

COMMITTEE OF THE WHOLE APRIL 22, 2002

ZONING BY-LAW AMENDMENT FILE Z.01.035 RUNNYMEDE DEVELOPMENT CORPORATION LIMITED REPORT #P.2001.47

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.035 (Runnymede Development Corporation Limited) BE APPROVED, to permit a 130m² seasonal outdoor garden centre, in conjunction with the existing commercial development on the site.

Purpose

On April 30, 2001, the Owner submitted an application to amend the Zoning By-law to permit an open storage use in the C4 Neighbourhood Commercial Zone. The proposed 130m² seasonal outdoor garden center use is to be located below the canopy cover on the walkway adjacent to the main entrance of the existing supermarket.

Background - Analysis and Options

The subject lands are located on the northeast corner of Dufferin Street and Clark Avenue West, (1450 Clark Avenue West), in Lot 3, Concession 2, City of Vaughan.

The lands are designated "Neighbourhood Commercial" by OPA #210, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(496). The 2.7ha site has 104m frontage on Dufferin Street and 251.4m flankage along Clark Avenue West, and is developed with a neighbourhood commercial plaza. The surrounding land uses are:

- North - open space (OS1 Open Space Conservation Zone), residential (R4 Zone)
- South - Clark Avenue West; community centre (OS2 Open Space Park Zone)
- East - open space (OS1 Open Space Conservation Zone), residential (R4 Zone)
- West - Dufferin Street, residential (RM2 Zone)

On June 7, 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, the following comments have been received, in part:

- increased traffic along Dufferin Street, creating potential car accidents at the Dufferin/Clark intersection;
- the location within a residential community is not suited for this type of activity; and,
- there is a garden centre 10-20 minutes drive to the north of this location.

The recommendation of the Committee of the Whole at the Public Hearing on June 18, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

Official Plan

The "Neighbourhood Commercial" designation permits a supermarket and shops offering retail goods. The proposed outdoor garden centre is permitted by the Official Plan.

Zoning

The C4 Neighbourhood Commercial Zone permits a range of commercial uses provided they are carried on entirely within a shopping centre and with no open storage. An exception to the C4 Zone is required to permit the garden centre to be located outdoors.

Compatibility

The garden centre comprises a total floor area of 130m² and is to be located below the canopy cover on the walkway, adjacent to the main entrance of the supermarket. The garden centre is accessory to the supermarket, and provides customers at the site with the opportunity to purchase garden supplies and materials not normally stocked within the store.

The garden centre is a seasonal operation, open during the growing season, with no open storage during the winter months. The outdoor use is to be enclosed by a 2.4m high temporary chain link fence. No portion of the garden centre is proposed to be located in the driveway aisle or parking area of the commercial plaza. The 0.9m (3ft) wide walkway between the edge of the canopy and the driveway aisle will continue to serve pedestrians in front of the supermarket.

Staff is satisfied that the proposed use is accessory to the supermarket and should not generate additional traffic along Clark Avenue West or Dufferin Street. The garden centre is limited to the area under the canopy, adjacent to the store front, and should not impact the surrounding residential neighbourhood.

A minor amendment to the site plan agreement would be required to identify the location of the seasonal outdoor garden centre on the site.

Conclusion

Staff has reviewed the proposed Zoning By-law Amendment Application to permit a seasonal outdoor garden centre in conjunction with the existing commercial development. Staff is satisfied that the proposed use conforms to the Official Plan, and is appropriate for the site and compatible with surrounding development.

For these reasons, Staff recommends approval of the application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Front Elevation

Report prepared by:

Jason Sheldon, Planner, ext. 8320

Grant A. Uyeyama, Senior Planner, ext. 8635

Marco Ramuno, Manager of Development Planning, ext. 8485

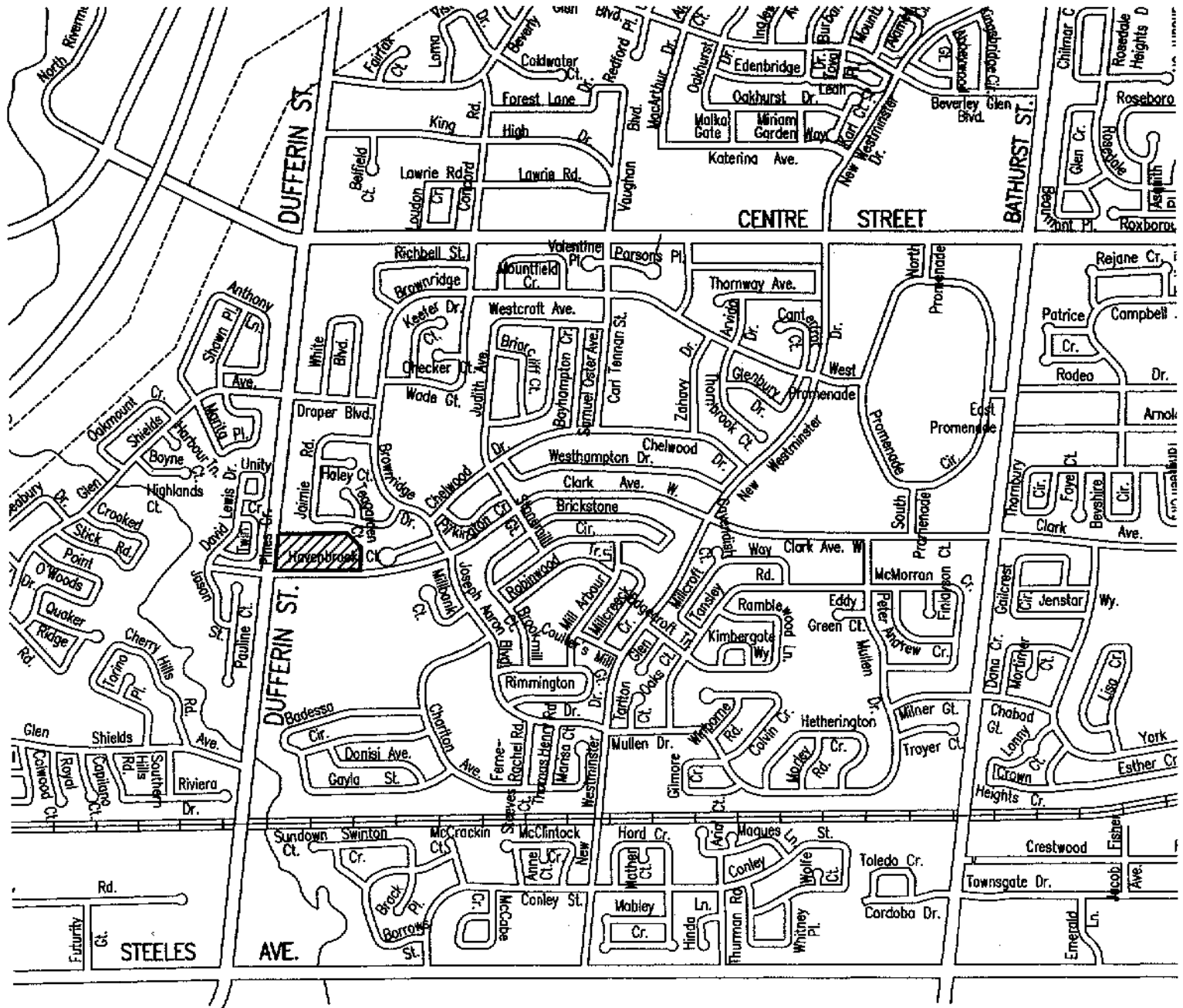
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning


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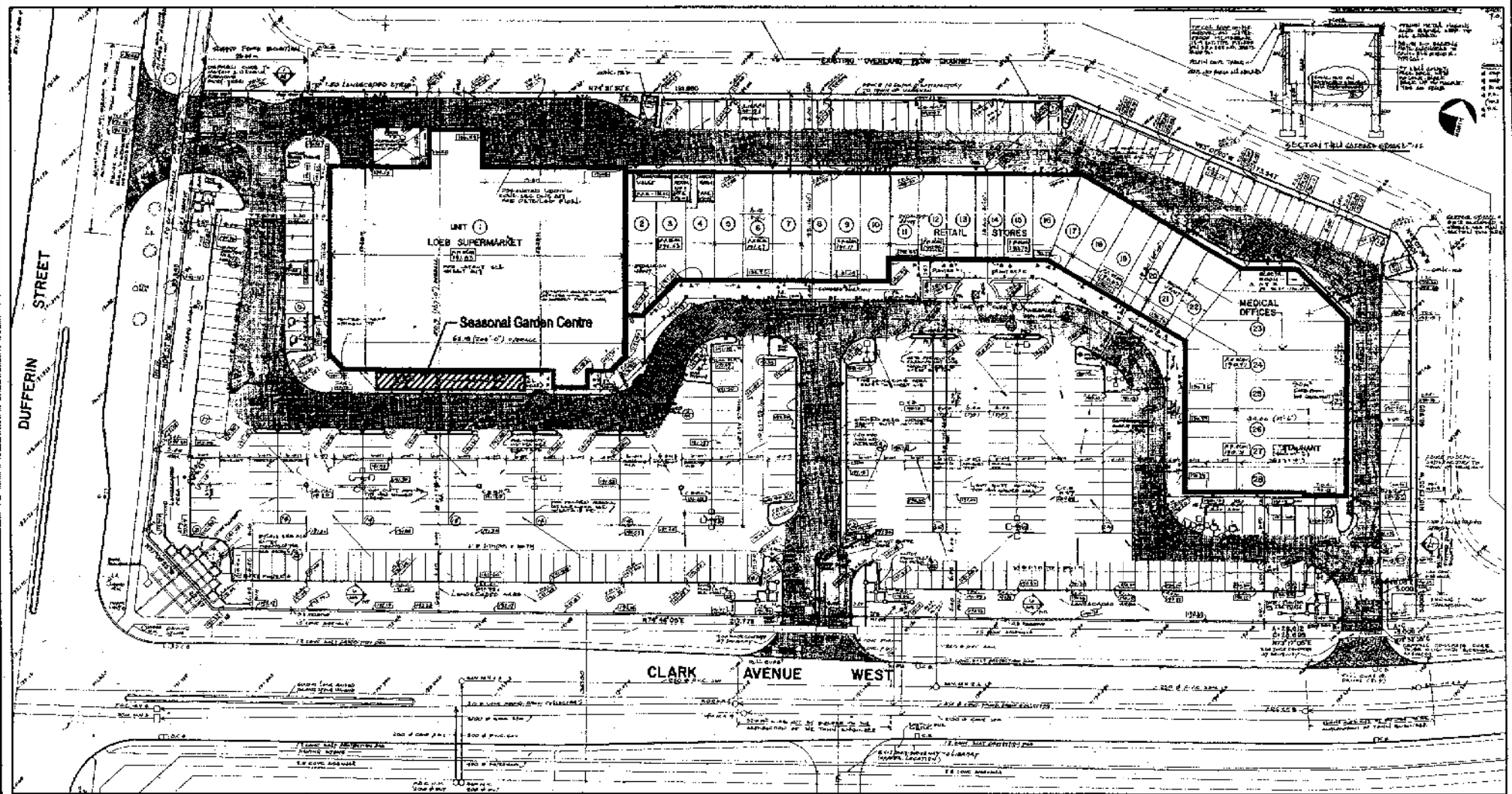
ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
Z.01.035	LOCATION: PT. LOT 3 CONC. 2

