

**COMMITTEE OF THE WHOLE AUGUST 20, 2001**

**SITE DEVELOPMENT APPLICATION  
DANIEL & RAYA GLUZBERG  
FILE: DA.00.139**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.00.139 (Daniel & Raya Gluzberg) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the site plan agreement:
  - i) the final site plan, landscaping and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
  - ii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
  - iii) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.; and,
- b) that the site plan agreement contain the following provisions:
  - i) the Owner shall dedicate any required road widenings and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required; and,
  - ii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**Purpose**

On December 18, 2000, the Owner submitted a Site Plan Application to facilitate a business and professional office within the existing one-storey brick dwelling, with the following site statistics:

Lot Area:	0.2ha
Building Area:	193m <sup>2</sup>
Parking Provided:	8 spaces
Parking Required:	7 spaces

The site plan recognizes the existing property and dwelling, and no further development is contemplated.

## **Background - Analysis and Options**

### Land Use Status

The subject lands are located on the north side of Centre Street, west of Vaughan Boulevard and is municipally known as 1238 Centre Street, being Lot 87 on Registered Plan 3541, in Part of Lot 6, Concession 2, City of Vaughan. The rectangular-shaped 0.2 ha site has 30m frontage on Centre Street and 67m depth and is developed with a one-storey 193m<sup>2</sup> detached dwelling, presently occupied by the proposed use.

The surrounding land uses are:

- North - detached residential (R3 Residential Zone)
- South - Centre Street; detached residential (R3 residential Zone)
- East - detached residential (R3 Residential Zone)
- West - detached residential (R3 Residential Zone)

The site is designated "General Commercial" by OPA #210 (Vaughan-Thornhill Community Plan), as amended by site specific OPA #521, which permits business and professional office uses only, as proposed.

The site is zoned R3 Residential Zone by By-law 1-88, which does not permit business or professional office uses.

On October 25, 1999, Council approved Zoning Amendment Application Z.99.026 to rezone the subject lands to C1 Restricted Commercial Zone, to permit business and professional office uses only, subject to site plan approval. The implementing by-law will include exceptions to the minimum setback from an "R" Residential Zone, driveway aisle width, driveway access, landscape strip width along Centre Street, and other exceptions to implement the approved site plan.

### Site Design

The application does not propose any changes to the elevations of the 193m<sup>2</sup> detached dwelling (bungalow), which is centrally located on the site. The site and building are proposed to remain residential in appearance.

The property is served by a 4.8m wide driveway access on Centre Street, which leads to a 3.65m wide asphalt circular internal driveway. A total of 8 parking spaces are proposed in front of the building, including two sets of tandem spaces. By-law 1-88 requires a minimum of 7 parking spaces for a business or professional office use.

A circular landscaped island of coniferous trees is located within the parking area and screens many of the parking spaces. Landscaping is also proposed in a 2.7m wide sodded strip and metal fencing with pillars along the Centre Street frontage, and a 5.68m wide sodded strip along the east property line. A drainage swale is located along the west and south property lines. The rear yard contains a shed and large sodded area.

### Landscaping

The Urban Design Department has no objections to the proposed application, as there will be no changes to the existing landscaping and all trees will be maintained.

### Access and Traffic

The existing 4.8 m wide full-movement access will be maintained on Centre Street, although the Region of York requirement would be 7m wide access, Staff is satisfied that the existing access width is sufficient, given the low intensity nature of the use. Any future redevelopment of the site would be assessed accordingly at that time.

The Region of York has no objections to the proposal, subject to conveyance of a road widening to provide 22.5m from the centreline of Centre Street.

The Engineering Department and the Region of York Transportation and Works Department must approve the final parking, access and on-site vehicular circulation.

### Servicing

The subject site has access to municipal services, including sanitary and storm sewers and water. There are no alterations to the site services. However, the Owner will need to apply to change the hydro metering rates to commercial, to the satisfaction of Hydro Vaughan Distribution Inc.

