

**4.      ZONING BY-LAW AMENDMENT FILE Z.03.081  
GINO PANZA (IN TRUST)  
PRELIMINARY REPORT**

**P.2004.4**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.081 (Gino Panza (In Trust)) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On November 4, 2003, the Owner submitted an application to amend the Zoning By-law to facilitate a severance of the subject lands, and to rezone the retained portion having frontage along Islington Avenue to permit commercial uses.

It is proposed that the existing building be used for commercial uses and a new residence be built on the severed lot. Both the retained and severed lots will require site-specific exceptions for uses, landscaping, parking, coverage, front yard and rear yard setbacks.

**Background - Analysis and Options**

The site is located on the east side of Islington Avenue, north of Nashville Road, being Lot 34 on R.P 275 (10545 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 R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - bed & breakfast (R1 Residential Zone with a site-specific exception)
- South - John Street; residential (R1 Residential Zone)
- East - residential (R1 Residential Zone)
- West - Islington Avenue; commercial (C1 General Commercial Zone)

On December 15, 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 dwelling is proposed to be converted to a commercial use and a new residential dwelling is proposed for the retained lot;
- consideration will be given to the appropriateness of the proposed severance and the required relief from the zoning standards;

- a zoning amendment is required to permit the proposed severance and to address any zoning deficiencies created upon severance; zoning exceptions for the proposal will be required, such as lot area, setbacks, coverage, landscaping and parking;
- the proposed commercial uses in the existing house are business or professional office, banking or financial institution, personal service shop, photography studio, retail store and a video store; consideration will be given to the compatibility with adjacent land uses in respect of urban design/heritage preservation, noise, traffic, parking requirements; 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 proposed commercial land use.

**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



**Attachment** **1**

FILE No.:  
Z.03.081

Not to Scale  
November 14, 2003

City of  
**Vaughan**

Community Planning Department

**Location Map**

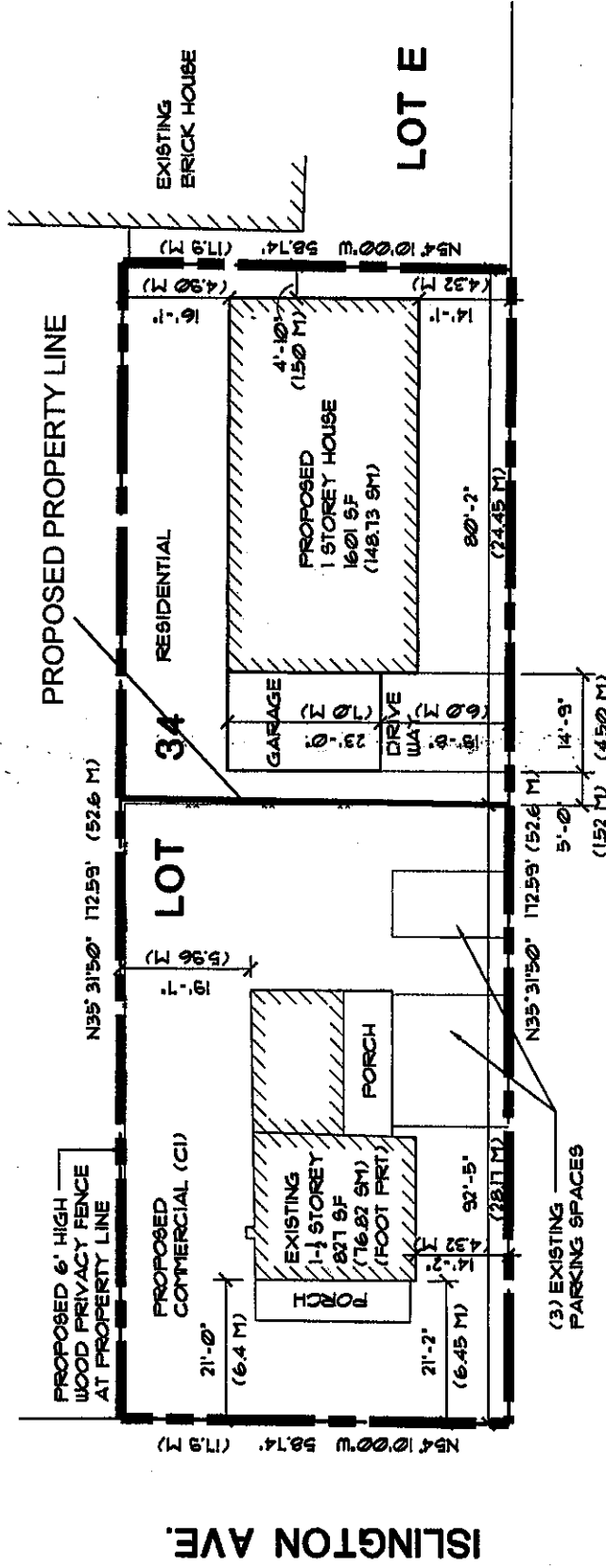
Part of Lot 24,  
Concession 8

APPLICANT:  
GINO PANZA (IN TRUST)

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LOT 35



# Site Plan

Part of Lot 24,  
Concession 8

APPLICANT:  
GINO PANZA (IN TRUST)



Community Planning Department

# Attachment 2

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Not to Scale

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