

**3. ZONING BY-LAW AMENDMENT FILE Z.05.036
 THE DOCTOR'S HOUSE DINING CORP.
 PRELIMINARY REPORT**

P.2007.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.036 (The Doctor's House Dining Corp.) 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 R1 Residential Zone to C11 Mainstreet Commercial Zone and OS1 Open Space Conservation Zone for the valley lands to facilitate the development of a 770.49 m² addition to the existing Doctor's House and a new 3,382 m², 3-storey, 75 suite Inn (hotel), as shown on Attachment #2. Based on the concept plan shown on Attachment #2, the following exception(s) to By-law 1-88, are required to facilitate the proposed plan.

<u>Standard</u>	<u>By-law 1-88 Requirement</u>	<u>Proposed</u>
1. Minimum Number of Parking Spaces	346	260
• Minimum Number of Loading Spaces	2	1
• Minimum Landscape Width abutting an Open Space Zone	2.4 m	0

Other zoning exceptions may be required as the concept plan is finalized through the site plan process.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Nashville Road, west of Islington Avenue, being Lots 41 to 43 inclusive and Part of Lot 44 on Plan 9, City of Vaughan. The subject lands have an area of 1.89 ha and frontage of 70.84m on Nashville Road.

The subject lands are designated "Kleinburg Core" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan). However, OPA #633, which Council adopted on May 23, 2006, and is before the Region of York for approval, redesignates all lands designated "Kleinburg Core" by OPA #601, including the subject lands, to "Mainstreet Commercial". The proposed use of the lands is permitted in both OPA #601 and OPA #633. The subject lands are within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act. The subject lands include the original "Doctor's House" building, which is designated under Part IV of the Ontario Heritage Act. The subject lands are zoned C1 Restricted Commercial Zone and R1 Residential Zone by By-law 1-88, subject to Exception 9(49). Council enacted By-law 167-2006, which has been appealed to the Ontario Municipal Board, to rezone the Mainstreet Commercial lands including the subject lands, to C11 Mainstreet Commercial Zone. The surrounding land uses are:

North - Nashville Road; commercial (C1 Restricted Commercial Zone)
South - residential (R1 Residential Zone)
West - residential (R1 Residential Zone)
East - commercial and residential (C1 Restricted Commercial Zone)

On December 15, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. As of January 4, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of OPA #601, OPA #633, and the Kleinburg-Nashville Heritage Conservation District Study and Plan, with respect to the applicable policies and requirements;
- ii) the subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act and the original "Doctor's House" building is designated under Part IV of the Ontario Heritage Act; the application includes cultural heritage resources, which are to be reviewed by the Vaughan Cultural Services Division and Heritage Vaughan and be subject to the Heritage Permit process;
- iii) a Phase I Environmental Site Assessment is to be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially Contaminated Sites; the City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the proposal;
- iv) the limits of development must be determined by the Toronto and Region Conservation Authority (TRCA) for the valley lands in the southwest portion of the subject lands; the zoning by-law will provide the appropriate setbacks from the valley lands; the valley lands will need to be conveyed to public ownership to either the City or TRCA;
- v) the proposal is deficient a minimum of 86 parking spaces, which requires the submission of a parking generation assessment, a heritage property assessment, and a landscape and tree analysis in accordance with the requirements of OPA #633, for review and approval by the City; the cash-in-lieu of parking policies of OPA #633 may apply, which will require the submission of a land appraisal for the subject lands;
- vi) the required technical reports such as a master environmental servicing plan, transportation/traffic management report, heritage/archaeological report, woodlot assessment, urban design guidelines and architectural guidelines are to be submitted for review and approval by the City and commenting agencies; and,
- vii) a site development application is required to implement the proposal; the appropriateness of the proposed zoning exceptions and land uses, including parking deficiencies, will be reviewed within the context of the surrounding existing and planned land uses.

