

**1. ZONING BY-LAW AMENDMENT FILE Z.03.013
RUTH REID
PRELIMINARY REPORT**

P.2003.25

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.013 (Ruth Reid) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 14, 2003, the Owner submitted an application to amend the Zoning By-law to permit one additional use (photo studio), and to provide an exception to reduce the minimum rear yard from 30.4m to 25m. The site is to be redeveloped with a new building for the photo studio, with eight (8) parking spaces in the rear yard.

Background - Analysis and Options

The site is located on the east side of Islington Avenue, south of Nashville Road, being Part of Lots 2 and 3 on Registered Plan M-11 (10465 Islington Avenue), in Lot 24, Concession 8, City of Vaughan. The structure on the property is currently being used as a clock repair and jewelry store.

The site is designated "Core Area" by OPA #601 and zoned C1 General Commercial Zone by By-law 1-88, subject to Exception 9(775). The surrounding land uses are:

- North - commercial (C1 General Commercial Zone)
- South - residential (R1 Residential Zone)
- East - residential (R1 Residential Zone)
- West - Islington Avenue; commercial (C1 General Commercial Zone)

On March 14, 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Core Area" designation permits "Mainstreet Commercial" uses on Islington Avenue; the proposed use conforms to the Official Plan;
- the C1 Restricted Commercial Zone has a site specific exception that permits only a jewelry store; a zoning amendment is required to permit the proposed photography studio;
- additional zoning exceptions may be required, such as front yard setback and landscaping, to accommodate the proposed redevelopment of the property;

- a 3.0 metre road widening along Islington Avenue would be required;
- the subject lands are within the Kleinburg-Nashville Heritage Conservation District Study and Plan; as the application is for redevelopment for a new building, consideration will be given to proceeding with the proposal in the context of the Study results to date;
- a site plan application is required; and,
- consideration will be given to the compatibility with any adjacent land uses in respect of urban design/heritage preservation, noise, traffic, parking and servicing.

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 the proposed photography studio use in context with the policies of the Official Plan, the surrounding land uses and the ongoing Heritage Conservation District Study.

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

/LG



Attachment 1

FILE No.:
Z.03.013
Not to Scale
February 27, 2003

City of Vaughan

Community Planning Department

Location Map

Part Lot 24,
Concession 8
APPLICANT:
RUTH REID

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