

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 2, 2010

**1. ZONING BY-LAW AMENDMENT FILE Z.09.034
 JOE BARTELLA AND SABINO DITACCHIO
 WARD 5**

P.2010.5

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.034 (Joe Bartella and Sabino Ditacchio) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 8, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of January 21, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend site-specific Zoning Exception 9(514) of By-law 1-88, in order to permit the following additional uses in the C1 Restricted Commercial Zone, on the subject lands shown on Attachments #1 and #2:

- Bank or Financial Institution;
- Business or Professional Office;
- Club or Health Centre;
- Eating Establishment, Take-out;
- Funeral Home;
- Laboratory;
- Office Building;
- Personal Service Shop;
- Photography Studio;
- Retail Store;
- Service or Repair Shop;
- Video Store; and,
- Technical School.

Site-specific Exception 9(514) currently permits only a barber shop and/or a beauty parlour on the property within the existing 473.8 m², 2-storey building (currently vacant) shown on Attachment #3.

Background – Analysis and Options

Location	<ul style="list-style-type: none"> 8054 Yonge Street, located on the west side of Yonge Street and north of Centre Street, being Part of Lot 33, Concession 1, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "General Commercial" by OPA #210 (Thornhill Community Plan). The proposal to permit the additional commercial uses on the property conforms to the Official Plan. The subject lands are located within the Yonge Street Area Study.
Zoning	<ul style="list-style-type: none"> C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(514), which permits only a barber shop and/or beauty parlour on the property. The proposed additional commercial uses are not permitted on the subject lands, and therefore, an amendment to By-law 1-88 is required.
Thornhill Heritage Conservation District	<ul style="list-style-type: none"> The subject lands are located within the Thornhill Heritage Conservation District Area.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Uses	<ul style="list-style-type: none"> The appropriateness of permitting the proposed additional commercial uses on the subject lands will be reviewed in consideration of their compatibility with the surrounding commercial and residential land uses, and the barber shop and beauty parlour uses that are currently permitted on the property.
b.	Parking and Traffic	<ul style="list-style-type: none"> The application will be reviewed in the context of the appropriateness of the parking supply on the subject lands to accommodate the requested additional uses and the traffic generated by these land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed zoning by-law amendment.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM

Subject Lands

Town of
MARKHAM

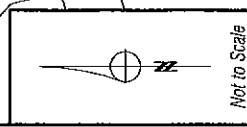
YONGE STREET

CENTRE STREET

BATHURST STREET

REGIONAL ROAD 7

HIGHWAY 401



Not to Scale

Context Location Map

LOCATION:
Part of Lot 33, Concession 1

APPLICANT:
Joe Bartella & Sabino Diacchio

NA\DT\1 ATTACHMENTS\2.09.034.mxd



The City Above Toronto

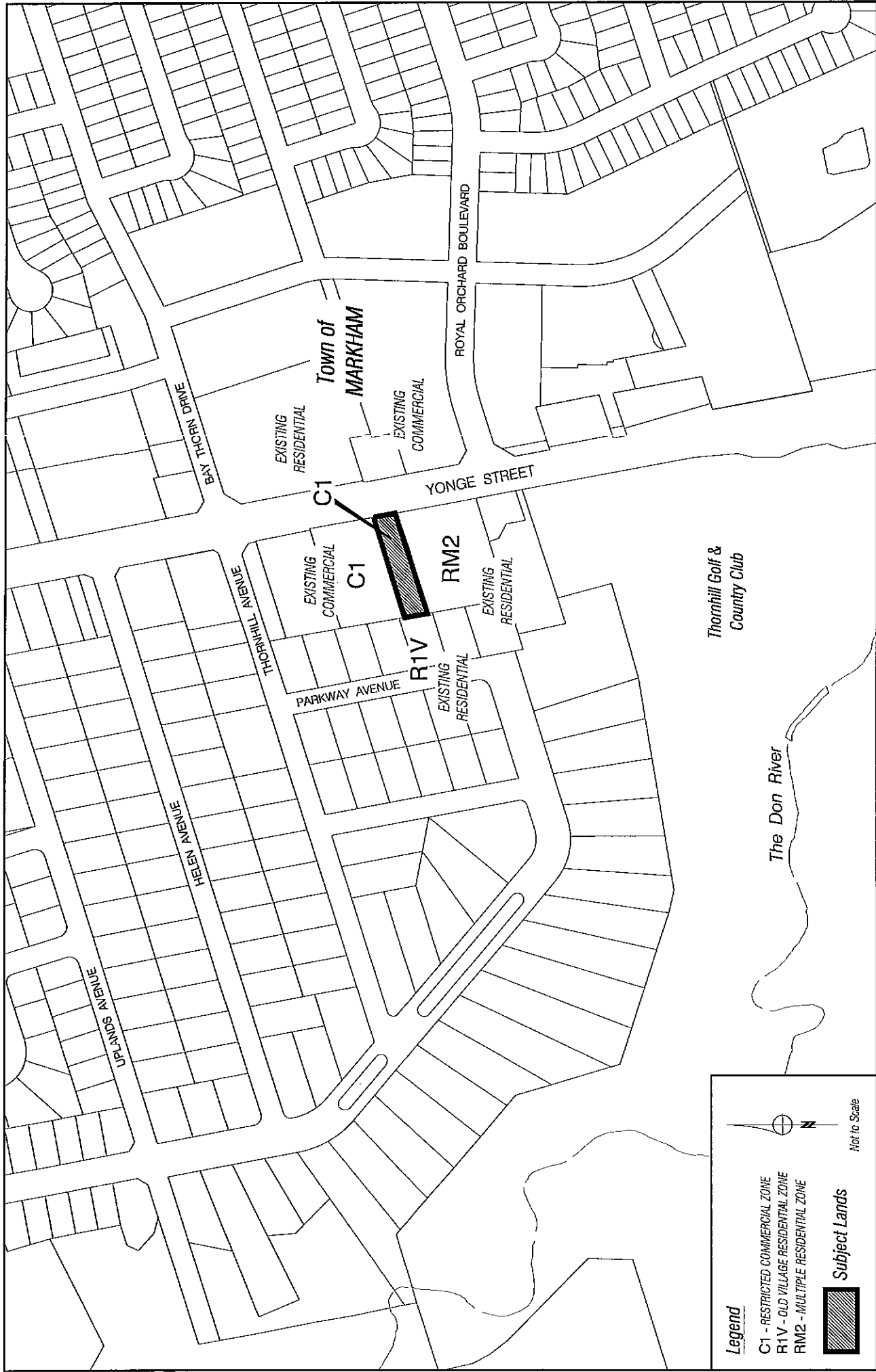
Development Planning Department

Attachment

FILE:
Z.09.034

DATE:
December 14, 2009

1



Attachment

FILE: Z.09.034
 DATE: December 14, 2009



The City Above Toronto
 Development Planning Department

Location Map

LOCATION:
 Part of Lot 33, Concession 1

APPLICANT:
 Joe Bartella & Sabino Ditacchio

Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

Subject Lands

Not to Scale

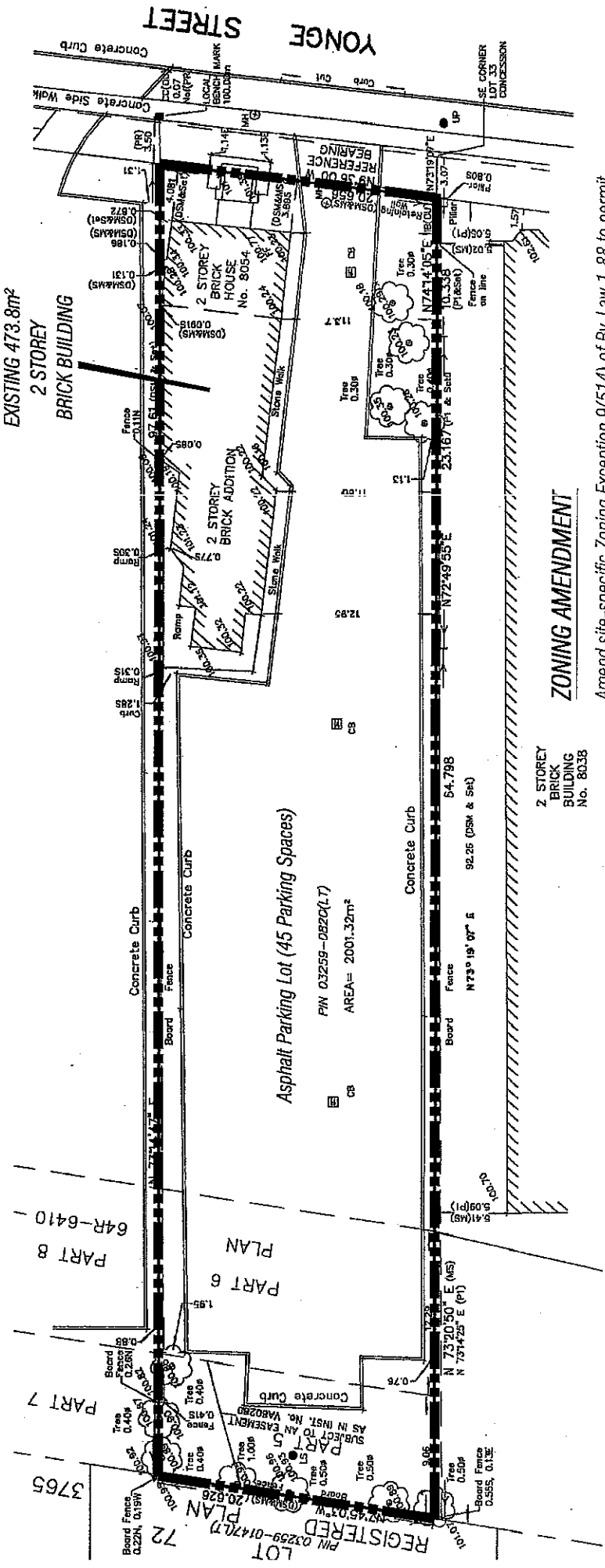


Development Planning Department

Existing Site Plan

LOCATION:
 Part of Lot 33, Concession 1

APPLICANT:
 Joe Bartella & Sabino Ditacchio



ZONING AMENDMENT

Amend site-specific Zoning Exception 9(514) of By-Law 1-88 to permit the following additional uses in the C1 Restricted Commercial Zone:

- Bank or Financial Institution; Business or Professional Office;
- Club or Health Centre; Eating Establishment-Take out;
- Funeral Home; Laboratory; Office Building; Personal Service Shop; Photography Studio; Retail Store; Service or Repair Shop; Video Store and Technical School.

NOTE:

The By-Law currently restricts the site to a Barber Shop and/or a Beauty Parlour uses.

Not to Scale