

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 5

TITLE: PETER EDREY

ZONING BY-LAW AMENDMENT FILE Z.17.021

SITE DEVELOPMENT FILE DA.17.046

39 CENTRE STREET

VICINITY OF CENTRE STREET AND YONGE STREET

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development Files Z.17.021 and DA.17.046. The Owner seeks permission to rezone the subject lands from “R1V Old Village Residential Zone” subject to site-specific Exception 9(662), which permits a home occupation (accountant) use, to “C1 Restricted Commercial Zone” to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House), excluding the basement, and maintain the associated parking lot in the manner shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands from “R1V Old Village Residential Zone” with a site-specific exception, which permits a home occupation (accountant) use, to “C1 Restricted Commercial Zone” to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) and maintain the associated parking lot
- Zoning By-law Amendment and Site Development applications are required to implement the proposal

Report Highlights Continued

- The Development Planning Department supports the approval of the Zoning By-law Amendment as it is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, the York Region Official Plan 2010, and Vaughan Official Plan 2010, and the proposed land use is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.17.021 (Peter Edrey) BE APPROVED, to rezone the subject lands from “R1V Old Village Residential Zone”, subject to site-specific Exception 9(662) to “C1 Restricted Commercial Zone”, as shown on Attachment 3, to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) together with the site-specific exceptions contained in Table 1 of this report.
2. THAT prior to the enactment of the Zoning By-law, the Owner shall pay to the City the applicable Development Charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws in effect at time of payment.
3. THAT Site Development File DA.17.046 (Peter Edrey) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS in Attachment 1, to the satisfaction of the Development Planning Department, to maintain the existing building and associated parking lot on the subject lands as shown on Attachment 3.

Background

The subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 39 Centre Street and are located on the southeast corner of Centre Street and Elizabeth Street. The Subject Lands are currently developed with an existing heritage dwelling (Josiah Purkis House).

Council on June 27, 2005, approved Zoning By-law Amendment File Z.03.034 and related Site Development Application File DA.03.019 to permit the existing home occupation (accountant) use and having 3 parking spaces on the property.

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

The City on November 10, 2017, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Springfarm

Ratepayers' Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed on the Subject Lands in accordance with the Council approved Notice Signs Procedures and Protocols.

Vaughan Council on December 11, 2017, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of December 5, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting. Deputations were made by the following individuals at the Public Hearing:

- R. Guetter, Weston Consulting, representing the Owner
- S. Porjes, Elizabeth Street, Thornhill

The following written communications were also received by the Development Planning Department:

- C. Mullin and S. Brooks, Old Jane Street, Thornhill
- R. Belch and L. Belch, Elizabeth Street, Thornhill
- S. Klupt and M. Kendall, Elizabeth Street, Thornhill
- G. and B. Ilic, Elizabeth Street, Thornhill
- S. Porjes and A. Gupta, Elizabeth Street
- H. Kelly and D. Kelly, Old Jane Street, Thornhill
- R. and P. Kember, Elizabeth Street, Thornhill

The following is a summary of, and response to, the comments provided in the deputations at the Public Hearing and the written submission received by the Development Planning Department:

- a) There is congestion, illegal car parking, and no sidewalk or boulevard on Elizabeth Street creating challenges for emergency response vehicles, pedestrians, cyclists and snow ploughs.

Response: In 2018 the City installed "No Parking" signs on Elizabeth Street to prohibit on-street parking. All parking must be located on the Subject Lands. A wide driveway access to the Subject Lands currently exists along Elizabeth Street. The boulevard along Elizabeth Street is proposed to be extended southward to create a proper and clearly defined access having a width of 6 m to the Subject Lands, thereby improving vehicular safety to and from the site and discouraging tandem parking on the site. The Development Engineering ('DE') Department has reviewed the site plan and boulevard improvements and are satisfied with the changes.

- b) There are a number of cars (5) parked in proximity to the south property line and vehicles could inadvertently jump the small existing wood curb and injure someone on the adjacent property.

Response: The proposed site plan includes 3 parking spaces along the south lot line. The proposed parking lot design and on-site vehicle maneuvering have been reviewed to the satisfaction of the DE Department. The DE Department has advised given the small size of the parking lot, cars will likely be moving slowly and would not pose a danger to people on the adjacent property.

