

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 6, 2025

WARD(S): 5

**TITLE: P3 REAL ESTATE LIMITED
ZONING BY-LAW AMENDMENT FILE Z.25.001
38 CENTRE STREET
VICINITY OF YONGE STREET AND CENTRE STREET**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to permit an additional veterinarian practitioner within the permitted veterinary clinic use within the existing building on the subject lands as shown on Attachment 1, along with previously permitted uses in site-specific exception 9(1016) in Zoning By-law 1-88 that applied to the subject lands.

Report Highlights

- The Owner seeks to amend the Zoning By-law 001-2021 to delete the existing site-specific exception 14.189, permit an additional veterinarian and to carry forward the existing site-specific exception 9(1016) that was permitted in Zoning By-law 1-88.
- A Zoning By-law Amendment Application is required to permit the uses.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.001 (P3 Real Estate Limited) BE RECEIVED, and that any issues identified be addressed

by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 38 Centre Street (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: N/A

Zoning By-law 001-2021 did not incorporate site-specific Exception 9(1016) under Zoning By-law 1-88.

Site-specific Exception 9(1016) in Zoning By-law 1-88 did not correctly transition to Comprehensive Zoning By-law 001-2021 due to a mapping error. Exception 9(1016) amended the definition of business and professional office restricting it to a veterinary clinic having one veterinarian practitioner in addition to a single family detached dwelling having a maximum gross floor area of 120 m². Relief was also provided to minimum lot frontage, lot area, front yard and interior easterly side yard, as well as exceptions to minimum width of a driveway aisle, access, minimum soft landscaping and amenity area requirements. The Owner through this zoning application is looking to re-establish the previously approved exceptions with an increase the veterinary practitioners on-site from one to two. No changes to the existing building are proposed.

By-law 001-2021 identified the incorrect site-specific Exception 14.189.

Schedule 60 to Comprehensive Zoning By-law 001-2021 incorrectly identified the Subject Lands being subject to Exception 14.189. Exception 14.189 applies to the lands located west at 46 Centre Street and not the Subject Lands. Should Zoning By-law Amendment File Z.25.001 be approved, Development and Parks Planning Department will correct the mapping error on the Subject Lands.

Notices were issued to the owner by By-law Enforcement for the Subject Lands.

On April 24, 2024, the City of Vaughan By-law and Compliance, Licensing and Permit Services Department issued a notice to the business owner of “14566840 Canada Inc.” for the use and operation of an unlicensed dog grooming business on the Subject Lands, which is not a permitted use. A new handwritten notice was issued By-law Enforcement on February 5, 2025, to notify the business owner “Poodle & Co. Grooming” that the use and operation is not permitted. The Owner has confirmed the unlicensed dog grooming will cease as of March 31, 2025.

Zoning By-law Amendment Application has been submitted to permit an additional veterinarian use.

The Owner submitted Zoning By-law Amendment File Z.25.001 (the Application) for the Subject Lands shown on Attachment 1, to amend Zoning By-law 001-2021 to permit an additional veterinarian and to carry forward the existing site-specific exception that was permitted in Zoning By-law 1-88 (the Development), as shown on Attachment 2.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 11, 2025.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, to the Flamingo Ratepayers' Association and Springfarm Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 22, 2025, by the Development and Parks Planning Department.

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 and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[May 11, 1998, Committee of the Whole Public Meeting \(Item 6, Report 36\)](#)

[June 22, 1998, Committee of the Whole \(Item 42, Report 47\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010 ('VOP 2010').

Official Plan Designation:

- "Local Centre" on Schedule 1 – Urban Structure by VOP 2010
- "Low-Rise Residential" designation on Schedule 13 – Land Use by VOP 2010 and subject to Volume 2, Area Specific Policy 12.2 – Heritage Conservation Districts.
- Policy 2.2.5.7 in VOP 2010 states that Local Centres (Intensification Area) shall be planned to be predominately residential in character but can include a mix of retail, office and community facilities to serve the local population.
- Recognizing the Subject Lands are within a 'Local Centre', which permit residential and office uses, the Development conforms to VOP 2010.

Amendments to Zoning By-law 001-2021 are required to permit the existing use.

Zoning:

- "R1A First Density Residential Zone" subject to Site-specific Exception 14.189 of Zoning By-law 001-2021.
- Site-specific Exception 14.189 is to be deleted from the Subject Lands, as the site-specific provisions carried over from Exception 9(345) in Zoning By-law 1-88 only

apply to 46 Centre Street and not 38 Centre Street. Therefore, an amendment to Zoning By-law 001-2021 is required.

- The Application proposes to carry forward Site-Specific Exception 9(1016) in Zoning By-law 1-88 to Zoning By-law 001-2021 for the Subject Lands which permitted a single-family dwelling, a Veterinary Clinic limited to one veterinarian practitioner with a maximum gross floor area of 120 m, setbacks, driveway width and aisle reductions and location of landscape and amenity areas.
- The Owner proposes to increase the limit to two veterinarian practitioners within the existing veterinarian clinic.

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency with the Provincial Planning Statement 2024 and conformity to policies of VOP 2010 Volume 1 and Volume 2, Area Specific Policy 12.2 – Heritage Conservation Districts.
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Thornhill Heritage Conservation District Plan (THCDP)	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the THCDP and are designated under Part V of the Ontario Heritage Act. The Development has been reviewed by the Cultural Heritage Division and it has been determined a Heritage Permit is not required as there are no plans to alter the paving and parking on-site, and exterior elements to the structure.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the Application review process.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Brief has been reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ Transportation Engineering (TE) staff have determined the increase in site-generated traffic, parking demand, and waste collection activities resulting from allowing two veterinarian practitioners to be insignificant and continue to operate in the same manner as it does today. TE are satisfied with the findings of the Transportation Impact Brief.
f.	Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has indicated that there are no external modifications to the building/site are being contemplated, as such a Site Development Application is not required.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. York Region Official Plan, 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan, 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Roberto Simbana, Planner, Development and Parks Planning Department, ext. 8810.

Attachments

1. Context and Location Map
2. Existing Site Plan and Zoning

Prepared by

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