

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 17, 2003

**1. ZONING BY-LAW AMENDMENT FILE Z.02.076
EIGHTEEN CENTRE STREET INVESTMENTS LTD.
PRELIMINARY REPORT**

P.2003.8

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.076 (Eighteen Centre Street 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 November 15, 2002, the Owner submitted an application to rezone 24 Centre Street to C1 Restricted Commercial Zone, to permit business or professional office and/or photography studio uses within the 160 m² detached dwelling.

In January of 2003, the Owner revised the application to add the adjacent 34 Centre Street, to permit a business or professional office use within the 133 m² detached dwelling. An exception is also required to permit a reduction to the number of required parking spaces for both properties.

Background - Analysis and Options

By-law 3893, which amended former Town of Vaughan By-law 2523, was approved by the Ontario Municipal Board on November 25, 1969, to rezone 18 Centre Street to C1 Restricted Commercial Zone. The rezoning permitted a medical centre at 18 Centre Street and permitted some related parking to be located off-site at the rear of 24 Centre Street, immediately to the west.

Subsequently, in March of 1983, Council enacted By-law 50-83 to implement Zoning Amendment Application Z.105.81 (Morse, F. Joan), which rezoned a strip of land at 24 Centre Street to C1 Zone to permit the expansion of the medical centre.

The subject lands are located on the north side of Centre Street, between Old Yonge Street and Thornbank Road, being 24 and 34 Centre Street, in Part of Lot 31, Concession 1, City of Vaughan. The rectangular-shaped lots have a combined area and frontage of 1,336.14 m² and 32.99 m, respectively, with a depth of 40.53 m. Both properties are developed with detached dwellings, and parking areas in the rear yard.

The subject lands area designated "Low Density Residential" by OPA # 210 (Thornhill-Vaughan Community Plan) and Zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(41). The surrounding land uses are:

- North - park (OS2 Open Space Park Zone)
- South - Centre Street; residential (R1V Old Village Residential Zone)
- East - commercial (C1 Restricted Commercial Zone)
- West - residential (R1 Residential Zone)

On December 20, 2002, a notice of public hearing was circulated to consider this application on January 20, 2003, which was subsequently cancelled. On January 16, 2003, a second notice of public hearing was circulated to all property owners within 120m 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 have identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation provides opportunities for residential lots fronting on Centre Street, east of Brooke Street, within the Village of Thornhill Heritage District, to be used for residential, and business and professional offices and/or retail commercial uses not exceeding 167.2 m² in total gross floor area; the proposed use would conform to the Official Plan;
- the subject lands are designated under the Ontario Heritage Act (Part V) and any physical changes or additions to the structures on the subject lands, will require review and approval by Heritage Vaughan Committee;
- the C1 Zone does not permit outside storage or display; uses permitted are restricted to business or professional offices and a photography studio, in conformity with the Official Plan;
- 24 and 34 Centre Street are proposed to be accessed by the driveway at 18 Centre Street; review will be given to the consolidated access and traffic impact on Centre Street, and the appropriate amount of parking required;
- all three properties will require maintenance easements for shared access and parking;
- the site plan application required for the parking areas and any changes to the buildings will be reviewed in light of the Official Plan guidelines for site development within the heritage district.

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, review will be given to traffic and access matters, and to identify the appropriate amount of parking required for the proposed uses on the subject lands.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

