

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 22, 2002

**2. AMENDMENT TO OFFICIAL PLAN FILE OP.02.006
AMENDMENT TO ZONING BY-LAW FILE Z.02.022
ISLINGTON VILLAGE CENTRE INC.
PRELIMINARY REPORT**

P.2002.29

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for Files OP.02.006 and Z.02.022 (Islington Village Centre Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 13, 2002 the Owner submitted applications to amend the Official Plan and Zoning By-law to permit the outside display of goods (seasonal outdoor garden center) in the C4 Neighbourhood Commercial Zone for a temporary period of a maximum of 3 years. The garden center would be approximately 342 m², adjacent to the existing A & P supermarket, and operate annually from April to August.

Background - Analysis and Options

The subject lands are located at the southwest corner of Napa Valley Avenue and Islington Avenue (9600 Islington Avenue), being Blocks 249 and 250 on Plan 65M-3318, in Lot 18, Concession 8, City of Vaughan. The 3.94 ha site is developed with 5 buildings (a supermarket, 2 freestanding eating establishments, and 2 commercial retail buildings) with a combined GFA of 9464.5 m². The lands are designated "Medium Density Residential/Commercial" and "Neighbourhood Commercial Centre" by OPA #600, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception Paragraph 9(988). The surrounding land uses are:

- North - Napa Valley Avenue; residential (RV4 Residential Urban Village Zone Four and RM2 Zones)
- South - residential (A Agricultural Zone)
- East - Islington Avenue; open space (A Agricultural Zone)
- West - residential (RV4 Zone)

On March 28, 2002 a notice of public hearing was circulated to all property owners within 120 m of the subject lands and to the Sonoma Heights Ratepayers Association. 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:

- OPA #600 designates the lands "Medium Density Residential/Commercial" and "Neighbourhood Commercial Centre", which prohibits outside storage; the proposed garden center is outside and does not conform to the Official Plan in this respect;

- the garden centre is proposed to occupy 14 parking spaces adjacent to the supermarket, from April through August; the proposal will be examined to determine if the remaining on-site parking will be sufficient to serve the commercial uses; and
- the proposed location, design, function and screening of the garden centre will be reviewed in conjunction with the required site plan application.

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 be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

