

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 3, 2003**

**1. OFFICIAL PLAN AMENDMENT FILE OP.03.004  
ZONING BY-LAW AMENDMENT FILE Z.03.002  
1546207 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2003.16**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.004 and Z.03.002 (1546207 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On January 13, 2003, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to "General Commercial" and C1 Restricted Commercial Zone, respectively. The proposed development of the 0.248 ha site is for a 2-storey, 935 m<sup>2</sup> medical/dental centre.

**Background - Analysis and Options**

The site is located on the northwest corner of Bathurst Street and Worth Boulevard, being Lot 114 on Registered Plan 65M-2884, in Part of Lot 9, Concession 2, City of Vaughan. The site has 41m frontage on Worth Boulevard and 71.8 m flankage on Bathurst Street.

The site is designated "Low Density Residential" by OPA 210 (Thornhill-Vaughan Community Plan) and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential (R2 Residential Zone)
- South - Worth Boulevard; residential (R2 Residential Zone)
- East - Bathurst Street; open space, residential and place of worship (OS1 Open Space Conservation Zone, R1 and R2 Residential Zones)
- West - residential (R2 and R3 Residential Zones)

On February 7, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Beverley Glen Ratepayers Association. A petition from Woodbridge residents (19 households) was received in support of the proposal, as the applicant has provided pediatric health care services to their community for more than a decade. Any other 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 "Low Density Residential" designation permits only detached dwellings; an official plan amendment to a "General Commercial" designation would be required to permit the proposed business and professional office use for a medical/dental centre;

- the R2 Zone permits only detached dwellings; a rezoning of the property to C1 Zone would be required to permit the proposed business and professional office use (medical/dental centre);
- By-law 1-88 defines a Business or Professional Office as “a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include, but not be limited to, an office of a doctor, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or similar professional person’s office, but shall not include a veterinary clinic”: the subject applications propose to limit the subject lands to doctor/dentist uses only;
- review will be given to the appropriateness of the proposed use at the location of an arterial road/primary road intersection, and compatibility with the surrounding residential and institutional uses;
- development options for the property will be considered, including the optimal siting of the building and the opportunity to obtain a secondary right-in/right-out access on Bathurst Street;
- the detailed site and building design, parking, access, landscaping and grading would be reviewed upon submission of a comprehensive site plan; and
- a traffic report will be required in support of the application.

### **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, the appropriateness and compatibility of redesignating and rezoning the subject lands to permit a business and professional office building (medical centre) only, in context of its relationship to the residential neighbourhood it would serve, will be reviewed. The development options, including building siting and access, will also be considered.

