

**1. ZONING BY-LAW AMENDMENT FILE Z.06.076
1707397 ONTARIO INC.**

P.2007.7

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.076 (1707397 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law respecting the subject lands shown on Attachment #1, specifically to permit a business or professional office use having a maximum GFA of 380m² with a total of 9 offices/examination rooms (for a Regulated Health Professional) within the existing 2-storey residential dwelling, on lands zoned R1V Old Village Residential Zone by By-law 1-88.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Centre Street and Elizabeth Street (57 Centre Street), being Part of Lot 30, Concession 1, City of Vaughan. The 1,130m² site has 23.2m frontage along Centre Street and 49.01m flankage on Elizabeth Street.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan), which includes provisions that permit a business or professional office use not exceeding 464.5m² in gross floor area. The property is zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific exception 9(147), which permits a home occupation use for a business or professional office restricted to a maximum gross floor area of 220m² on the ground floor and a minimum of 10 parking spaces, as reflected on the existing site plan layout shown on Attachment #2. The surrounding land uses are:

- North - Centre Street; existing commercial (C1 Restricted Commercial)
- South - existing residential (R1V Old Village Residential Zone)
- East - Elizabeth Street; existing residential/home occupation for an accountant's office and vacant lot (R1V Old Village Residential Zone)
- West - existing residential (R1V Old Village Residential Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Society for the Preservation of Old Thornhill. As of February 20, 2007, no comments have been received by the Development Planning Department. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in context of the contained in OPA #210 policies, and the surrounding uses; to determine the appropriateness of converting the entire residential dwelling into a business or professional office use, and the elimination of the residential component;
- ii) the appropriateness of maintaining the existing R1V Old Village Residential Zone on the subject lands and permitting the business or professional office use as an exception, versus rezoning the subject lands to a suitable Commercial Zone will be reviewed;
- iii) the proposed conversion of the property and dwelling from strictly a residential/home occupation use to entirely a business or professional office use will require the submission of a formal site plan application to allow for a comprehensive review of the proposal; and
- iv) the necessary studies will be required to be submitted and reviewed in support of the application, and may include but are not limited to, traffic, parking and noise reports. A planning justification report has been submitted and is currently under review by the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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 of converting the property and dwelling from strictly a residential/home occupation use to entirely a business or professional office use in light of the surrounding land uses and area context. Also, the appropriateness of maintaining the existing R1V Old Village Residential zoning on the subject lands to facilitate the business or professional office use versus rezoning the property to a commercial zone category will be reviewed.

Attachments

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

Report prepared by:

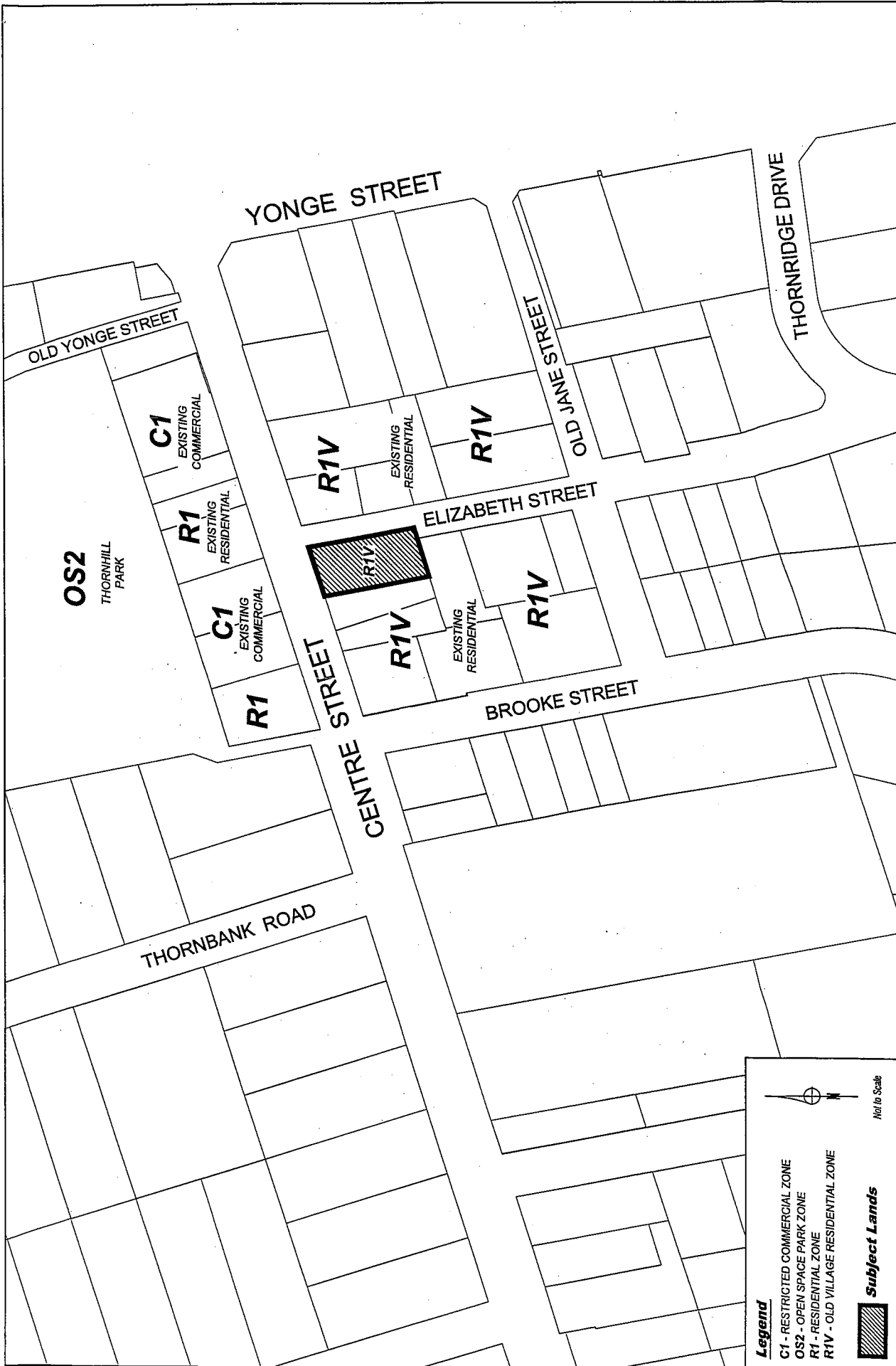
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Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE

Subject Lands

Not to Scale

Location Map

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.

N:\OPT\1 ATTACHMENTS\Z.L.06.076.dwg



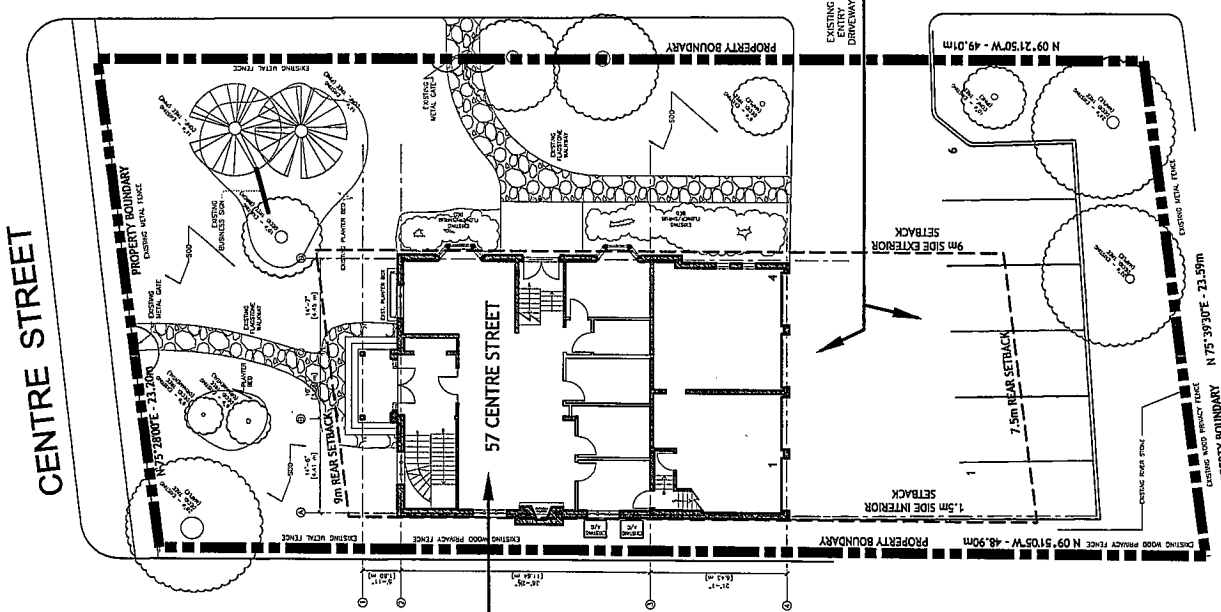
Development Planning Department

Attachment

FILE No.:
Z.06.076

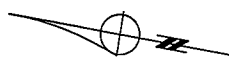
January 22, 2007

ELIZABETH STREET



TOTAL 10 EXISTING PARKING SPACES (INCLUDING 6 OUTSIDE SPACES & 4 GARAGE SPACES)

PROPOSAL FOR THE EXISTING RESIDENTIAL DWELLING TO BE USED ENTIRELY AS A BUSINESS OR PROFESSIONAL OFFICE USE (WAS FORMERLY A HOME OCCUPATION FOR SAME USE LIMITED TO 220m² ON THE GROUND FLOOR)



Not to Scale

----- Subject Lands

Site Plan

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.