### Conclusion

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and recommends approval of the application, subject to conditions. The site plan recognizes the existing property and dwelling, with no new development being contemplated. Upon approval to the subject application, the implementing zoning by-law can be enacted to facilitate the site plan as outlined in this report, and permit the subject lands to be used for business and professional office uses in accordance with the Official Plan. Should the Committee concur, the recommendation in this report can be approved.

### Attachments

1. Location Map
2. Site Plan
3. Elevations

### Report prepared by:

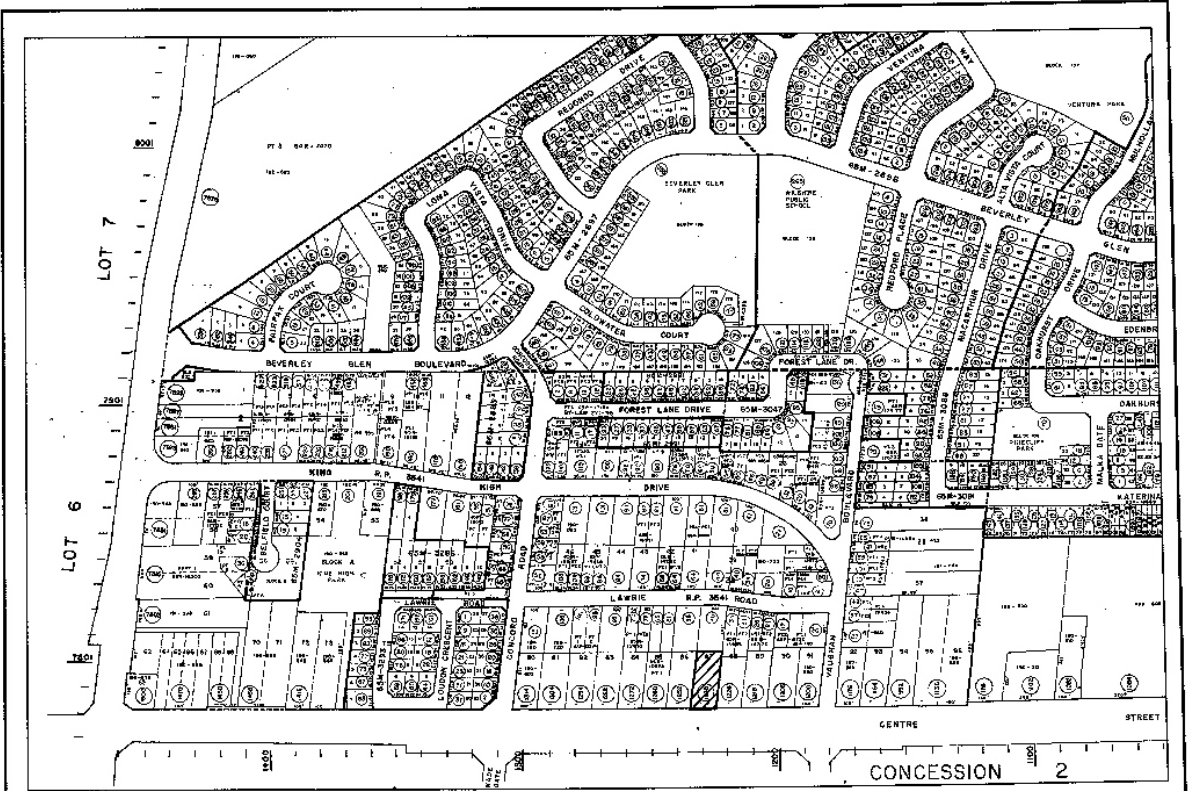
Mark H. Kluge, Planner, ext. 8216  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning


