



INCORPORATED 1855

TOWN OF WHITBY REPORT

PLANNING ACT PUBLIC MEETING

REPORT TO: Planning and Development Committee	REPORT NO: PL 3-08
DATE OF MEETING: January 21, 2008	FILE NO(S): Z-27-07
PREPARED BY: Planning Department	LOCATION: 1022 Brock St S
REPORT TITLE/SUBJECT: Zoning Amendment Application - Mir Asgary	

1.0 **RECOMMENDATION:**

1. That Planning Report, Item PL 3-08 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as the public input and agency comments have been received and assessed.

2.0 **EXECUTIVE SUMMARY:**

N/A

3.0 **ORIGIN:**

The Planning Department is in receipt of a zoning amendment application for the above-captioned property.

4.0 **BACKGROUND:**

A zoning amendment application has been submitted by Mir Asgary to amend the Town of Whitby Zoning By-law No. 2585, as amended, to permit the additional use of offices in the existing two storey building. A previous zoning amendment application was approved to permit two residential apartment units on the second floor of the building. The applicant wishes to convert the apartment units to offices.

The subject property is designated "Commercial Node" in the Town of Whitby Official Plan. Official Plan policy 4.4.3.1d)iii) states: "limited business, corporate and community service field office uses subject to rezoning".

The property immediately to the south at 1032 Brock Street South was previously approved for the additional use of offices by By-law 2551-89. The proposed use of offices at 1022 Brock Street South complies with the Official Plan and will have minimal impact to the adjacent land uses as the offices will be contained in the second floor of the existing structure.

5.0 DISCUSSION/OPTIONS:

The applicant is proposing to accommodate the parking for the proposed offices in the existing parking area, shared with the Coffee Time restaurant (which has no drive thru). The existing site specific by-law 2634-89 requires 14 parking spaces for the ground floor restaurant and 1 parking space per dwelling unit, totaling 16 parking spaces. There are currently 17 spaces on site.

Subject to the results of a parking survey, additional parking may be required to accommodate the conversion of the 2nd floor apartment units to offices. The proposed parking includes two pairs of spaces that are proposed to be reserved for staff (see Attachment #2). Parking will be reviewed in more detail as part of this application.

Site Statistics:

Site Location	:	Part of Lot 27, Concession 1, municipally known as 1022 Brock Street South (see Attachment #1)
Present Use	:	Restaurant and two vacant apartment dwellings
Proposed Use	:	Restaurant and offices
Official Plan	:	Region – Living Area Town – Commercial Node
Present Zone Category	:	'C2-S' – Special Purpose Commercial Zone, By-law 2585, as amended
Proposed Zone Category	:	'C2-S' – Special Purpose Commercial Zone with exception to permit additional use of offices
Surrounding Land Uses	:	North – Commercial (Petro-Canada Gas bar & commercial kiosk) East – Commercial South – Commercial plaza with offices West – Residential

6.0 COMMUNICATION ISSUES/PLAN:

Notice of this meeting was mailed to all property owners within 120 metres (400 feet) of the subject property at least fourteen days prior to the meeting. In addition, a public notice sign has been erected on the site in accordance with the sign notification procedures prior to the public meeting date.

7.0 CONSIDERATIONS:

A. PUBLIC
N/A

B. FINANCIAL
N/A

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES
N/A

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES
N/A

8.0 SUMMARY AND CONCLUSION

Comments received at this public meeting, as well as any subsequent written comments will be considered by the Planning Department in its analysis of the applications. A recommendation report will be brought forward upon receipt of all agency and public comments.