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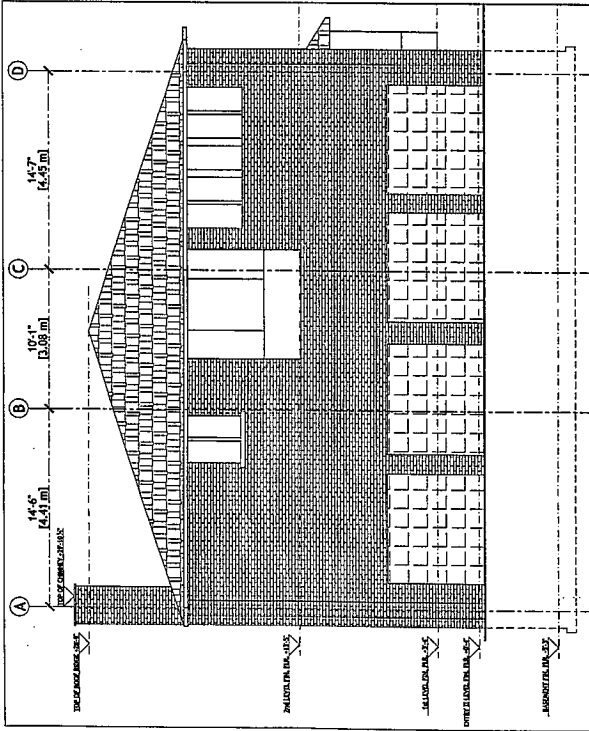
The City Above Toronto

Development Planning Department

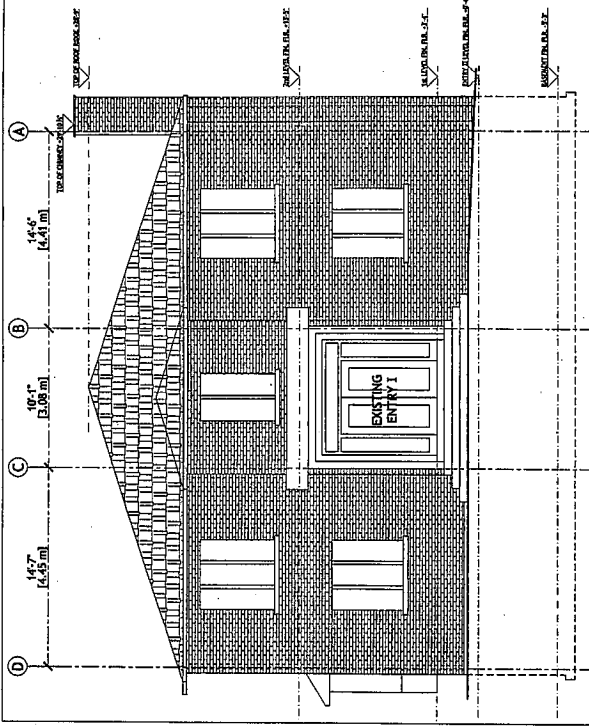
Attachment 2

FILE No.:
Z.06.076

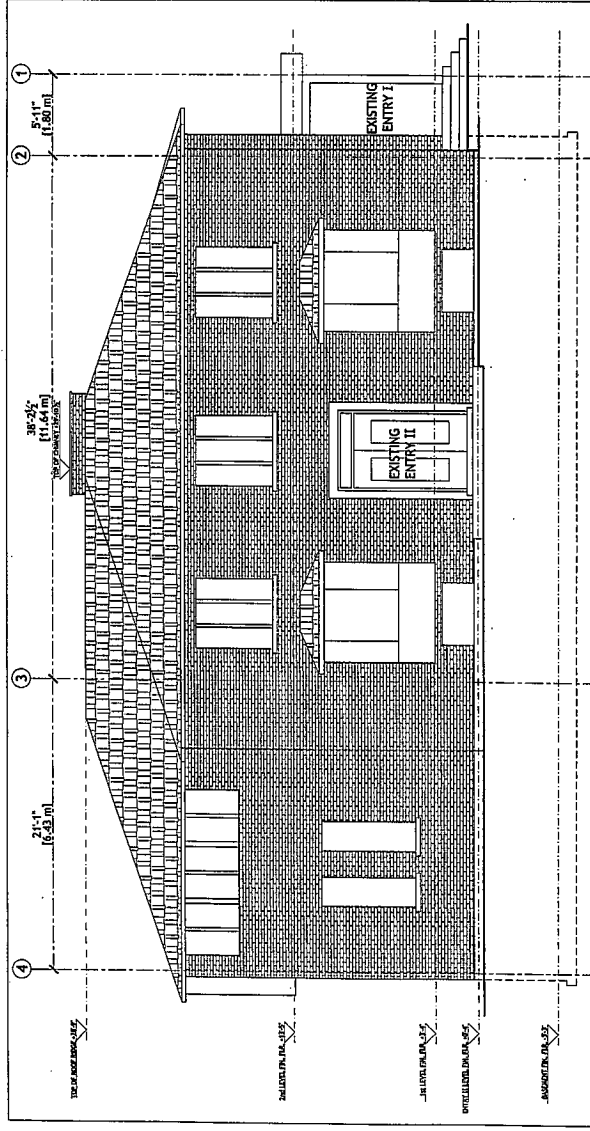
January 22, 2007



SOUTH ELEVATION - UNCHANGED



NORTH ELEVATION - UNCHANGED



EAST ELEVATION - UNCHANGED

Existing Elevations

Part of Lot 30,
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