

**6. ZONING BY-LAW AMENDMENT FILE Z.03.104
VALENTINA AND VLADIMIR KRCDMAR
PRELIMINARY REPORT**

P.2004.34

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.104 (Valentina and Vladimir KrCDmar) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 18, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone to permit a business and professional office use.

The Owner has also submitted a related site plan application to redevelop the 0.39ha site for a 3-storey, 1,785m² business and professional office building and 56.21m² accessory building. Exceptions to the C1 Zone standards may be identified during the review of the site plan.

Background - Analysis and Options

The subject lands are located on the south side of Centre Street, west of New Westminster Drive, being Block 7 on Plan 65M-2765 (1137 Centre Street), in Part of Lot 5, Concession 2, City of Vaughan. The site is developed with a 2-storey office building, which is to be demolished.

The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #256, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Centre Street; commercial (C1 Zone)
- South - Parsons Place; residential (R3 Zone)
- East - residential (R3 Zone)
- West - residential (R4 Zone)

On January 9, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers' Association. To date, comments have been received, and summarized as follows:

- the accessory storage/refuse building is proposed to be located along the south lot line, adjacent to Parsons Place, which would be in view of residents on Parsons Place;
- the relationship between the rear lot line of the subject lands (i.e. the proposed parking lot) and Parsons Place needs to be reviewed in greater detail (i.e. fencing, landscaping, etc.) to ensure an aesthetic streetscape is maintained; and,
- the residential look and feel of the neighbourhood must be preserved.

Any additional comments 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 site specific “*General Commercial*” designation restricts the permitted uses to business and professional offices and the maintenance of the detached residence; the proposed business and professional office use conforms to the Official Plan;
- the site plan will be reviewed to ensure compliance with the Official Plan policies that require the subject lands to be developed in accordance with the following site design criteria:
 - development shall be compatible with the residential character of the existing and future development in the area, in respect of building design, coverage, scale, landscaping, buffering, and building setbacks;
 - no through connection between Parsons Place and Centre Street shall be permitted, with access to be restricted to Centre Street; and,
 - the site shall be designed in such a manner as to preserve the existing mature vegetation;
- the application proposes to rezone the lands to C1 Restricted Commercial Zone to permit a business and professional office use, which would implement the Official Plan designation;
- a related site plan application has been submitted for a 3-storey, 1785m² office building and a 56.21m² accessory building; exceptions to the C1 Zone standards may be identified during the review of the site plan;
- a full vehicle access is proposed on Centre Street, with no vehicle access on Parsons Place; the Centre Street access must be approved by the Region of York;
- the location of the accessory storage/refuse building will be reviewed in light of the adjacent residential community; and
- a Tree Preservation Plan has been submitted to address the Official Plan policies related to preserving the existing mature vegetation, for review by the City.

Relationship to Vaughan Vision 2007

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

In particular, the application will be considered in accordance with the policies of the Official Plan. Specifically, the site development is to be compatible with the residential character of the existing development in the area, in respect of building design, coverage, scale, landscaping, buffering, and building setbacks; no through connection between Parsons Place and Centre Street will be

permitted; and, the site shall be designed in such a manner as to preserve the existing mature vegetation. Streetscape design, vehicle access on Centre Street, and pedestrian connections will also be reviewed in conjunction with the related site plan.

