

**4. ZONING BY-LAW AMENDMENT FILE Z.02.015
P. HASLAM & B. ELLIOTT INVESTMENTS LTD.
PRELIMINARY REPORT**

P.2002.25

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.015 (P. Haslam & B. Elliott Investments Ltd.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 21, 2002, the Owner submitted an application to amend the Zoning By-law to permit business and professional office uses within the C1 Restricted Commercial Zone. Presently, the site-specific zoning restricts the use of the 2-storey, 329 m² building to dental office uses only.

Background - Analysis and Options

The site is located at the southwest corner of Yonge Street and Longbridge Road, being Block B on Plan M-681 (1 Longbridge Road), in Part of Lot 34, Concession 1, City of Vaughan. The 0.12 ha site has 30.48 m frontage on Yonge Street and 43.3 m flankage on Longbridge Road.

The site is designated "General Commercial" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(332). The surrounding land uses are:

- North - Longbridge Road; commercial and residential (C1 Restricted Commercial Zone and R1V Old Village Residential Zone)
- South - residential (R2 Residential Zone)
- East - Yonge Street; Town of Markham (commercial uses)
- West - residential (R1V Old Village Residential Zone)

On March 15, 2002, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, no comments have been received. 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, Staff has identified the following matters to be reviewed in greater detail:

- the "General Commercial" designation provides opportunities for retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; the proposed business and professional office use is permitted by the Official Plan;
- the C1 Zone typically permits business or professional office uses, however, the site-specific zoning restricts the building to dental offices only;

- the dental office use is one type of business and professional office; at the time of rezoning the lands from residential to commercial, the application requested and was approved for dental offices only;
- the parking requirements for office uses are generally less than for medical uses;
- no changes are proposed to the current building or site layout; and
- the appropriateness and impact of adding a business and professional office use on the site will be reviewed.

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, Staff will review the appropriateness and impact of adding a business and professional office use on the site.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

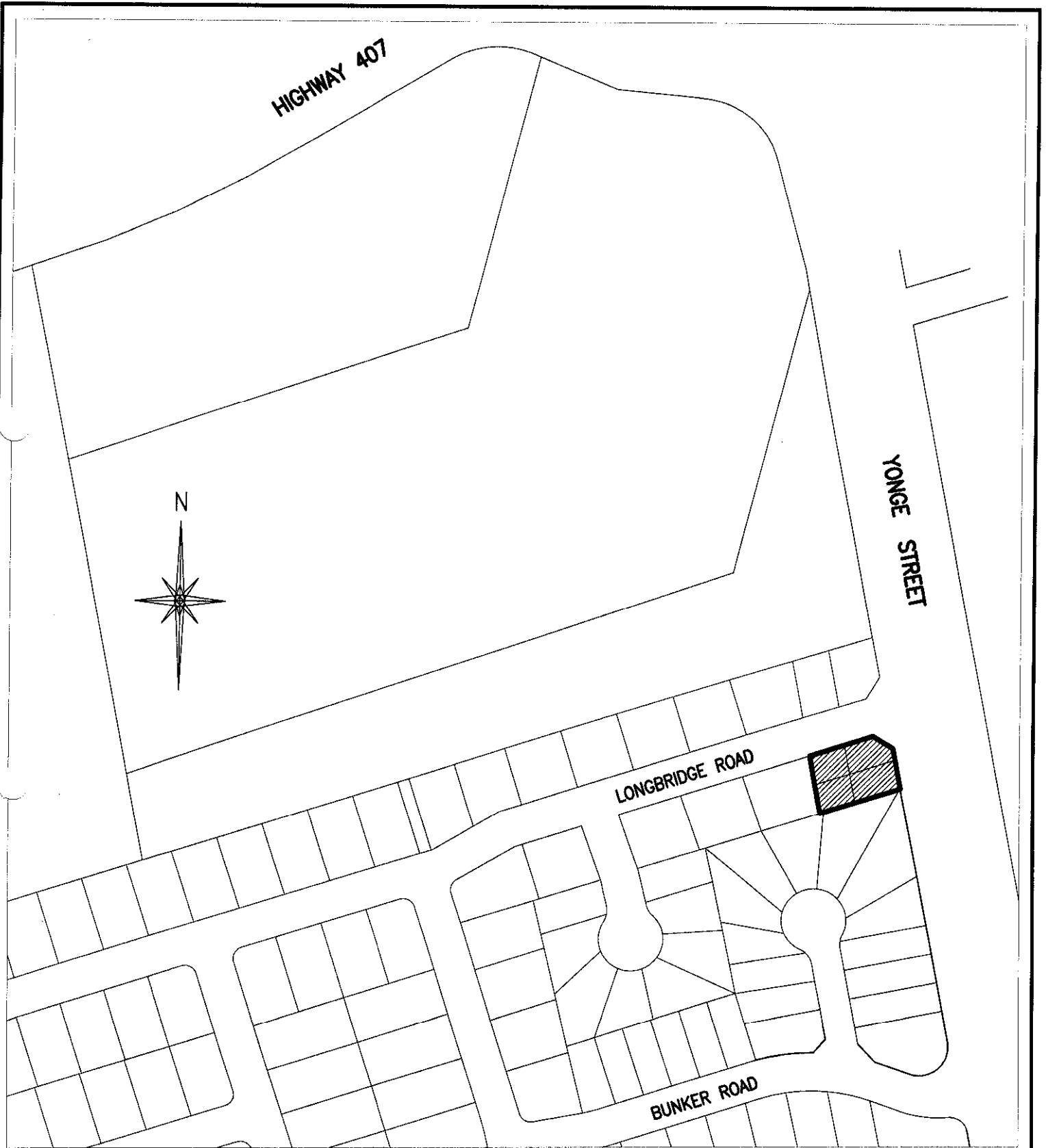
Arminé Hassakourians, Planner ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

