

**ZONING BY-LAW AMENDMENT FILE Z.06.076
SITE DEVELOPMENT FILE DA.07.034
1707397 ONTARIO INC.
REPORT #P.2007.7**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.076 (1707397 Ontario Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #1 from R1V Old Village Residential Zone to C1 Restricted Commercial Zone, to permit a Business or Professional Office use having a maximum GFA of 380 m² (for use as a Regulated Health Professional Office) within the existing 2-storey building, and to permit the following exceptions to the C1 Zone:
 - i) a minimum lot depth of 48 m, whereas the By-law requires 60 m;
 - ii) a minimum setback to an "R" Residential Zone of 1.53 m, whereas the By-law requires 9.0 m;
 - iii) a minimum 1.52 m wide landscape strip abutting an "R" Zone;
 - iv) zero (0) handicapped parking spaces, whereas the By-law requires 1 handicapped parking space;
 - v) zero (0) loading spaces, whereas the By-law requires 1 loading space;
 - vi) a minimum ingress/egress driveway width of 6.85 m, whereas the By-law requires 7.5 m;
 - vii) minimum landscape buffer strip width of 4m abutting a street, whereas the By-law requires 6.0 m;
 - viii) a minimum parking space size of 2.44 m x 4.27 m for one existing space in the garage, and 2.44 m x 6 m for 3 spaces in the garage, whereas the By-law requires 2.7 m x 6 m.

2. THAT Site Development File DA.07.034 (1707397 Ontario Inc.) BE APPROVED, subject to the following conditions:
 - i) that the final site plan and ground signage shall be approved by the Development Planning Department in consultation with Cultural Services;
 - ii) the implementing zoning by-law shall be in full force and effect.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law respecting the subject lands shown on Attachment #1, specifically to permit a business or professional office use having a maximum GFA of 380 m² with a total of 9 office/examination rooms (for a Regulated Health Professional) within the existing 2-storey residential dwelling, on lands zoned R1V Old Village Residential Zone by By-law 1-88.

Through the review process it was determined to be more appropriate to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone in order to permit the increase in GFA from a maximum of 220 m² on the ground floor to a maximum of 380 m² for the entire building. The application also requires the following exceptions in order to bring the existing building into conformity with the C1 Zone standards:

- i) permit a minimum lot depth of 48 m;
- ii) permit a minimum setback to an "R" Residential Zone of 1.53 m;
- iii) a minimum 1.52 m wide landscape strip abutting an "R" Zone;
- iv) permit 0 handicapped parking spaces;
- v) permit 0 loading spaces;
- vi) permit a minimum ingress/egress driveway width of 6.85 m;
- vii) permit a minimum 4.0 m wide landscape buffer strip abutting a street;
- viii) permit a minimum 2.44 m x 4.27 m parking space size for 1 space located within the existing garage, and 2.44 m x 6 m for 3 spaces in the garage.

The proposed exceptions would facilitate a Site Development Application to approve an existing 380 m², 2-storey residential dwelling conversion to a business and professional office building, for use by a regulated health professional.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Centre Street and Elizabeth Street (57 Centre Street), being Part of Lot 30, Concession 1, City of Vaughan. The 1,130 m² site has 23.2 m frontage along Centre Street and 49.01 m flankage on Elizabeth Street.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), which includes provisions that permit a business or professional office use not exceeding 464.5 m² in gross floor area. The property is zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(147), which permits a home occupation use for a business or professional office restricted to a maximum gross floor area of 220 m² on the ground floor and a minimum of 10 parking spaces, as reflected on the existing site plan layout shown on Attachment #2. The surrounding land uses are:

- North - Centre Street; existing commercial (C1 Restricted Commercial Zone)
- South - existing residential (R1V Old Village Residential Zone)
- East - Elizabeth Street; existing residential/home occupation for an accountant's office and vacant lot (R1V Old Village Residential Zone)
- West - existing residential (R1V Old Village Residential Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Society of the Preservation of Old Thornhill. Development Planning Staff received one written response from the public indicating the following:

- The subject lands had a residential component on the second floor when first constructed, but which has not been used for residential purposes for many years. Although there is no concern with the building being used for commercial purposes, the Owner of this building should be treated the same as other landowners and be zoned commercial.

The recommendation of the Committee of the Whole on March 5, 2007, to receive the public hearing report and to forward a technical report to a future Committee meeting was ratified by Council on March 12, 2007.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). This designation provides opportunities for single-detached 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.

However, the subject site, 57 Centre Street was the subject of a previous Official Plan Amendment application and an Ontario Municipal Board (OMB) hearing. The outcome of the OMB hearing permitted the following purposes uses on the subject lands:

1. Low Density Residential (single detached dwelling).
2. Business and Professional Office, not exceeding 464.5 m² in gross floor area.
3. Retail Commercial Uses not exceeding 232.2 5 m² in gross floor area.