Attachments

1. Location Map
2. Proposed Site/Landscape Plan
3. Proposed Elevations

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Attachment **1**

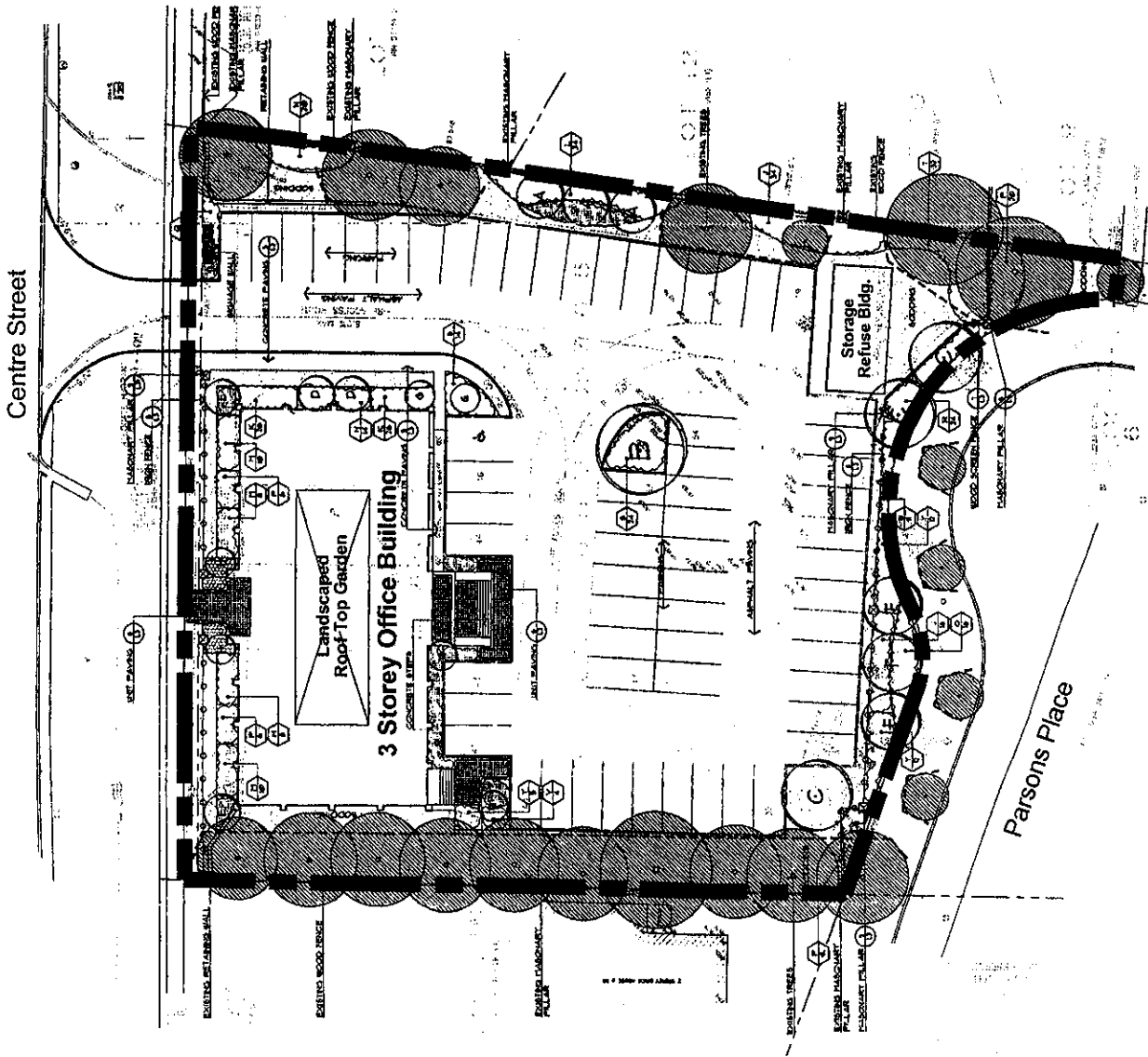
FILE No.: DA.03.080
 RELATED FILE: Z.03.104
 January 6, 2004



Community Planning Department

Location Map

Part of Lot 5,
 Concession 2
 APPLICANT:
 VALENTINA & VLADIMIR KRČMAR



Not to Scale

SUBJECT LANDS
 — — — — —

Site/Landscape Plan

Part of Lot 5,
 Concession 2
 APPLICANT:
 VALENTINA & VLADIMIR KRCMAR

City of Vaughan

Community Planning Department

Attachment 2

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