

**2.    ZONING BY-LAW AMENDMENT FILE Z.07.003  
BERKID INVESTMENTS LTD.**

**P.2007.14**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.003 (Berkid Investments Ltd.) 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 on the subject lands shown on Attachment #1, specifically to amend the site-specific R1 Residential Zone standards in Exception 9(220) to By-law 1-88, to facilitate the severance of the property into two individual lots each having 15.62 m frontage on Centre Street as shown on Attachment #2, and to facilitate the construction of a new two-storey single detached dwelling (Attachment #3) on the westerly severed parcel with the same uses as permitted for the existing two-storey dwelling being one personal service shop (hair/esthetics salon) or one medical office, business or professional offices, and one residential unit.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Centre Street, and west of Yonge Street, municipally known as 78 Centre Street, City of Vaughan. The subject lands are currently occupied by a two-storey historic dwelling included in the City's "*Listing of Significant Heritage Structures* (LSHS)".

The subject lands are designated "Low Density Residential" within the Thornhill Heritage District by OPA #210 (Thornhill Community Plan), as amended by site-specific OPA #456. The "Low Density Residential" policies contained within OPA #210 for properties with frontage along Yonge Street and Centre Street, east of Brooke Street, permit low density residential uses, in addition to business and professional offices, and/or retail commercial uses not exceeding 167.2m<sup>2</sup> in total gross floor area. OPA #456 amended the "Low Density Residential" provisions of OPA #210 to permit a personal service (ie. hair/esthetics salon) use in addition to retail, office commercial and low density residential uses, with no gross floor area restrictions, which is applicable to the subject lands.

The subject lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(220), which permits one personal service shop (hair salon/esthetics) or one medical office, business and professional offices, and one (1) residential unit, provided all of these uses are located only within the existing main building and the total floor area of the uses together shall not exceed 145m<sup>2</sup>. Furthermore, the site-specific exception establishes building envelopes and setbacks,

and identifies locations for landscaping, number of parking spaces, and driveway widths, which do not support the construction of a second dwelling on the subject lands.

The Owner proposes to sever the existing lot into two equal 596.6m<sup>2</sup> parcels of land, both with 15.62m of frontage on Centre Street as shown on Attachment #2. The proposed lots would not comply with the minimum required lot frontage of 18m in an R1 Zone, but would comply to the minimum lot area requirement of 540m<sup>2</sup>. A new dwelling is proposed on the lands to be severed and the existing building will be maintained on the lands to be retained. The existing dwelling has an existing gross floor area of 158m<sup>2</sup>, with a proposed lot coverage of 14.26%. The new dwelling on the lands to be severed will have a gross floor area of 172m<sup>2</sup>, with a proposed lot coverage of 14.43%. The total combined gross floor area of both dwellings will be 330m<sup>2</sup>. The Owner does not propose to change the existing zone category and permitted uses, but rather seek relief from the site-specific exceptions to facilitate the proposal.

The surrounding land uses are as follows:

- North - Thornhill Park (OS2 Open Space Park Zone)
- South - Centre Street; existing residential and business and professional offices (R1V Old Village Residential Zone)
- East - existing commercial uses (C1 Restricted Commercial Zone)
- West - public lane; existing day care, existing residential (R1V Old Village Residential Zone)

On March 23, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of March 28, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive 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 the context of the policies contained within OPA #210 (Thornhill Community Plan), By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposal to sever the existing lot and to permit a second dwelling to be used for uses currently permitted under site-specific Exception (220);
- ii) the application will be reviewed in the context of the policies contained within the Thornhill Heritage Conservation District Plan. Heritage issues related to the proposed Zoning By-law Amendment were considered at a Heritage Vaughan Meeting on March 21, 2007, which will be considered as input by the Development Planning Department in the technical analysis of the proposal;
- iii) alternatives for the proposed driveway access to the rear parking areas will be reviewed in consideration of shared driveway access and parking uses to minimize the paving in the front yard and to reduce pedestrian and automobile conflicts along the Centre Street Frontage;
- iv) the appropriateness of maintaining the existing site-specific R1 Residential Zone on the subject lands versus rezoning the lands to a suitable Commercial Zone will be reviewed;
- v) the proposed severance and construction of a new dwelling for office, commercial and residential uses will require the submission of a formal site plan

application to allow for a comprehensive review of the proposal, including but not limited to, the location within the Thornhill Heritage District, access, landscaping, building elevations and signage; and,

- vi) if necessary, further studies may be required to be submitted to be reviewed in support of this application, and may include but not be limited to, planning justification, traffic, parking, and noise reports.