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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Kleinburg-Nashville Heritage Conservation District Study and Plan, the Ontario Heritage Act, and the limits of development and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Site Plan
3. Elevations - Doctor's House (North & East)
4. Elevations - Doctor's House (South & West)
5. Elevations - Inn (East & West)
6. Elevations - Inn (North & South)

Report prepared by:

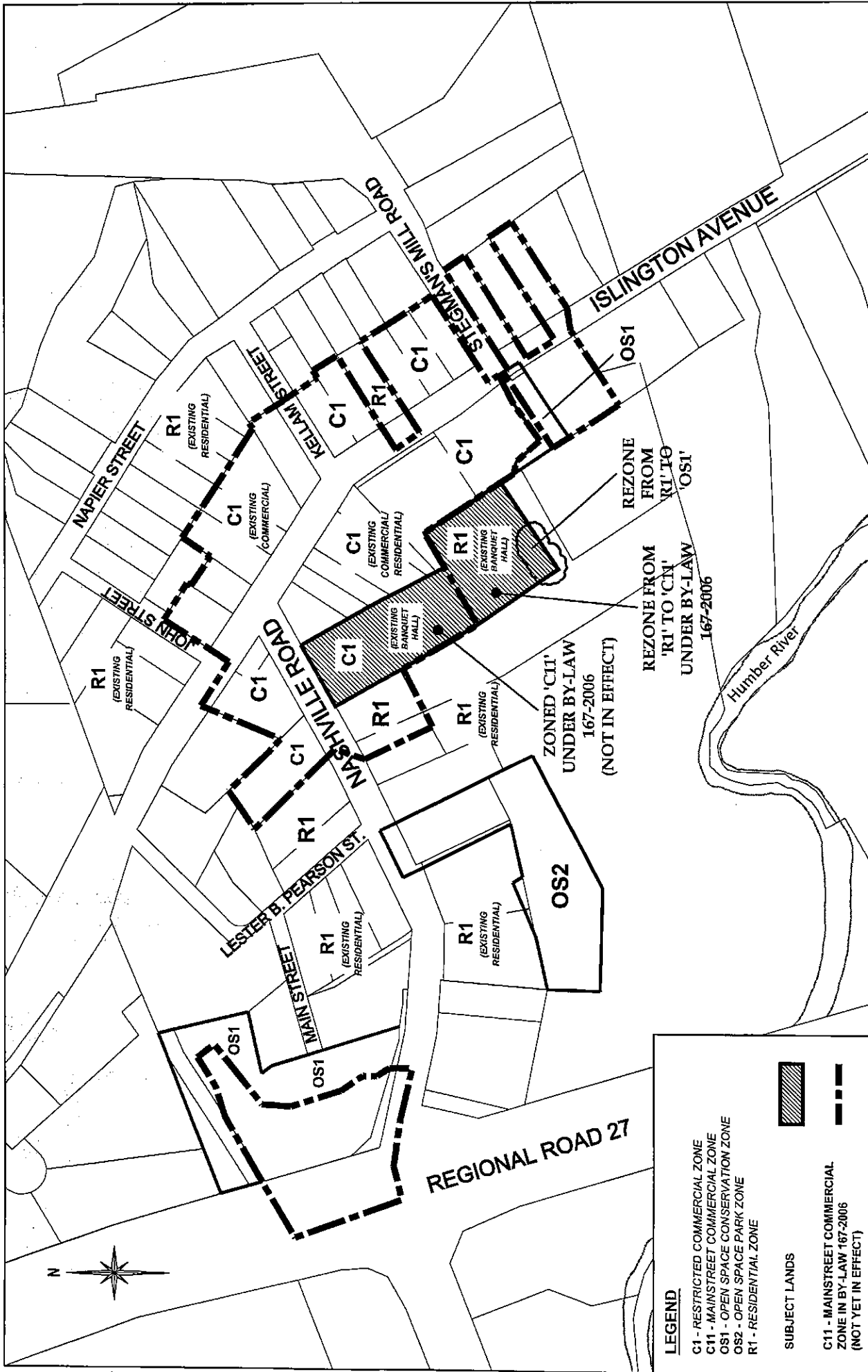
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 24,
Concession 8
APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
Z.05.036

