

**2. ZONING BY-LAW AMENDMENT FILE Z.08.019
KRCMAR PROPERTIES INC.**

P.2008.16

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.019 (Krcmar Properties Inc.) 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.

Communications Plan

On April 11, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association. As of April 24, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, on the subject lands shown on Attachment #1, specifically By-law 1-88, to permit a Regulated Health Professional use within a 3-storey business or professional office building shown on Attachment #2, on the subject lands zoned C1 Restricted Commercial Zone.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located east of Dufferin Street, on the south side of Centre Street and north side of Parsons Place, municipally known as 1137 Centre Street, in Part of Lot 5, Concession 2, City of Vaughan.

The subject lands are designated "General Commercial" by OPA #210 (Thornhill – Vaughan Community Plan), as amended by OPA #256, and are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1292). The surrounding land uses are shown on Attachment #1.

The office building is currently under construction and was reviewed through previous applications (Files Z.03.0104 and DA.03.080) to rezone the subject lands from A Agricultural Zone to C1 Restricted Commercial Zone and for site development. Both the rezoning and site development files were subject to an Ontario Municipal Board Hearing, which resulted in the approval of the rezoning to permit a business or professional office for a land surveyor within a 3-storey building shown on Attachment #2.

A Minor Variance Application (File A058/08) was recently submitted to the Committee of Adjustment to permit a Regulated Health Professional use on the subject lands. On March 13, 2008, the Committee of Adjustment refused the application based on the addition of this use not being considered minor in nature, and rather that this matter proceed by way of a Zoning By-law

Amendment application. The applicant has appealed the Committee of Adjustment's refusal of File A058/08 to the Ontario Municipal Board for which a Hearing date is still pending.

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 appropriateness, compatibility and impacts, if any, on the existing residential area with respect to adding a Regulated Health Professional use to the subject lands, which is currently restricted to only a Business or Professional Office use (not including a Regulated Health Professional) within the 3-storey building; and,
- ii) the traffic or parking impacts, if any, which a Regulated Health Professional use may generate on the subject lands.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed 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 appropriateness, compatibility, and impact of the proposed Regulated Health Professional use on the subject lands and existing residential area, will be reviewed.

Attachments

1. Location Map
2. OMB Approved Site Plan (Under Construction)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

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Manager of Development Planning

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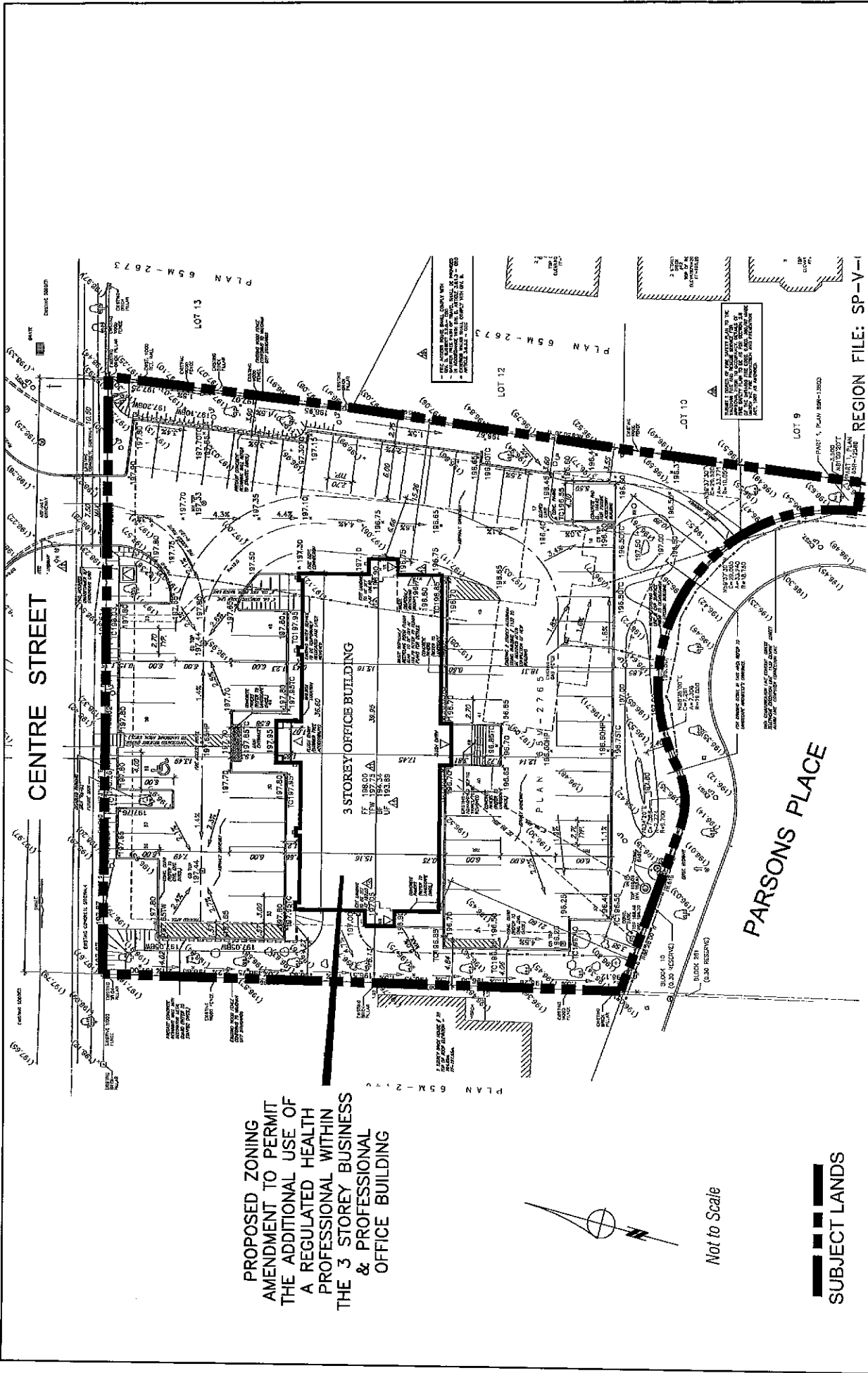
Legend
 C1 - RESTRICTED COMMERCIAL ZONE
 C2 - GENERAL COMMERCIAL ZONE
 R3 - RESIDENTIAL ZONE
 R4 - RESIDENTIAL ZONE
 RM1 - MULTIPLE RESIDENTIAL ZONE
 [Hatched Box] **Subject Lands**
 (1137 CENTRE STREET)
 Not to Scale

Location Map

Part of Lot 5,
 Concession 2
 APPLICANT:
 KRCMAR PROPERTIES INC.
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Development Planning Department



PROPOSED ZONING AMENDMENT TO PERMIT THE ADDITIONAL USE OF A REGULATED HEALTH PROFESSIONAL WITHIN THE 3 STOREY BUSINESS & PROFESSIONAL OFFICE BUILDING



OMB Approved Site Plan (Under Construction)
 APPLICANT: KRCMAR PROPERTIES INC.
 Part of Lot 5, Concession 2.
 REGION FILE: SP-V-1

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