The proposed rezoning of the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone, to permit a Business and Professional Office for use by Regulated Health Professional practitioners, restricted to 380 m², conforms to the Official Plan.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to site-specific Exception 9(147). The present zoning permits a Home Occupation use for a Business or Professional Office, restricted to a maximum GFA of 220 m² on the ground floor. The proposed use of the existing dwelling for a full-time Business and professional Office use does not comply with the existing zoning provisions and therefore it is appropriate to rezone the entire property to C1 Restricted Commercial Zone, as the applicant does not have any future intentions to provide a residential component within the building Exceptions to the C1 Restricted Commercial Zone are required to bring the existing site conditions into compliance, as follows.

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Depth	60 m	48 m
Min. Setback to an "R" Residential Zone	9 m	1.53 m
Min. width of landscape strip Abutting "R" Residential	2.4	1.53 m
Min. Width of Landscape Strip Abutting a Street	6 m	4 m
Min. Number of Handicapped Parking Spaces	1 space	0 space
Min. Number of Loading Spaces	1 space	0 space
Min. Width of Driveway Access	7.5 m	6.85 m
Min. Parking Space Size	2.7m x 6m	2.44 x 4.27m (garage – 1 space) 2.44 x 6 m (garage – 3 spaces)

The C1 Zone would restrict the permitted uses on site to the offices of two Regulated Health Professionals. Through the review process the applicant provided information with respect to the hours of operation and number of employees/support staff. The proposed offices will have 2 physicians (one full time and the second part time) and three supporting staff including a technician.

The applicant has advised that the hours of operation are between 8:00am to 5:00pm Monday to Friday with reduced hours on Wednesday and Friday.

The parking standard in By-law 1-88 requires 5 parking spaces per Regulated Health Professional practitioner. The subject lands have 10 existing spaces (6 surface and 4 in garage) meeting the by-law requirement for two practitioners. The exception to the minimum parking space depth is required for one space which has been reduced due to the stairway located in the top corner of the area. The remainder of the parking spaces located in the garage are 6.0 m x depth x 2.44 m width, of which the width of the remaining 3 spaces will require an exception. The proposed application would be in keeping with the evolution of uses along the north and south sides of Centre Street, east of Brooke Street, as OPA # 210 (Thornhill-Vaughan Community Plan) encourages commercial and office development and use by permitting business or professional office uses within the "Low Density" designation. The Development Planning Department can support the proposed rezoning of the property and use of the existing building for medical offices.

The Development Planning Department can also support the above-noted exceptions to the C1 Zone as the site conditions are existing, and the exceptions are required to implement the rezoning and facilitate the site plan proposal.

Site Design

The existing residential building shown on the site plan (Attachment #2) is 2 storeys and located centrally on the subject lands, fronting on Centre Street with flankage along Elizabeth Street. The site has an existing vehicular access on Elizabeth Street leading to the paved parking area at the rear of the lot, which provides for 6 surface parking spaces and 4 parking spaces in the garage located at the back of the building.

Landscaping has been provided along the periphery of the site with the most extensively landscaped areas located along the front and exterior side lot lines surrounding the building as shown on Attachment #2. An existing flagstone walkway provides pedestrian access from the property to both Elizabeth Street and Centre Street. The landscaping is to be maintained and consists of mature tree planting including coniferous maple trees and deciduous pine trees. Existing ornamental trees, shrubs and flower beds are also located along the east and north elevations.

The proposed Business or Professional office use will occupy the entire building on site, with no additions to the main building or structures being proposed.

Existing Building Elevations

The existing building elevations are shown on Attachment #3 and #4, and are reflective of a 2-storey residential single detached dwelling. There are no changes proposed to the existing building. The main building material is a light brown brick with a rust coloured trim around the windows, with match's the colour of the decorative metal fencing surrounding the property. The colour green has also been integrated into the building design above and below the easterly bay windows and on the garage doors creating an attractive contrast.

The floor plans are provided on Attachment #5, #6 and #7 and show storage area in the basement and medical examination rooms on the ground and second floor.

Cultural Services/Heritage Vaughan

The subject property is located within the Thornhill Heritage Conservation District and is designated under Part V of the Ontario Heritage Act. Any proposed changes to the property (including new construction, exterior alterations, signage, additions or demolition) require, in addition to all other City approvals, the approval of a Heritage Permit application in accordance with the Thornhill Heritage Conservation District Plan.

The Owner is not proposing any changes to the building, however, the ground signage existing on the subject lands will be revised to reflect the newly proposed business name and information, and an additional sign is proposed along the Elizabeth Street flankage.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment Application to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone with site-specific exceptions. Development Planning Staff is of the opinion that the proposed zoning amendment to permit a Business or Professional Office use for Regulated Health Professionals and the associated exceptions requested to facilitate the use are appropriate and compatible with the existing uses in the surrounding area. The proposal implements the policies of the Official Plan, which encourages low-intensity office/commercial uses within existing dwellings in the Village of Thornhill Heritage District.