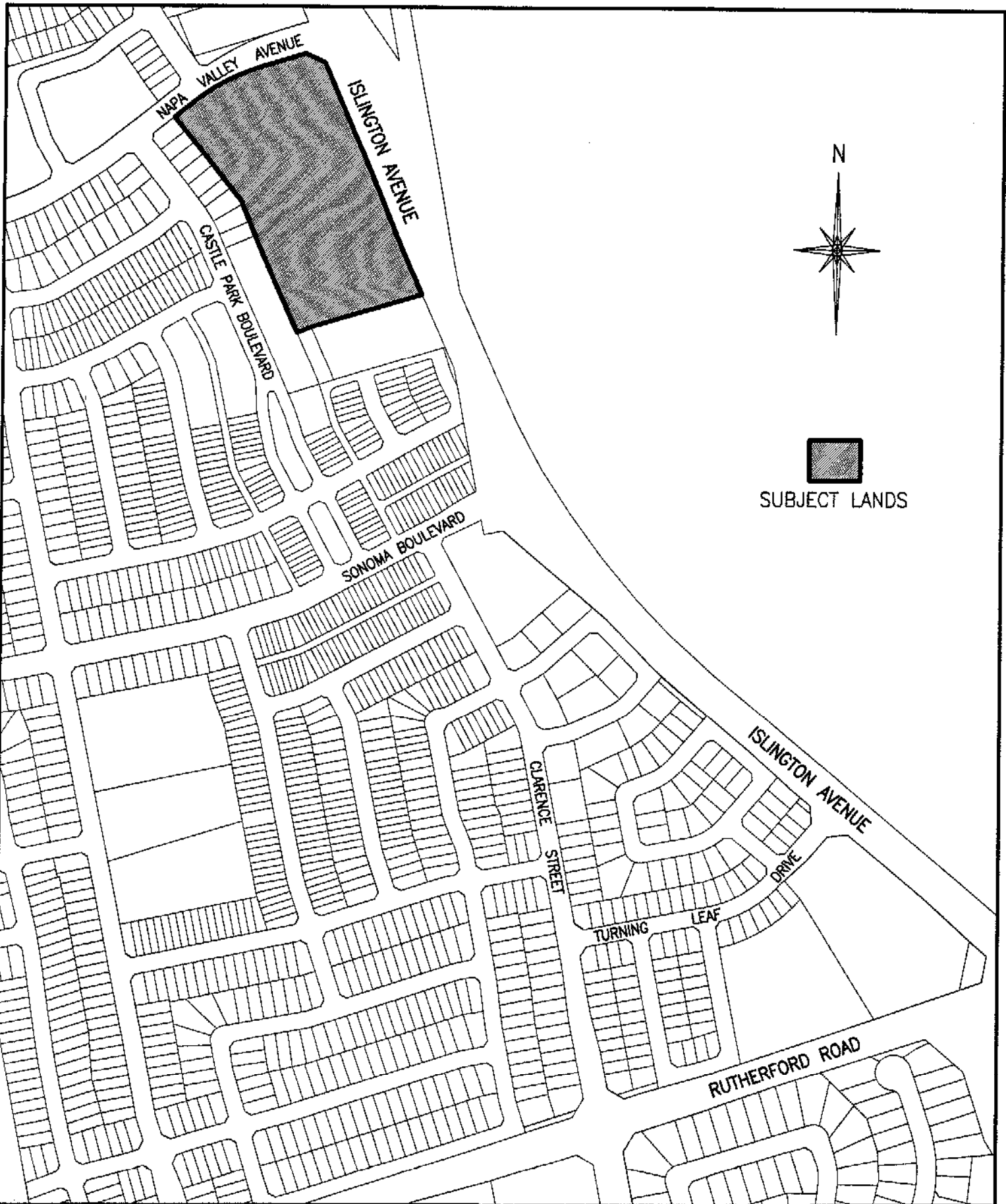
Carmela Marrelli, Planner 1, ext. 8791
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:

OP.02.006
Z.02.022

REPORT #:

LOCATION:
PART OF LOT
18, CON. 8

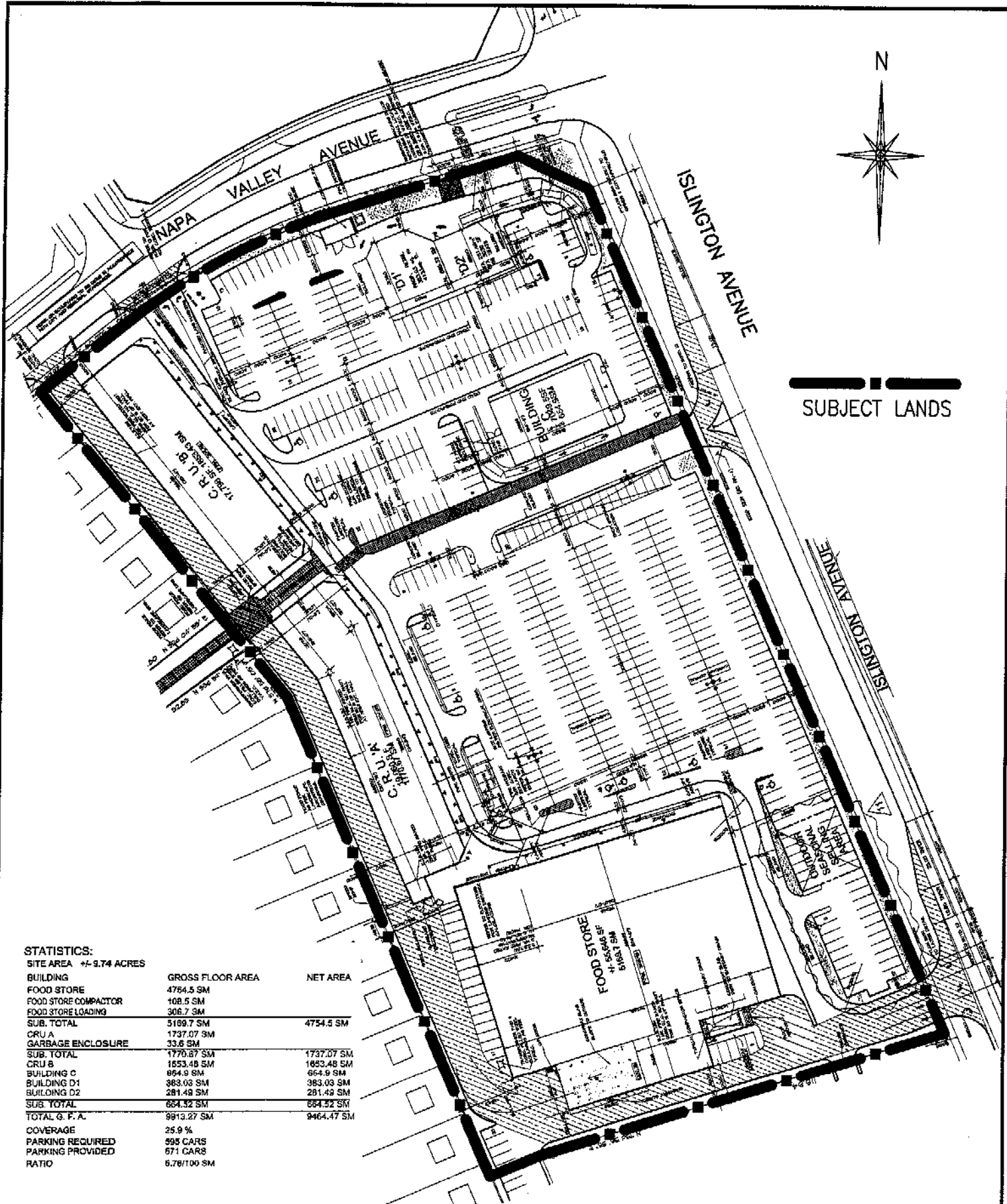
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

ISLINGTON VILLAGE CENTRE INC.

DATE: 03/19/2002

SCALE: NOT TO SCALE



STATISTICS:

BUILDING	GROSS FLOOR AREA	NET AREA
SITE AREA	+/- 9.74 ACRES	
FOOD STORE	4754.5 SM	
FOOD STORE COMPACTOR	108.5 SM	
FOOD STORE LOADING	306.7 SM	
SUB. TOTAL	5169.7 SM	4754.5 SM
CRU A	1737.07 SM	
GARBAGE ENCLOSURE	33.6 SM	
SUB. TOTAL	1770.67 SM	1737.07 SM
CRU B	1853.48 SM	
BUILDING C	664.9 SM	
BUILDING D1	383.03 SM	
BUILDING D2	281.49 SM	
SUB. TOTAL	664.92 SM	664.92 SM
TOTAL G. F. A.	9913.27 SM	9464.47 SM
COVERAGE	25.9 %	
PARKING REQUIRED	595 CARS	
PARKING PROVIDED	671 CARS	
RATIO	6.76/100 SM	

<h1>ATTACHMENT '2'</h1> <h2>SITE PLAN</h2>	FILE #:	REPORT #:	DATE: 03/19/2002
	OP.02.006 Z.02.022	LOCATION: PART OF LOT 18, CON. 8	APPLICANT: ISLINGTON VILLAGE CENTRE INC.
CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE	