

1. ZONING BY-LAW AMENDMENT FILE Z.04.029
1096818 ONTARIO INC., C/O ARTHUR FISCH

P.2005.64

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.029 (1096818 Ontario Inc. c/o Arthur Fisch) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #1 from R3 Residential Zone to C1 Restricted Commercial Zone, with exceptions to permit the development of a 2-½ storey office building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Centre Street, between Concord Road and Vaughan Boulevard, being 1272 and 1260 Centre Street, in Part of Lot 6, Concession 2, City of Vaughan. The 4,048m² site has 60.99m frontage along Centre Street and a depth of 66.75m. The property is developed with a single-storey residential dwelling, which is proposed to be demolished.

The site is designated "Office Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #672 (Centre Street Study), which was adopted by Vaughan Council on May 24, 2005, and approved by the Region of York on October 7, 2005, but was appealed on October 26, 2005, by the landowners at the northwest corner of Centre Street and Dufferin Street, with respect to lands in the Centre Street Study, between Dufferin Street and New Westminster Drive. The Ontario Municipal Board (OMB) has not scheduled a hearing date to consider OPA #672. The subject lands are zoned R3 Residential Zone by By-law 1-88, subject to site-specific Exception 9(776), which permits single-detached residential dwellings. The surrounding land uses are as follows:

- North - residential (R3 Residential Zone)
- South - Centre Street; residential (R4 Residential Zone)
- East - residential (R3 Residential Zone)
- West - residential (R3 Residential Zone)

On November 11, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and the Beverly Glen Ratepayers Association. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the proposed rezoning of the subject lands from R3 Residential Zone to C1 Restricted Commercial Zone to facilitate the proposed development of the site for an office building, will be reviewed for conformity with the policies contained in OPA #672 to ensure the development is consistent with the Council adopted Official Plan Amendment; the version of OPA #672 that is currently before the OMB, does permit small scale office uses to a maximum building height of 2 – ½ storeys (11m), and that to address the compatibility of the development, the proposal is to proceed by way of a site-specific zoning by-law amendment and site plan approval, which is to also consider the consolidation of individual driveways wherever possible;
- ii) review will be given to the compatibility of the proposed 2 – ½ storey office building with the existing, established residential neighbourhood surrounding it;
- iii) a site development application will be required and reviewed in conjunction with the proposed zoning by-law amendment application; the review will include but not be limited to the appropriateness of the proposed site layout, site servicing and grading, parking, building elevations and landscaping.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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 application will be reviewed in the context of the policies set forth in OPA # 672 (Centre Street Study between Dufferin Street and New Westminster Drive); and the appropriateness, compatibility and impact of the proposed office building use on an established community, in transition.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

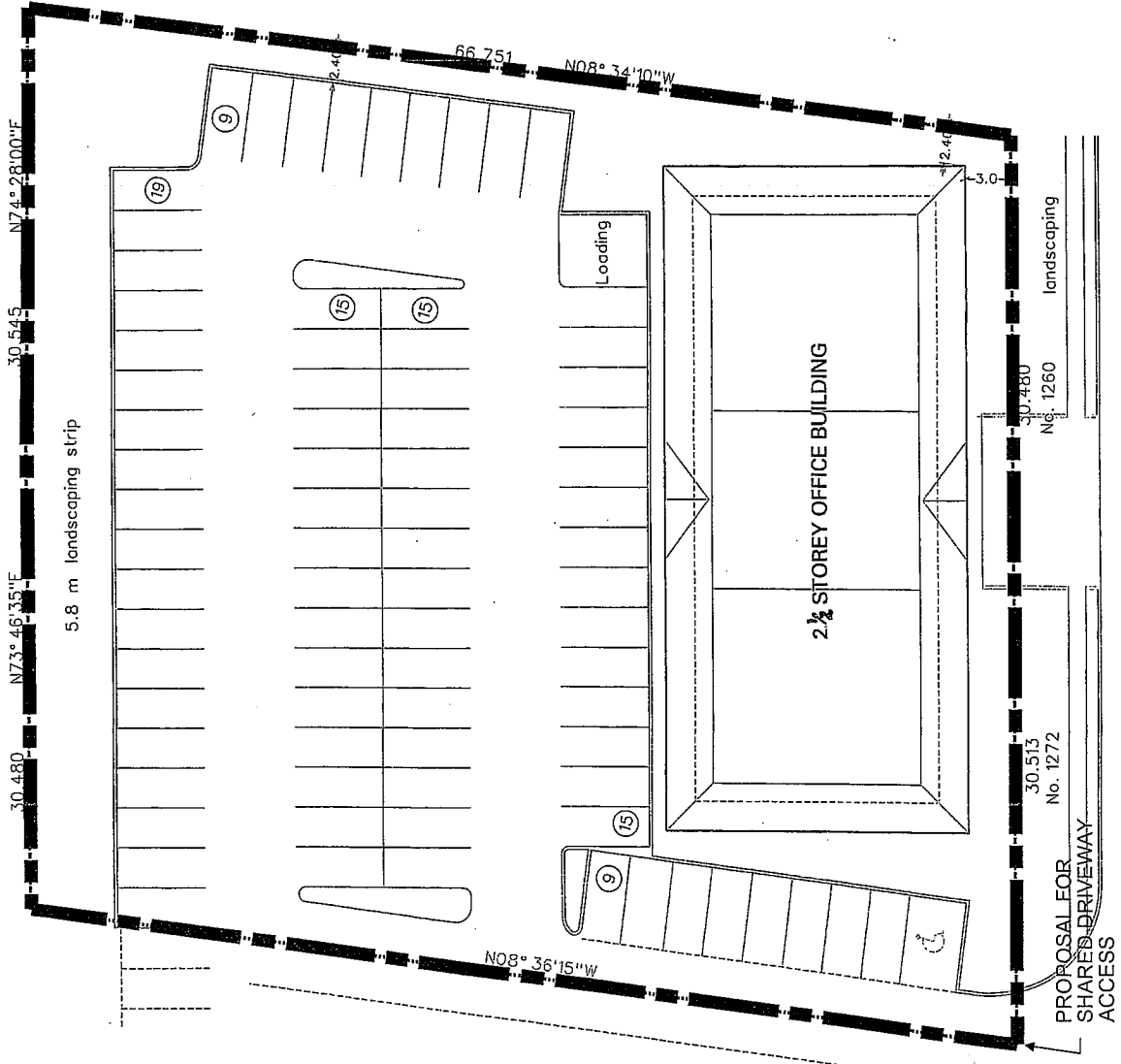
Part of Lot 6,
Concession 2
 APPLICANT:
 1096818 ONTARIO INC.
 C/O ARTHUR FISCH
 \PFT\1 ATTACHMENTS\Z\z.04.029



