

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 4, 2002

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.001
ZONING BY-LAW AMENDMENT FILE Z.01.086
MACKENZIE GLEN DEVELOPMENTS LTD.
PRELIMINARY REPORT**

P.2002.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.001 and Z.01.086 (Mackenzie Glen Developments Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 28, 2001, the Owner submitted an application to amend the zoning by-law to permit a temporary garden centre of approximately 450m², which will operate annually from April 15th to August 31st, adjacent to the existing supermarket. On January 9, 2002 and January 11, 2002, the Owner submitted a corresponding site plan (minor) application and the required application to amend the Official Plan (File OP.02.001), respectively.

Background - Analysis and Options

The 4.46 ha site is located at the northeast corner of Jane Street and Major Mackenzie Drive (2810 Major Mackenzie Drive), in Lot 21, Concession 4, City of Vaughan. The site is developed with a 10,452m² commercial plaza, with a supermarket as the anchor tenant. The lands are designated "Neighbourhood Commercial" by OPA No. 501, and zoned C4 Neighbourhood Commercial Zone by By-law 391-99. The surrounding land uses are:

- North - residential (RM1 Multiple Residential Zone)
- South - stormwater management ponds (OS1 Open Space Zone), gas station (C6 Highway Commercial Zone), Major Mackenzie Drive, and a retail plaza (C4 Neighbourhood Commercial Zone)
- West - Jane Street; gas station (C6 Highway Commercial Zone) and vacant (TPC Theme Park Commercial Zone)
- East - residential (R3 Rural Residential Zone)

On January 11, 2002, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the whole meeting.

Preliminary Review

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

- the pedestrian circulation on the sidewalk along the front and west side of the supermarket must be maintained;
- the proposed materials and dimensions (i.e height and area) for the garden centre must be identified;

- plant material and fencing must not obstruct driver sight lines around the southwest corner of the supermarket where the parking aisle leads to the Jane Street access; and
- the implementing by-law should contain a clause limiting the size of the garden centre and its seasonal time of operation;