### **Attachments**

1. Location Map
2. Site Plan
3. Conceptual Elevations

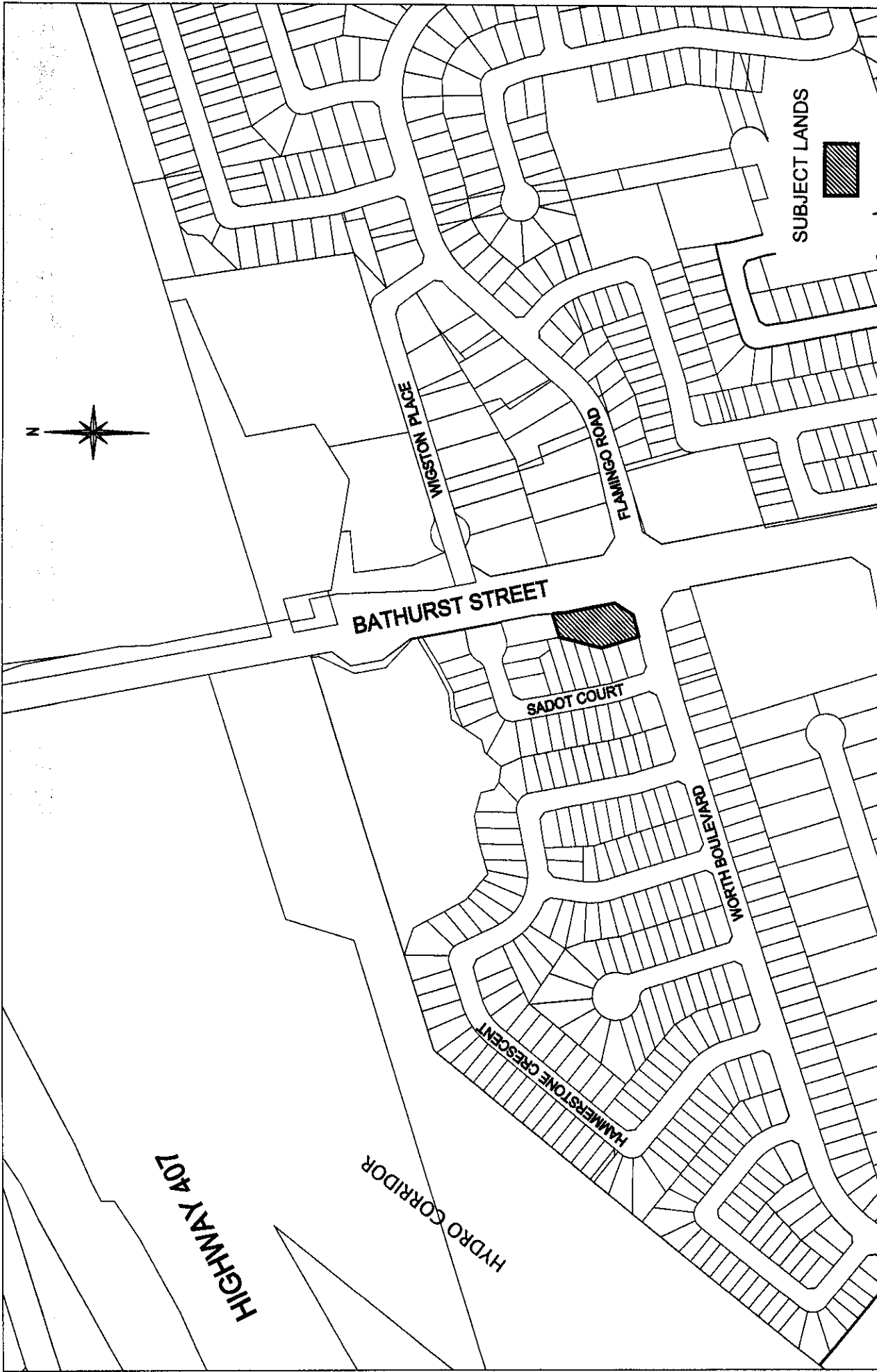
### **Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
 Grant A. Uyeyama, Senior Planner, ext. 8635  
 Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning  
 /CM