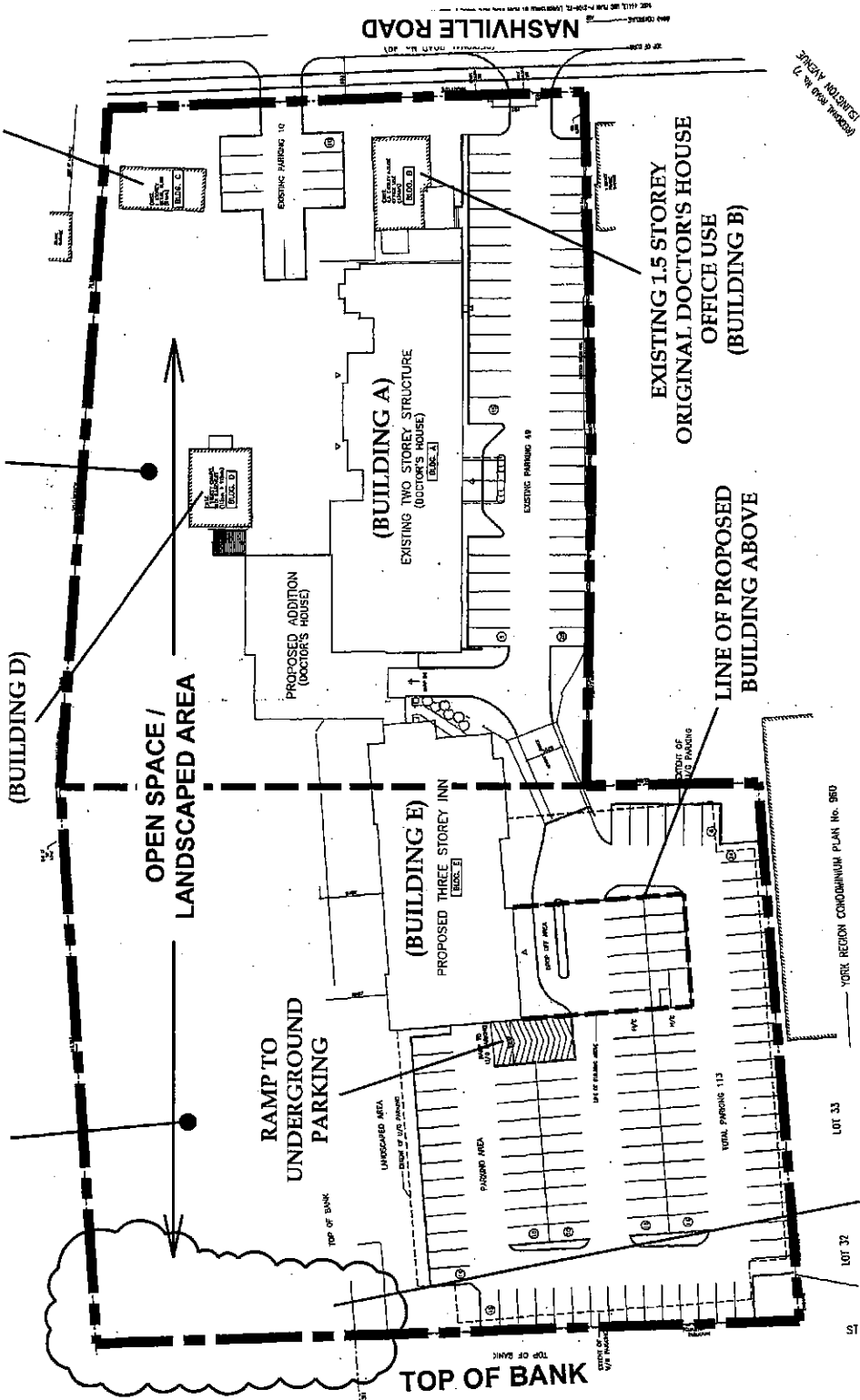
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January 5, 2007



LANDS TO BE REZONED FROM
'R1' RESIDENTIAL ZONE TO
'C11' MAINSTREET COMMERCIAL ZONE

LANDS TO REMAIN
'C11' MAINSTREET
COMMERCIAL ZONE

EXISTING
1 STOREY RETAIL
(BUILDING C)



LANDS TO BE REZONED FROM
'R1' RESIDENTIAL ZONE
TO 'OS1' OPEN SPACE
CONSERVATION ZONE

SUBJECT LANDS

PROJECT DATA	
LOT AREA	16,921.00 sq. m 203,670.00 s.f.
LOT COVERAGE	14.5%
GROUND COVERAGE	38.14%
TOTAL COVERAGE	PROVIDED
FRONT YARD	Xm 93.19m
(LEFT) SIDE YARD	Xm 12.20m
(RIGHT) SIDE YARD	Xm 48.38m
REAR YARD	Xm 48.07m
SETBACKS	REQUIRED
EXISTING BUILDING AREA	
BLDG A (DOCTOR'S HOUSE)	11,112 s.f.
GROUND FLR.	1,032.32 sq. m
SECOND FLR.	5,333.84 sq. m
LOWER LEVEL	978.89 sq. m
TOTAL	27,392 s.f.
BLDG B (OFFICE)	134.0 sq. m
BLDG C (RETAIL)	91.0 sq. m
BLDG D (CHAPEL)	230.0 sq. m
TOTAL EXISTING BUILDING AREA	2,495.0 s.f.
PROPOSED BUILDING AREA	
BLDG A	4,374 s.f.
GROUND FLR. ADDITION	466.35 sq. m
SECOND FLR. ADDITION	0 sq. m
LOWER LEVEL ADDITION	363.70 sq. m
TOTAL ADDITION	830.05 s.f.
BLDG E (PROPOSED INN)	6,289 s.f.
GROUND FLOOR	770.49 sq. m
2ND FLOOR	850.00 sq. m
3RD FLOOR	1,268.00 sq. m
TOTAL	13,628 s.f.
TOTAL PROPOSED BUILDING AREA	35,404 s.f.
TOTAL PROPOSED GROUND FLR. AREA	4,874.9 sq. m
PROPOSED NO. OF GUEST SUITES	28,533 s.f.
PROPOSED NO. OF GUEST SUITES	75
PARKING REQUIRED	
BLDG A (DOCTOR'S HOUSE)	6 @ 100 SH. = 600
BLDG B (OFFICE)	3.5 @ 100 SH. = 350
BLDG C (RETAIL)	6 @ 100 SH. = 600
BLDG D (CHAPEL)	0
BLDG E (INN)	1 @ SUITE = 25
TOTAL	284
PROVIDED	
ON GROUND	172
UNDERGROUND	112
TOTAL	284
LOADING SPACES	REQUIRED:1 PROVIDED:1
LANDSCAPED AREA	10,371 sq.m 111,632 s.f.
PAVED AREA	5,008.0 sq.m 62,497 s.f.

Site Plan

Part of Lot 24,
Concession 8

APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.