 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/11/2002
SCALE: NOT TO SCALE
APPLICANT: RUNNYMEDE DEVELOPMENT CORP. LTD.



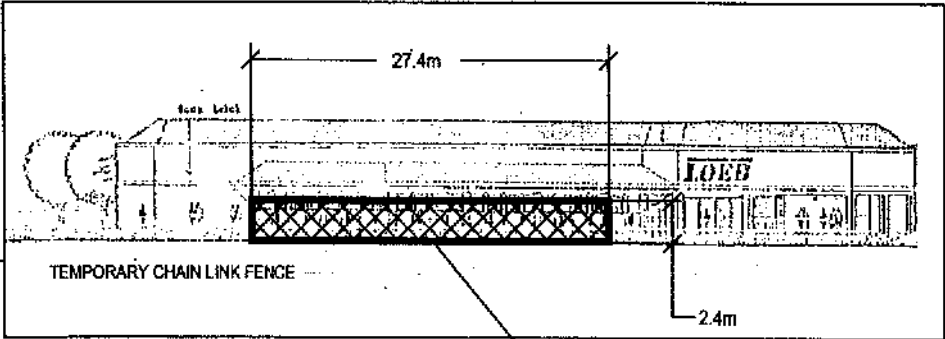
ATTACHMENT "2"
SITE PLAN

FILE #:	REPORT #:
Z.01.035	LOCATION: PT. LOT 3 CONC. 2

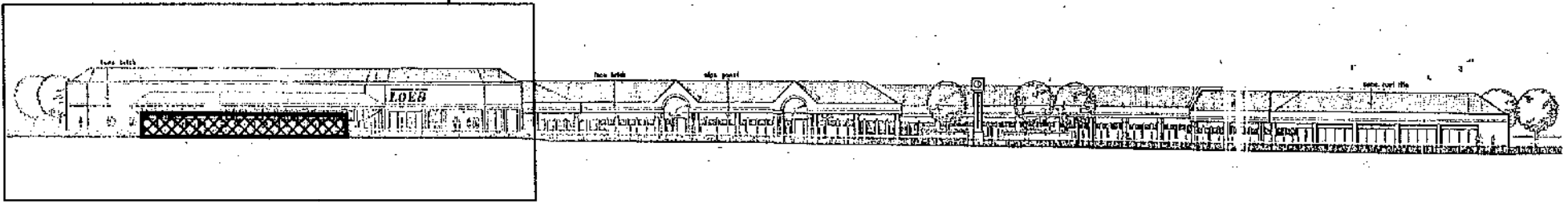
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
RUNNYMEDE DEVELOPMENT CORP. LTD.

DATE: 01/11/2002
SCALE: NOT TO SCALE



SEASONAL GARDEN CENTRE
 - to be located below the canopy,
 on the walkway adjacent to the
 main entrance.



ATTACHMENT "3" ELEVATION	FILE #:	REPORT #:	DATE: 01/11/2002
	Z.01.035	LOCATION: PT. LOT 3 CONC. 2	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: RUNNYMEDE DEVELOPMENT CORP. LTD.	