

COMMITTEE OF THE WHOLE – (PUBLIC HEARING) JUNE 4, 2001

**8. ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.035
RUNNYMEDE DEVELOPMENT CORPORATION LIMITED
PRELIMINARY REPORT**

P.2001.47

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.035 (Runnymede Development Corporation Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 30, 2001, the Owner submitted an application to amend the Zoning By-law to permit a 130m² outdoor garden centre, in conjunction with an existing commercial development.

Background - Analysis and Options

Location

- Northeast corner of Dufferin Street and Clark Avenue West (1450 Clark Avenue West)
- Part of Lot 3, Concession 2, City of Vaughan

Land Use Status

- Designation - "Neighbourhood Commercial" by OPA #210
- Zoning - C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(496)

Site Description

- a rectangular 2.7ha site, with 104m frontage on Dufferin Street and 251.4m flankage along Clark Avenue West
- developed with a neighbourhood commercial plaza
- the surrounding land uses are:

North - residential (R4 Residential Zone)

South - Clark Avenue West; community centre (OS2 Open Space Park Zone)

East - open space (OS1 Open Space Conservation Zone) / residential (R4 Residential Zone)

West - Dufferin Street; residential (RM2 Multiple Residential Zone)

Neighbourhood Circulation

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association. To date, no comments have been received. Any written responses received will be addressed in the technical review of the application and included in the detailed staff report to the Committee of the Whole.

Preliminary Review

Following an initial review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the “Neighbourhood Commercial” designation permits a supermarket and shops offering retail goods; the proposed outdoor garden centre is permitted by the Official Plan;
- the C4 Zone permits a supermarket and retail store uses, with no open storage of goods or materials; a by-law amendment is required to permit the garden centre to be located outdoors;
- the garden centre is a seasonal operation, open during the growing season, with no open storage being proposed for the winter months;
- the garden centre is proposed to be located below the canopy, on the walkway adjacent to the main entrance of the supermarket;
- it will be necessary to ensure that the outdoor garden centre will not impede pedestrian movement along the walkway, or interfere with the movement of vehicles along the adjacent driveway aisles and parking area; and,
- a minor amendment to the site plan agreement would be required to implement the garden centre; a site plan identifying the specific location of the outdoor garden centre and any details such as fencing, is to be submitted for review.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the appropriateness of the proposed outdoor garden centre with respect to its location on a walkway adjacent to the main entrance of the supermarket, and any impact to pedestrian and vehicular circulation on the site. A revised site plan identifying the location of the garden centre on the walkway, and any details such as fencing, is to be submitted prior to proceeding to Committee of the Whole with the technical report.

Attachments

1. Location Map
2. Site Plan

Report Prepared By:

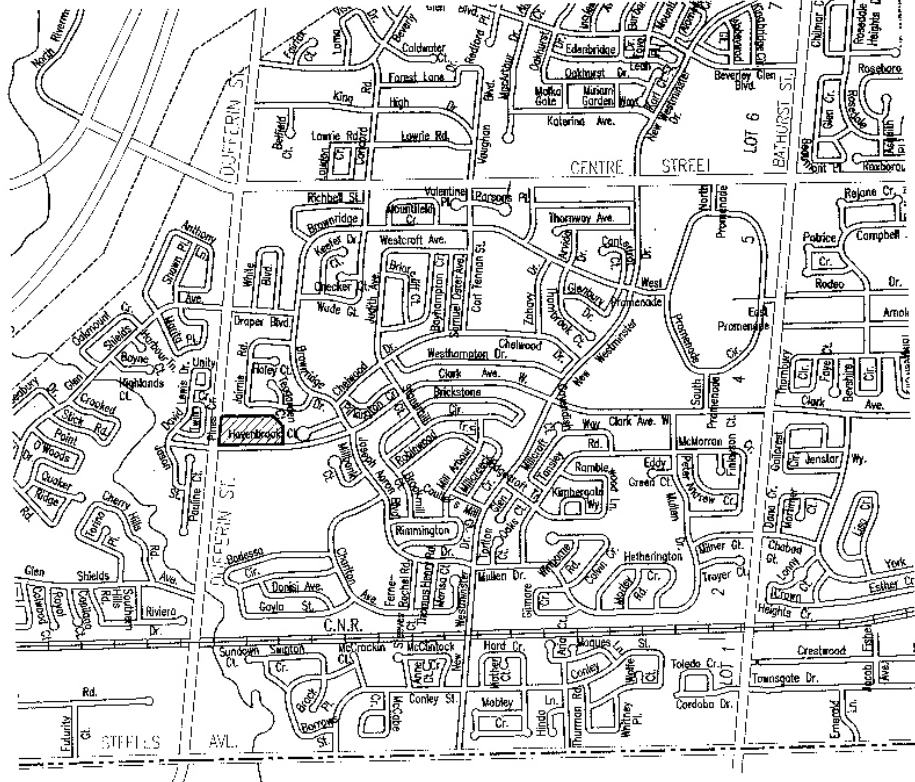
Jason Sheldon, Planner 1, ext. 8320
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