9.0 ATTACHMENTS

Attachment #1 : Location Sketch

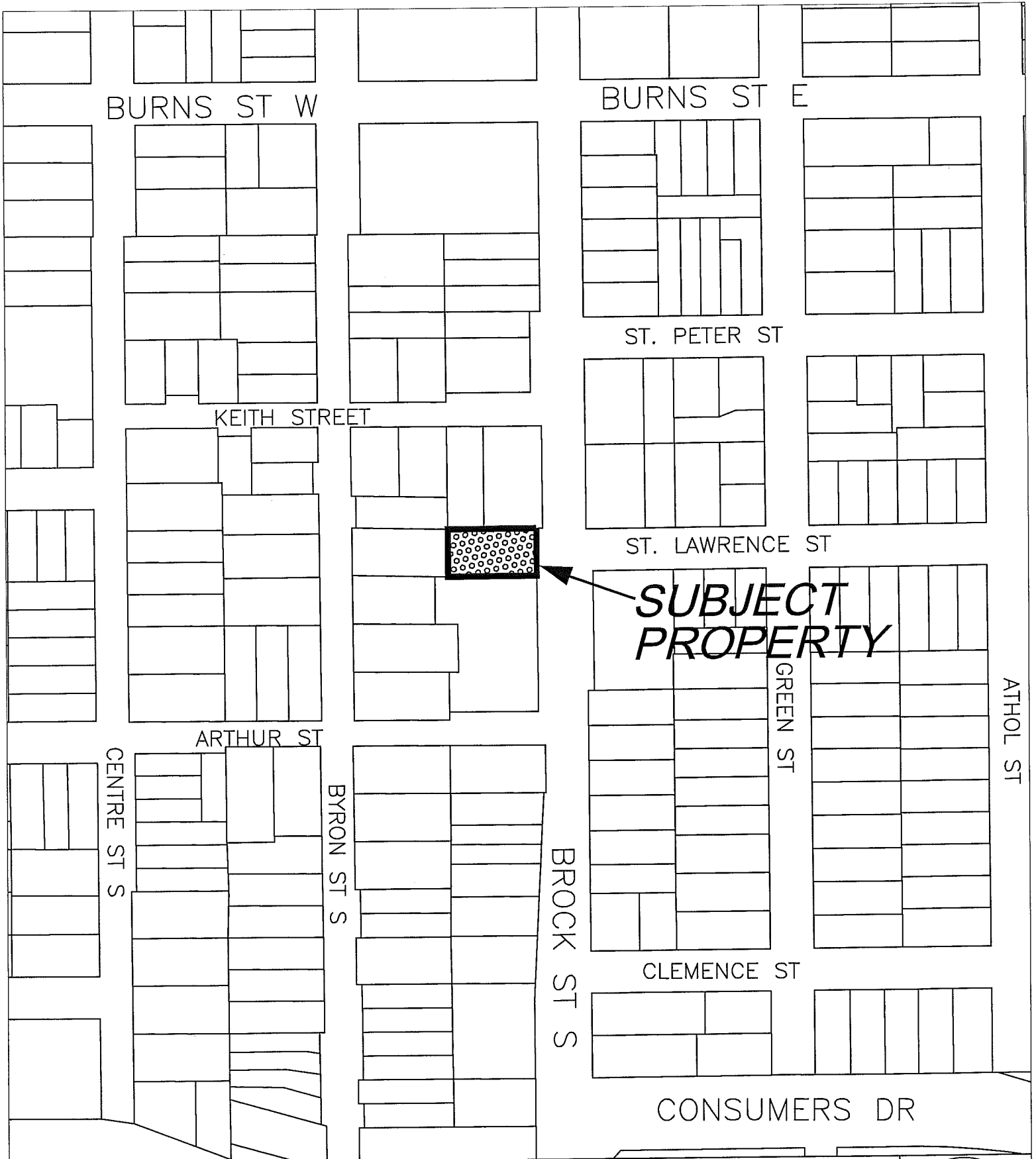
Attachment #2 : Site Plan

For further information contact:
Lauren Taylor, Ext. 2318

Robert B. Short, Director of Planning, Ext. 4309

Kenneth Nix, Acting Chief Administrative Officer, Ext. 4314

ATTACHMENT #1



**SUBJECT
PROPERTY**

Town of Whitby Planning Department

APPLICANT
MIR ASGARY

FILE NO.
Z-27-07

DATE
DECEMBER 2007

SCALE
N.T.S.

