

COMMITTEE OF THE WHOLE JUNE 17, 2002

ZONING BY-LAW AMENDMENT FILE Z.02.015 P.HASLAM & B.ELLIOTT INVESTMENTS LTD. REPORT #P.2002.25

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.015 (P.Haslam & B. Elliott Investments Ltd.) BE APPROVED to permit business and professional office uses, as defined in By-law 1-88, on the subject lands.

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 a dental office 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 (1Longbridge 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 43.3m 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 April 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. The recommendation of the Committee of the Whole on May 6, 2002, to receive the public hearing and forward a technical report to a future Committee of the Whole meeting was ratified by Council on May 13, 2002.

Official Plan

The "General Commercial" designation provides opportunities for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices. The proposed business and professional office use would be permitted by the Official Plan.

Zoning

The C1 Restricted Commercial Zone permits business and professional office uses as-of-right, however, the site-specific Exception 9(332) permits the subject lands to be used strictly for dental offices. The dental office use is one type of business and professional office. At the time of the rezoning of the lands from residential to commercial, the applicant requested and was approved for dental offices only.

A “business and professional office” is defined in By-law 1-88, as follows:

“Office Business or Professional - Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person’s office but shall not include a veterinary clinic.”

Staff is satisfied that all of the office uses included in the definition are appropriate for the site. Under the C1 Zone, no open storage would be permitted on the site.

Parking

The By-law requires site parking for the 329m² office building as follows:

Business and Professional Office: $3.5 \text{ spaces} \times 329\text{m}^2/100\text{m}^2 = 12 \text{ spaces}$

The existing 15 spaces exceed the minimum required for the office building on the subject lands. Use of the building for regulated health professionals only, would permit a maximum of three health professionals, based on the standard of 5 spaces per practitioner. The available parking would allow for any combination of business or professional uses, including health professionals, provided the sum total of parking required does not exceed 15 spaces.

Land Use/Compatibility

The application proposes permitting the full range of business and professional offices on the subject lands. The site-specific exception limits the uses permitted on the site to dental offices, which is one type of business or professional office. At the time of the original zoning, the application specifically requested two dental offices which was reflected in the by-law.

Adding a range of business and professional offices on the site is considered to be appropriate and compatible with the dental uses on the site, and with the surrounding residential community. The additional proposed uses would not impact the parking on site, as the parking demands are comparatively less for office than health professionals. Furthermore, there will be no noticeable impact on the site design and building elevations, generated by the broadened office uses.

Conclusion

Staff have reviewed the Zoning By-law Amendment application in light of the policies in the Official Plan, the Zoning By-law, and the area context. Staff are of the opinion that the proposal to permit business and professional office uses within the building conforms to the Official Plan, and is appropriate and compatible with the surrounding residential community. Furthermore, the proposal would not impact the exterior appearance and aesthetics of the building or site, or require additional parking.

For these reasons, Staff recommends approval of the Zoning By-law Amendment application to permit business and professional office uses on the subject lands. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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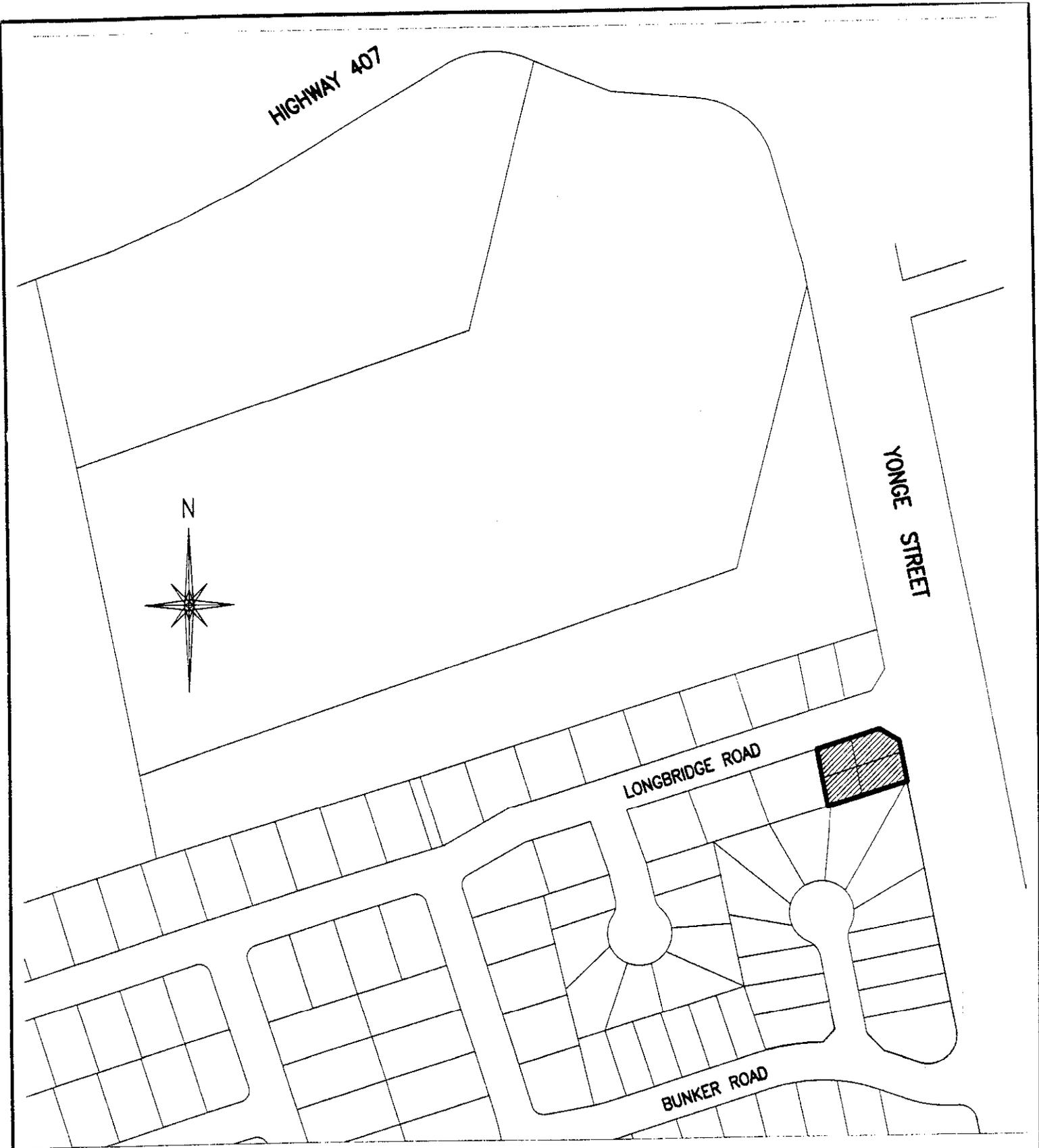
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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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 APPLICANT: P. HASLAM & B. ELLIOTT INV. LTD.
CITY OF VAUGHAN PLANNING DEPARTMENT			