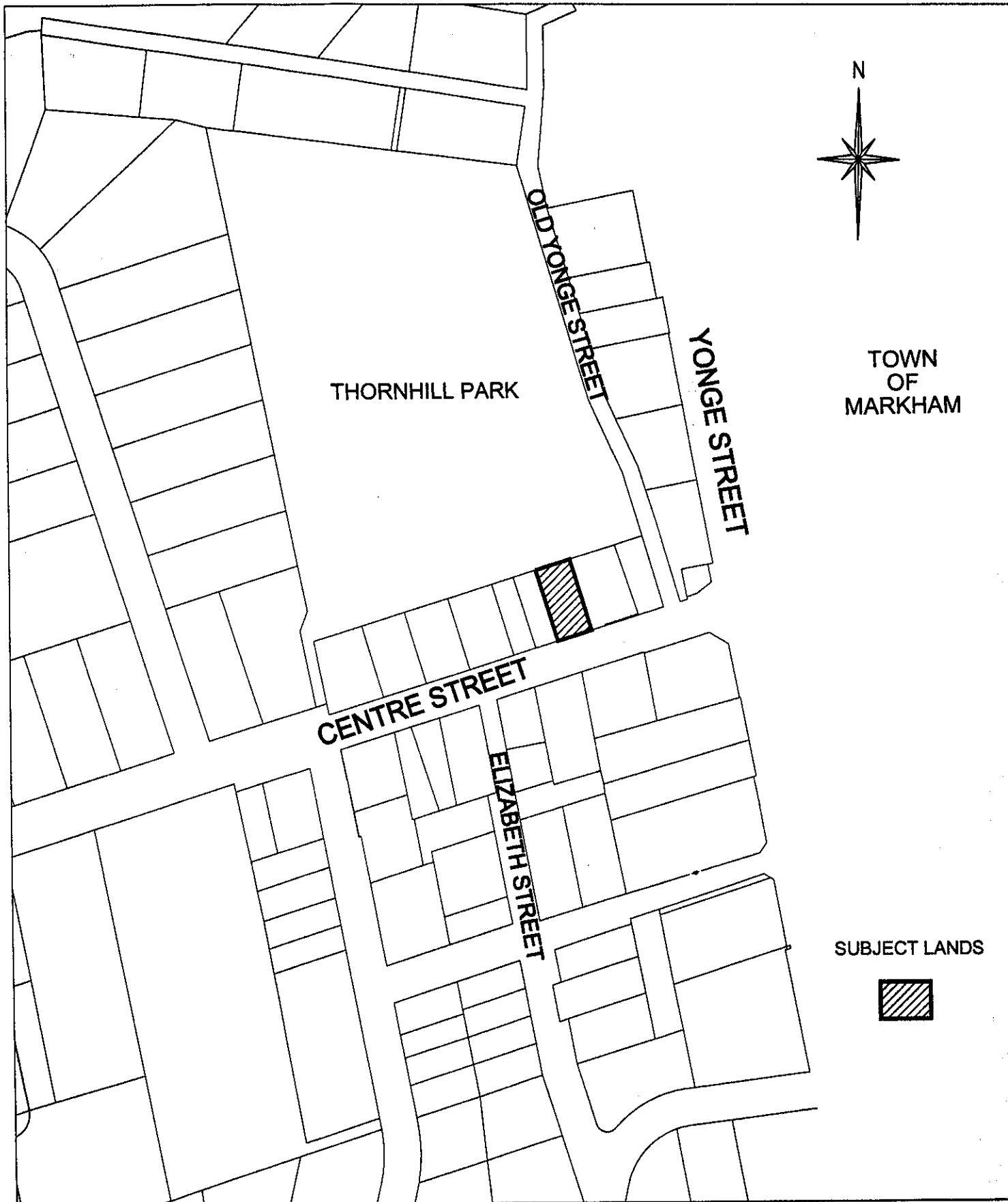
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Respectfully submitted,

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Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part of Lot 31,
Concession 1

APPLICANT:
EIGHTEEN CENTRE
STREET INVESTMENTS LTD.

