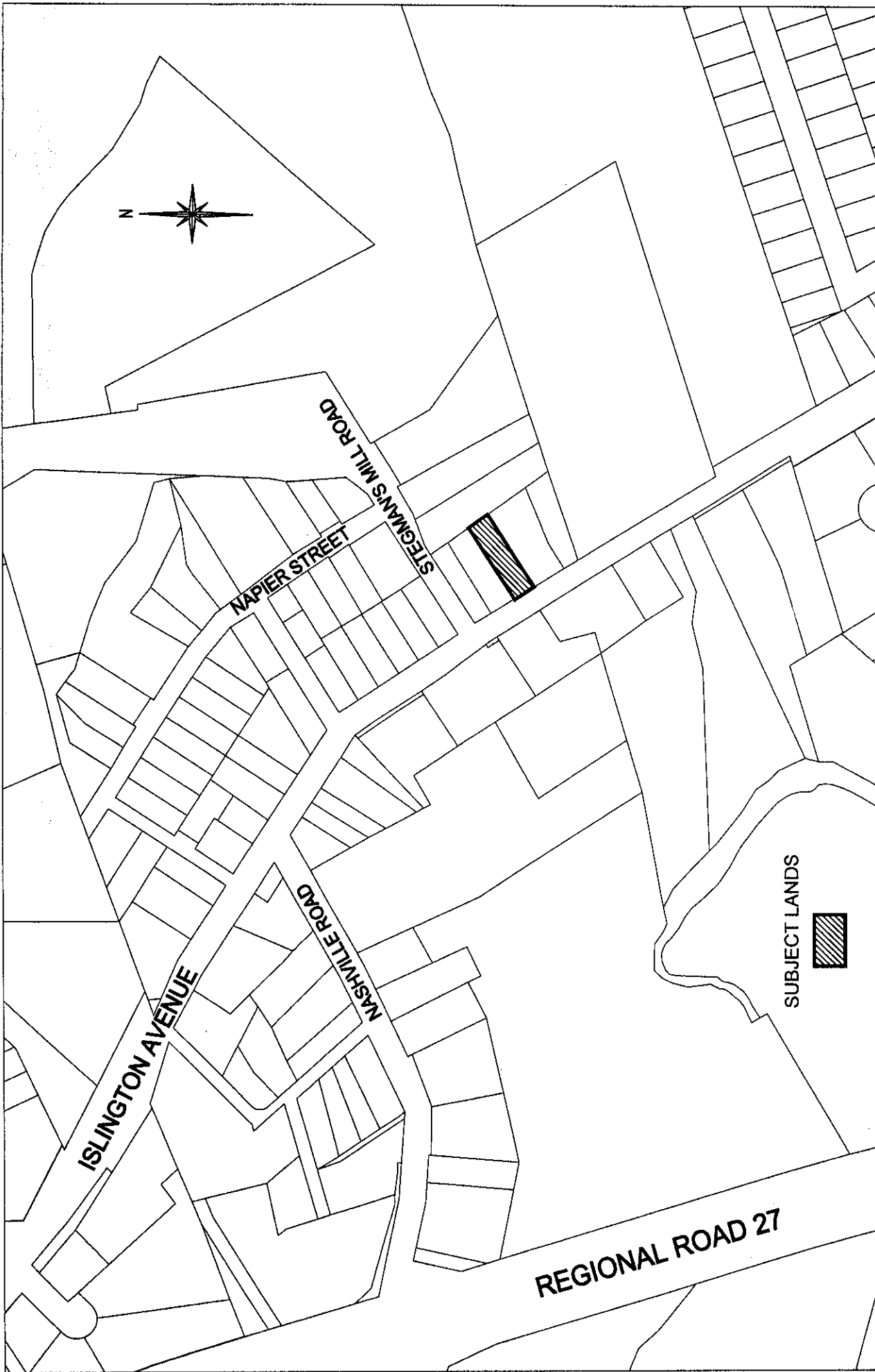
Margaret Sitarz, Planner I, ext. 8216  
Arto Tikiryan, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



# Location Map

Part Lot 24,  
Concession 8

APPLICANT:  
HELENA DEAN /  
1540072 ONTARIO LTD.

