

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 17, 2012

1. **OFFICIAL PLAN AMENDMENT FILE OP.11.010
ZONING BY-LAW AMENDMENT FILE Z.11.038
ROY MURAD
WARD 5**

P.20012.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.010 and Z.11.038 (Roy Murad) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date Notice of Public Meeting was circulated: December 22, 2011
- b) Circulation Area: 150m and the Town of Markham
- c) Comments Received as of January 3, 2012: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the continued use of the existing residential building for a Business and Professional Office, providing financial services:

- 1. Official Plan Amendment File OP.11.010 to amend the policies of OPA #210 (Thornhill Community Plan) to increase the maximum permitted gross floor area devoted to a Business and Professional Office use from 167.2 m² to 279.2 m² (entire existing building); and,
- 2. Zoning By-law Amendment File Z.11.038 to amend Zoning By-law 1-88, to add a Business and Professional Office use to the R1 Residential Zone, whereas only a single detached residential dwelling is permitted.

Background - Analysis and Options

Location	▪ 7822 Yonge Street, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" and subject to the policies of the Village of Thornhill Heritage District by OPA #210 (Thornhill Community Plan. Properties designated "Low Density Residential" located within the Thornhill Heritage District, with frontage onto Yonge Street (and Centre Street), may be used for Business and Professional Offices not exceeding 167 m² in total gross floor area. The proposal to permit a maximum gross floor area of 279.2 m² (entire existing building) does not conform to the Official Plan. Therefore, an Official Plan Amendment Application has been submitted to amend the current in-effect Official Plan. ▪ "Low Rise Residential" and Thornhill Heritage Conservation District by the new City of Vaughan Official Plan 2010, (Volume 1 and 2, respectively), which was adopted by Vaughan Council on September 7, 2010 (modified on September 27, 2011), and is subject to approval by the Region of York.
Zoning	<ul style="list-style-type: none"> ▪ R1 Residential Zone by Zoning By-law 1-88, which permits a single detached residential dwelling only. ▪ The commercial use of the building is not permitted in the R1 Zone. Therefore, a Zoning By-law Amendment Application has been submitted.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting an increase in the maximum gross floor area devoted to a Business and Professional Office use in the Official Plan, and permitting this use in the R1 Residential Zone in By-law 1-88, will be reviewed in consideration of changing the residential, commercial and office use mix of the property to entirely an office use, and resultant compatibility with the surrounding land use context, zoning implications and exceptions, and in consideration that the applications have been submitted to recognize an existing use within an existing building and no new development is proposed.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The applicant has submitted justification information to the City for review relating to the business, including: open Monday to Friday between 8 am to 5 pm; 8 employees; and, the basement is used for office purposes. Additional information such as frequency of visitors per day, and any other pertinent information to address the appropriateness of the proposal on the subject property, will be requested for review by the Development Planning Department.
c.	Related Site Plan File DA.11.099	<ul style="list-style-type: none"> The related Site Plan File DA.11.099 will be reviewed in consideration of the applicable Zoning By-law 1-88 requirements outlined for a Business and Professional Office use, including: number of required parking spaces, driveway width, and gravel versus the required paved parking area.
d)	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> The existing building (7822 Yonge Street) is designated under Part V of the <u>Ontario Heritage Act</u>. The Owner is not proposing any changes to the existing building. Review will be given to comments from the Vaughan Cultural Services Division.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Existing Building and Garage
4. Elevation Plan - Existing Building

Report prepared by:

Laura Janotta, Planner, ext. 8634

Christina Napoli, Senior Planner, ext. 8483

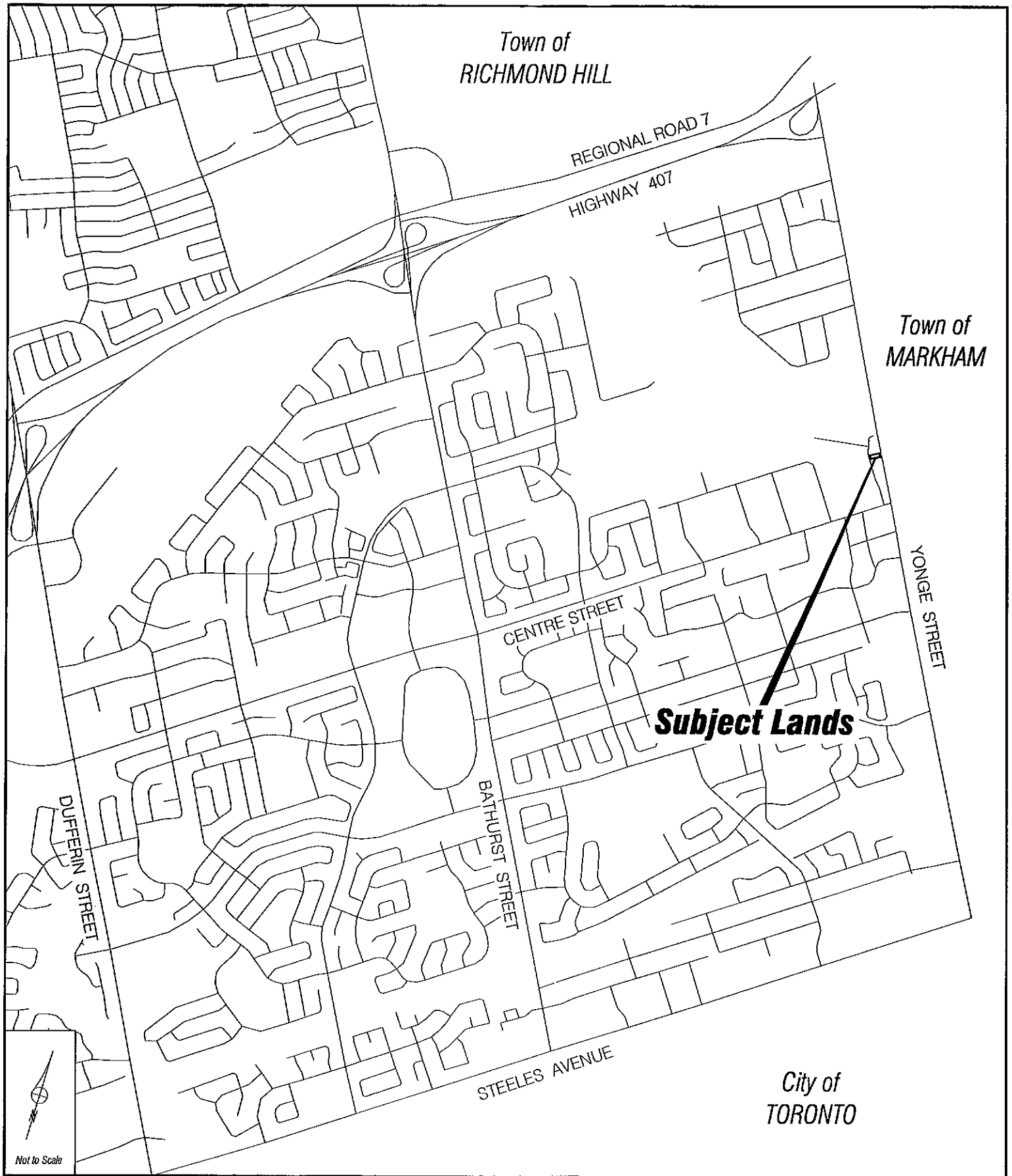
Mauro, Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 31, Concession 1