The related Site Development Application to recognize the existing site conditions and the conversion of the residential dwelling to a business and professional office building, can also be supported by the Development Planning Department.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (South, North, East)
4. Elevation Plan (West)
5. Basement Floor Plan
6. Ground Floor Plan
7. Second Floor Plan

Report prepared by:

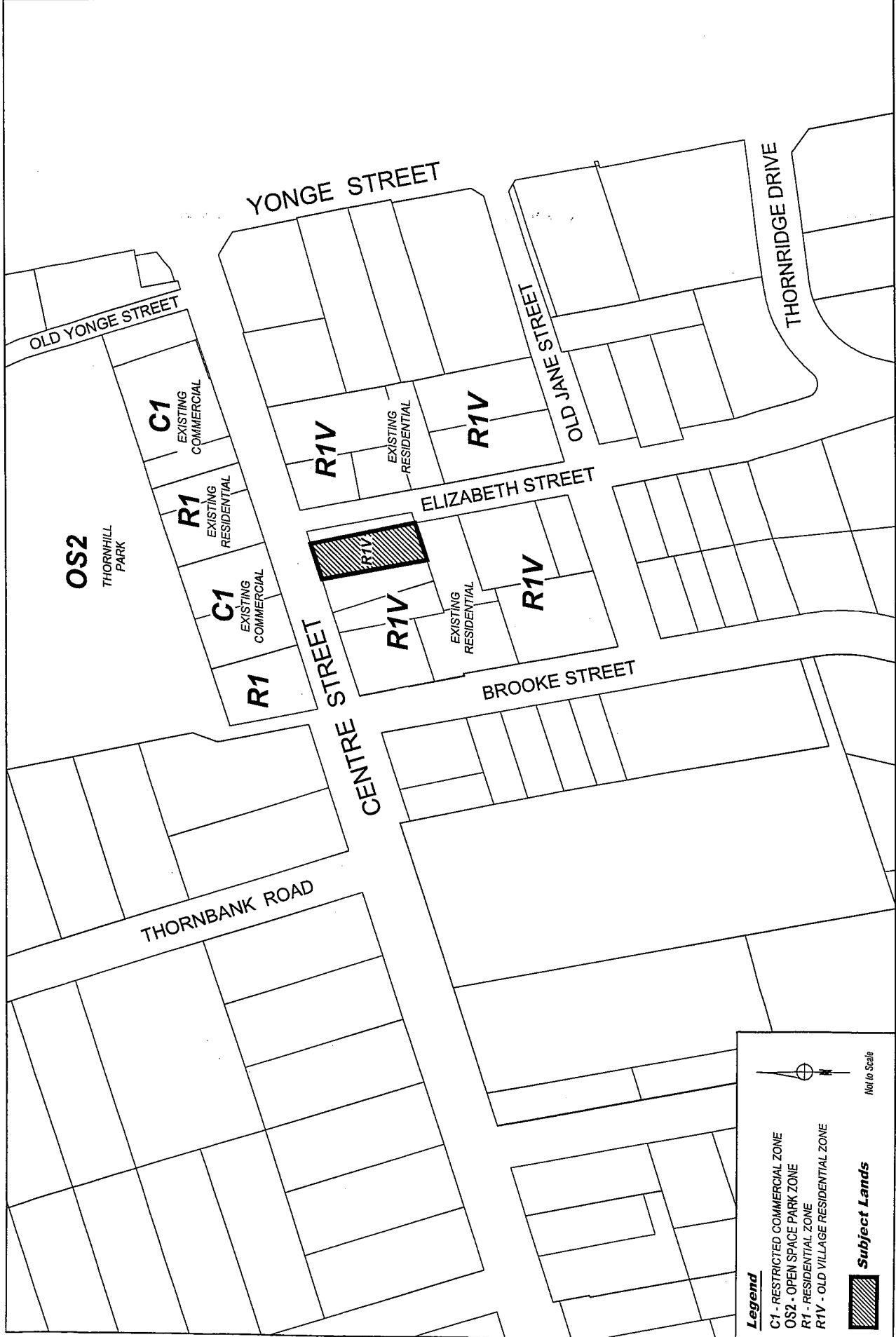
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG




Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE

Subject Lands

Not to Scale



Location Map

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.