NA/PTA 1 ATTACHMENTS OPA/09/02.023



Community Planning Department

# Attachment

FILE No.:  
OP.02.023 &  
Z.02.081  
December 18, 2002  
Not to Scale



# Attachment 2

FILE No.:  
OP-02.023 &  
Z.02.081  
December 18, 2002  
Not to Scale

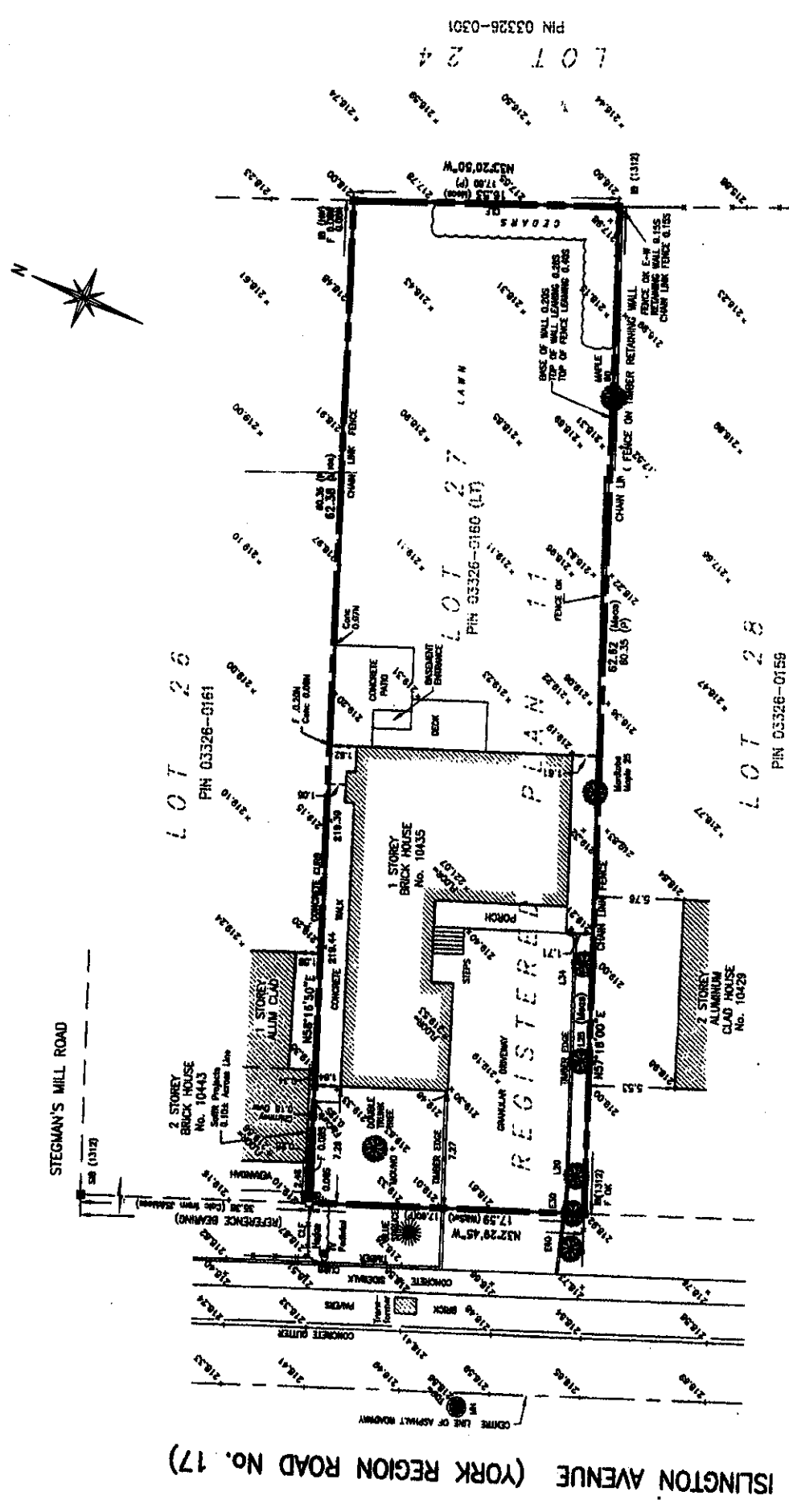
# City of Vaughan Vaughan

Community Planning Department

# Site Plan

Part Lot 24,  
Concession 8  
APPLICANT:  
HELENA DEAN /  
1540072 ONTARIO LTD.

N:\P\T\1 ATTACHMENTS\OP\op-02.023



SUBJECT LANDS

ISLINGTON AVENUE (YORK REGION ROAD No. 17)

LOT 24  
PIN 03326-0301

LOT 28  
PIN 03326-0161

LOT 27  
PIN 03326-0160 (LT)

LOT 28  
PIN 03326-0156

STEGMAN'S MILL ROAD

# Attachment 3

FILE No.:  
OP.02.023 &  
Z.02.081

December 18, 2002  
Not to Scale

## City of Vaughan

Community Planning Department

### Floor Plan

Part Lot 24,  
Concession 8

APPLICANT:  
HELENA DEAN /  
1540072 ONTARIO LTD.

