

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 17, 2002**

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.011  
ZONING BY-LAW AMENDMENT FILE Z.02.040  
PIAZZA VILLAGIO CORP.  
PRELIMINARY REPORT**

**P.2002.44**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.02.011 and Zoning By-law Amendment File Z.02.040 (Piazza Villagio Corp.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 8 and 10, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit an outdoor storage use, being a seasonal outdoor garden centre associated with the supermarket. The garden centre is proposed to occupy 14 parking spaces from April to October, annually, and may require an exemption to the minimum parking requirement for the commercial site.

**Background - Analysis and Options**

The site is located at the northwest corner of Rutherford Road and Weston Road, being Block 173 on Plan 65M-3359, in Lot 16, Concession 6, City of Vaughan. The 4.259 ha neighbourhood commercial site is developed with multiple commercial buildings, including a supermarket and drive-thru restaurants. The surrounding land uses are:

- North - Legano Crescent; street townhouses (RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One (WS-A))
- South - Rutherford Road; future commercial (C4 Neighbourhood Commercial Zone)
- East - Weston Road; future commercial (C4 Neighbourhood Commercial Zone)
- West - detached residential, stormwater management pond (RV2(WS) Residential Urban Village Zone Two (Wide Shallow) and OS1 Open Space Conservation Zone)

The lands are designated "Neighbourhood Commercial" by OPA #600. The zoning is C4 Neighbourhood Commercial Zone by By-law 1-88.

On May 24, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Vellore Village Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

**Preliminary Review**

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

- the Official Plan does not permit outside storage in the "Neighbourhood Commercial" designation, therefore, an amendment to the Official Plan is required;
- garden centres are not a permitted use in the C4 Neighbourhood Commercial Zone, therefore, an amendment to the zoning by-law is required;

- the appropriateness of a garden centre on a neighbourhood commercial site will be reviewed; and,
- parking requirements will be reviewed to ensure sufficient parking supply when the garden centre is operating.

**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of a garden centre in a neighbourhood commercial site will be reviewed.

**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

/LG



**SUBJECT LANDS**

# ATTACHMENT '1' LOCATION MAP

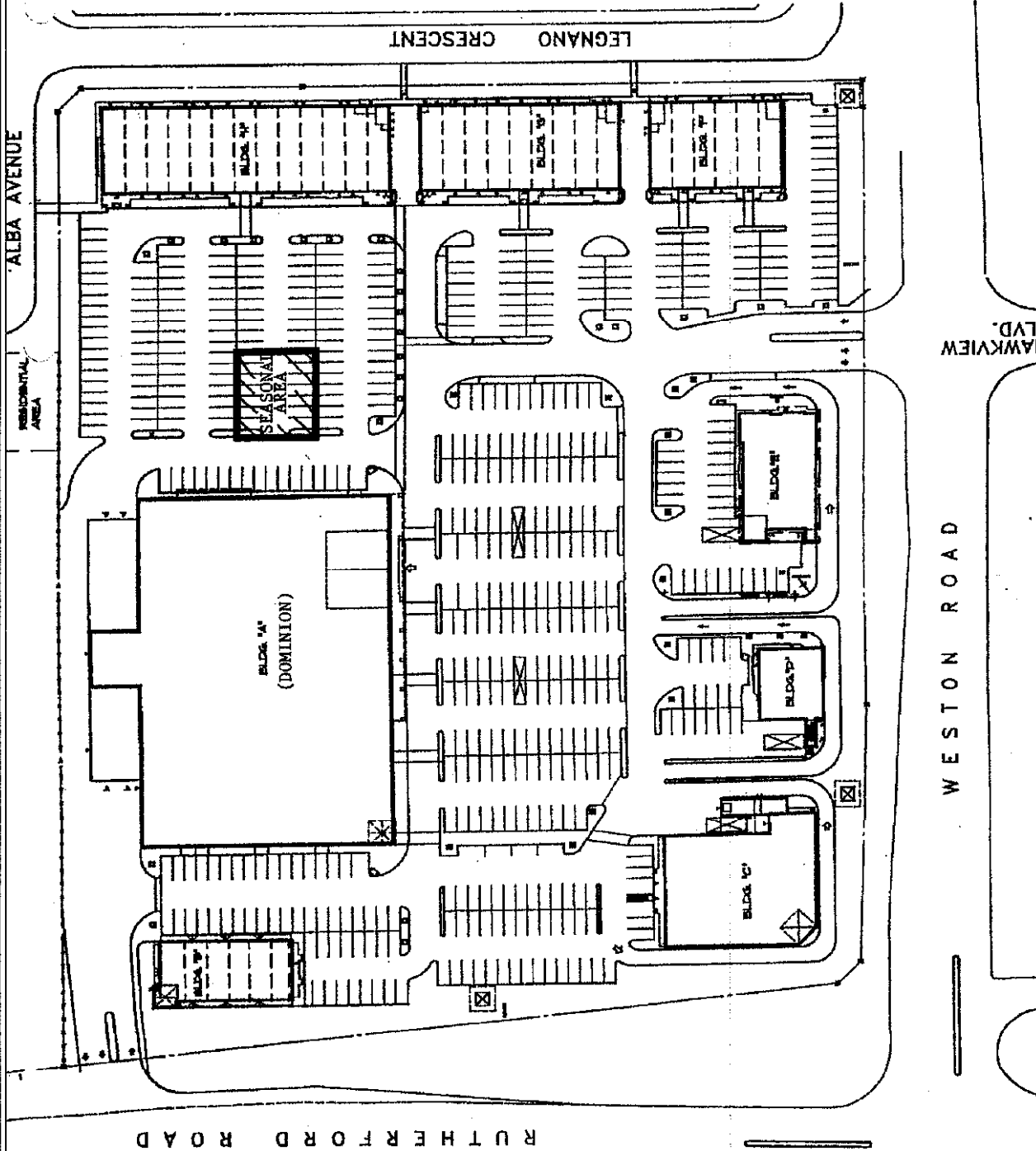
FILE #:	REPORT #:
Z.02.040 OP.02.011	LOCATION: PART LOT 16, CONC. 6
DATE: 02/05/14	
SCALE:	NOT TO SCALE

APPLICATION: PIAZZA VILLAGIO CORP.

CITY OF VAUGHAN PLANNING DEPARTMENT

APPENDIX 'A'

**SITE PLAN**  
 HISTORY HILL GROUP  
 PIAZZA VILLAGIO CORP  
 WESTON RD. & RUTHERFORD  
 CITY OF VAUGHAN, ONT.  
 2034



**ATTACHMENT '2'**  
**SITE PLAN**

LOCATION:  
 PART LOT 16, CONC. 6  
 DATE: 02/05/14

FILE #  
 Z.02.040  
 OP.02.011

REPORT #

NOT TO SCALE

**SEASONAL AREA**



APPLICANT: PIAZZA VILLAGIO CORP.

CITY OF VAUGHAN PLANNING DEPARTMENT