Development Planning Department

Attachment

FILE No.:
DA.07.034
RELATED FILE:
Z.06.076

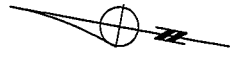
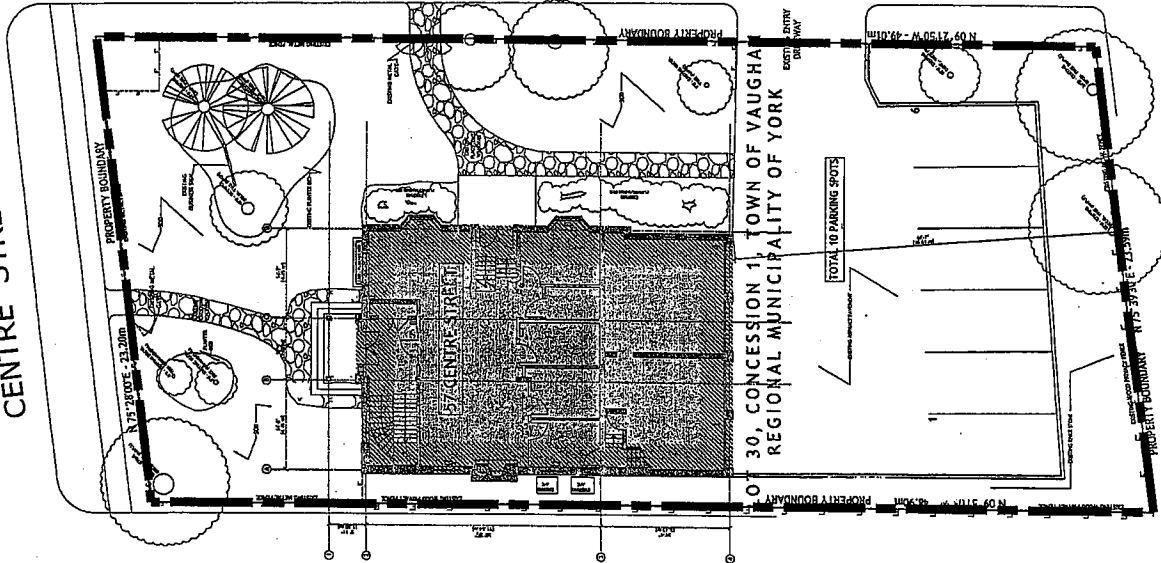
May 31, 2007

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CENTRE STREET

ELIZABETH STREET

26 ELIZABETH STREET



Not to Scale

SUBJECT LANDS

Site Plan

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.