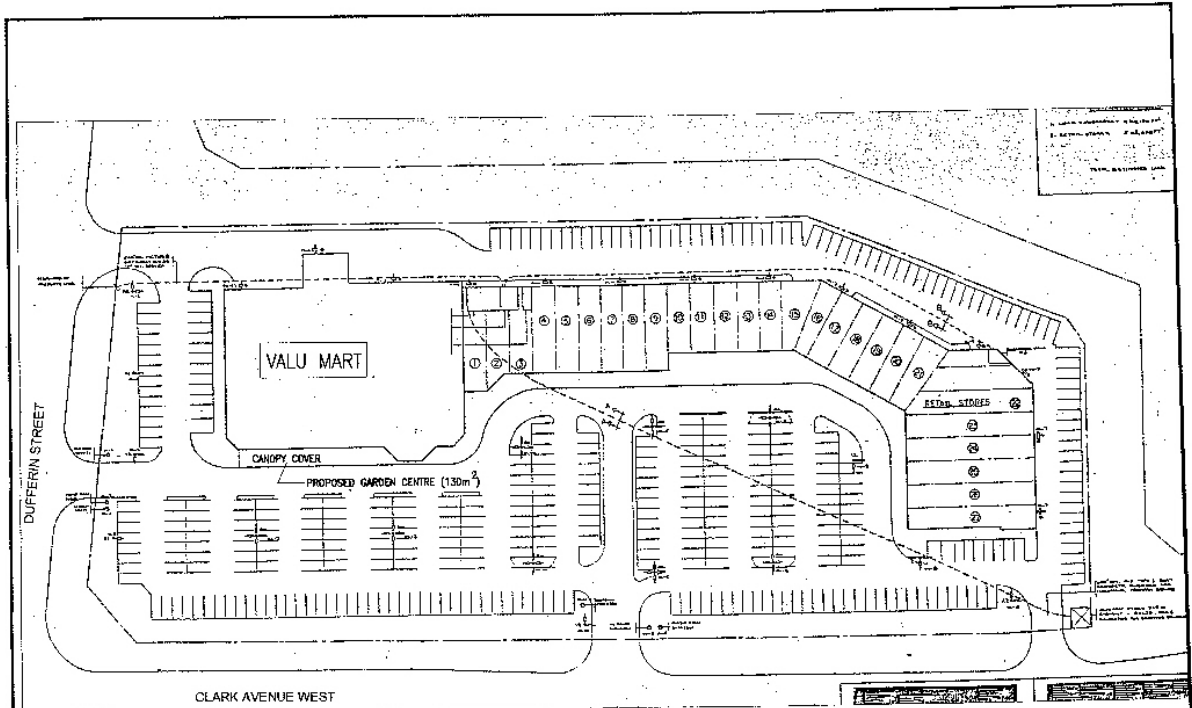
MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	 SUBJECT LANDS	DATE: 07/05/2001
	Z.01.035	LOCATION: FT. LOT 3 CONC. 2		CITY OF VAUGHAN PLANNING DEPARTMENT



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 07/05/2001
	Z.01.035	LOCATION: PT. LOT 3 CONC. 2	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: RUNNYMEDE DEVELOPMENT CORP. LTD.