### **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, a more comprehensive review will be undertaken to consider the implications of the proposal within the context of the policies in OPA #210, By-law 1-88, and in light of driveway access, the surrounding uses, and the area context. Furthermore, the proposal will be reviewed in the context of the Thornhill Heritage Conservation District policies and the recommendations of Heritage Vaughan.

### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Front Elevation – New Dwelling

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM

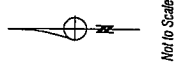


**Legend**

- 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 31,  
Concession 1  
APPLICANT:  
BERKID INVESTMENTS LTD.  
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*The City Above Toronto*

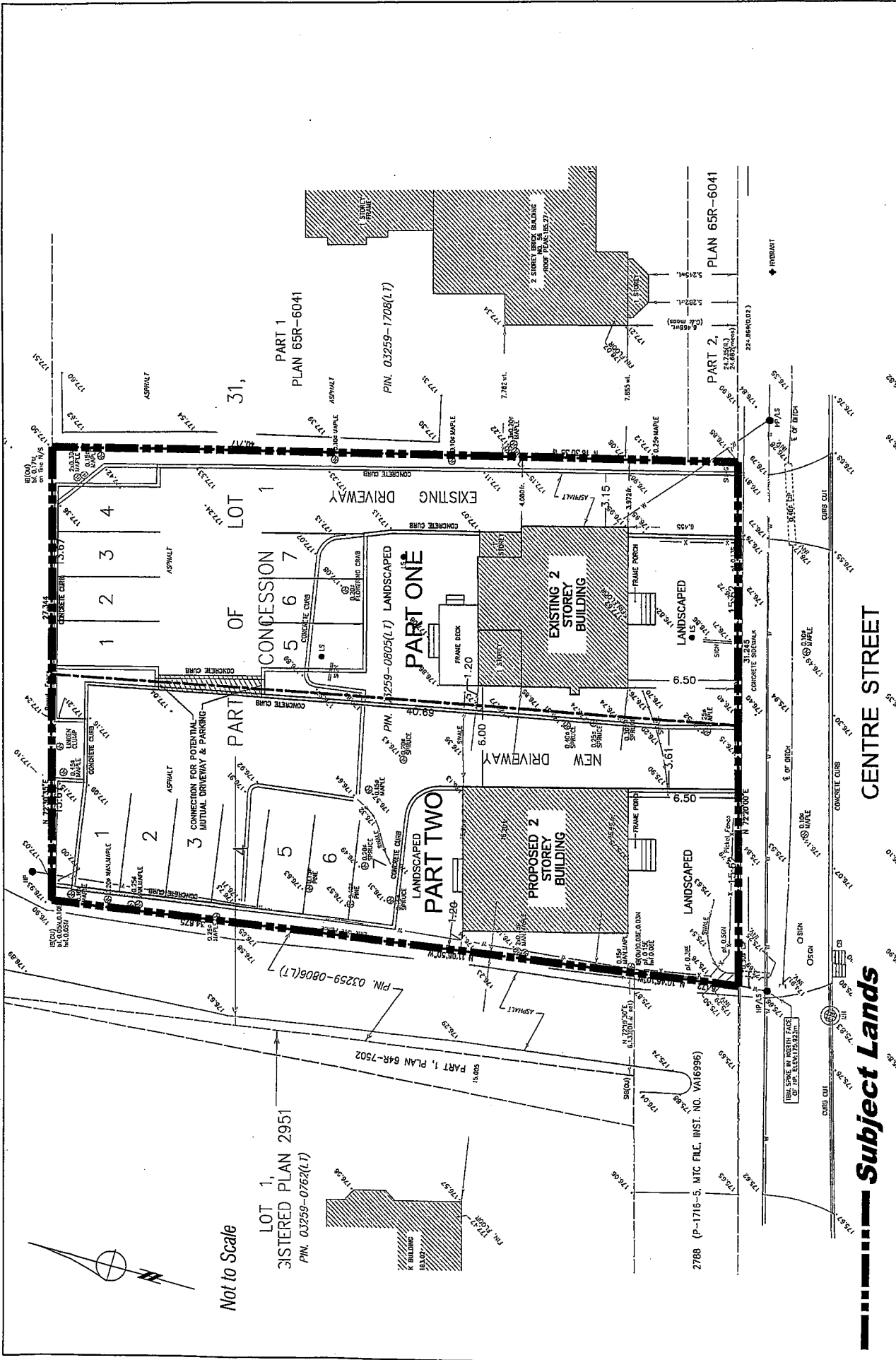
Development Planning Department

**Attachment**



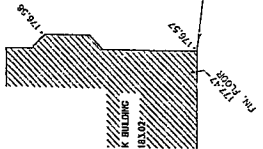
FILE No.: Z.07.003

February 06, 2007



Not to Scale

LOT 1,  
SISTERED PLAN 2951  
PIN. 03259-0762(LT)



2788 (P-1716-S, MTC FILE, INST. NO. VA16996)

**Subject Lands**

# Conceptual Site Plan

APPLICANT:  
BERKID INVESTMENTS LTD.