NO. UPTX1 ATTACHMENTS\VA\06-07-034



The City Above Toronto

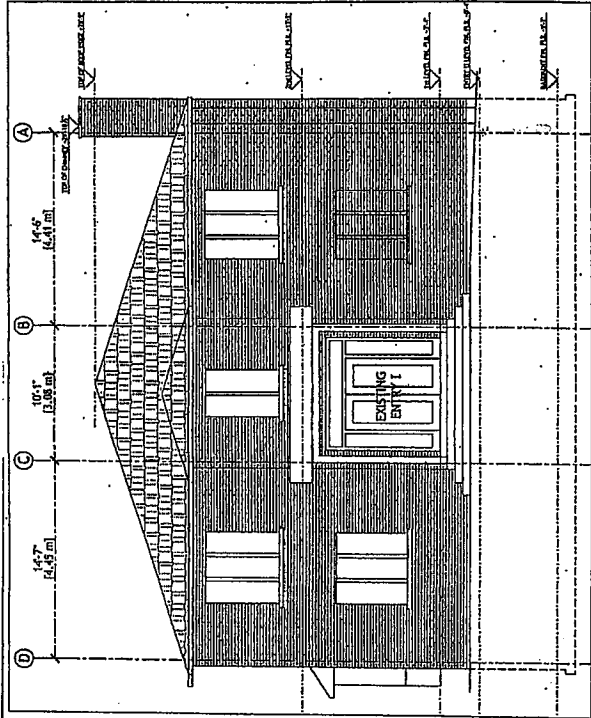
Development Planning Department

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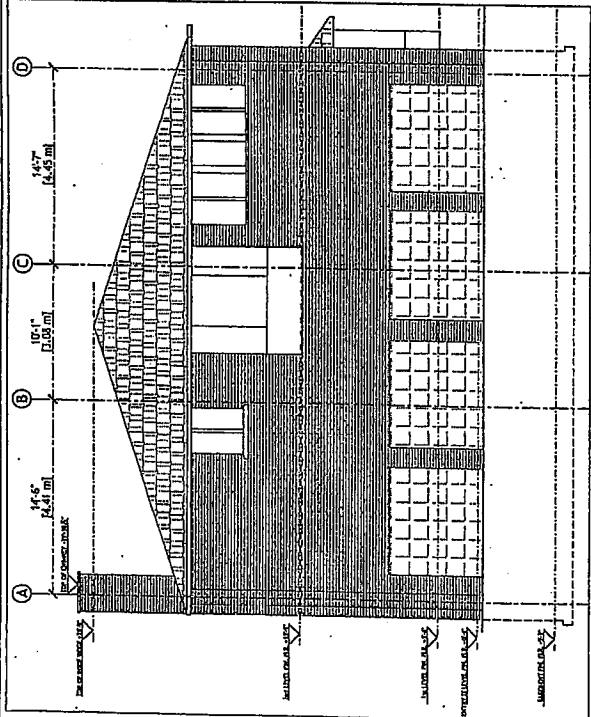
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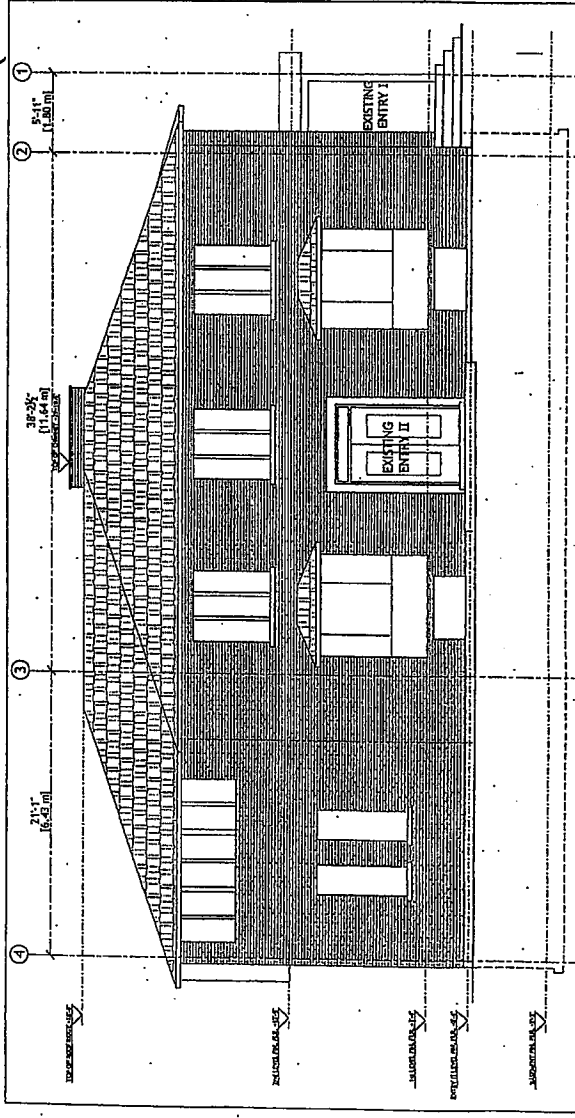
April 23, 2007



North Elevation (Centre Street)



South Elevation



East Elevation (Elizabeth Street)

Not to Scale

Elevation Plan

Part of Lot 30,
Concession 1
APPLICANT:
1707397 ONTARIO INC.
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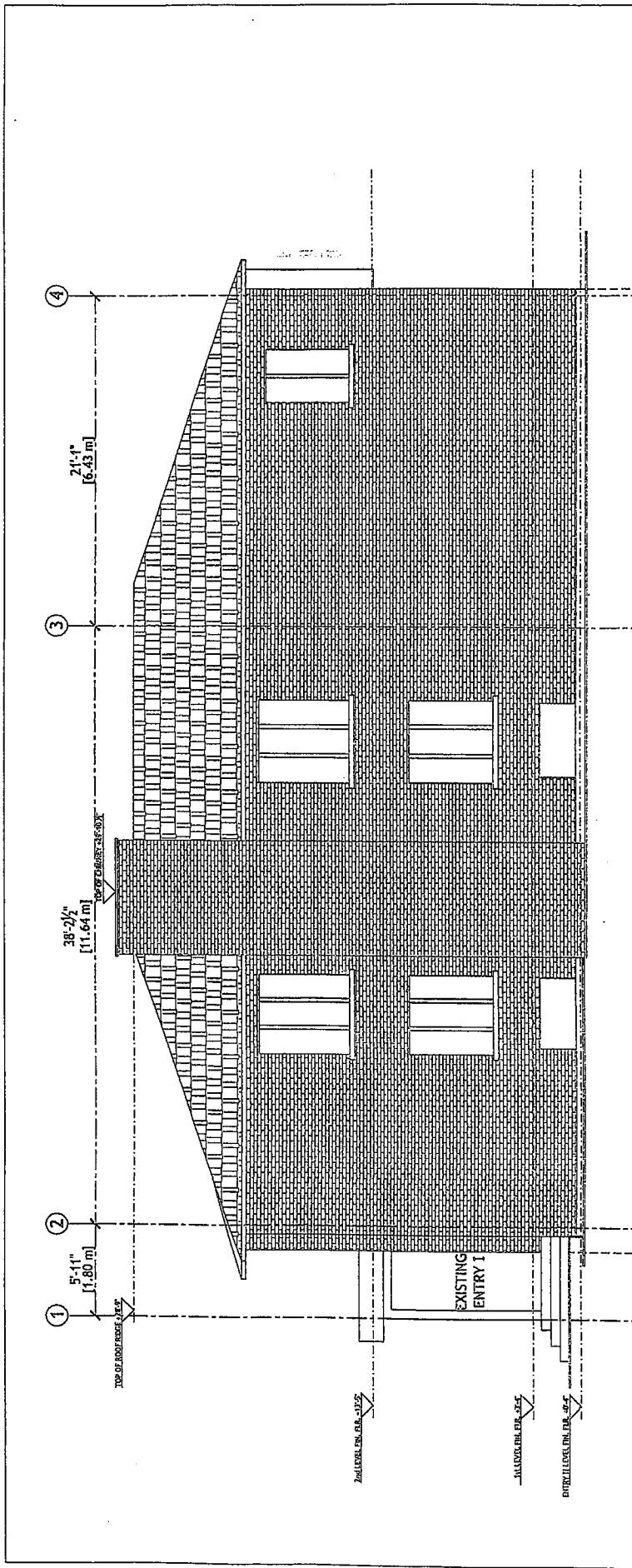