JOANNE ARBOUR  
 Director of Community Planning



SUBJECT LANDS

# Attachment 1

FILE No.:  
Z.03.002 &  
OP.03.004  
Not to Scale  
January 28, 2003

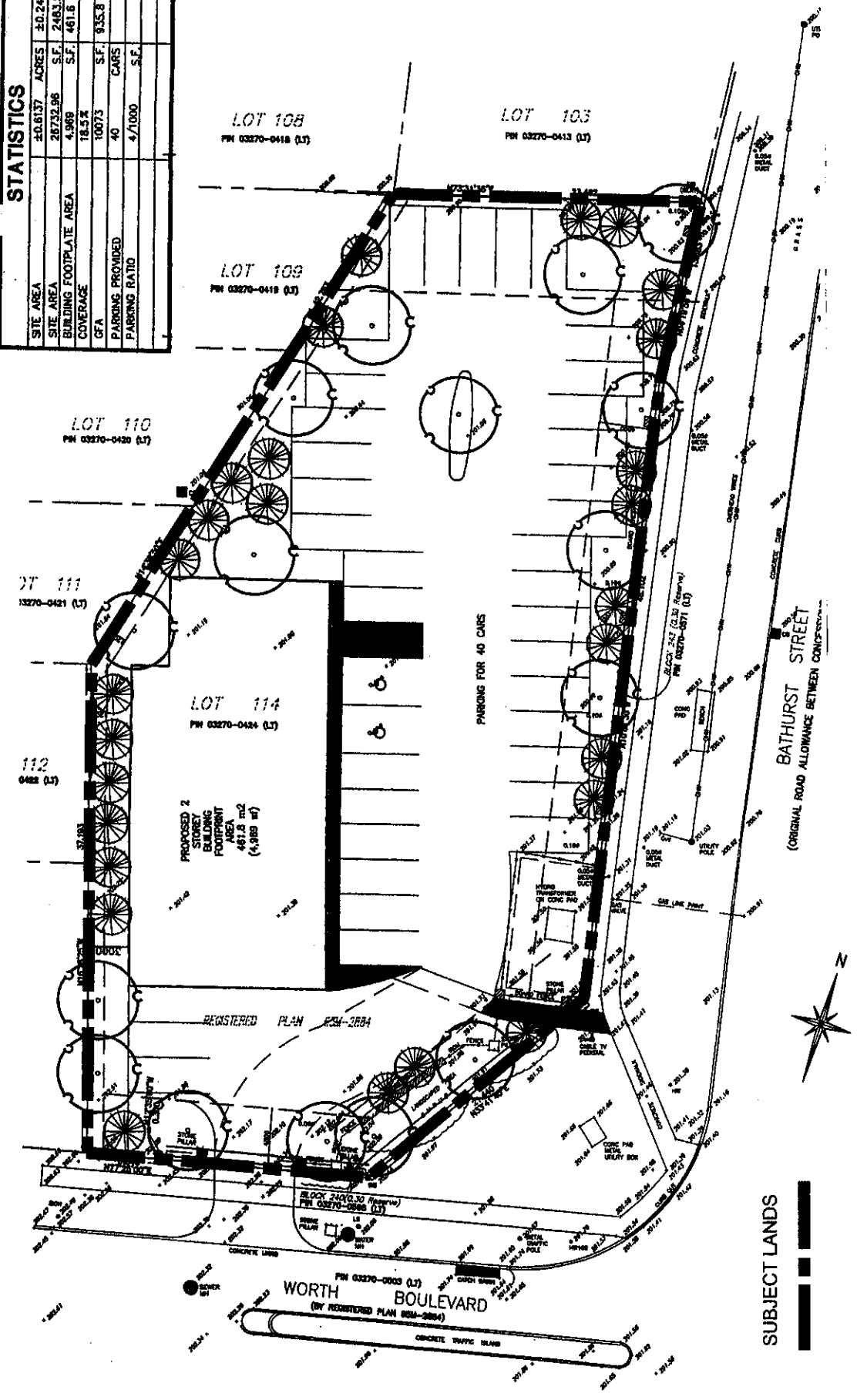
City of  
**Vaughan**

Community Planning Department

## Location Map

Part of Lot 9,  
Concession 2  
APPLICANT:  
1546207 ONTARIO LIMITED

STATISTICS			
SITE AREA	±0.8137	ACRES	±0.248
SITE AREA	28732.96	S.F.	2483.573 S.M.
BUILDING FOOTPRINT AREA	4,988	S.F.	461.6
COVERAGE	18.5%		
GFA	10073	S.F.	935.8
PARKING PROVIDED	40	CARS	
PARKING RATIO	4/1000	S.F.	