A barrier free parking space with the requisite accessible access aisle (1.5 m in width and shown as striped lines on Attachment 3) has been relocated adjacent to the south property line. The width of the access aisle will create a 1.5 m separation between the south property line and the barrier free parking space, as well as reducing improper parking along the south limit of the site. New signage and a mirror would also be provided on the Subject Lands to assist with on-site safety and vehicle circulation.

An existing row of cedar trees along the south lot line provides a barrier and privacy screening to the adjacent property. The Owner is also proposing to replace 11 cedar trees that are in poor condition. The replacement cedars must be the same size and quality to match the height of the existing cedar trees closer to the street and provide a uniform buffer/screen along the south property line.

- c) Parking is already an issue in the area and if the business expands there would be a need for additional parking. There are three businesses being operated on the property. There is no ability to accommodate overflow parking on Elizabeth Street or Old Jane Street as these streets are narrow and there is no sidewalk. Also, pictures have been provided showing up to 11 cars in the parking lot.

Response: The Parking Study Update and TDM Plan (the 'Parking Study') prepared by LEA Consulting Ltd. dated May 22 and September, 2019 and February 25, 2020, in support of the applications, demonstrates the 6 on-site parking spaces can support the proposed use. There is no expansion proposed to the existing building.

In accordance with Zoning By-law 1-88, the minimum parking required for a business or professional office use is based on the gross floor area ('GFA') of the building and not the number of businesses operating on the property. The implementing Zoning By-law will limit the GFA devoted to the business or professional office to a maximum of 242 m² (not including the basement) and require 6 parking spaces, should the applications be approved.

- d) The number of parking spaces on the property defeats the purpose of the designated heritage property in the heritage district.

Response: The heritage status of the building will remain on the property. The Cultural Heritage Division of the Development Planning Department has reviewed the proposal and have no concerns with the site plan as the proposed business or professional office use would not result in modifications to the yards, building or architectural/ heritage features. In addition, the maintenance of the existing parking lot does not constitute an alteration and would not require approval from the Heritage Vaughan Committee.

- e) The leased parking spaces at 140 Brooke Street (250 m away) should not be taken into consideration as they may not be used, cannot be enforced and the lease may not be renewed in future.

Response: The Owner currently leases, through a private agreement, two parking spaces from the Holy Trinity Church located at 140 Brooke Street, located approximately 250 m from the Subject Lands. These parking spaces are not taken into consideration in the Parking Study that demonstrates 6 parking spaces are adequate for the proposed business or professional office. These spaces are in addition to those identified in the Parking Study. In addition, a TDM Plan has been prepared to encourage a reduced parking demand on the Subject Lands. The DE Department has reviewed and is satisfied with the TDM plan.

- f) The increased paved area on the Subject Lands will result in snow being pushed onto Elizabeth Street causing a dangerous and unsafe situation.

Response: A snow storage area will be provided and has been identified on Attachment 3. The existing paved parking lot area will remain substantially unchanged. The existing paved area would be slightly reduced through the proposed alteration works to the curb on Elizabeth Street to narrow the entrance onto the site. Urban Design staff advise the snow storage area proposed on the Subject Lands meets City requirements and therefore, there will not be a need to clear snow onto Elizabeth Street.

- g) Snow is being pushed on the cedar hedges. A wider landscape strip would allow for additional snow storage area. A minimum 1.2 m wide landscape strip is requested along the south property line.

Response: The proposed snow storage area on the Subject Lands, as shown on Attachment 3, is not located along the south property line. A 1.2 m wide

landscape strip (increased from the existing 0.46 m) cannot be accommodated in consideration of the physical constraints of the site, including achieving a suitable aisle width required for access to the south parking spaces, on the Subject Lands. The existing landscape strip width will contribute to proper on-site vehicular access to and from the parking spaces and the Subject Lands.

- h) The dead cedar trees along the south property should be replaced.

Response: The Owner has agreed to replace 11 cedar trees that are in poor health. A landscape plan illustrating the proposed replanting details for these trees is a requirement prior to the Site Plan Agreement and must be to the satisfaction of the Development Planning Department. The Site Plan Agreement will require the Owner to post a Letter of Credit ('LC') to ensure the plant material is installed and remains in good condition prior to the LC being released. A condition to this effect is included in Attachment 1.

- i) A 1.8m high concrete or masonry wall should be provided along the south property line.