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Attachment 3

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West Elevation

Not to Scale

Elevation Plan

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.

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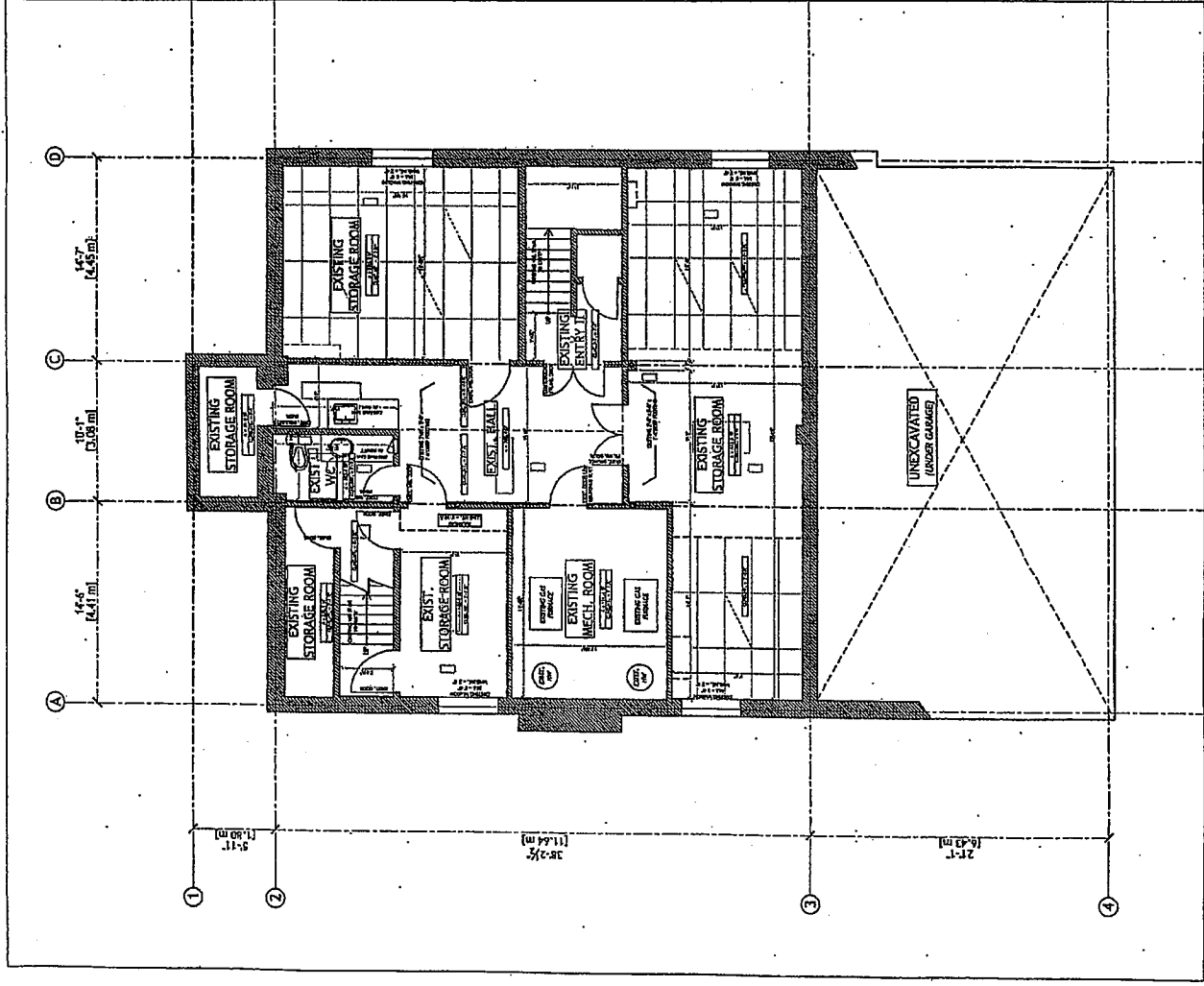
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Attachment 4