N.A.P.T.V. ATTACHMENTS.VA-05.036



The City Above Toronto

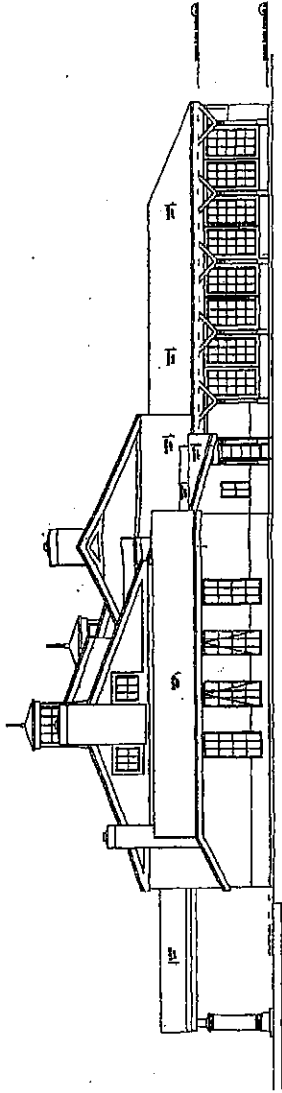
Development Planning Department

Attachment 2

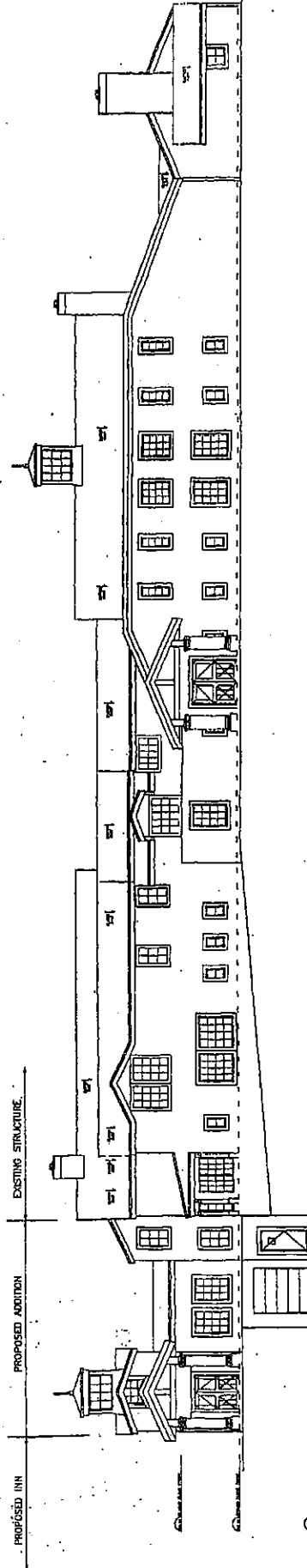
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January 5, 2007



NORTH ELEVATION - FACING NASHVILLE ROAD
(DOCTOR'S HOUSE)



EAST ELEVATION - FACING TOWARDS ISLINGTON AVENUE
(DOCTOR'S HOUSE)

**Elevations -
Doctor's House**

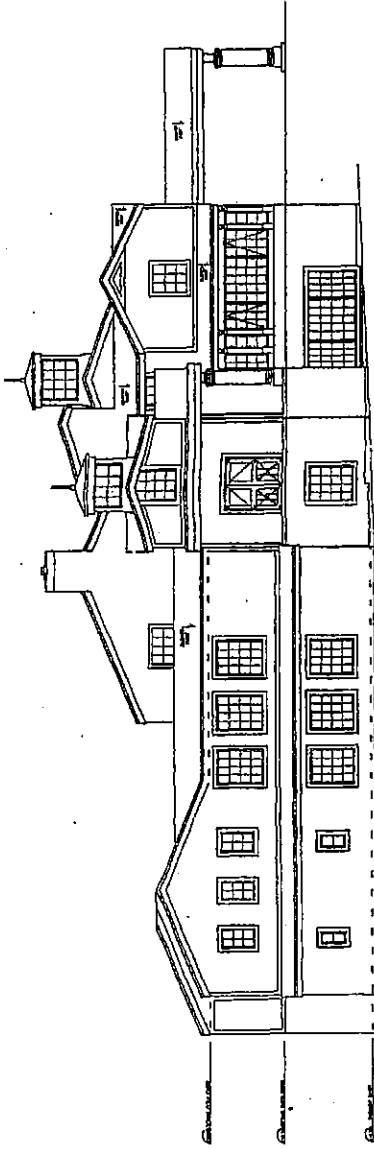
APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.