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

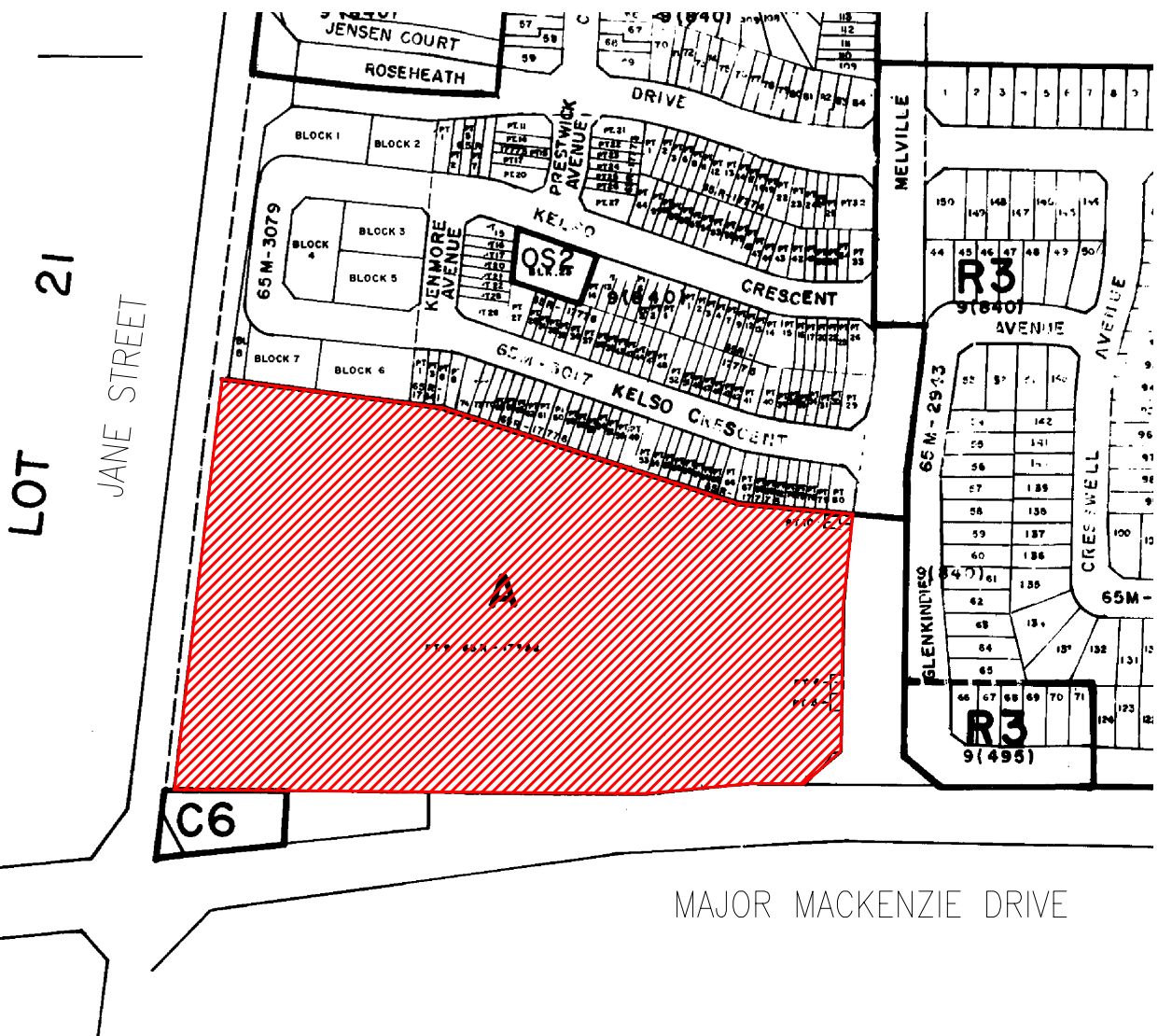
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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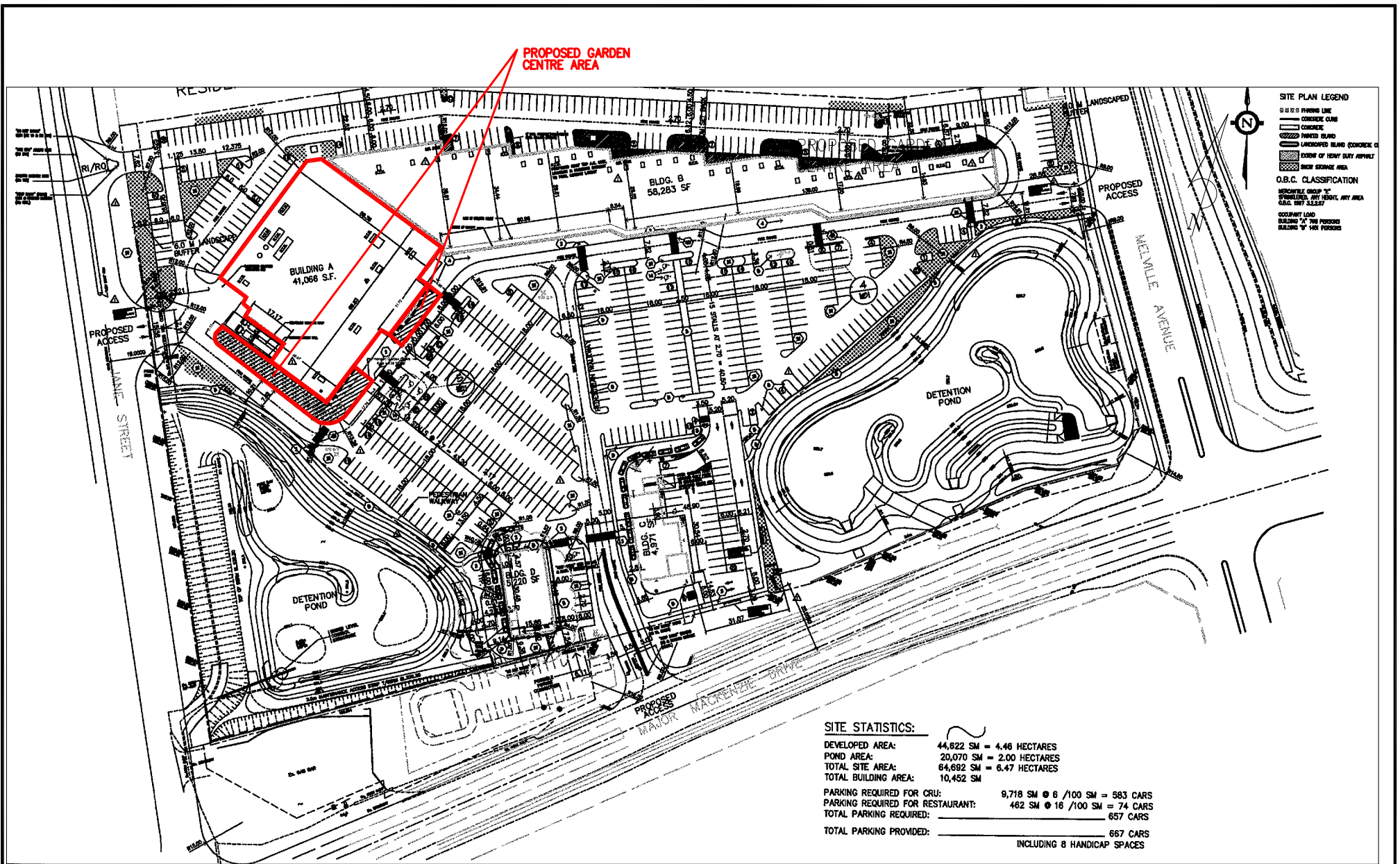


LOT 21
JANE STREET

 SUBJECT LANDS



ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE:	01/09/2002
	Z.01.086	Part Lot 21, Con. 4	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MACKENZIE GLEN DEVELOPMENTS LTD.
			SCALE:	NOT TO SCALE



SITE STATISTICS:

DEVELOPED AREA:	44,622 SM = 4.46 HECTARES
POND AREA:	20,070 SM = 2.00 HECTARES
TOTAL SITE AREA:	64,692 SM = 6.47 HECTARES
TOTAL BUILDING AREA:	10,452 SM
PARKING REQUIRED FOR CRU:	9,718 SM @ 6 /100 SM = 583 CARS
PARKING REQUIRED FOR RESTAURANT:	462 SM @ 16 /100 SM = 74 CARS
TOTAL PARKING REQUIRED:	657 CARS
TOTAL PARKING PROVIDED:	667 CARS
	INCLUDING 8 HANDICAP SPACES



SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN	APPLICANT:	DATE: 01/09/2002
Z.01.086	Part Lot 21, Con. 4	PLANNING DEPARTMENT	MACKENZIE GLEN DEVELOPMENTS LTD.	SCALE: NOT TO SCALE