APPLICANT:
Roy Murad

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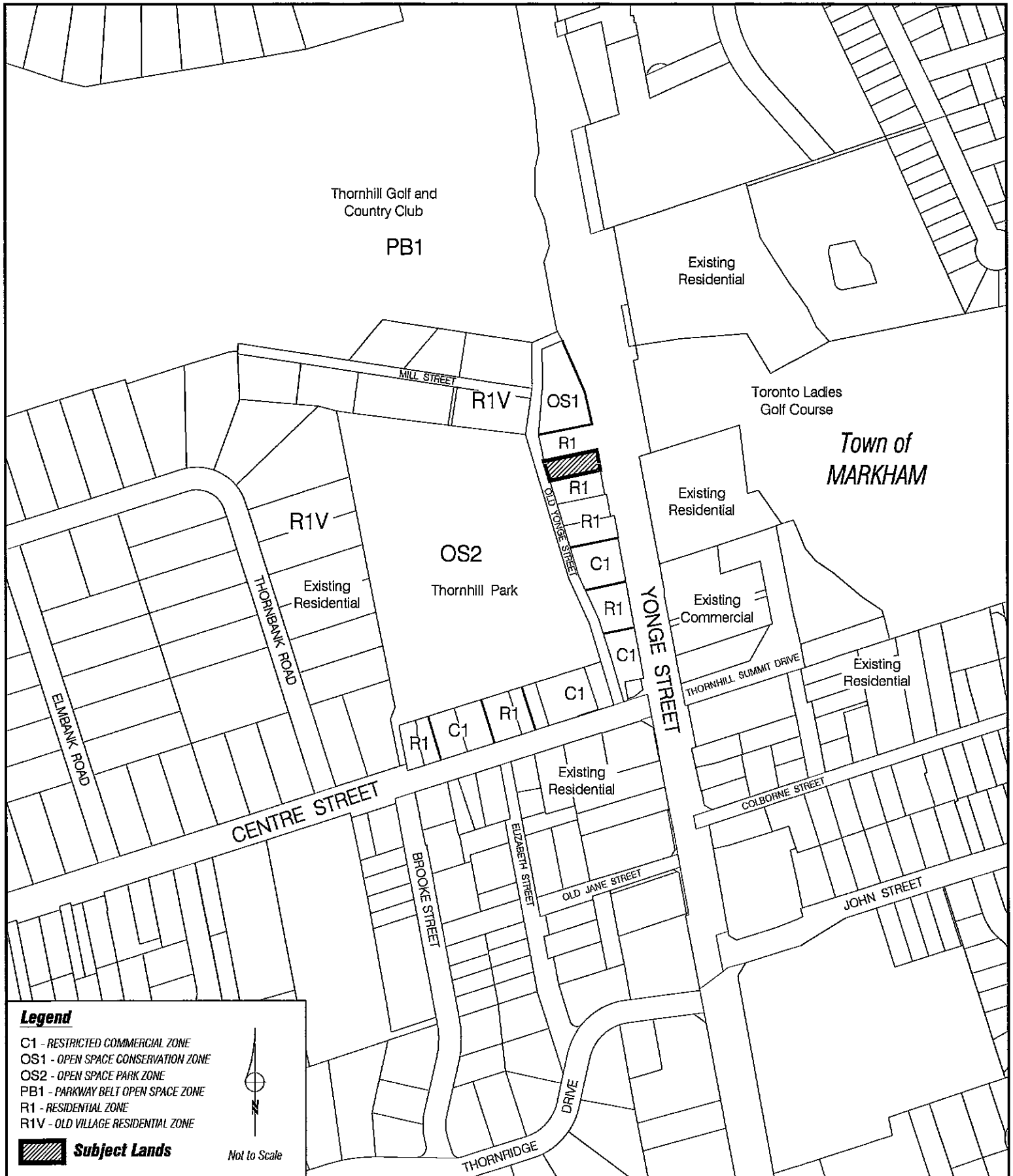