Part of Lot 24,
Concession 8

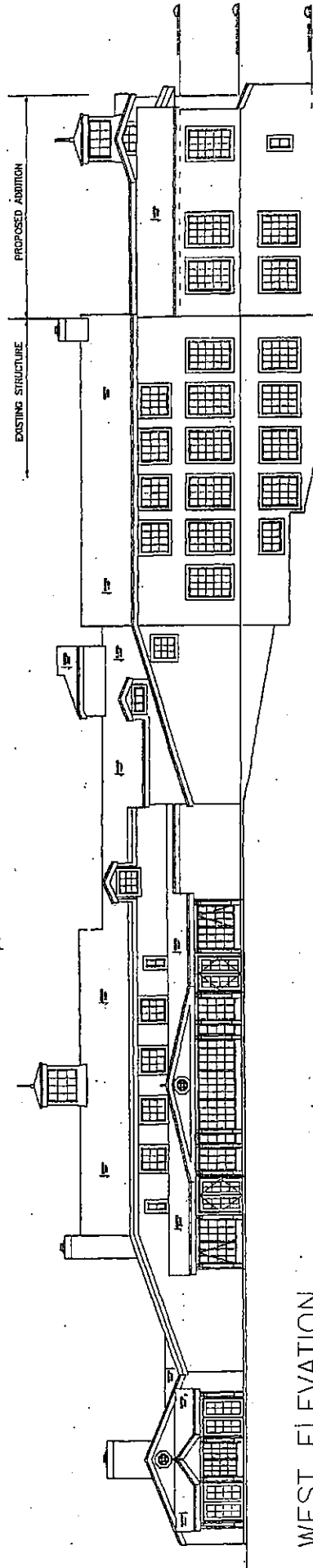


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Attachment 3
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October 16, 2006



SOUTH ELEVATION
(DOCTOR'S HOUSE)



WEST ELEVATION
(DOCTOR'S HOUSE)

**Elevations -
Doctor's House**

APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.

