

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 16, 2003**

**2. ZONING BY-LAW AMENDMENT FILE Z.03.034  
PETER EDREY  
PRELIMINARY REPORT**

**P.2003.46**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.034 (Peter Edrey) BE RECEIVED; and that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 2, 2003, the Owner submitted an application to amend the Zoning By-law to permit a business or professional office use (accountant) to operate as a home occupation within a residential dwelling. The By-law permits only Regulated Health Professionals as a home occupation use.

The application also proposes the following exceptions to the zone standards:

- minimum 2.1m interior side yard, whereas 2.5m is required; and,
- increase in maximum lot coverage from 23% to 27.2%.

The exceptions would facilitate a 50m<sup>2</sup>, 2-storey addition to the existing 294m<sup>2</sup> dwelling, to enclose the existing stairwell on the east side of the building.

**Background - Analysis and Options**

The site is located at the southeast corner of Centre Street and Elizabeth Street (39 Centre Street), being Lot 52 on Registrar's Compiled Plan 9834, in Part of Lot 30, Concession 1, City of Vaughan. The 640.20m<sup>2</sup> site has 21.9m frontage on Centre Street and 27.9m flankage on Elizabeth Street.

The site is designated "Low Density Residential" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662). The surrounding land uses are:

- North – Centre Street; residential (R1 Residential Zone)
- South – residential (R1V Old Village Residential Zone)
- East – residential (R1V Old Village Residential Zone)
- West – Elizabeth Street; residential (R1V Old Village Residential Zone)

On May 23, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Town of Markham. 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 have identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation provides opportunities for residential lots fronting on Centre Street, east of Brooke Street within the Village of Thornhill Heritage District to be used for residential, and business and professional offices and/or retail commercial uses not exceeding 167.2m<sup>2</sup> in total gross floor area; the proposed use would conform to the Official Plan;
- the R1V Zone permits a detached residential dwelling; home occupation would be permitted, but restricted to regulated health professionals, provided Council approves a site plan in accordance with the By-law provisions; an amendment to the By-law is necessary to permit the proposed business or professional office (accountant) as a home occupation use;
- the appropriateness and compatibility of the proposed accountant’s office as a home occupation, using 57m<sup>2</sup> (17% of the total gross floor area) of the dwelling, will be reviewed in light of the other uses in the area;
- review will be given to the proposed enclosure of the exterior stairwell on the east side of the dwelling, and the related exceptions to reduce the minimum interior side yard and increase in maximum lot coverage, to facilitate the enclosure;
- the subject lands are designated “Historically Significant Buildings” under the Ontario Heritage Act (Part IV) and any physical changes or additions to the structures on the property would require review and approval by Heritage Vaughan Committee; and
- the site and building design, parking, access, landscaping and engineering would be reviewed through the related Site Development File DA.03.019.

### **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, review will be given to the appropriateness and compatibility of the accountant’s office as a home occupation use, and the acceptability of the proposed zoning exceptions to facilitate the building addition.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

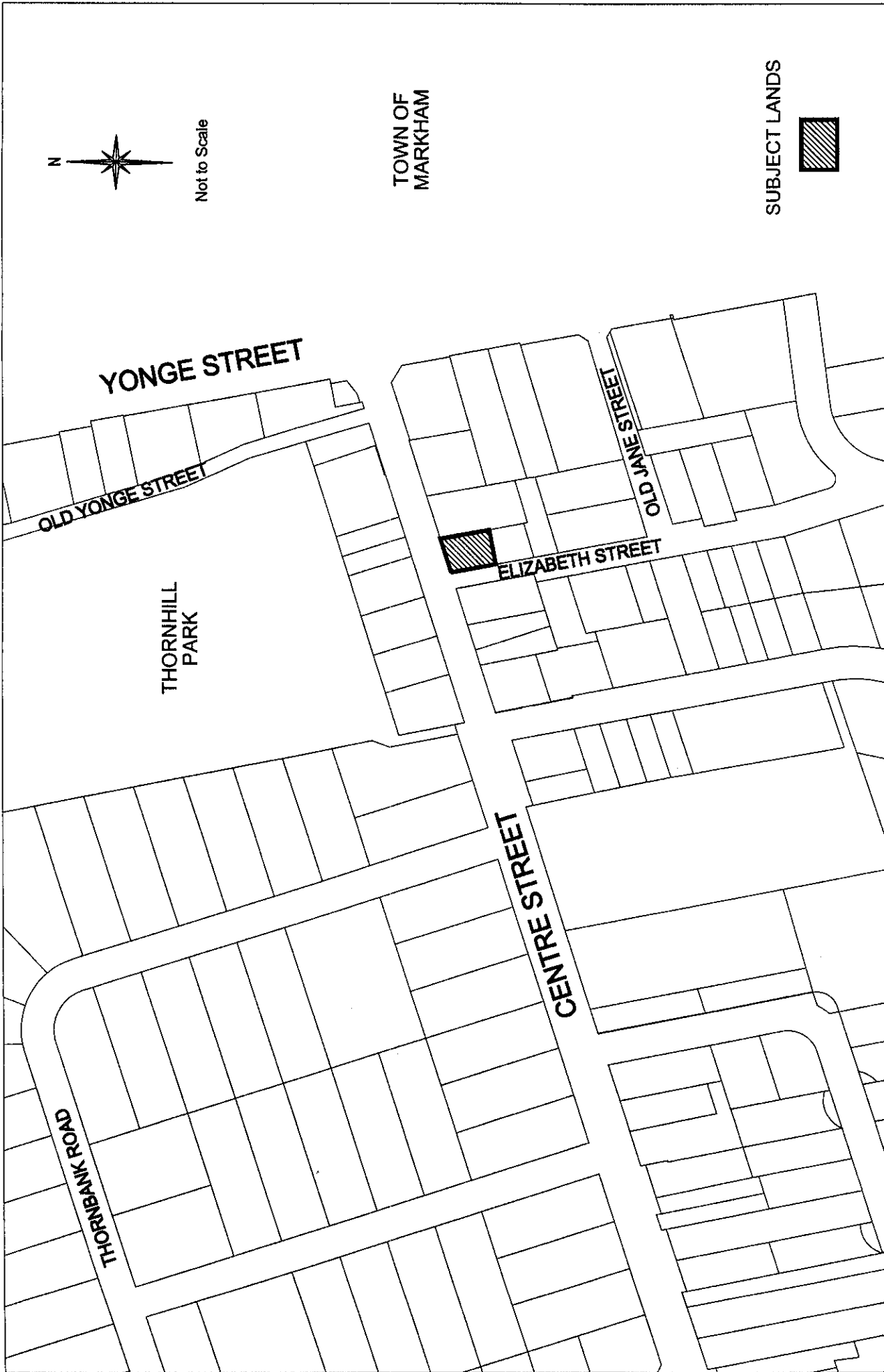
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Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