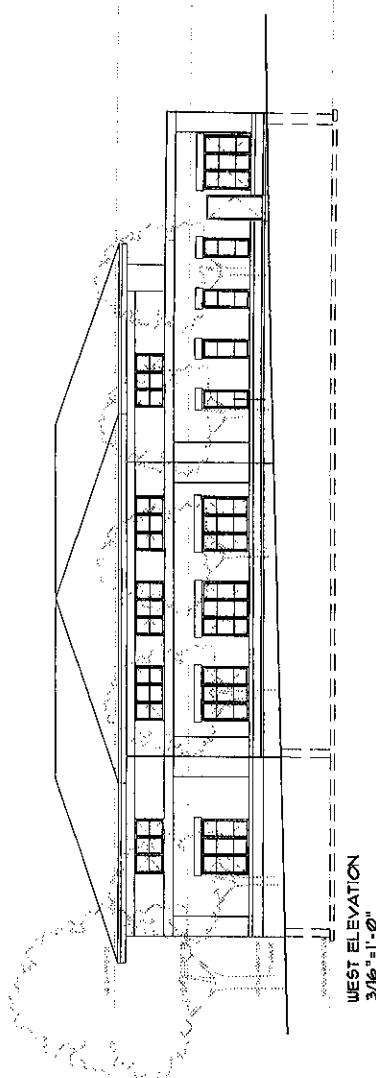


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 Z.03.002 &  
 OP.03.004  
 Not to Scale  
 January 28, 2003

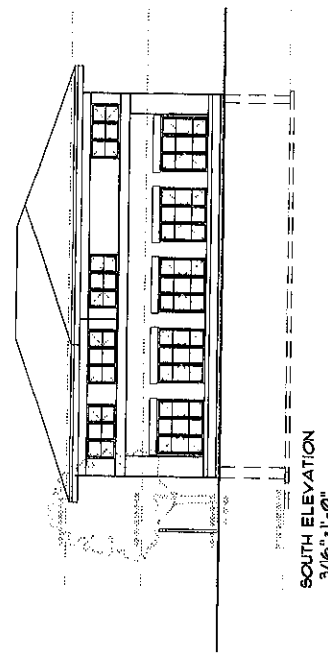
City of  
**Vaughan**

Community Planning Department

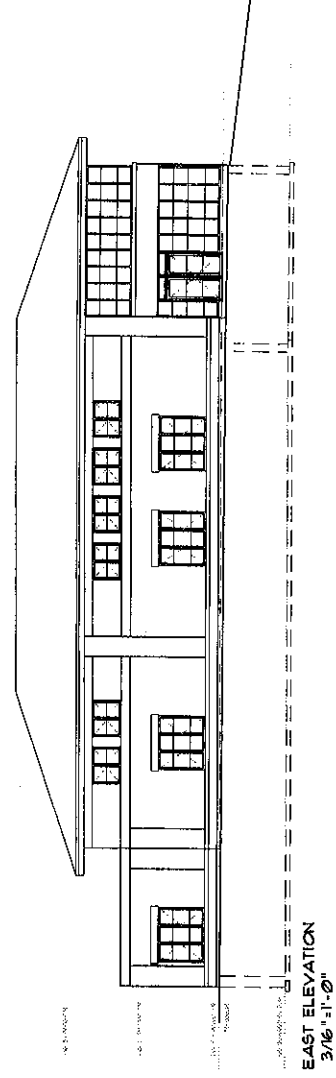
**Site Plan**  
 Part of Lot 9,  
 Concession 2  
 APPLICANT:  
 1546207 ONTARIO LIMITED



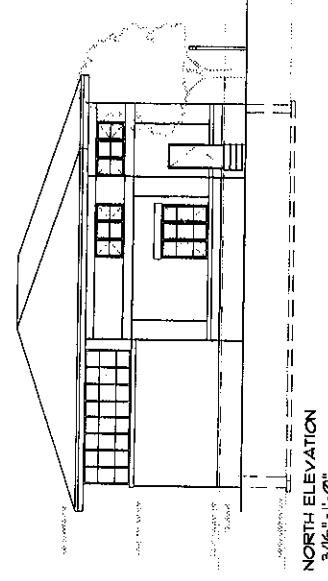
WEST ELEVATION  
3/16" = 1'-0"



SOUTH ELEVATION  
3/16" = 1'-0"



EAST ELEVATION  
3/16" = 1'-0"



NORTH ELEVATION  
3/16" = 1'-0"

# Elevations

Part of Lot 9,  
Concession 2

APPLICANT:  
1546207 ONTARIO LIMITED



Community Planning Department

# Attachment 3

FILE No.:  
Z.03.002 &  
OP.03.004

Not to Scale

February 19, 2003