Part of Lot 24,
Concession 8



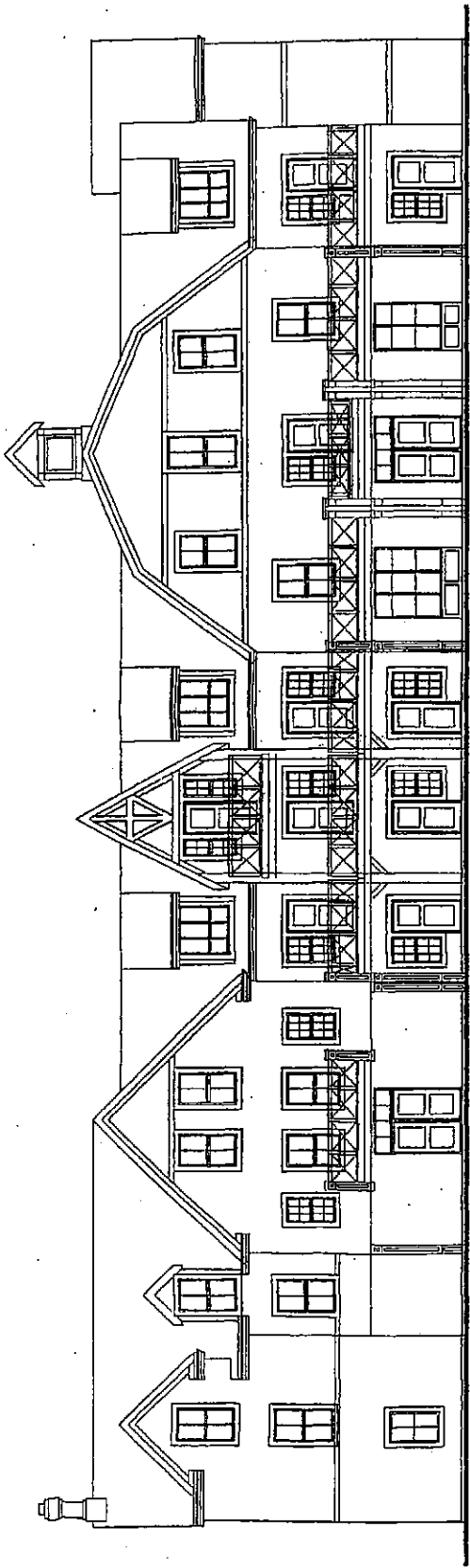
Development Planning Department

**Attachment
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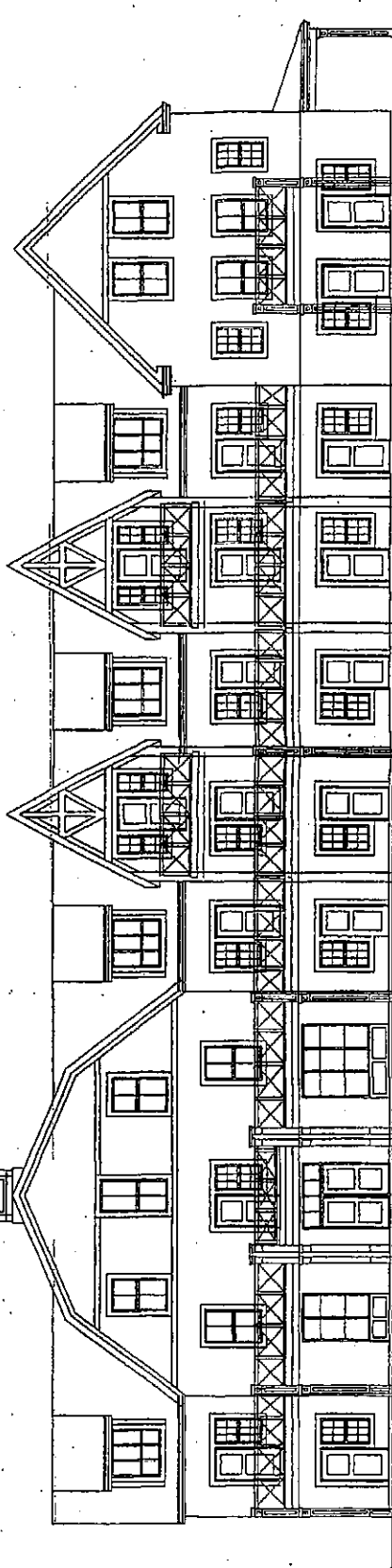
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October 16, 2006



EAST ELEVATION - FACING TOWARDS ISLINGTON AVENUE
(PROPOSED INN)



WEST ELEVATION
(PROPOSED INN)

Elevations - Inn

Part of Lot 24,
Concession 8

APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.