JOANNE R. ARBOUR  
 Director of Community Planning

/CM



**Location Map**

Part of Lot 30,  
Concession 1  
APPLICANT:  
PETER EDERY



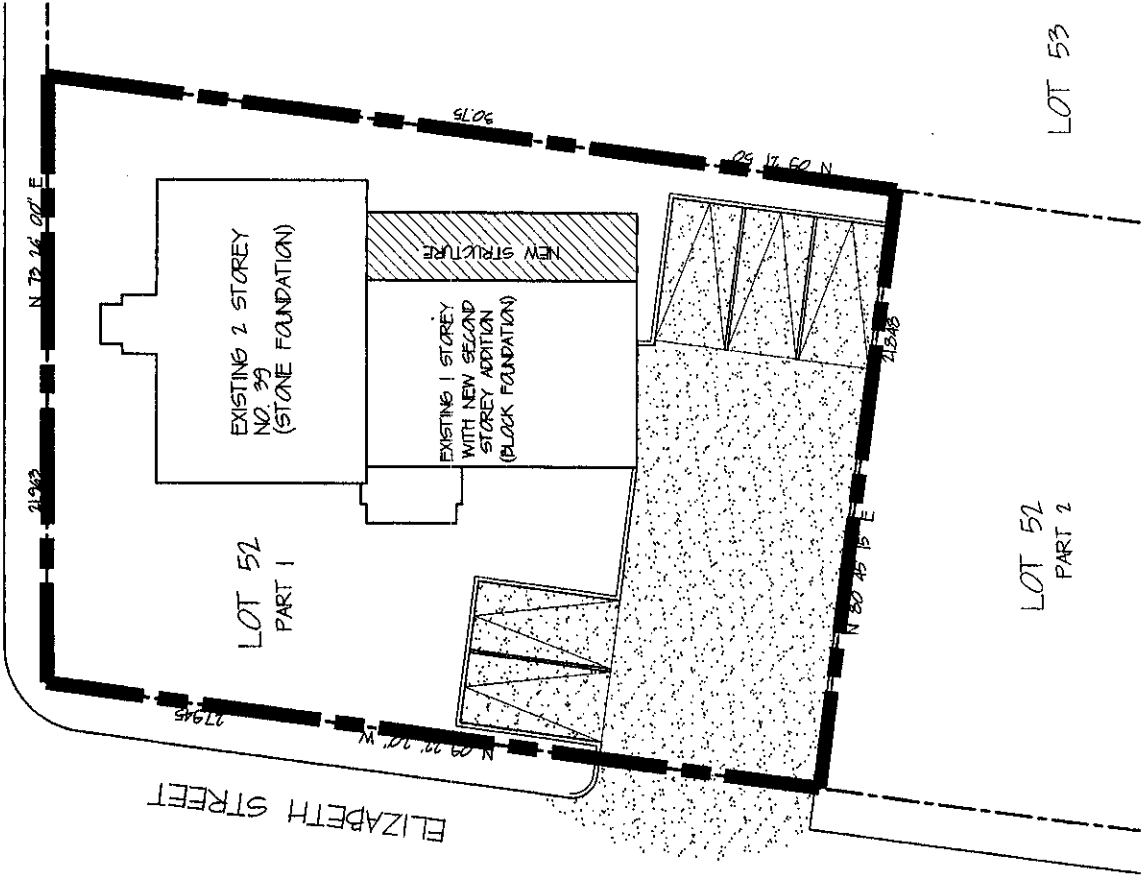
Community Planning Department

**Attachment**

**1**

FILE No.:  
Z.03.034  
RELATED FILE:  
DA.03.019  
April 7, 2003

CENTRE STREET



Not to Scale

SUBJECT LANDS



# Site Plan

Part of Lot 30,  
Concession 1

APPLICANT:  
PETER EDERY



Community Planning Department

# Attachment

# 2

FILE No.:  
Z.03.034  
RELATED FILE:  
DA.03.019  
April 7, 2003