



INCORPORATED 1855

TOWN OF WHITBY REPORT

PLANNING ACT PUBLIC MEETING

REPORT TO: Planning and Development Committee	REPORT NO: PL 6-08
DATE OF MEETING: January 21, 2008	FILE NO(S): Z-26-07
PREPARED BY: Planning Department	LOCATION: 35 Winchester Road East.
REPORT TITLE/SUBJECT: Zoning Amendment Application D.G. Biddle and Associates Limited	

1.0 RECOMMENDATION:

1. 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 an application to amend the zoning of the subject lands to permit the additional use of a spa / salon and limited business and professional offices within the existing structure in an R2-VB zone category.

4.0 BACKGROUND:

The current use of the property is for a single family dwelling. The proposed uses will occupy the existing structure which will require a change of use permit if the zoning amendment is approved. The parking for the proposed uses will be provided on site as shown on the concept site plan attached to this report (See Attachment #2).

5.0 DISCUSSION/OPTIONS:

Site Location : 35 Winchester Road East (see Attachment #1)

Present Use	:	Residential
Present Zone Category	:	R2-VB-1 'Residential' – Village of Brooklin, and 'G' Greenbelt, Zoning By-Law No. 1784, as amended
Proposed Use	:	Spa / Salon with limited Business and Professional Office space
Official Plan Designation	:	Region: Living Space Town: High Density Residential – Brooklin Secondary Plan

Surrounding Uses:

North	:	Clinic
East	:	Greenbelt / Hazard Land / Vacant Land
South	:	Greenbelt / Hazard Land
West	:	'R1-VB' – Residential – Village of Brooklin

Whitby Official Plan

Section 4.2.3.1 of the Official Plan provides for Limited Business and Professional Offices and personal service uses within the residential zone category.

The classification of land for Residential use shall mean that the predominant use in the areas designated on Schedule 'A' shall be for residential purposes together with the following uses.

- c) limited and individual professional, business office and personal service uses may be permitted within the Residential areas subject to a site specific amendment to the Zoning By-Law. Such uses shall be of a low intensity nature, compatible with surrounding uses and not adversely affect the development and function of other commercial and Central Areas. The following evaluation criteria shall be considered as a pre-condition to amending the Zoning By-Law
 - i) compatibility of building form, design and scale, and potential uses that by their nature and intensity shall not detrimentally impact the surrounding residential character or result in high traffic generation;
 - ii) provision of appropriate on-site buffering techniques including adequate landscaping, screening, floorspace and coverage limitations;
 - iii) suitability of the site in terms of shape and size to accommodate the use proposed;

- iv) the need and appropriateness of the use to serve area residents;
- v) the cumulative impact of a number of such uses in a given area such that an undue concentration and creation of a commercial strip development is avoided; and,
- vi) location on an arterial or major collector road with provisions for satisfactory access and on-site parking.

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, one 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

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.

