

COMMITTEE OF THE WHOLE SEPTEMBER 7, 2004

**ZONING BY-LAW AMENDMENT FILE Z.02.065
LOBLAW PROPERTIES LIMITED/RIO-CAN REAL ESTATE
REPORT #P.2004.80**

Recommendation

The Commissioner of Planning recommends:

THAT this report BE RECEIVED.

Purpose

On June 28, 2004 Council resolved the following:

"That Zoning By-law Amendment File Z.02.065 be referred to staff for further preliminary review to determine whether the size and scope of the proposal puts it well outside the common meaning of "Neighbourhood Commercial Centre" therefore requiring an amendment to OPA #345 and that such further review be brought forward to a future Committee of the Whole meeting."

Background - Analysis and Options

Size of Proposal

The subject lands have a total land area of 14.175 ha, which includes commercial, residential and open space blocks. The break down of land holdings is as follows:

Loblaws/Fortino Site Area (including .080 ha road widening)	=	4.81 ha
Rio-Can Existing Plaza Site Area	=	2.73 ha
Residential Subdivision Site Area (including .031 road widening)	=	2.175 ha
Open Space Block Site Area (to be conveyed to TRCA)	=	4.46 ha

The total land area devoted to "Neighbourhood Commercial Centre" is approximately 7.5 ha and includes both the existing Rio-Can commercial site and the new Loblaws Properties commercial site proposing a Fortinos Supermarket.

Official Plan Amendment #345

The subject lands devoted to neighbourhood commercial use are designated "Neighbourhood Commercial Centre" by OPA #345 which permits a supermarket or major warehouse drug store, retail stores, pharmacy, banks, business and professional offices, personal services and restaurant use to provide for the weekly needs of residents in a one stop shopping location.

The following in part are general development policies for lands designated neighbourhood commercial center in OPA #345:

- Supermarkets or major warehouse drug store shall have a floor area greater than 1800 sq.m.
- Neighbourhood Commercial Centres shall be developed in such a manner and at locations, which minimize their impact on residential areas and shall be located at or near the intersections of arterial roads.

In addition the subject lands are subject to the following site-specific development policy:

"The lands located at the northeast corner of Highway No. 27 and Langstaff Road may be developed as a "Neighbourhood Commercial Centre" including a garden nursery outlet and the sale of home entertainment and improvement items. The maximum gross floor area shall be established in the implementing zoning by-law. A minimum 6m wide landscaped strip shall be provided adjacent to Langstaff Road and a minimum 9m wide landscaped strip shall be provided adjacent to Highway No. 27. The site plan shall allow for the functional integration of individual properties within the designation. The site and architectural design and scale of development shall be complementary to the nearby Woodbridge Residential Community."

The official plan does not prescribe a maximum site area for Neighbourhood Commercial Centers, nor does it provide a maximum gross floor area, but it does encourage comprehensive development and recommends that individual landholding, under the same designation be integrated functionally as one comprehensive block.

Examples of Commercial Centres

The Fortino's site (4.81 ha) and the Rio-Can site (2.72 ha) are consistent in size with similar developments such as the Valley Mill Development site at the southeast corner of Rutherford Road and Weston Rd, which under OPA #345 is designated for a Neighbourhood Commercial site of 4.0 ha, and with the Village Centre located on the west side of Islington Avenue, north of Rutherford Road with a site area of approximately 4.2 ha. The subject proposal is also similar in size and design with the existing commercial development at the southeast corner of Jane Street and Major Mackenzie Drive which has a site area of approximately 6.4 ha.

Conclusion

In consideration of the above, Planning Staff are of the opinion that the current proposal before Council conforms to the policies of Official Plan Amendment #345, therefore, no official plan amendment is required.

Attachments

1. Location Map
2. Land Use Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
Art Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Lot 11,
Concession 8
APPLICANT:
 715486 ONTARIO LIMITED, LOBLAWS
 PROPERTIES | RIOCAN MANAGEMENT

City of Vaughan

Community Planning Department

Attachment

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FILE No's:
 DA.02.055,
 Z.02.065 &
 19T-02V06
 May 26, 2004



Not to Scale

SUBJECT LANDS

Land Use Plan

Lot 11,
Concession 8
APPLICANT:
715486 ONTARIO LIMITED, LOBLAWS
PROPERTIES \ RIOCAN MANAGEMENT



Community Planning Department

Attachment 2

FILE No's:
DA.02.055,
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May 26, 2004