Response: The existing landscape strip along the south property line varies in width between 0.46 m to 0.67 m and includes existing cedar trees, 11 of which are in poor health and proposed to be replanted. A new wall in this landscaped area would impact the existing healthy cedars and would not meet the fence type and height identified within the Thornhill Heritage Conservation District ('THCD'). The Development Planning Department is satisfied with the proposed approach to the landscaping along the south property line.

- j) The number of parking spaces provided on the site should be limited.

Response: The implementing zoning by-law would permit a maximum of 6 parking spaces on the Subject Lands, should the applications be approved. The Site Development application includes the layout of the parking spaces and on-site signage, as well as a mirror to control parking and vehicular movement on the Subject Lands.

- k) The Subject Lands abut a residential property and a Commercial Zone is not appropriate within a heritage district. The rezoning will also have a negative impact on the neighbourhood.

Response: The proposed zoning conforms to Vaughan Official Plan 2010 ('VOP 2010') and is appropriate from a land use perspective. The properties located on the southwest corner of Centre Street and Elizabeth Street and other properties

on Centre Street, east of the Subject Lands, are also zoned with a commercial zone as shown on Attachment 2.

- l) Should the Subject Lands become a commercial property, a garbage bin may be placed on the property resulting in odours and vermin adjacent to a residential house.

Response: The Waste Management Section has confirmed curbside pickup will continue for this property and the Owner has indicated there is no need for a larger garbage bin on the Subject Lands.

- m) The Owner of the property to the south is concerned about the proximity of the furnace intake for the dwelling to the exhaust created from vehicles using the parking lot, and whether this condition meets the requirements of the Ontario Building Code.

Response: The Building Standards Department has confirmed there are no Ontario Building Code compliance issues associated with the location of the parking spaces and the furnace intake for the existing dwelling south of the Subject Lands.

- n) A sufficient number of parking spaces must be provided on the Subject Lands as it abuts a residential area. The proposal does not meet the minimum Zoning By-law requirement of 11 parking spaces. The Application includes 6 parking spaces whereas, there are 10 cars parked on the Subject Lands every day.

Response: Zoning By-law 1-88 would require a minimum of 9 parking spaces to be provided for the proposed use on the Subject Lands. The proposed parking supply (6 spaces) is supported by a Parking Study, reviewed and approved by the DE Department.

The Development Planning Department on June 5, 2020, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

Previous Reports/Authority

The following is the link to the Public Hearing Report for the Zoning By-law Amendment application:

[Item 1, Report No. 45, Committee of the Whole \(Public Hearing\) December 5, 2017](#)

Analysis and Options

Zoning By-law Amendment and Site Development applications are required to permit the Business or Professional Office Use

Peter Edrey (the 'Owner') has submitted the following applications (the 'Applications') to rezone the Subject Lands shown on Attachment 2 and permit a business or professional office in the existing heritage dwelling on the Subject Lands:

1. Zoning By-law Amendment File Z.17.021 to amend Zoning By-law 1-88, to rezone the Subject Lands from "R1V Old Village Residential Zone" ('R1V Zone'), and subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone" ('C1 Zone') in the manner shown on Attachment 3, together with site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.17.046 to maintain the existing building and parking lot on the Subject Lands as shown on Attachment 3.

The Applications are consistent with the Provincial Policy Statement 2020

Section 3(5) of the *Planning Act* requires all land use decisions "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes local context and character is important.

The Applications are consistent with provincial policies, specifically Sections 1.1.3, 1.7.1 and 2.6 regarding development in settlement areas, efficient land use patterns, and encouraging a sense of place through conserving cultural heritage features.

The Subject Lands are located within a Settlement Area as defined by the PPS. The Applications are consistent with the policies of the PPS as they would permit a broader range of uses on the Subject Lands and maintain the existing cultural heritage resource (Josiah Purkis House) on the property.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

The Provincial Plan: A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Applications are consistent with the policy framework of the Growth Plan as the existing building would be utilized more efficiently and the cultural heritage resource

maintained as identified in the Growth Plan objectives, specifically Sections 2.2.1 and 4.2.7 regarding the achievement of complete communities and conserving cultural heritage resources.

The Subject Lands are located within a settlement area and a delineated built-up area and utilizes existing municipal water and wastewater systems, and would contribute to the community and maintain a sense of place by conserving the cultural heritage resource (Josiah Purkis House). The Applications conforms to the Growth Plan.