NO. 00711 ATTACHMENTS.VA.05.035

CITY OF
Vaughan

The City Above Toronto

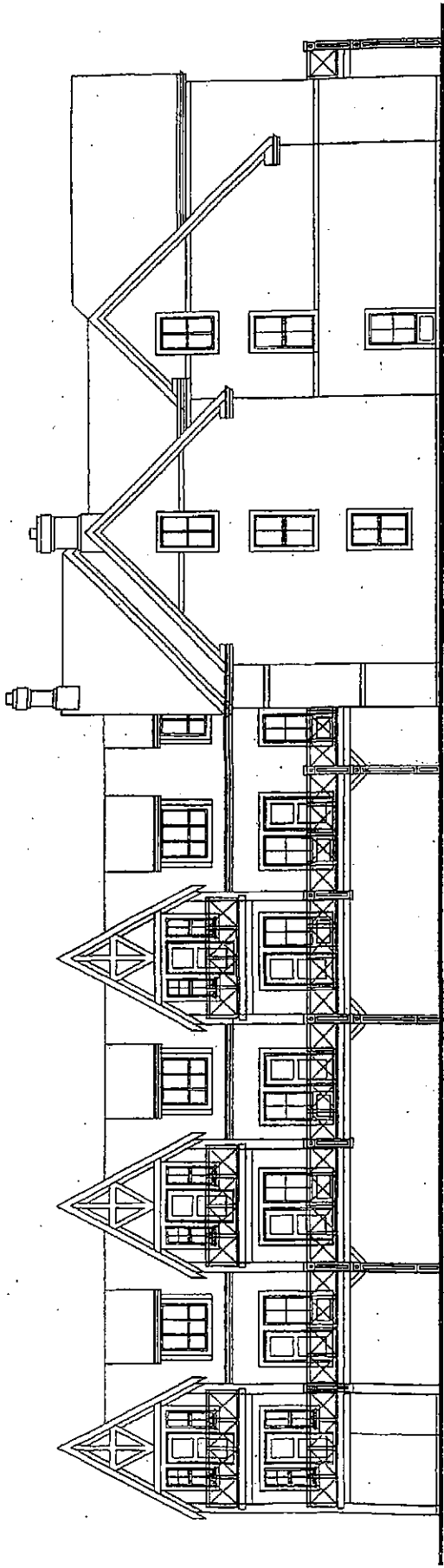
Development Planning Department

Attachment **5**

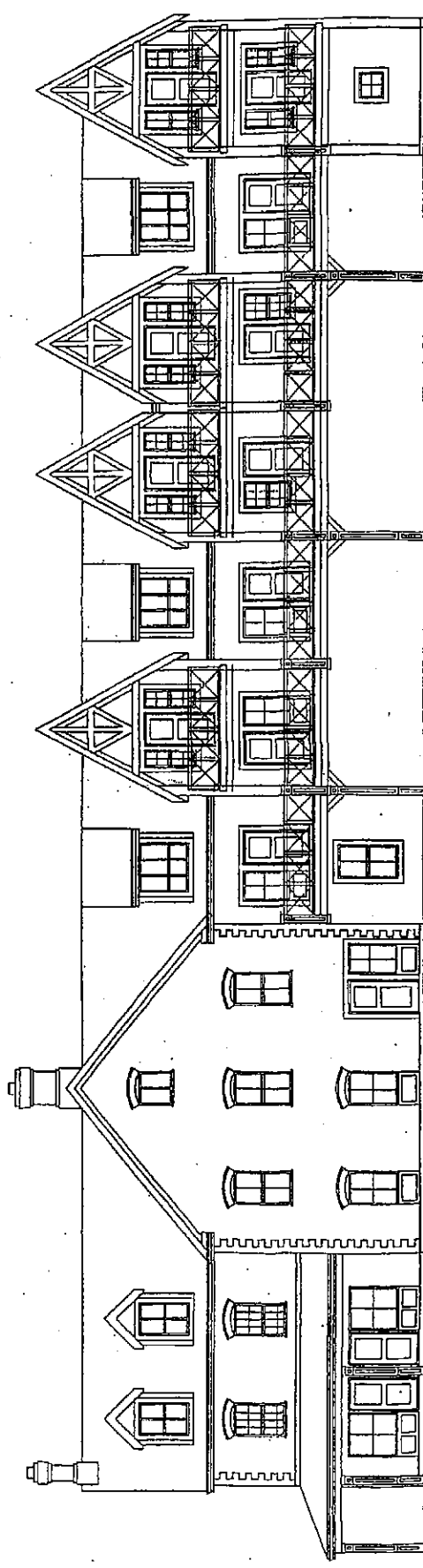
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October 16, 2006



NORTH ELEVATION - FACING TOWARDS DOCTOR'S HOUSE
(PROPOSED INN)



SOUTH ELEVATION
(PROPOSED INN)

Elevations - Inn

Part of Lot 24,
Concession 8
APPLICANT:
THE DOCTOR'S HOUSE
DINING CORP.

N:\DFA\1 ATTACHMENTS\A\Z-05.036

City of Vaughan

The City Above Toronto

Development Planning Department

Attachment 6

FILE No.:
Z-05.036

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October 16, 2006