City of
Vaughan

Community Planning Department

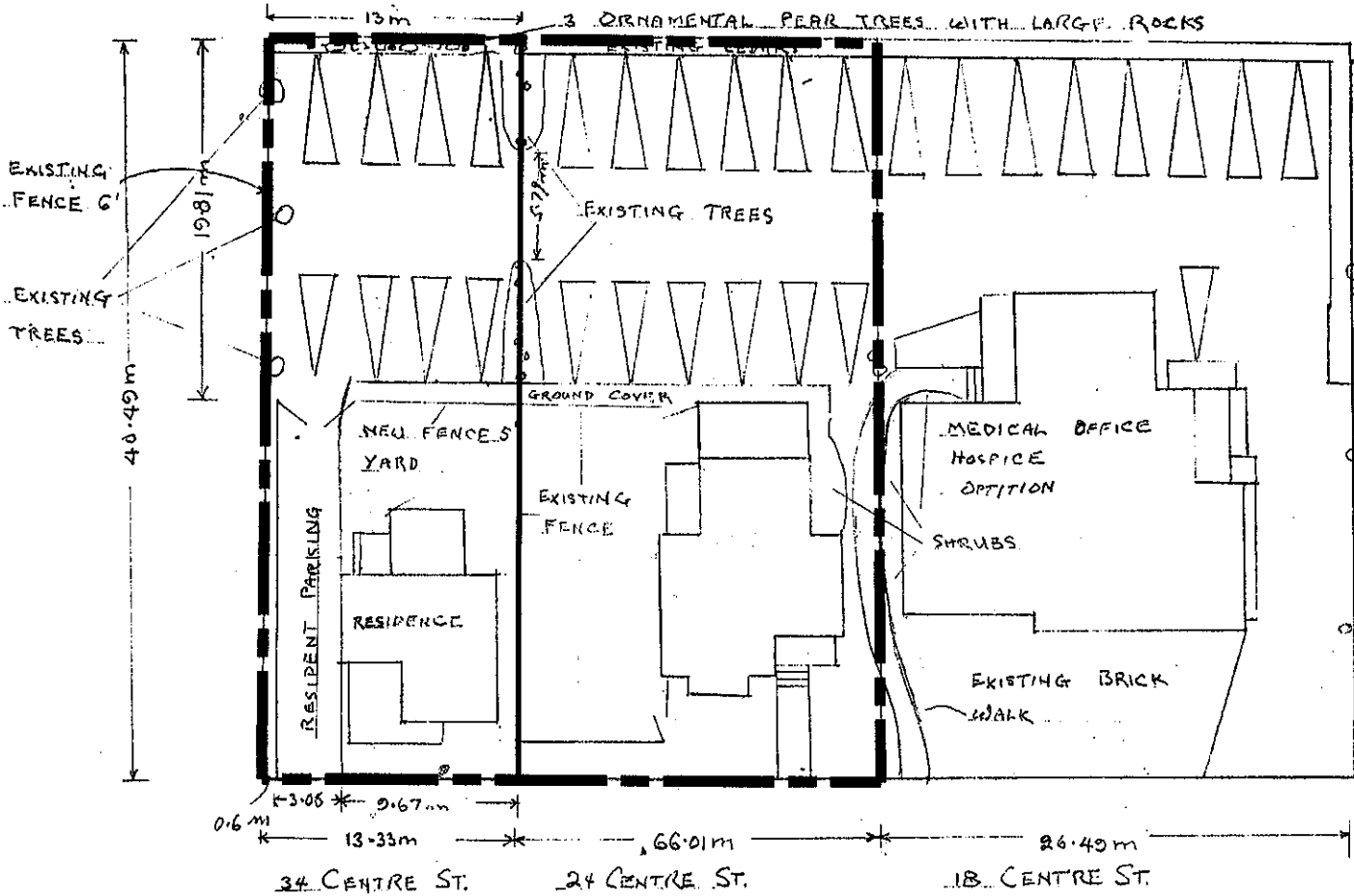
Attachment

FILE No.:
Z.02.076

December 18, 2002

Not to Scale

1



SUBJECT LANDS

Site Plan

Part of Lot 31,
Concession 1

APPLICANT:
EIGHTEEN CENTRE
STREET INVESTMENTS LTD.



Community Planning Department

Attachment

FILE No.:
Z.02.076:

December 18, 2002

Not to Scale

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