FILE No.:
DA.07.034
RELATED FILE:
Z.06.076

April 23, 2007



GENERAL NOTES

- ALL DIMENSIONS TAKEN FROM THE FINISHED WALL SURFACE.

 - EXISTING WALLS
 - OVERLAY OF PROPOSED GROUND FLOOR

Not to Scale

Basement Floor Plan

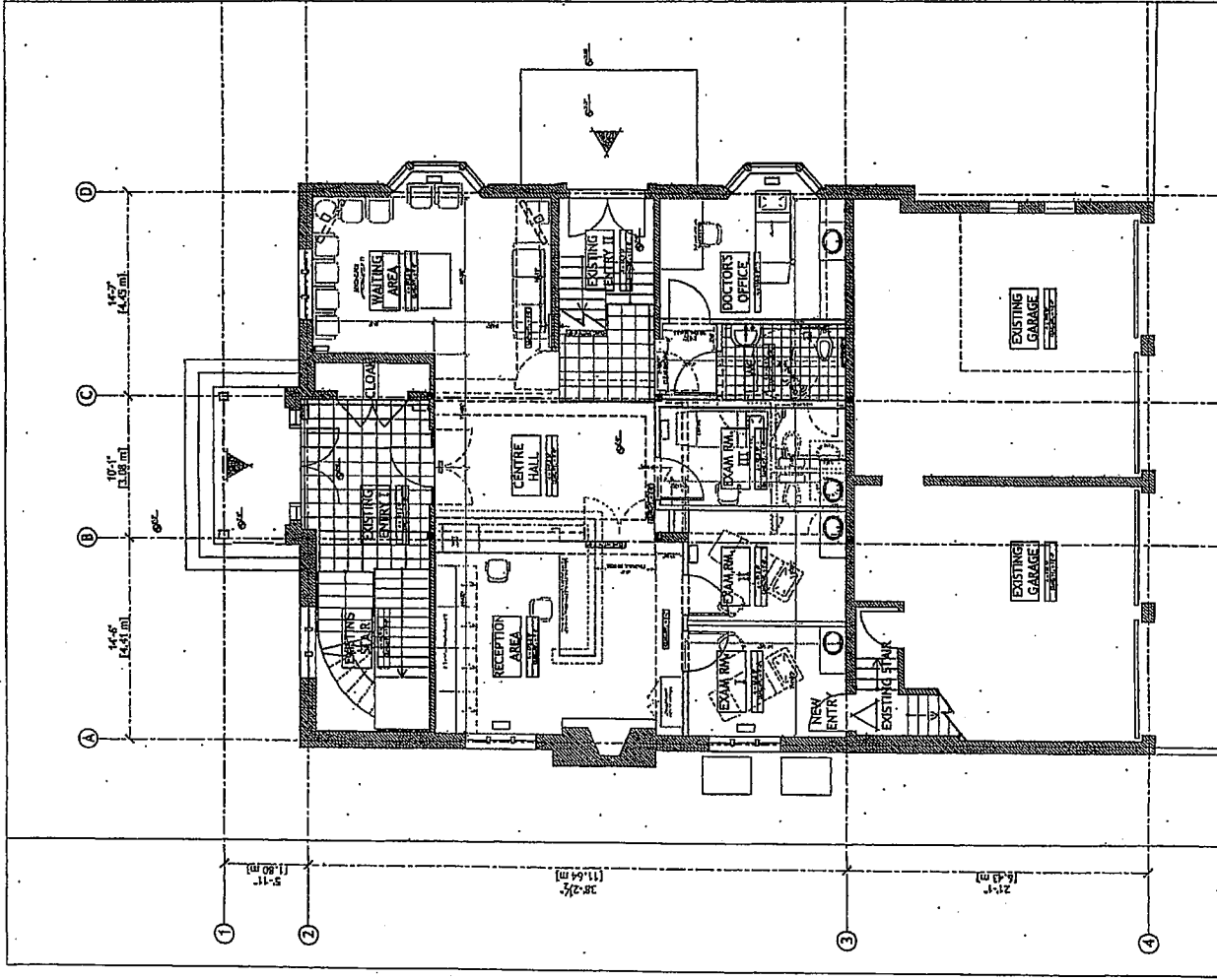
Part of Lot 30,
Concession 1
 APPLICANT:
 1707397 ONTARIO INC.
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Development Planning Department

Attachment 5

FILE No.:
 DA.07.034
 RELATED FILE:
 Z.06.076
 April 23, 2007



Not to Scale

Ground Floor Plan

Part of Lot 30,
Concession 1

APPLICANT:
1707397 ONTARIO INC.

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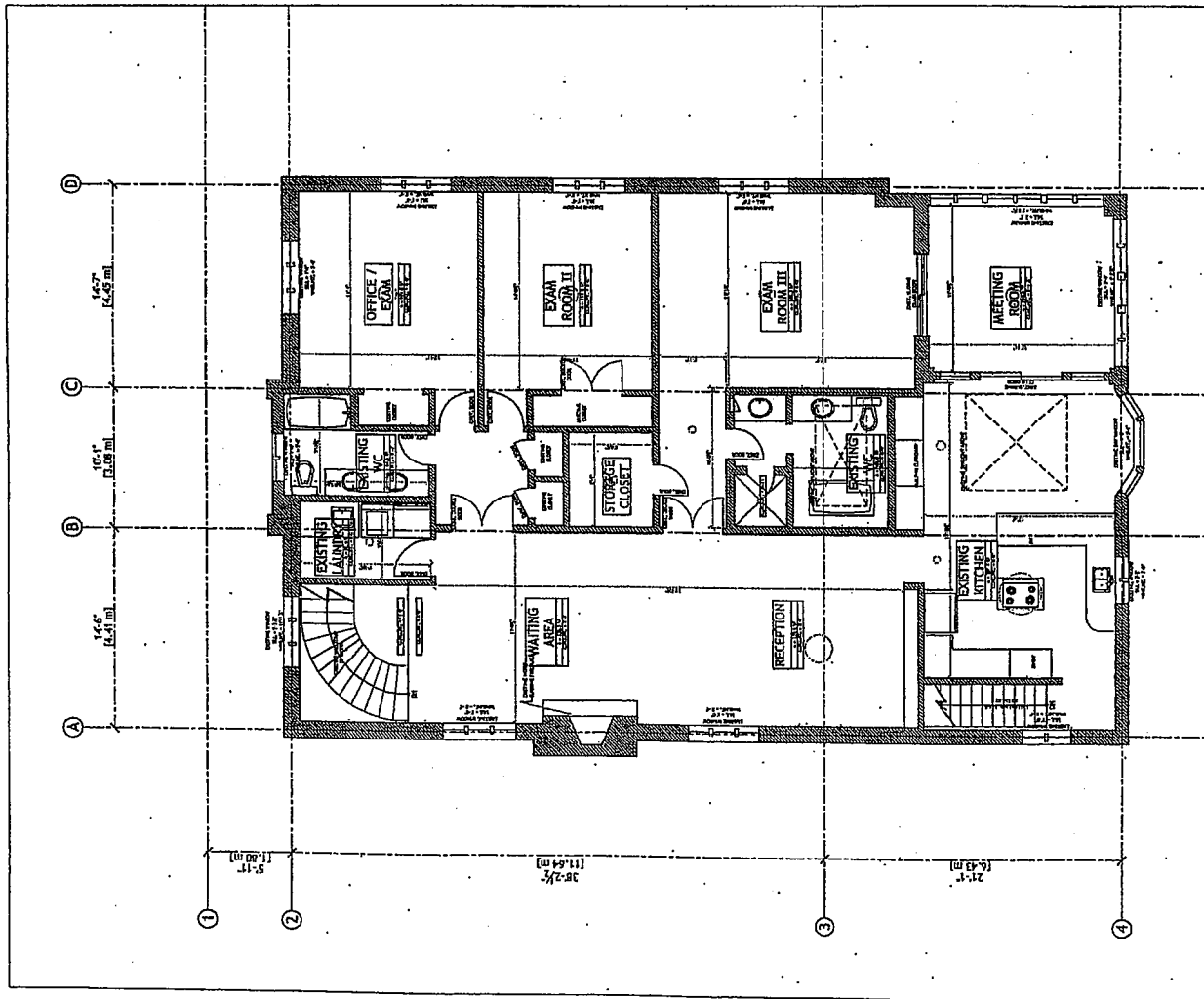
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FILE No.:
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RELATED FILE:
Z.06.076

April 23, 2007



GENERAL NOTES

- ALL DIMENSIONS TAKEN FROM THE FINISHED WALL SURFACE

LEGEND:

- EXISTING WALLS
- OVERLAY OF PROPOSED GROUND FLOOR

Not to Scale

Second Floor Plan

Part of Lot 30,
Concession 1
 APPLICANT:
 1707397 ONTARIO INC.
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Attachment 7

FILE No.:
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April 23, 2007