Development Planning Department

Attachment

FILES:
OP.11.010 & Z.11.038
RELATED FILE:
DA.11.099
DATE:
December 16, 2011

1



Location Map

LOCATION:
Part of Lot 31, Concession 1

APPLICANT:
Roy Murad

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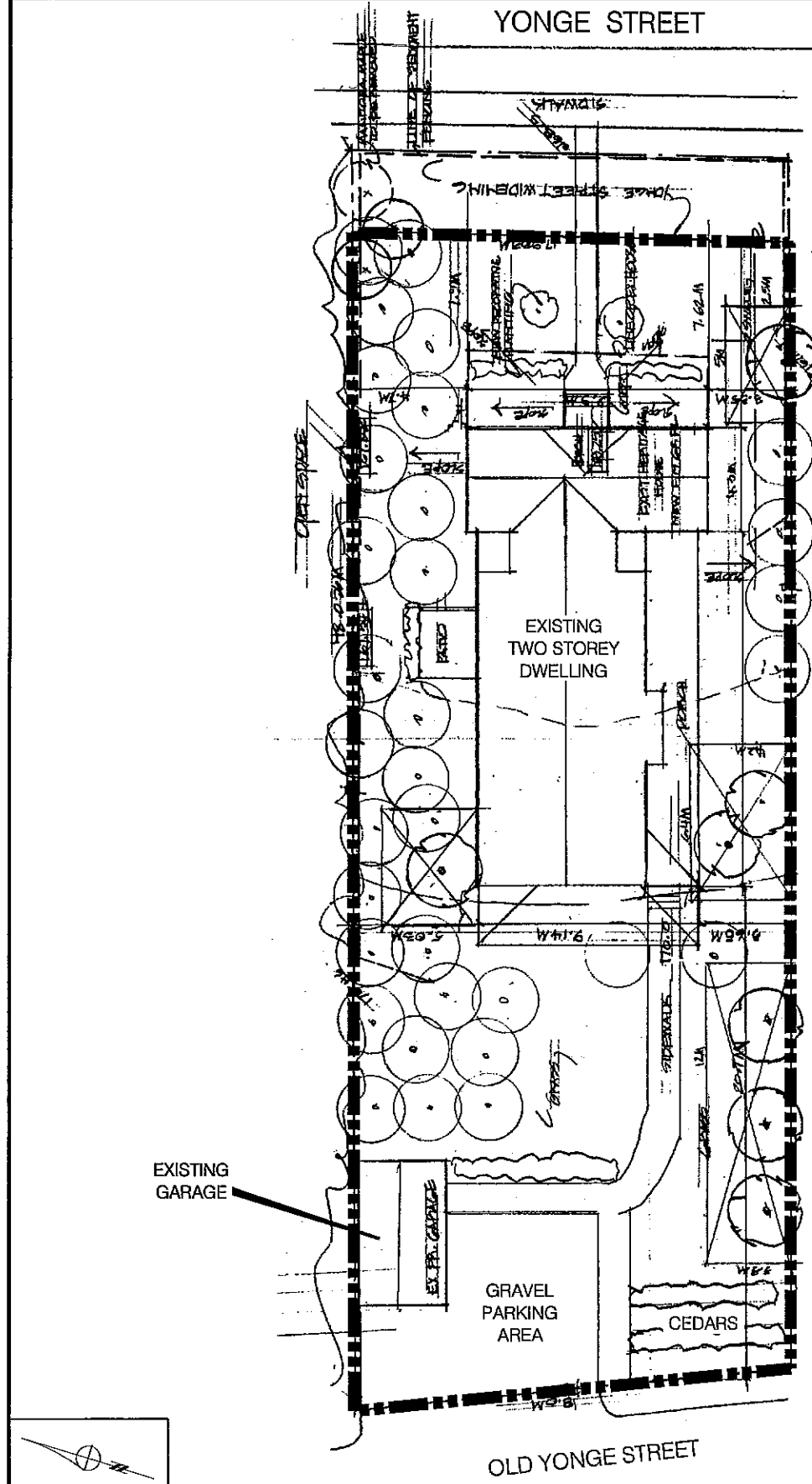


Development Planning Department

Attachment

FILES:
OP.11.010 & Z.11.038
RELATED FILE:
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2



OFFICIAL PLAN AMENDMENT

AMEND OPA 210 TO INCREASE THE MAXIMUM GROSS FLOOR AREA DEVOTED TO A BUSINESS AND PROFESSIONAL OFFICE USE FROM 167.2m² TO 279m².

ZONING BY-LAW AMENDMENT

AMEND BY-LAW 1-88 TO ADD A BUSINESS AND PROFESSIONAL OFFICE AS A PERMITTED USE IN THE R1 ZONE, WHEREAS ONLY A SINGLE DETACHED DWELLING IS PERMITTED.

