

COMMITTEE OF THE WHOLE JANUARY 20, 2003

**CENTRE STREET LAND USE STUDY
(BETWEEN CONCORD ROAD AND VAUGHAN BOULEVARD)**

Recommendation

The Commissioner of Planning recommends:

1. THAT Council direct Staff to commence a review of the Official Plan designation policies applicable to the lands fronting on Centre Street between Concord Road and Vaughan Boulevard (Attachment '1'), and to report back to a Public Hearing on the merits of amending the Official Plan.

Purpose

Staff has received applications to amend the Official Plan and Zoning By-law (Files OP.02.014 and Z.02.048 - Ahuva and Eric Pollack) to permit a seniors' residence for 1304 Centre Street. Council has also approved three site specific Official Plan and Zoning By-law Amendment applications in the past for 3 of the 12 lots fronting on Centre Street, between Concord Road and Vaughan Boulevard (1200, 1206, and 1238 Centre Street), for business and professional office uses. Furthermore, a day care proposal has been considered on another lot and frequent inquiries are received by Staff regarding the potential for redevelopment of lots in this area.

Based on the above, it is evident that the character of the Centre Street corridor in this area is changing. Unlike the revitalization which is occurring to the north, the lots fronting on Centre Street are static and realistically, no longer integrated into the residential neighbourhood.

For the above-noted reasons, Staff is of the opinion that a review of the Official Plan designation policies applicable to the lands in this block (Attachment 3) would be appropriate at this time, as discussed below.

Background

On February 16, 1987, the City retained the Butler Group (Consultants) Inc. to conduct a comprehensive land use alternatives study for the north side of Centre Street, east of Dufferin Street, on lands designated "Further Study Area" by OPA 210. The study area was divided into 3 Blocks (Attachment 2); Block "A" between King High Park and Concord Road; Block "B" between Concord Road and Vaughan Boulevard; and Block "C" east of Vaughan Boulevard. The "Centre Street Study" was completed in September 1987, and contemplated several land use scenarios, including residential and commercial only, and various mixed residential/commercial/office options.

On November 23, 1987, Council Committee considered a technical report, which provided the following three land use alternatives:

1. Maintaining a residential alternative within the entire study area with expanded home occupation-type uses.
2. Providing a mixed-use (commercial/office/single detached residential) designation on Blocks "A" and "C", incorporating a low profile residential appearance design.
3. The maintenance of residential policies on Blocks "A" and "B", with policies as described in Alternative 2 above for Block "C".

On December 14, 1987, Council approved Land Use Alternative #3. On June 1, 1992, the OMB approved OPA #410, and redesignated Block "C" to "General Commercial". Block "A" has since been approved for a plan of subdivision consisting of 33 residential lots. Since that time, development proposals within Block 'B' have been considered on an ad-hoc basis.

Current Applications

The only current application in this area is for redesignation and rezoning to permit a seniors'/retirement residence at 1304 Centre Street. Through the public hearing and community meeting process for this application, a number of concerns were expressed, including scale of the building, parking and traffic, etc of this proposal.

It is evident from the comments received at the Public Hearing and the Community meeting that the area residents are concerned with how development is proceeding in their community. Staff wish to address these concerns by conducting a comprehensive review of the Official Plan designation and policies applicable to the lands fronting on Centre Street, between Concord Road and Vaughan Boulevard. The study will review, but not be limited to: appropriate land use; maintaining residential appearance and character; compatibility with adjacent land uses, in terms of the on-site function and low intensive nature; and parking and traffic demands.

In the interim, the current application and any new applications submitted in this area, should be held in abeyance to be considered in light of the results of the review.

Conclusion

With permitted redevelopment of the surrounding areas to the north, west and east, the future of this block along Centre Street is uncertain and therefore, stagnating with older stock housing on large lots. While the potential of these lots is enhanced by excellent visibility and transportation, the improvement to any property is stifled by the need for an Official Plan and Zoning Amendment. In the absence of policies to guide the evolution of this area, proposals and inquiries are varied in nature and must be addressed individually with no real context.

For the above reasons, it is recommended that a comprehensive review of the Official Plan designation and policies applicable to the lands fronting on Centre Street, between Concord Road and Vaughan Boulevard, be undertaken and considered at a Public Hearing. In the interim, the current application and new applications received should be held in abeyance and considered in light of the results of the Official Plan review. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Centre Street Study Area, 1987

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Respectfully submitted,

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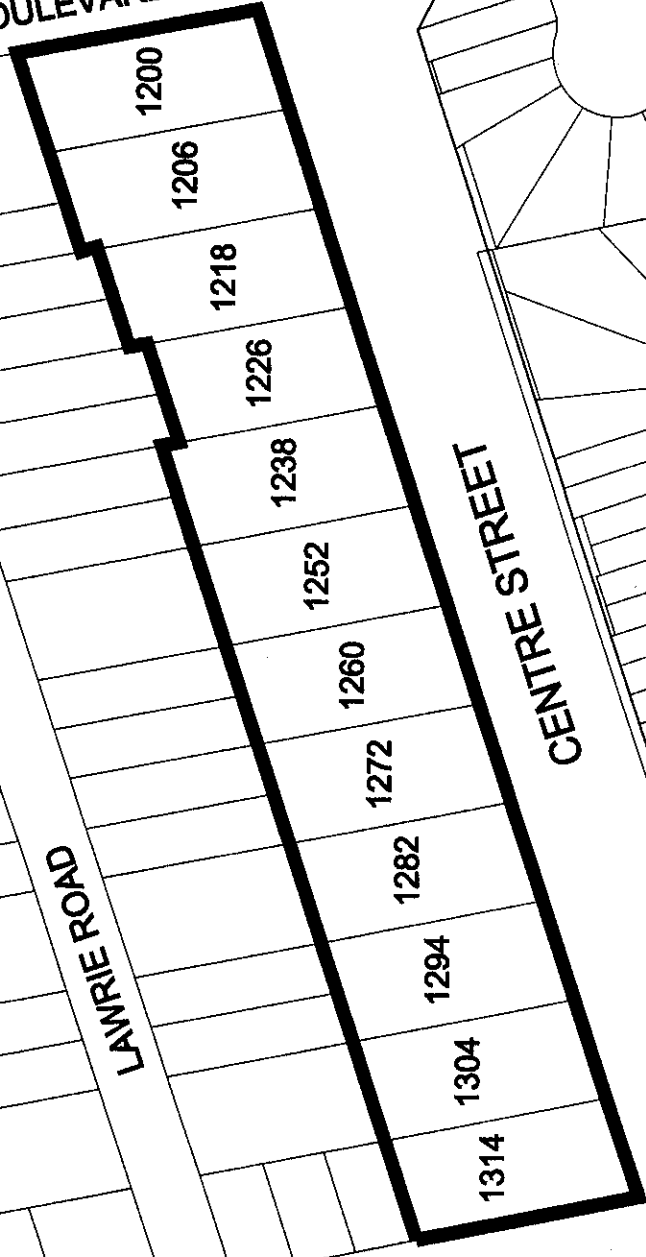


VAUGHAN BOULEVARD

LAWRIE ROAD

CONCORD ROAD

CENTRE STREET



— SUBJECT LANDS

Attachment 1

Not to Scale
January 8, 2003

City of Vaughan

Community Planning Department

Location Map

Part of Lot 6,
Concession 8



Attachment 2

Not to Scale
January 8, 2003



Community Planning Department

Centre Street Study Area

Part of Lot 6,
Concession 8

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