Development Planning Department

Attachment 1

FILE No.:
 Z.04.029
 Not to Scale
 November 28, 2005



SUBJECT LANDS

Conceptual Site Plan

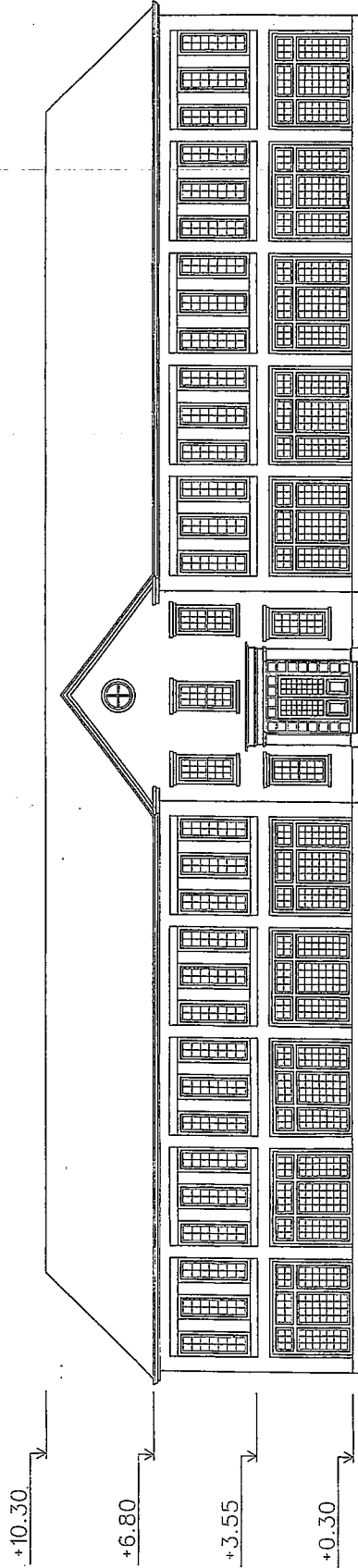
Part of Lot 6,
Concession 2
 APPLICANT:
 1096818 ONTARIO INC.
 C/O ARTHUR FISCH
 UPTV1 ATTACHMENTS\2-04-029



Development Planning Department

CENTRE STREET

Attachment 2
 FILE No.:
 Z.04.029
 Not to Scale
 November 28, 2005



Front Elevation

Conceptual Elevation Plan

Part of Lot 6,
Concession 2
APPLICANT:
1096818 ONTARIO INC.
C/O ARTHUR FISCH
\\DFT\1_ATTACHMENTS\2_04_029



Development Planning Department

Attachment 3
FILE No.:
Z.04.029
Not to Scale
November 28, 2005