The Applications conform to the Ontario Heritage Act, Part V

The *Ontario Heritage Act* ('OHA') enables municipalities to preserve and protect the cultural heritage properties of Ontario including archaeological sites, built heritage and landscapes. The Subject Lands are located within the Thornhill Heritage Conservation District ('THCD') and are therefore designated under Part V of the OHA. The existing building, known as the Josiah Purkis House, is identified as a contributing property within the District. The Owner is not proposing any alterations to the existing building. The parking spaces in the parking lot are proposed to be demarcated to accommodate 6 cars, and therefore a Heritage Permit is not required.

The Applications conform to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The Subject Lands are located in proximity to Yonge Street, identified as "Subway Extension" by Map 11 - Transit Network of YROP 2010.

YROP 2010, specifically Section 5.2, includes policies encouraging complete and sustainable communities. Section 5.3.10 of the YROP encourages retail, commercial, office and institutional structures to include a mix of uses, where appropriate. The Development satisfies these objectives. The Owner proposes to utilize the existing building on the Subject Lands with a business or professional office use and there are existing walkways providing pedestrian connectivity to Centre Street. The Applications conform to the YROP.

The Applications conform to the policies of Vaughan Official Plan 2010

The Subject Lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010') and are located within an Intensification Area (Local Centre) as identified on Schedule "1" – Urban Structure of VOP 2010. This designation does not prescribe a maximum building height or a density. The Subject Lands are located within

the THCD and are subject to the policies of Section 12.2.1.1c “Heritage Conservation Districts” (‘HCD’) policies 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 business or professional office use conforms to VOP 2010. VOP 2010 also requires a minimum of 30% of the total gross floor area of all uses on the lot to consist of uses other than retail uses. The Zoning by-law amendment application to rezone the property to permit the existing building to be used for a business or professional office conforms to this policy.

VOP 2010 policy 6.3.2.3 provides direction to conserve HCD’s by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective HCD Plans and the policies of the Plan. When there is a conflict between the policies of the HCD Plan and the policies of VOP 2010, the HCD Plan shall prevail.

The existing heritage dwelling (Josiah Purkis House) would remain on the Subject Lands and be used for a business or professional office. The Owner also seeks to maintain the existing parking lot and accommodate 6 parking spaces. The Applications conform to VOP 2010.

The proposed rezoning and site-specific zoning exceptions would permit a business or professional office compatible with the existing and planned community

The Subject Lands are zoned “R1V Old Village Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(662), as shown on Attachment 2. Exception 9(662) permits the existing accountant’s office as a home occupation on the Subject Lands. Zoning By-law 1-88 also includes the following provisions for a home occupation:

1. the use is permitted to occupy a maximum of 25% of the GFA of the building;
2. the use shall be limited to the office of a regulated health professional (excluding a body-rub parlour);
3. not more than three (3) persons shall be engaged in the use and at least one of them (the professional) shall be a resident in the dwelling;
4. the office of a physician, dentist or regulated health professional shall be used for consultation and emergency treatment only and not as a clinic or hospital;
5. only one (1) home occupation use is permitted in a dwelling unit;

6. parking shall be provided in accordance with the requirements of Zoning By-law 1-88; and
7. a Secondary Suite shall not be permitted in the same detached dwelling as a home occupation.

A business or professional office in the entirety of the existing building would not be permitted under the current provisions of Zoning By-law 1-88, as amended.

The Owner is proposing to rezone the Subject Lands to “C1 Restricted Commercial Zone” to permit a business or professional office in the existing building, in the manner shown on Attachment 3, together with the following site-specific zoning exceptions to C1 Zone:

Table 1:

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
a.	Permitted Uses	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 Motor Vehicle Sales Establishment Office Building Personal Service Shop	Permit only a Business or Professional Office in the existing building (excluding the basement) on the Subject Lands and defined as follows: Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health

	Zoning By-law 1-88 Standard	C1 Restricted Commercial_Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
		Pharmacy Photography Studio Place of Entertainment Radio Transmission Establishment Retail Store Service or Repair Shop Video Store	professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.
b.	Minimum Number of Required Parking Spaces	242 m ² @ 3.5 spaces / 100 m ² = 9 spaces	6 spaces
c.	Minimum Parking Size Space	2.7 m by 6 m	2.6 m x 5.8 m (4 parking spots) 2.4m x 4.8 m (2 compact cars spots (P4 & P5, Attachment 3))
d.	Minimum Parking Aisle Width	6 m	4.8 m
e.	Minimum Lot Depth	60 m	27.9 m*
f.	Minimum Front Yard Setback (Centre Street)	9 m	3.8 m* 2.5 m (porch)* 1.6 m (stairs)*

