

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 3, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.02.036
THORNHILL VILLAGE PLAZA INC.
PRELIMINARY REPORT**

P.2002.38

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.036 (Thornhill Village Plaza Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 29, 2002, the Owner submitted an application to amend the Zoning By-law to add an outdoor patio use in the C1 Zone. The proposal would facilitate a 37.2m² patio accessory to an eating establishment within the plaza on the subject lands.

Background - Analysis and Options

The subject lands are located on the west side of Yonge Street, between Arnold Avenue and Thornridge Drive, and affecting 7604 Yonge Street (including 7584 - 7602, 7610, and 7616 Yonge Street), being Lots 66 and 67 on Plan 9834, in Lot 30, Concession 1, City of Vaughan. The rectangular 0.72 ha site has 91.3m frontage on Yonge Street and a depth of 77m. The site is developed with 3 commercial buildings, comprising a total GFA of 1,593.8m² and 76 parking spaces.

The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - commercial (C1 Zone)
- South - commercial (C1 Zone)
- East - Yonge Street, Town of Markham
- West - residential (R1V Zone)

On May 10, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, one response has been received in support of the application. Any additional comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "General Commercial" designation provides opportunities for retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; the proposed zoning amendment would conform to the Official Plan;
- the definition of an eating establishment in By-law 1-88 means "a building or place where food and drink are prepared and offered for sale and served at the same table or counter where the food and drink are ordered and are to be consumed. Such establishments may include an outdoor patio as an accessory use thereto and may offer limited take-out and/or delivery service";

- the subject lands are zoned C1 Restricted Commercial Zone, which permits a range of uses, including eating establishments, provided the uses are conducted wholly within an enclosed building; by definition, an outdoor patio may be accessory to an eating establishment, which is a use permitted in many zone categories; an amendment to the by-law is required to permit the proposed patio use to be conducted outdoors in a C1 Zone;
- the adequacy of the 76 on-site parking spaces will be reviewed, with the additional eating establishment area;
- the compatibility, of the proposed patio use with the surrounding land uses will be reviewed, in consideration of the potential impacts with respect to noise, odour, parking and traffic demands; and
- a minor amendment to the site plan agreement would be required to facilitate the outdoor patio use; pedestrian circulation will be reviewed to ensure that an adequate sidewalk area and a safe environment is maintained around the patio area;

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, the addition of a 37.2m² outdoor patio will be reviewed with respect to the compatibility of the proposed use with the commercial uses on the site and in the surrounding neighbourhood. Potential impacts with respect to noise, odour, parking and traffic demands will be considered. The adequacy of the 76 parking spaces and pedestrian circulation and safety will also be reviewed.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

