

COMMITTEE OF THE WHOLE OCTOBER 1, 2001

**ZONING BY-LAW AMENDMENT APPLICATION
REPORT #P.2000.38
ANTHONY WEKERLE IN TRUST
FILE: Z.94.117**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.94.117 (Anthony Wekerle In Trust) BE APPROVED, subject to the following:

- a) rezoning the subject lands to R1 Residential Zone, to permit a place of worship use with an accessory dwelling unit;
- b) providing any necessary exceptions to implement the approved site plan; and,
- c) that prior to enactment of the by-law, Council shall have approved the required site plan application.

Purpose

On February 1, 2000, the Applicant submitted an application to amend the Zoning By-law to rezone the subject lands to R1 Residential Zone, to permit a place of worship use and an ancillary dwelling unit, and to permit exceptions for parking, landscaping and setbacks.

Background - Analysis and Options

Previous Applications

On August 14, 1984, By-law 225-84 was enacted to rezone the subject site to C1 Restricted Commercial Zone to permit a retail store and warehouse use within the existing building.

On December 9, 1994, the Applicant submitted applications to amend the Official Plan and Zoning By-law (Files OP.94.035 and Z.94.117) to permit a place of worship and a 3-storey apartment building on the subject lands. On November 5, 1999, the Applicant closed File OP.94.035.

Land Use

The subject lands are situated on the west side of Yonge Street, north of Centre Street, with driveway access from Old Yonge Street (7788 Yonge Street). The irregular-shaped 0.16ha site has 39m frontage and a depth of 37m, and is developed with a historically-designated place of worship building. The surrounding land uses are:

- North - residential (R1 Residential Zone)
- South - residential (R1V Residential Zone)
- East - Yonge Street; high-density residential/commercial (Town of Richmond Hill)
- West - Old Yonge Street, Thornhill Park (OS2 Open Space Park Zone)

On March 17, 2000, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of April 10, 2000, and forward a comprehensive report to a future Committee meeting, was ratified by Council on April 17, 2000.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), and subject to the Village of Thornhill Heritage District Policies. The proposed rezoning conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(386) which permits only a retail store and warehouse use. An amendment to the By-law proposed to rezone the lands to R1 Residential Zone and to permit the proposed place of worship use with an accessory dwelling unit. In addition, the following exceptions to the R1 Residential Zone standards for institutional uses, are proposed:

- a 4.8m rear yard, whereas 15m is required;
- a 4.8m interior side yard (south), whereas 15m is required;
- an 11.6m front yard, whereas 15m is required;
- a 1.2m wide landscape strip abutting the north yard, whereas 2.4m is required;
- a 1.0m wide landscape strip abutting the south yard, whereas 2.4m is required;
- a 5.0m wide landscape strip abutting the front yard, whereas 6m is required;
- a 3.7m wide landscape strip abutting the rear yard, whereas 6m is required;
- a 5.8m parking stall depth, whereas 6m is required;
- 24 parking spaces including tandem spaces, whereas 28 spaces are required;
- a 6.0m wide northerly driveway access, whereas 7.5 is required; and,
- a 5.0m wide southerly driveway access and aisle, whereas 7.5m and 6m are required, respectively.

The yard setbacks are required to recognize the siting of the existing building, while others will accommodate the proposed site plan for parking, access and landscaping.

Services

Currently, the site is serviced by a private septic system to the north of the building. For a place of worship use, sufficient parking must be provided on site, for which the only area available is over the septic field. Engineering Staff have requested that the site be serviced by municipal sanitary sewers, to be built within the Old Yonge Street road allowance and available for connection by other properties on the street.

The Applicant is currently canvassing the street to identify if there is interest in a Local Improvement Program. If interest is identified, the applicant's engineering consultant, in co-operation with the Engineering Department, will prepare a preliminary design and cost estimate of this work.

Urban Design

The Applicant has submitted a preliminary site plan showing 24 parking spaces, while maintaining much of the existing vegetation along the perimeter of the site. Specific requirements of the Urban Design Department will be addressed once a site plan application has been submitted.

Heritage Vaughan

The building is located within the Thornhill Heritage Conservation District and any exterior changes to the structure would require a Heritage Permit. The Applicant has not proposed modifications or alterations to the building.

Conclusion

The proposed rezoning to R1 Residential Zone to permit a place of worship use and an ancillary dwelling for the Minister, conforms to the Official Plan. Staff is satisfied that the proposed use is compatible with and compliments the surrounding neighbourhood, and is appropriate on a property facing Yonge Street. Approval will also serve to restore the designated heritage building to its historical use and significance in the Thornhill Village Community.