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements
g.	Minimum Rear Yard Setback (South Property Line)	15 m	7.1 m*
h.	Minimum Exterior Yard Setback (Elizabeth Street)	9 m	7.4 m*
i.	Minimum setback from a Residential 'R' Zone to any Building Structure	9 m	2.43 m* (east) 8.2 m* (south)
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 (South Lot Line)	2.4 m landscape strip within the Subject Lands	0 m (east) 0.46 m (south)

*existing condition

The Development Planning Department supports the proposed rezoning of the Subject Lands and the site-specific exceptions identified in Table 1 for the following reasons:

a) Proposed Business or Professional Office

The Zoning By-law amendment application to rezone the Subject Lands and to permit the existing building to be used for a business or professional office conforms to the “Low-Rise Mixed-Use” policies of VOP 2010 and is considered compatible with the planned surrounding uses. Existing properties on Centre Street, east of the Subject Lands, and at the southwest corner of Centre Street and Elizabeth Street are also zoned with a commercial zone.

b) Number of Parking Spaces

The Development Engineering (‘DE’) Department has reviewed the site plan and concurs with the recommendation of the Parking Study Update and TDM Plan submitted by LEA Consulting Ltd. dated May 22 and September, 2019 and February 25, 2020.

c) Parking Space Dimensions, Width of Aisle Widths

The DE Department has reviewed and are satisfied with the proposed parking space sizes. The aisle width dimension on the Subject Lands is an existing condition and occurs at a pinch point.

d) Lot Area, Building Setbacks and Landscape Strip

The building setbacks reflect the location of the existing building and result from the proposed rezoning of the Subject Lands from a residential zone to a commercial zone with different development standards. No new development is proposed by the Applications. The landscape width also reflects the existing condition.

In consideration of the above, the Development Planning Department is satisfied the proposed rezoning and site-specific zoning exceptions are appropriate, conforms to the “Low-Rise Mixed-Use” designation of VOP 2010, and will result in land uses compatible with the surrounding area.

The Development Planning Department has no objection to the Applications

Site Plan

The existing building, paved parking lot area and building setbacks will be maintained on the Subject Lands. The Owner submitted Site Development File DA.17.046 to maintain the existing building and parking lot for 6 spaces on the Subject Lands, as shown on Attachment 3. The 6 parking spaces, including one barrier free space, are proposed to be clearly demarcated in the parking lot. The Owner is proposing to extend

the existing curb on Elizabeth Street 7.5 m further south to reduce the width and create a proper and clearly defined access onto the Subject Lands.

The property owner to the south has identified concerns with the parking of vehicles, privacy and safety and requested a masonry wall be installed between the two properties. A masonry wall would not be consistent with the THCD Plan. In addition, the existing landscape strip would not accommodate the installation of a wall and would damage the existing cedar trees.

There is an existing row of cedar trees planted along the south property line, including 11 cedar trees that are in poor health. The proposed landscaping includes the replacement of 11 cedar trees that are in poor health to enhance the buffer and privacy between the two properties. The replacement cedar trees must match the size and quality of the existing cedars closer to the street to provide a uniform buffer/screen.

A landscape plan is required to identify the size, location and planting details for the cedar trees to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

The Development Engineering Department has no objection to the Applications, subject to the comments in this report and Conditions of Approval

The Development Engineering ('DE') Department has provided the following comments:

Site Access

The Owner is proposing to extend the existing curb on the curve from Centre Street onto Elizabeth Street in order to reduce the width of the access point onto the Subject Lands (Attachment 3) to the satisfaction of the City. As a result, the Owner must provide a revised Site Grading & Erosion Sediment Control Plan and a Stormwater Management Brief to demonstrate appropriate stormwater management in relation to any proposed modification to the impervious/ pervious areas of the Subject Lands to the satisfaction of the DE Department.

Municipal Servicing

Water servicing requirements shall meet minimum Industrial-Commercial-Institutional ('ICI') requirements as required by the City's Design Criteria. A Functional Servicing Report ('FSR') shall be provided to demonstrate capacity within the existing sanitary service connection and that domestic and fire flows are available for the proposed commercial uses from the existing service connection, or whether any upgrades are required to support the proposal.