/CM



ATTACHMENT '1'  
LOCATION MAP

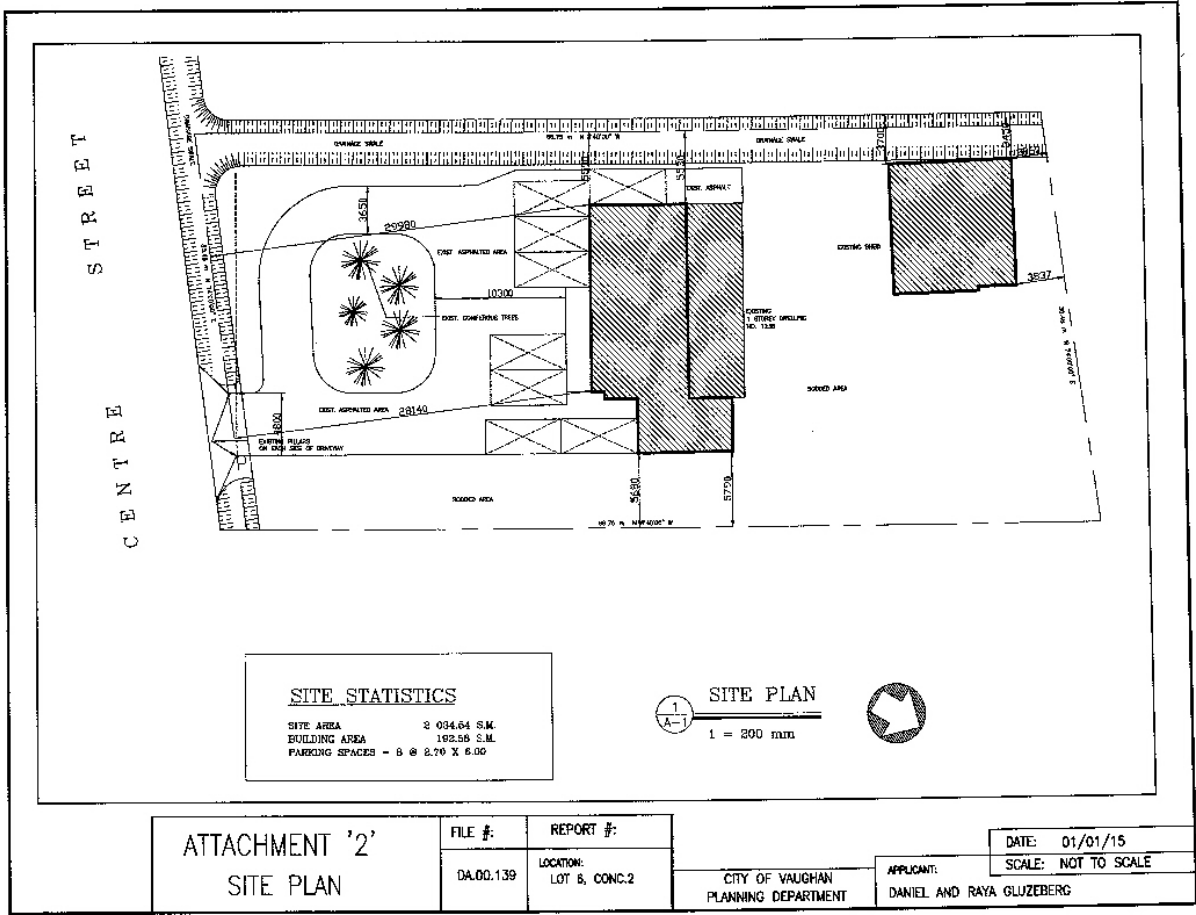
FILE #:  
DA.00.139

REPORT #:  
LOCATION:  
LOT 6, CONC.2

 SUBJECT LANDS  
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
DANIEL AND RAYA GLUZEBERG

