

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2017

ZONING BY-LAW AMENDMENT FILE Z.17.021
PETER EDREY
WARD 5 - VICINITY OF YONGE STREET AND CENTRE STREET

C3	P. Christopher Mullin and Sandie R. Brooks, Old Jane Street, Thornhill, dated December 4, 2017;
C4	Ruth Belch and Lindsay Belch, Elizabeth Street, Thornhill, dated December 4, 2017;
C5	Steven Klupt and Michelle Kendall, Elizabeth Street, Thornhill, dated December 4, 2017;
C6	Greg and Bozana Ilic, Elizabeth Street, Thornhill, dated December 3, 2017;
C7	Shirley Porjes and Atul Gupta, Elizabeth Street, Thornhill, dated December 2, 2017;
C8	Heather Kelly and Denis Kelly, Old Jane Street, Thornhill, dated December 3, 2017; and
C9	Robert Kember and Paula Kember, Elizabeth Street, Thornhill, dated December 4, 2017.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: November 10, 2017.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Centre Street frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and to the Springfarm Ratepayers' Association.

- c) Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2 to permit business or professional office uses only in the existing heritage dwelling (Josiah Purkis House), as shown on Attachment #3:

1. Zoning By-law Amendment File Z.17.021, to rezone the subject lands from R1V Old Village Residential Zone, as shown on Attachment #2, and subject to site-specific Exception 9(662) to C1 Restricted Commercial Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
a.	Minimum Number of Required Parking Spaces	11 parking spaces	8 parking spaces comprised of: - 6 spaces located on the subject lands as shown on Attachment #3 - 2 spaces located on the property municipally known 140 Brooke Street (Holy Trinity Church) as shown on Attachment #2

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b.	Location of the Required Parking	Parking spaces and areas shall be provided and maintained on the lot on which the building is erected.	Permit 2 parking spaces to be located and maintained off-site on the property municipally known as 140 Brooke Street (Holy Trinity Church).
c.	Minimum Aisle Width	6 m	4.4 m
d.	Minimum Lot Depth	60 m	27.9 m (existing lot depth)
e.	Minimum Front Yard Setback	9 m	3.6 m (existing condition)
f.	Minimum Rear Yard Setback	15 m	8 m (existing condition)
g.	Minimum Exterior Yard Setback (Elizabeth Street)	9 m	7.4 m (existing condition)
h.	Minimum Setback from a 'R' Zone to Any Building Structure (south property line)	9 m	8.2 m (existing condition)
i.	Minimum Parking Space Size	2.7 m by 6 m	2.2 m by 5.7 m
j.	Maximum Driveway Width	7.5 m	9 m

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k.	Minimum Landscape Strip Width	6 m	3.6 m (Centre Street) 0 m (Elizabeth Street)
l.	Minimum Landscape Strip where a Commercial Zone abuts a Residential Zone (Rear Lot Line)	2.4 m landscape strip within the subject lands	0 m (existing condition)

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located on the southeast corner of Centre Street and Elizabeth Street, and are municipally known as 39 Centre Street, shown as "Subject Lands" on Attachments #1 and #2.
Related Files	<ul style="list-style-type: none"> Zoning By-law Amendment File Z.03.034 was previously approved by Council on June 27, 2005 to permit the existing home occupation (Accountant) use on the property.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010) and are located within an Intensification Area ("Local Centres") as identified on Schedule "1" – Urban Structure of VOP 2010, which does not prescribe a maximum building height or a density. The subject lands are located within the Thornhill Heritage Conservation District and are subject to the policies of Section 12.2.1.1c "Heritage Conservation Districts" of VOP 2010 (Volume 2). The "Low-Rise Mixed-Use" designation permits office uses. Policy 9.2.2.2c. of VOP 2010 states (in part) "the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street". The proposed conversion of an existing home occupation to an office use conforms to VOP 2010.

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Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential by Zoning By-law 1-88, subject to site-specific Exception 9(662), which permits the existing home occupation use for an accountant's office. ▪ In order to implement the proposed C1 Restricted Commercial Zone and to permit only business and professional office uses on the subject lands together with the site-specific zoning exceptions identified in Table 1, amendments to Zoning By-law 1-88 is required.
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.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The subject lands are located within the Thornhill Heritage Conservation District and is identified as a contributing property. The subject property is listed in the City's Register of Property of Cultural Heritage Value as per Part IV, of the Ontario Heritage Act (OHA). The existing dwelling on the property is known as the Josiah Purkis House. A preliminary review of the Zoning By-Law Amendment application has identified that no significant alterations to the existing building and property are proposed, except the reconfiguration of the existing parking spaces, and therefore a Heritage Permit is not required.
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed C1 Restricted Commercial Zone, together with the site-specific zoning exceptions identified in Table 1, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards.

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d.	Off-Site Parking/ Parking Study	<ul style="list-style-type: none"> ▪ The Owner has advised the Development Planning Department that they have arranged to enter into a 3-year Parking Spot Rental Agreement with Holy Trinity Church, which is located at 140 Brooke Street and approximately 250 m from the subject lands, as shown on Attachment #2. The agreement would allow the Owner of the subject lands to use 2 of the parking space located on the Holy Trinity Church property. ▪ A 3-year Parking Spot Rental Agreement does not provide certainty to ensure the required parking for the proposed uses will be maintained for the duration of the proposed use on the subject lands. Staff will review the appropriateness of a private agreement respecting off-site parking and other potential arrangements that would be registered on title (e.g. an easement) to secure the long-term provision of these spaces. ▪ The Owner has submitted a Parking Review to support the proposed approach to providing parking for the proposal. Staff has requested that the Parking Review be updated to assess the appropriateness of the existing on-site parking, including access, aisle width and maneuverability to the satisfaction of the City. The Owner must provide the necessary site information (i.e. site plan and site statistics) regarding the Holy Trinity Church property to determine if the site will continue to comply with the minimum number of parking spaces required by Zoning By-law 1-88. Should the proposal result in a parking deficiency on the Holy Trinity Church lands, the Owner must successfully obtain approval of a Minor Variance application from the Committee of Adjustment.
e.	Related Site Development File DA.17.046	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.17.046 to facilitate the reconfiguration of the existing parking area to accommodate 6 parking spaces. The Site Development Application will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> -pedestrian and barrier free accessibility -size of the parking stalls, appropriate driveway, aisle and vehicular access -the provision of landscaping abutting the neighbouring residential lots -environmental sustainability -servicing and grading -stormwater management -snow storage and removal -the number of employees and offices

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		<ul style="list-style-type: none">▪ Any issues identified through the review of Site Development File DA.17.046 will be addressed together with the subject Application in a comprehensive technical report to a future Committee of the Whole meeting.▪ Additional reports may be required as part of the review of the related Site Development File DA.17.046.
f.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the related site plan approval process, if the subject application is approved.

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 the York Region Community Planning and Development Services Department for review and comment. Any issues 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 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483

(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.)