9.0 ATTACHMENTS

Attachment #1: Location Sketch

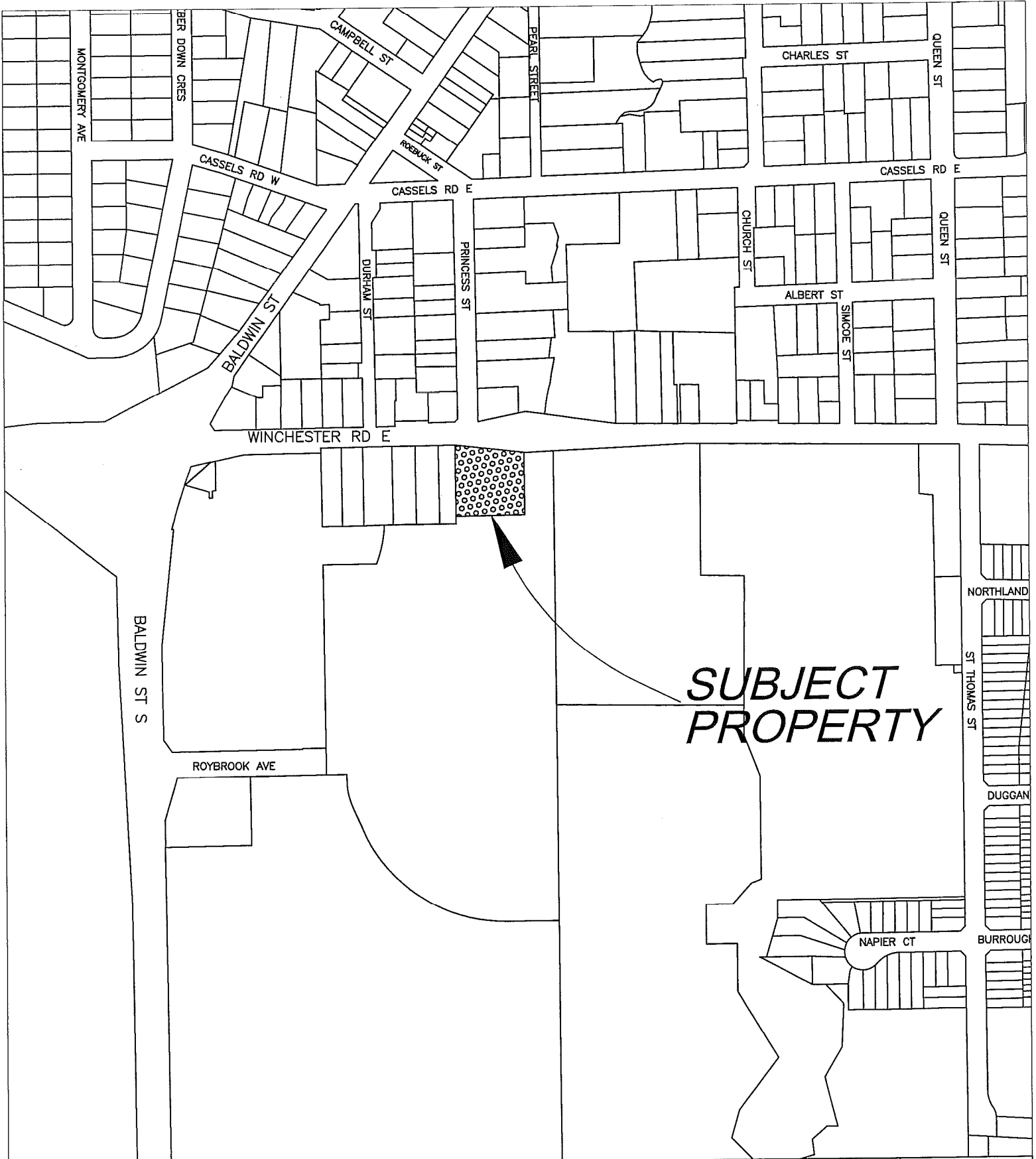
Attachment #2: Site Plan *

* Enlargement available on 11" x 17" paper

For further information contact:
Graig Uens ext. 2355

Robert Short, Director of Planning, Ext. 4309

Kenneth Nix, Acting Chief Administrative Officer, Ext. 4314



**SUBJECT
PROPERTY**

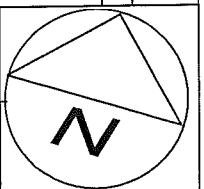
Town of Whitby Planning Department

APPLICANT
D.G. BIDDLE & ASSOCIATED LTD.

FILE NO.
Z-26-07

DATE
JANUARY 2008

SCALE
N.T.S.



PART OF LOT 24
CONCESSION 5
TOWN OF WHITBY
REGIONAL MUNICIPALITY OF DURHAM

BENCHMARK
TOWN OF WHITBY BENCH MARK NO. W008A WALL OF "WALTON" SERVICE STATION
LOCATED IN THE EAST CORNER OF THE INTERSECTION OF WINCHESTER ROAD EAST AND HIGHWAYS 7 AND 12
(DUNHAM STREET) IN BROOKLIN TOWNSHIP IS SET 37m NORTH OF THE SOUTHWEST CORNER
OF THE BUILDING, APPROXIMATE GRACE
ELEVATION = 108.41m

SITE STATISTICS

TOTAL SITE AREA =	4,897 m ²
ZONING	R2P AND G (Greenbelt)
BUILDING COVERAGE =	194.5 m ² (4.5%)
PAVED AREA =	425.5 m ² (8.7%)
LANDSCAPED AREA =	4,277.0 m ² (87.4%)
PARKING REQUIRED	9
TOTAL PARKING PROVIDED	10

SITE BEARINGS TAKEN FROM PLAN 40R-7528
ORIGINALLY COMPLETED APRIL 15TH, 1983

PRELIMINARY
NOT FOR CONSTRUCTION

GEORGE AYVAZ - 35 WINCHESTER ROAD, BROOKLIN

SITE PLAN

D.G. Biddle & Associates Limited
CONSULTING ENGINEERS AND PLANNERS
85 KING STREET EAST, OSHAWA, ONT. L1H 1B6
PHONE (416) 578-8500 FAX (416) 578-9730
www.dgbiddle.com

SCALE	1:250	PROJECT NO.	107067
DRAWN BY	A.K.	DRAWING NO.	SP-1
DESIGN BY	A.K.	DATE	NOV/27/07
CHECKED BY	G.C.	DATE	JUL/20/07