Site Plan - Existing Building and Garage

APPLICANT: Roy Murad
LOCATION: Part of Lot 31, Concession 1

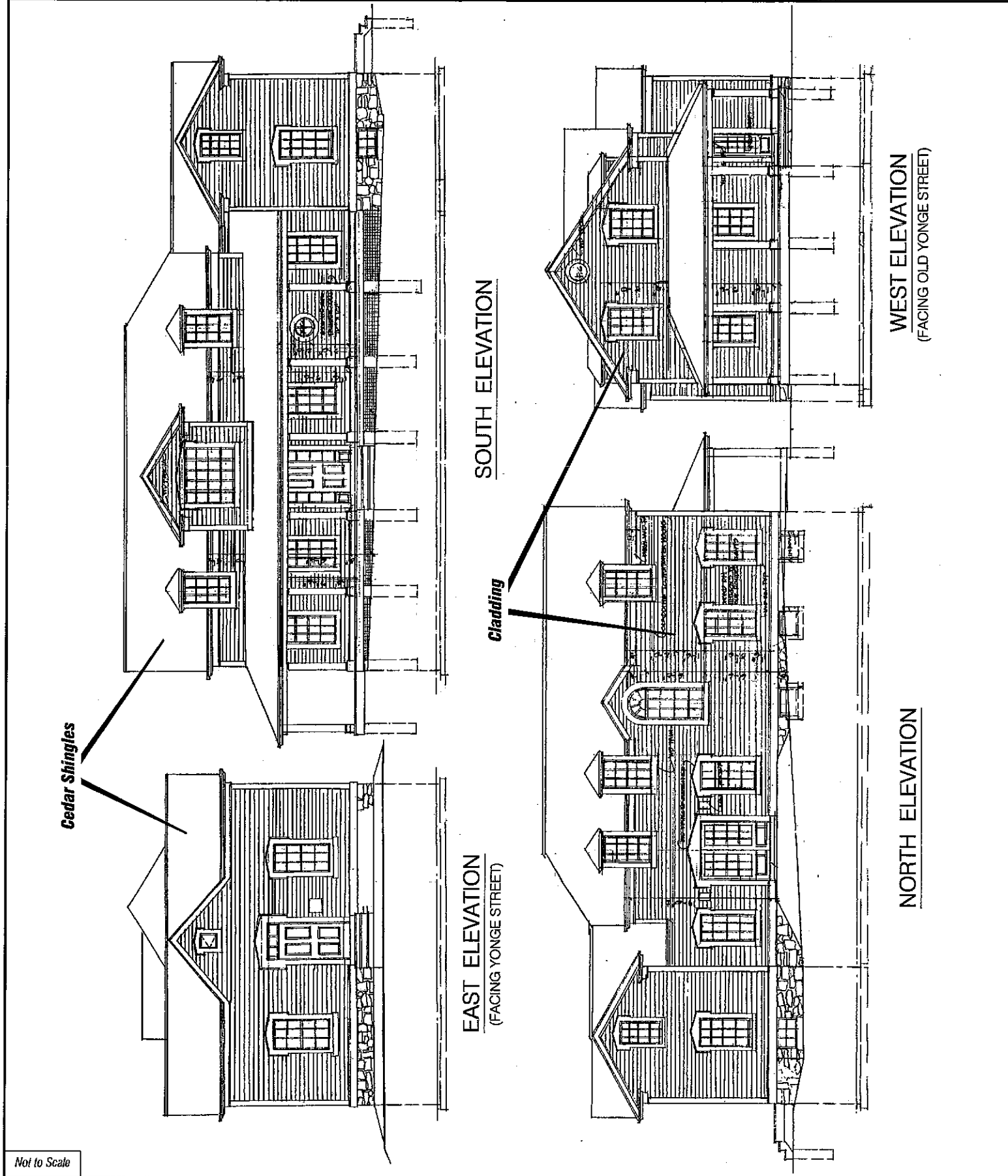


Development Planning Department

Attachment

FILES:
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3



Elevation Plan - Existing Building

APPLICANT: Roy Murad
LOCATION: Part of Lot 31, Concession 1



Development Planning Department

Attachment

FILES:
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RELATED FILE:
DA.11.099
DATE:
December 16, 2011

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