DATE: 01/01/15  
SCALE: NOT TO SCALE



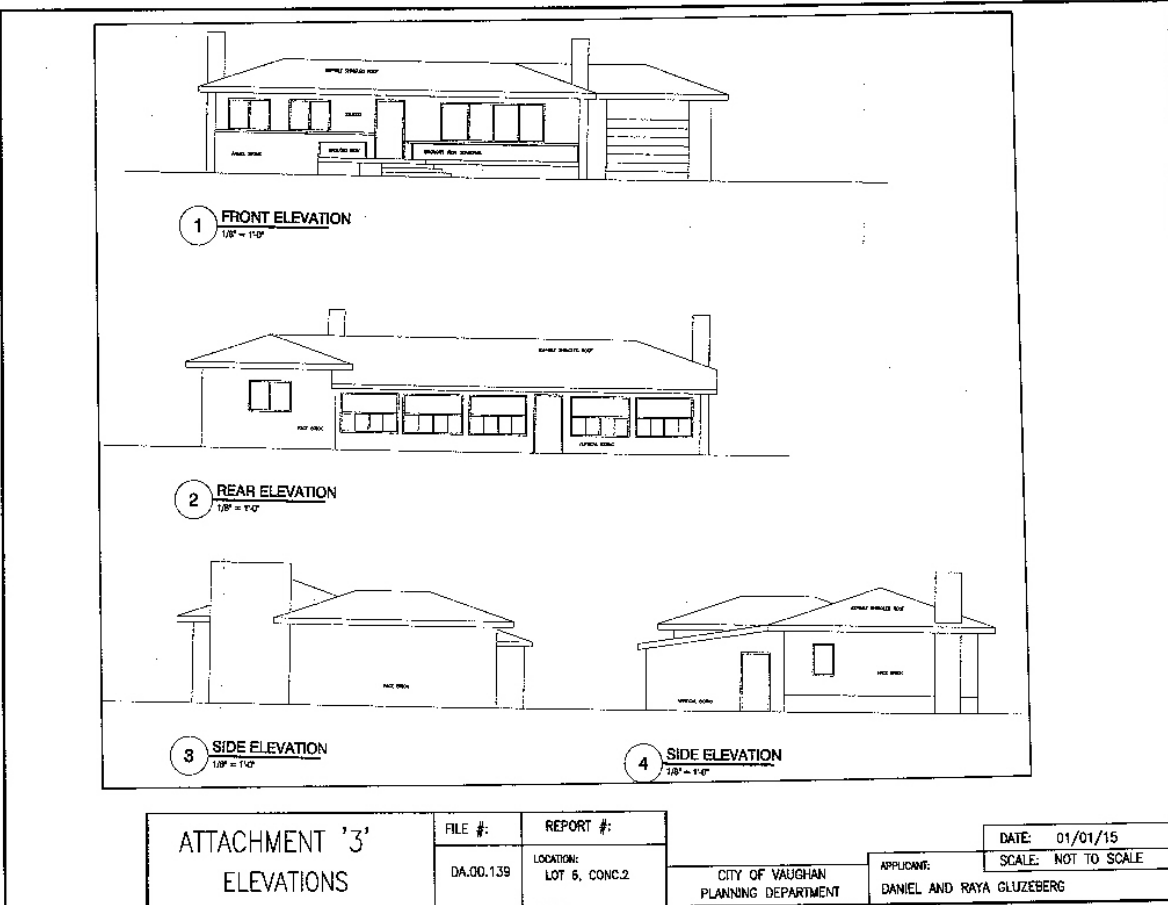
CENTRE STREET

SITE STATISTICS	
SITE AREA	2 034.64 S.M.
BUILDING AREA	192.58 S.M.
PARKING SPACES	- 8 @ 2.70 X 6.00



SITE PLAN  
1 = 200 mm

<p>ATTACHMENT '2'</p> <p>SITE PLAN</p>	FILE #:	REPORT #:	DATE:
	DA.00.139	LOCATION: LOT 8, CONC.2	01/01/15
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	SCALE: NOT TO SCALE
		DANIEL AND RAYA GLUZEBOG	



ATTACHMENT '3'  
ELEVATIONS

FILE #:	REPORT #:	DATE:	01/01/15
DA.00.139	LOCATION: LOT 6, CONC.2	SCALE:	NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	DANIEL AND RAYA GLUZEBERG