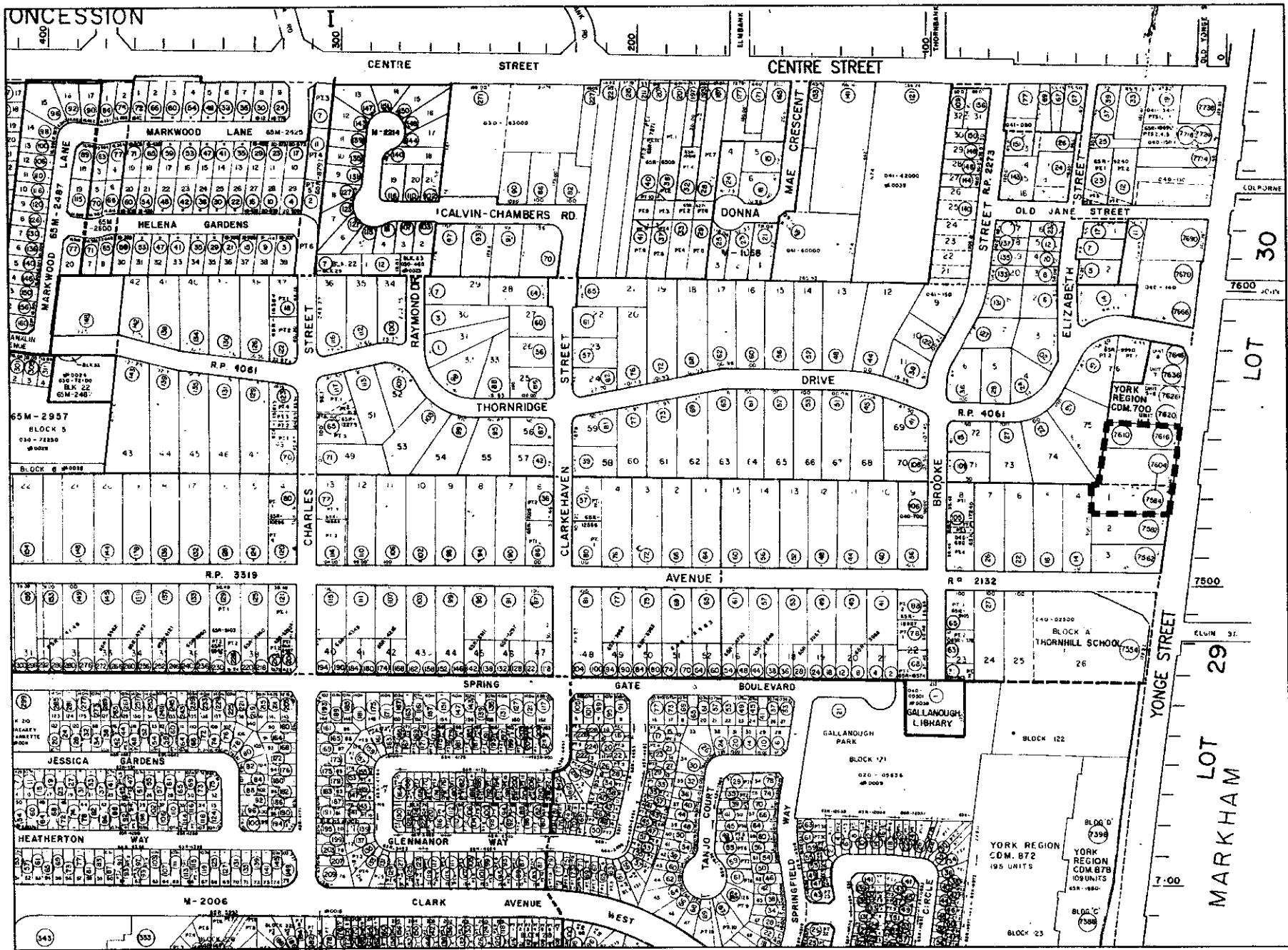
Jason Sheldon, Planner, ext. 8320
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



ATTACHMENT "1"
LOCATION MAP

FILE #:

Z.02.036

LOCATION:
PT. LOT 30, CONC. 1

■■■■ SUBJECT LANDS

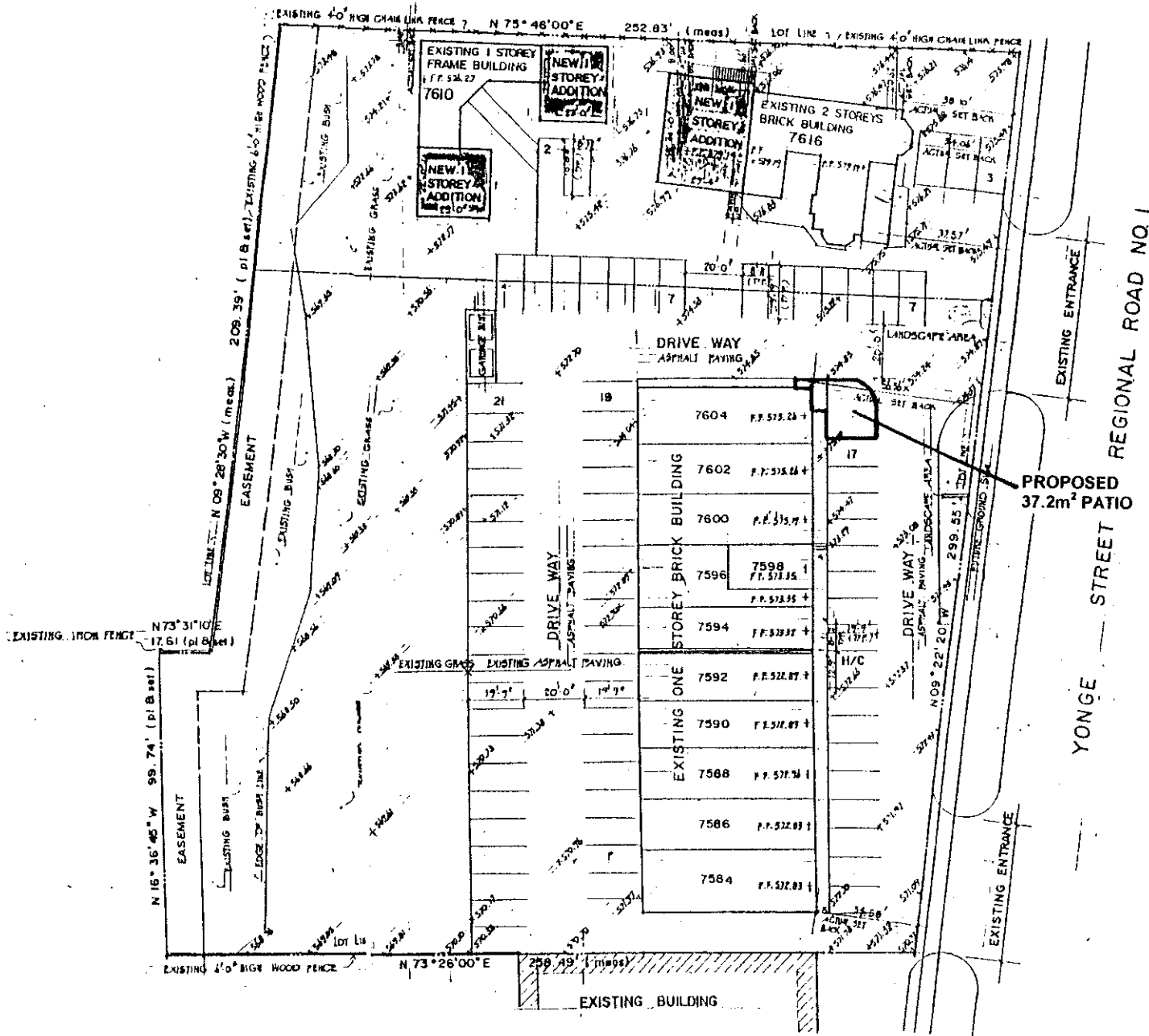
CITY OF VAUGHAN
PLANNING AND DEVELOPMENT

APPLICANT:

THORNHILL VILLAGE PLAZA INC.

DATE: 02/05/07

SCALE: NOT TO SCALE



SITE STATISTICS

AREA OF SITE = 77,820.00 S.F. = 7,229.71m²
 PERMIT MAX. G.F.A. = 1.5 TIME OF SITE AREA = 77,820.00 X 1.5 = 116,730 S.F. = 10,844.58m²

PROVIDED G.F.A.

NO. 7610
 EXISTING G.F.A. = 900.00 S.F. = 83.61 m²
 ADDITION G.F.A. = 1,100.00 S.F. = 102.19 m²
 SUBTOTAL G.F.A. = 2,000.00 S.F. = 185.80 m²

NO. 7616
 EXISTING G.F.A. = 3,200.00 S.F. = 287.29 m²
 ADDITION G.F.A. = 1,056.00 S.F. = 98.11 m²
 SUBTOTAL G.F.A. = 4,256.00 S.F. = 395.40 m²

NO. 7604 - 7584
 EXISTING G.F.A. = 10,500.00 S.F. = 975.48 m²
 PROPOSED PATIO = 400.00 S.F. = 37.20 m²

GRAND TOTAL G.F.A. FOR ALL BUILDINGS
 17,155.00 S.F. = 1,593.80 m²

PARKING PROVIDED = 76 CARS (C. OF A.)

MIN. LANDSCAPE AREA REQUIRED = 10% OF SITE AREA = 7,782.00 S.F. = 722.97 m²

LANDSCAPE AREA PROVIDED = 28,515.92 S.F. = 2,649.22 m² = 36.64%

ALLOWABLE SITE COVERAGE = 50% OF SITE AREA = 38,910.00 S.F. = 3,614.88 m²

SITE COVERAGE PROVIDED = 16,756.00 S.F. = 1,556.60 m² = 22.53%

DRIVEWAY & PARKING AREA = 32,549.00 S.F. = 3,023.90 m²

ATTACHMENT "2"
SITE PLAN

FILE #: REPORT #:

2.02.036

LOCATION:
 PT. LOT 30, CONC. 1

CITY OF VAUGHAN
 PLANNING AND DEVELOPMENT

APPLICANT:

THORNHILL VILLAGE PLAZA INC.

DATE: 02/05/07

SCALE: NOT TO SCALE