The proposed exceptions for parking, landscaping and setbacks will recognize the siting of the building on the lot, and reconcile the historical use with contemporary zoning standards. A site plan application must be submitted and approved by Council to determine the exact exemptions required, prior to the enactment of the implementing by-law. As part of the site plan agreement, the site will be connected to full services and the septic system will be removed to accommodate parking. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Proposed Draft Site Plan

Report prepared by:

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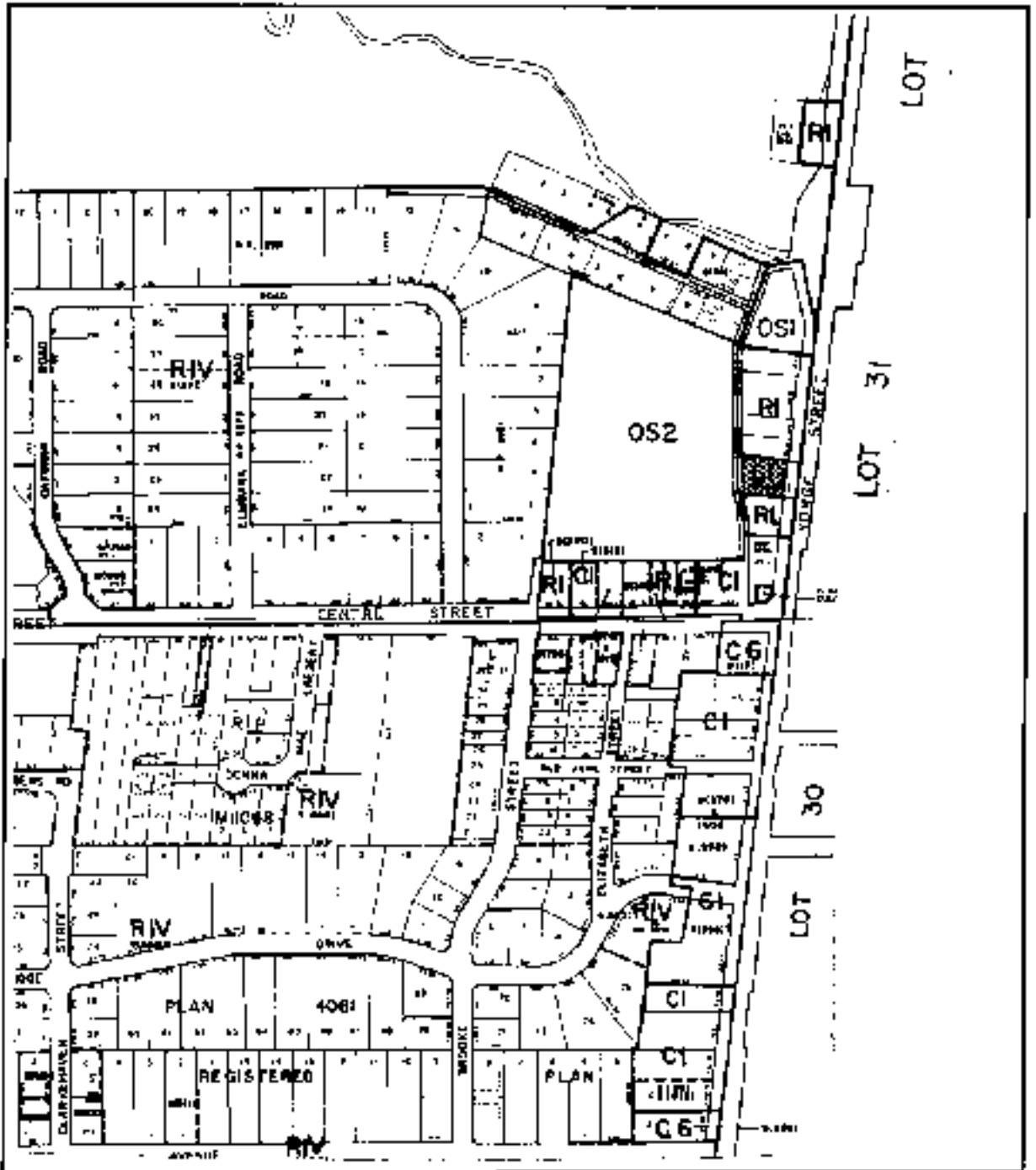
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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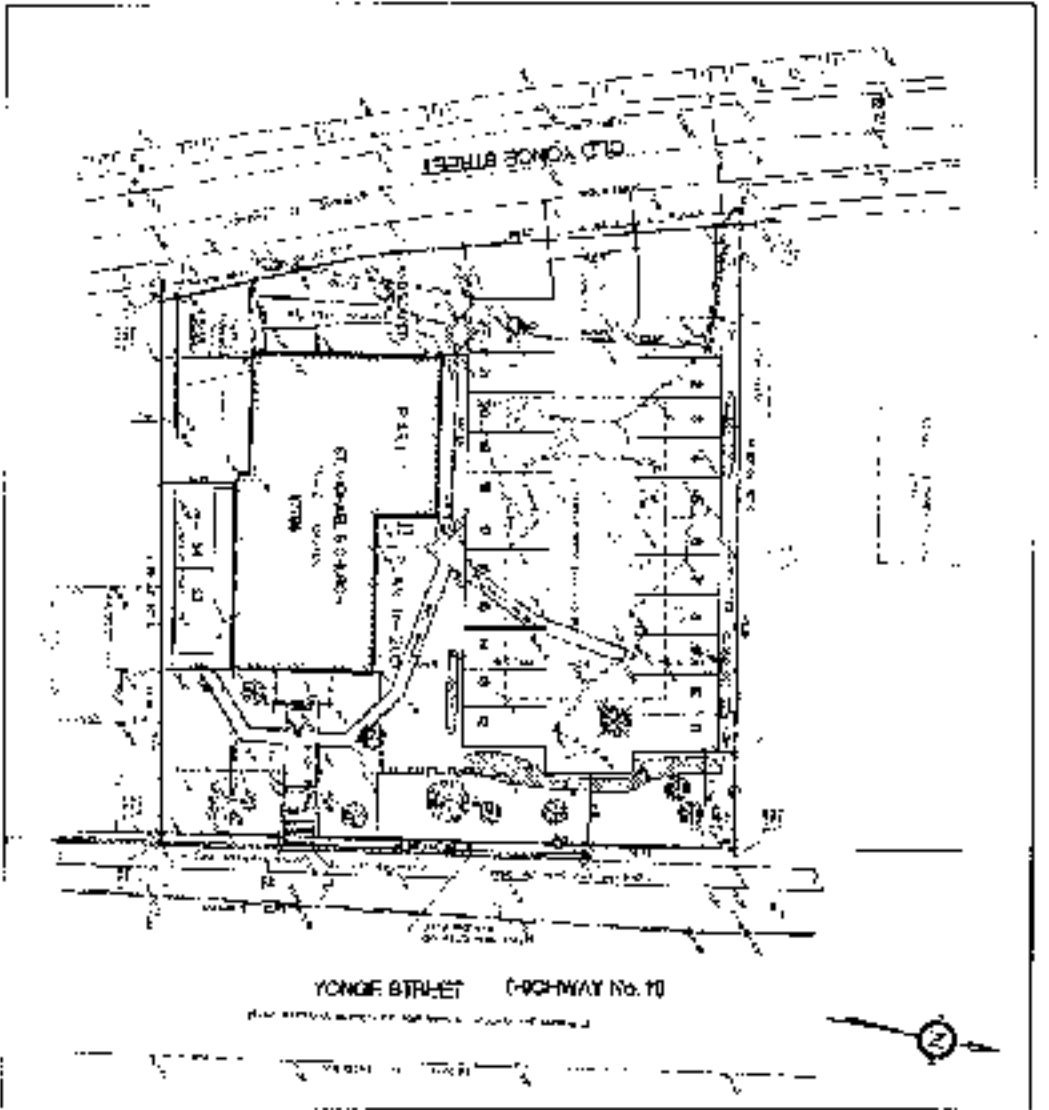
SUBJECT LANDS

ATTACHMENT
LOCATION MAP

APPLICATION:
ANTHONY WEKERLE 'N TRUST

CITY OF WALCHAM PLANNING DEPARTMENT

FILE #: 254.17	REPORT #: 200909 PT. 01. 0042
DATE: 03/02/08	
SCALE: 1" = 5000'	



ATTACHMENT '91'
 Proposed Draft Site Plan

FILE #	294117
REPORT #	1000000 LOT ST. COND. I

CITY OF WILSON
 PLANNING DEPARTMENT

PREPARED BY
 Anthony Salvino & Team

DATE: 24/09/2001
 SCALE: NOT TO SCALE