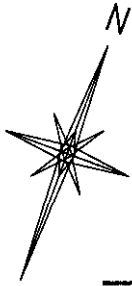
JOANNE R. ARBOUR
Director of Community Planning

/CM

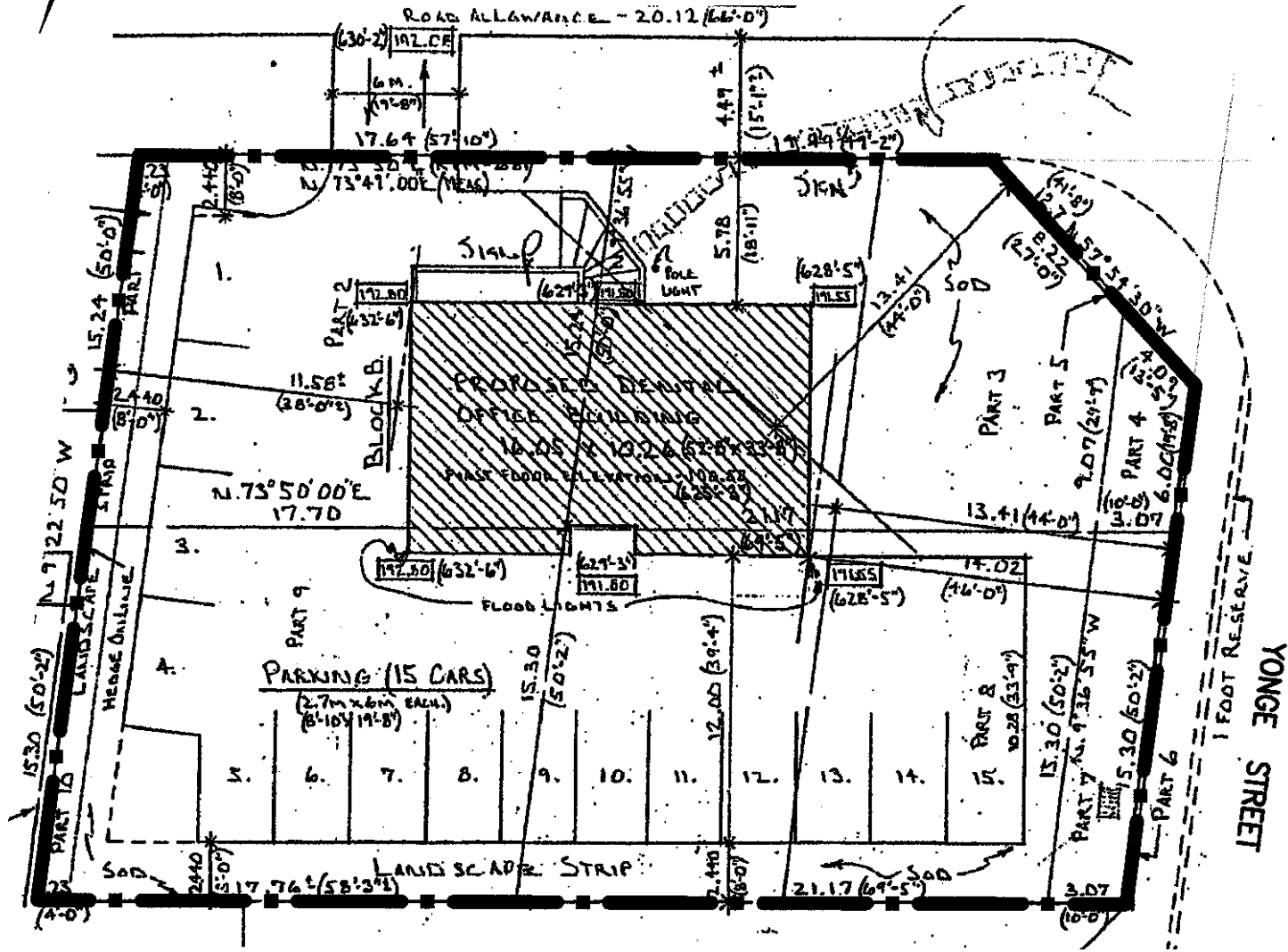


SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 03/07/2002
	Z.02.015	LOCATION: PART OF LOT 34, CON. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: P. HASLAM & B. ELLIOTT INV. LTD.	



LANGBRIDGE ROAD



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 03/07/2002
	Z.02.015	LOCATION: PART OF LOT 34, CON. 1	APPLICANT: SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		P. HASLAM & B. ELLIOTT INV. LTD.	