

**3. OFFICIAL PLAN AMENDMENT FILE OP.04.014
ZONING BY-LAW AMENDMENT FILE Z.04.039
1598223 ONTARIO INC.
PRELIMINARY REPORT**

P.2004.89

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File OP.04.014 and Z.04.039 (1598223 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 15, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to "General Commercial" and C1 Restricted Commercial Zone, respectively. The proposed development of the 3,159.0m² site is for a 4-storey, 3,645.3m² office building (medical and dental), with 130 parking spaces (53 surface and 77 underground).

Background - Analysis and Options

The site is located north of Clark Avenue West, on the east side of Bathurst Street, being Lot 62 and Part of Lot 63 on Registered Plan 3715 (7533 Bathurst Street), in Part of Lot 29, Concession 1, in the City of Vaughan. The northerly lot is vacant, and the southerly lot is developed with a residential dwelling, which would be demolished. The combined site has 60.87m frontage along Bathurst Street and a depth of 56.33m.

The site is designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). The northerly Lot 62 is zoned R1V Old Village Residential Zone and the southerly Lot 63 is zoned R2 Residential and subject to site-specific Exception 9(292), both under By-law 1-88. The surrounding land uses are:

- North - day nursery (R1V Old Village Residential Zone)
- South - residential (R4 Residential Zone), Spring Gate Boulevard)
- East - residential (R1V Old Village Residential and R2 Residential Zones)
- West - Bathurst Street; residential (RA3 Apartment Residential Zone)

On August 13, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Crestwood Springfarm Yorkhill Residents Association. To date, one letter from an area resident objecting to the proposal has been received with the following concerns:

- the proposal will change the residential nature of the neighbourhood, and promote similar applications; and
- create unnecessary traffic congestion on Bathurst Street.

The concerns of the resident and any additional 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits only detached residential dwellings; an official plan amendment to a "General Commercial" designation would permit the proposed business and professional office use for a medical/dental centre;
- the R1V and R2 Zones permit only detached dwellings; a rezoning of the property to C1 Restricted Commercial Zone would permit the proposed business and professional office use (medical/dental centre);
- By-law 1-88 defines a Business or Professional Office as "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 be limited to, an office of a doctor, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or similar professional person's office, but shall not include a veterinary clinic"; the subject applications propose to limit the subject lands to doctor/dentist uses only;
- review will be given to the appropriateness of the proposed use, development intensity, height, parking and traffic impact, in light of the site location on an arterial road with predominately commercial and high density residential to the west and the existing low density residential surrounding the subject lands;
- development options for the property will be considered in light of the exceptions to the C1 Zone for reduced front yard (from 9m to 1.39m), northerly interior side yard (from 9m to 1.61m), and landscaping along Bathurst (from 6m to 1.39m) and the adjacent residential zoned lands (from 2.4m to 1.39m); and for increased building height (to 21m from permitted 11m in C1 Zone and 9.5m in R1V/R2 Zones);
- the detailed site and building design, parking, access, landscaping and grading would be reviewed upon submission of a formal site plan application.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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, the appropriateness and compatibility of redesignating and rezoning the subject lands to permit a business and professional office building (medical/dental centre), in light of the primarily low density residential uses adjacent to the site, will be reviewed. A comprehensive review of the appropriate land uses and development options for the site, in consideration of the adjacent properties will also be undertaken.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

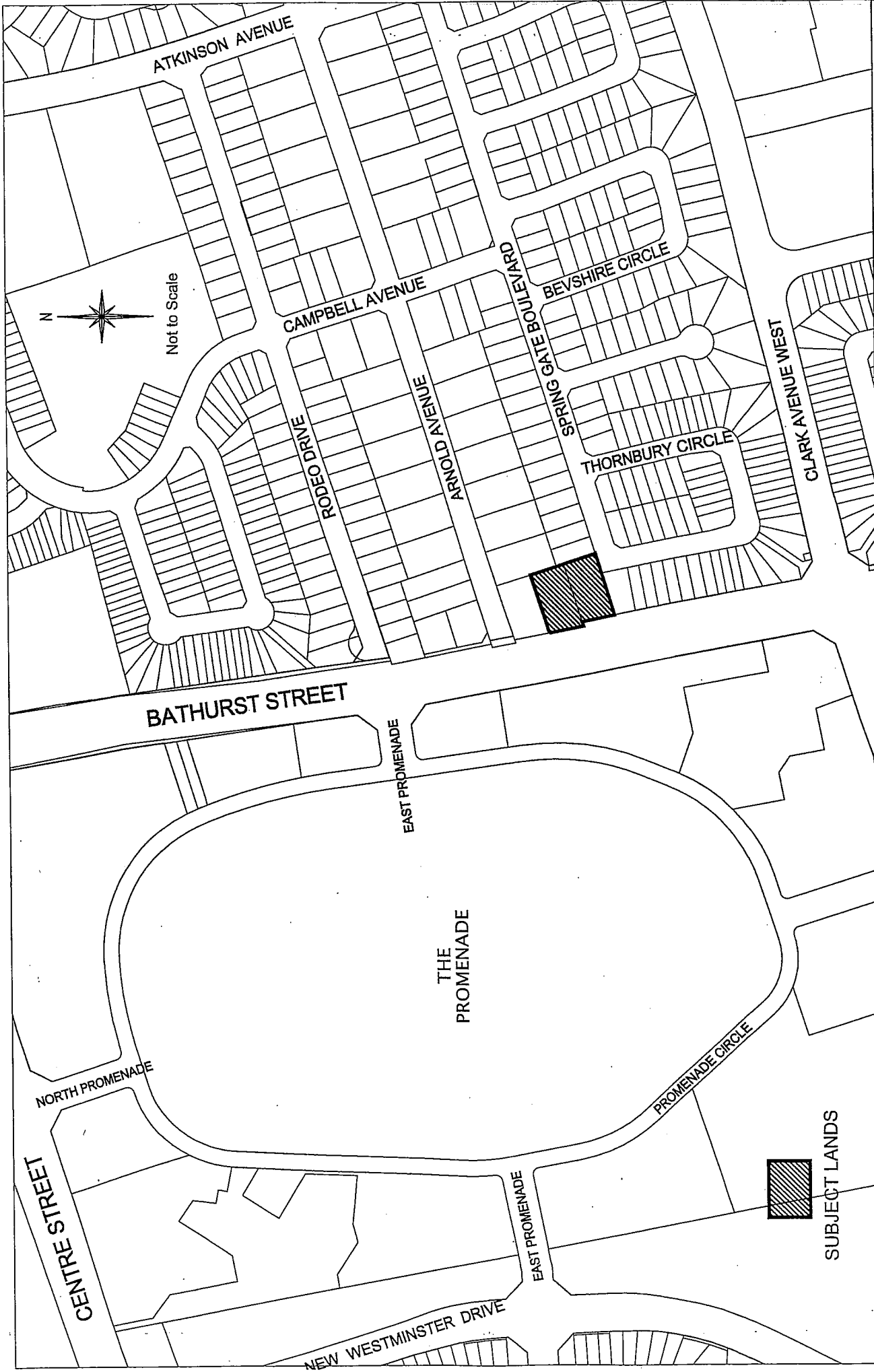
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment **1**

FILE No.:
OP.04.014 &
Z.04.039

August 12, 2004

City of
Vaughan

Community Planning Department

Location Map

Part of Lot 29,
Concession 1

APPLICANT:
1598223 ONTARIO INC.