Parking Study

The DE Department has reviewed the site plan and Parking Study Updated and TDM Plan prepared by LEA Consulting Ltd. dated May 22 and September, 2019 and February 25, 2020, submitted in support of the Applications. Six parking spaces are proposed, whereas Zoning By-law 1-88 requires a minimum of 9 parking spaces. The Parking Study concludes the proposed parking supply would be sufficient for the proposal based on the following studies:

- Detailed parking survey of the existing facility at 39 Centre Street. The Subject Lands are currently occupied by a two-storey building used for an accounting office (i.e. Accounting Plus Financial Service Inc.); and
- City of Vaughan's Draft Parking Standard Review by IBI, (endorsed by City Council).

The DE Department agrees with the conclusions of the Parking Study and have no objection with the proposed parking supply.

The City of Vaughan has adopted reduced parking rates in areas within proximity to intensification corridors and for development located in areas with good transit service, as good transit service reflects relatively lower parking demand. The Subject Lands are served by York Region Transit ('YRT') and VIVA (YRT's rapid transit service) buses.

It is important to note Staff are currently in the process of reviewing the City's parking standards. A key objective of the review is to recommend appropriate standards for inclusion in Zoning By-law 1-88. Based on the preliminary findings, it is anticipated the current By-law 1-88 parking standards will be reduced.

The Owner has also proposed additional off-site parking spaces at Holy Trinity Church in walking distance (i.e. approximately 260 m) from the Subject Lands. A parking space rental agreement/lease dated May 22, 2017, between Holy Trinity Church and Accounting Plus Financial Service Inc., submitted identifies additional parking spaces are available, with the lease being renewable beyond a three-year period. This agreement is a private agreement and was not included in the consideration of the Parking Study submitted by the Owner.

TDM Plan

To support the proposed parking supply and to align with City's transportation planning goals, the Owner provided a TDM Plan as part of the Parking Study, dated February 25, 2020. The DE Department supports the TDM Plan including the provision of pre-loaded PRESTO Cards covering one year of daily two-way commutes by the Owner to three

employees, and strategies for promoting carpooling to/from the Subject Lands such as assigning parking spaces to employees who carpool.

It is anticipated the TDM measures will encourage travel by sustainable modes of transportation that may reduce parking demand on the Subject Lands. To ensure the TDM Plan is implemented as proposed, it is recommended the TDM Plan be included in the Site Plan Agreement ('SPA'). A condition to this effect is included in Attachment 1. The following clause will be included in the SPA, should the Applications be approved:

“The City of Vaughan will require the Owner to implement the Transportation Demand Management (TDM) Plan contained within the Parking Study Update and TDM Plan, dated February 25, 2020, as prepared by LEA Consulting Ltd. dated May 22 and September, 2019 and February 25, 2020. This Plan includes the Owner provide a minimum of three (3) pre-loaded PRESTO Cards to employees working on the Subject Lands covering no less than one (1) year of two-way commuting to/from the Subject Lands. This TDM Plan further requires the Owner to encourage staff working on the Subject Lands to engage in carpooling through incentives such as parking assignments and education. The Owner shall assume such TDM Plan and shall perform all of its obligations.”

The Office of the Infrastructure Development Department, Real Estate Services and the Parks Planning Department have no objection to the Applications

The Office of the Infrastructure Development Department, Real Estate Services, has reviewed the Applications and no further payment of cash-in-lieu of the dedication of parkland is required.

The Financial Planning and Development Finance Department has no objection to the Applications., Development Charges are applicable

Prior to the enactment of the Zoning By-law, the Owner shall pay to the City applicable Development Charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws in effect at time of payment. A condition to this effect is included in the Recommendations of this report.

The various utilities have no objection to the Applications, subject to conditions

Enbridge Gas and Alectra Utilities Corporation has no objection to the approval of the Applications, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works.

Canada Post has no objection to the Applications

Canada Post has no comment as mail delivery provisions are already in place.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has advised they have no comments or objection to the Applications.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.17.021 and Site Development File DA.17.046 in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments received from the public, City Departments and external public agencies, and the surrounding existing and planned land use context.

The Applications would facilitate the use of the existing heritage building on the Subject Lands with a business or professional office consistent with the policies of the PPS and conforming to the Growth Plan, the YROP, and VOP 2010. The Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report and the Conditions of Approval set out in Attachment 1.

For more information, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

Attachments

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

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/MP