

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

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The Committee of the Whole (Public Hearing) recommends:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

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Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.029 to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2, from R1V Old Village Residential Zone to C1 Restricted Commercial Zone subject to Exception 9(622), together with the following site-specific zoning exceptions identified in Table 1, to facilitate:

- i) the conversion of the existing residential heritage dwelling to a Business or Professional Office use for two regulated health professionals (psychologists); and,
- ii) the demolition of the existing one-storey frame addition at the rear of the dwelling (Attachment #5) and the construction of a new 2-storey (240.4 m²) frame addition as shown on Attachment #3.

Table 1

	Zoning By-law 1-88 Standards	Zoning By-law 1-88 - C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone
a.	Minimum Front Yard Setback	9 m	0 m (to the Centre Street road widening for the encroachment of the existing front porch and stairs, as shown on Attachment #3)
b.	Minimum Rear Yard Setback (South)	15 m	12.9 m
c.	Minimum Lot Depth	60 m	37.3 m (excluding the Centre Street Road Widening)
d.	Minimum Parking Space Size	2.7 x 6 m	2.7 x 5.7 m
e.	Minimum Number of Required Parking Spaces	459 m ² @ 3.5 spaces per 100m ² of Gross Floor Area (GFA) = 17 parking spaces	14 parking spaces

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f.	Minimum Width of a Landscape Strip Adjacent to a Residential Zone (West Lot Line)	2.4 m	0 m
g.	Minimum Width of a Landscape Strip Abutting a Street Line (Centre Street)	6 m	0 m
h.	Minimum Width of a Parking Aisle Width	6 m	5.5 m
i.	Minimum Width of Access for a Two-way Driveway	7.5 m	5.5 m
j.	Minimum Setback from the Front Lot Line to a Building Below Finished Grade	1.8 m	0 m (to the Centre Street road widening for stairs and ramp)
k.	Permitted Uses	<p>a) Uses Permitted in all Commercial Zones:</p> <ul style="list-style-type: none"> ▪ Institutional and Recreational Uses <p>b) Uses Permitted in C1 Restricted Commercial Zone:</p> <ul style="list-style-type: none"> ▪ Automotive Retail Store ▪ Banking or Financial Institution ▪ Boating Showroom ▪ Business or Professional Office ▪ Club or Health Centre ▪ Eating Establishment ▪ Eating Establishment, Convenience ▪ Eating Establishment, Take-Out ▪ Funeral Home ▪ Hotel ▪ Laboratory 	Permit the building on the subject lands to be used only for a Business or Professional Office use for a maximum of 2 Regulated Health Professionals

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		<ul style="list-style-type: none"> ▪ Motor Vehicle Sales Establishment ▪ Office Building ▪ Personal Service Shop ▪ Pharmacy ▪ Photography Studio ▪ Place of Entertainment ▪ Radio Transmission Establishment ▪ Retail Store ▪ Service or Repair Shop ▪ Video Store 	
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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ South side of Centre Street, west of Yonge Street, municipally known as 19 Centre Street, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Mixed-Use” with a “Heritage Main Street Area” overlay by Section 12.8, Yonge Street Corridor in Thornhill, in Vaughan Official Plan 2010 - Volume 2 (VOP 2010), which permits the proposed Business or Professional Office use and a maximum building height of 3-storeys and density of 0.75 Floor Space Index (FSI). The Owner proposes to use the building for a Business or Professional Office for the offices of 2 Regulated Health Professionals. The existing building and proposed 2-storey addition would have a total Gross Floor Area (GFA) of 459 m², yielding an FSI of 0.39. ▪ The proposed development conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential Zone, subject to site-specific Exception 9(662) by Zoning By-law 1-88, which only permits a single detached residential dwelling. The proposed development does not comply with Zoning By-law 1-88. ▪ The Owner proposes to rezone the subject lands from R1V Old Village Residential Zone, subject to Exception 9(662), to C1 Restricted Commercial Zone together with the site-specific zoning exceptions identified in Table 1 of this report, to permit the proposed Business or Professional Office use, specifically for two Regulated Health Professionals (psychologists), within the existing heritage dwelling and the proposed addition.

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Surrounding Land Uses	▪ Shown on Attachment #2.
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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Heritage Vaughan Review	<ul style="list-style-type: none">▪ The subject lands are designated Part V under the Ontario Heritage Act as it is located in the Thornhill Heritage Conservation District. The property is also listed on the Register of Property of Cultural Heritage Value in accordance with the Ontario Heritage Act. The subject property contains a 2-storey dwelling constructed in 1825 in the Neoclassical architectural style and known as the “Robert Shuter House”.▪ All alteration, demolition, and new construction within a Heritage Conservation District must conform to the policies within the Thornhill Heritage Conservation District Plan and requires a Heritage Permit, review by the Heritage Vaughan Committee, and Vaughan Council approval.
b.	Related Site Development Application	<ul style="list-style-type: none">▪ The Zoning By-law Amendment application will be reviewed concurrently with the related Site Development application (File DA.16.059), and will consider in addition to the exceptions proposed in Table 1, appropriate building and site design, signage, building materials, access, internal traffic circulation, parking, landscaping, servicing, grading and stormwater management. The proposed addition at the rear of the existing heritage dwelling will accommodate additional office space, new stairs, an elevator and barrier free washrooms.▪ Consideration will be given for the opportunity to create one mutual driveway between the subject lands and the driveway on the adjacent property to the west (33 Centre Street). Each property is occupied with a heritage dwelling and the Development Planning Department has received inquiries regarding future commercial uses at 33 Centre Street. The existing driveways are located adjacent to each other and share one curb cut at Centre Street. A mutual driveway with a reduced pavement width and reciprocal access easements may allow most of the existing trees adjacent to the driveways and the streetscape along Centre Street to be largely maintained.

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c.	Urban Design	<ul style="list-style-type: none">▪ The proposed development must conform to the applicable Urban Design policies within the Section 12.8, Yonge Street Corridor in Thornhill in VOP 2010.
d.	Supporting Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City:<ul style="list-style-type: none">• Phase One Environmental Site Assessment Report• Functional Servicing and Stormwater Management Report• Arborist Report and Tree Preservation Plan
e.	York Region	<ul style="list-style-type: none">▪ York Region has jurisdiction over this section of Centre Street due to the proximity to Yonge Street. As generally shown on Attachments #3 and #5, York Region will require a road widening across the frontage of the property and the existing front fence, stairs, and porch will encroach into the future road widening.▪ York Region will require the Owner to enter into an Encroachment Agreement for the existing fence, stairs, and porch after the road widening has been obtained by York Region.▪ The Phase One Environmental Site Assessment Report must be approved to the satisfaction of York Region.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to York Region for review and comment. Any issues, including the encroachments identified earlier, will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Concept Location Map
2. Location Map
3. Proposed Zoning and Conceptual Site Plan
4. Proposed Conceptual Building Elevations
5. Proposed Conceptual Landscape Plan

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)