Part of Lot 31,  
Concession 1

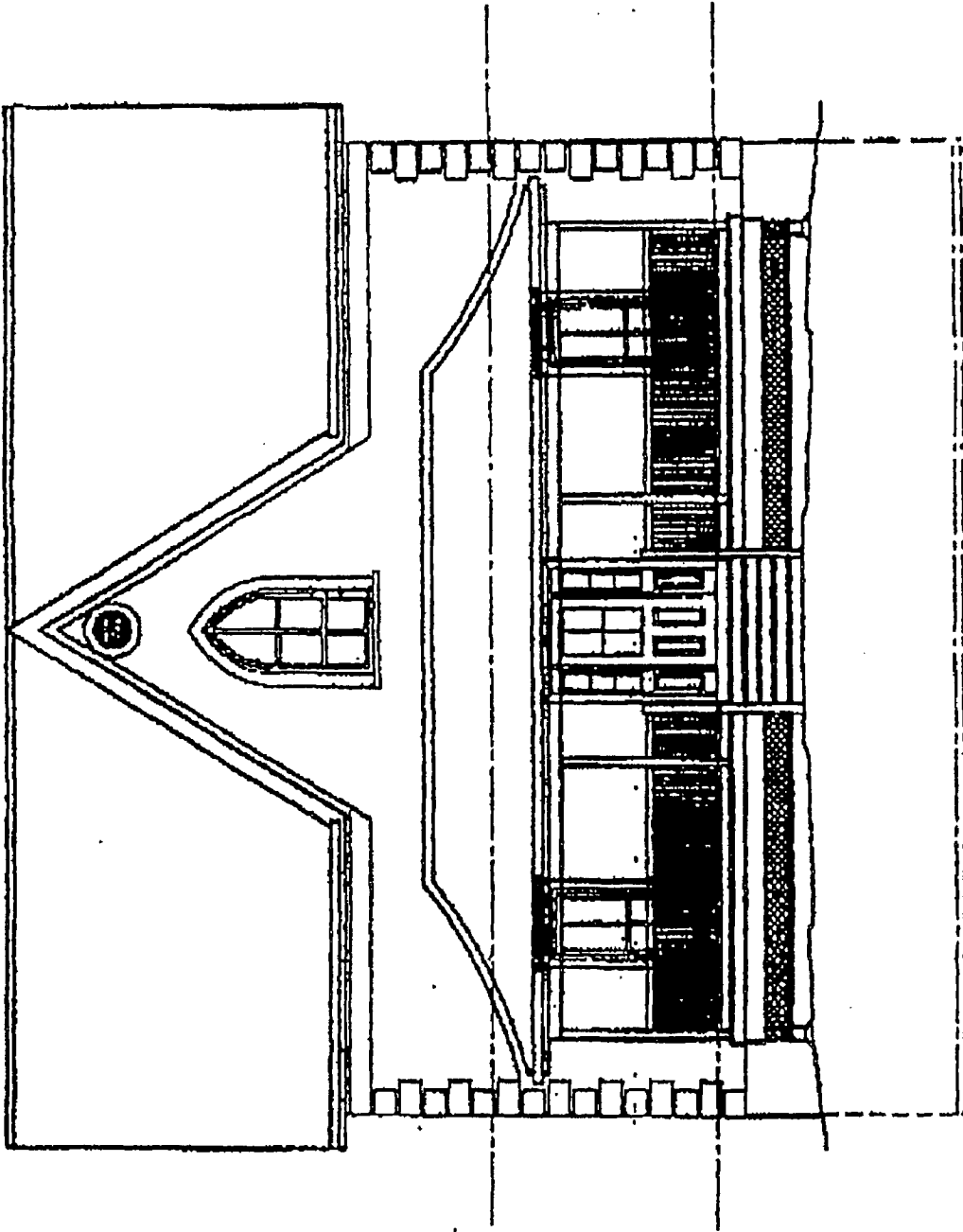


The City Above Toronto

Development Planning Department

FILE No.: Z.07.003

February 06, 2007



CONCEPTUAL SOUTH (FRONT) ELEVATION (CENTRE STREET)

**Conceptual Front  
Elevation - New Dwelling**

APPLICANT:  
BERKID INVESTMENTS LTD.

Part of Lot 31,  
Concession 1

N:\DRAFT ATTACHMENTS\07.061.dwg



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Development Planning Department

**Attachment**  
**3**

FILE No.: Z.07.003

March 22, 2007