

COMMITTEE OF THE WHOLE MAY 21, 2002

**OFFICIAL PLAN AMENDMENT FILE OP.02.006
ZONING BY-LAW AMENDMENT FILE Z.02.022
ISLINGTON VILLAGE CENTRE INC.
REPORT #P.2002.29**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.006 (Islington Village Centre Inc.) BE APPROVED.
2. That Zoning By-law Amendment Application Z.02.022 (Islington Village Centre Inc.) BE APPROVED, subject to the following conditions:
 - i) that the implementing by-law:
 - limit the size of the garden centre to 342m²;
 - limit the operating times for the seasonal garden centre from April to August annually; and
 - provide for a reduction of 14 on-site parking spaces.
 - ii) that the site plan agreement be revised prior to issuance of a building permit.

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 centre) in the C4 Neighbourhood Commercial Zone. The garden centre would be approximately 342m², adjacent to the existing supermarket, and would 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), in Part of 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 9464.5m². 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 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)

Public Hearing

On March 28, 2002 a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Sonoma Heights Ratepayers Association. No comments have been received to date. The recommendation of the Committee of the Whole to receive the Public Hearing of April 22, 2002, and forward a comprehensive report to a future Committee meeting, was ratified by Council on April 29, 2002.

Official Plan

The “Medium Density Residential/Commercial” and “Neighbourhood Commercial Centre” designation in OPA #600 prohibits outside storage, therefore, an Official Plan Amendment is required. Garden centres are common with many supermarket uses, providing an additional service for customers during the spring and summer months. The Region of York has advised that the Official Plan Amendment is of local significance, and that the Region has no objection to the application.

Site Plan

The site plan proposes a 342m² garden centre, occupying 14 parking spaces in the area east of the supermarket. The garden centre would operate seasonally between the months of April and August. This area would be enclosed by a 1.8m (5.9ft) metal chain link fence, which is supported by concrete bases. The display areas within the garden centre will be comprised of various galvanized free-standing market stands, topped with vinyl canopies for shelter.

The location of the garden centre is considered appropriate for this site. Various site visits indicate that the parking area east of the food store is less utilized than the parking areas in front of the supermarket and would be the most appropriate location for the garden centre. The centrally-located parking area would be used by both patrons of the supermarket and the adjacent retail stores. Being located towards the southeast portion of the site, the garden centre is separated from the other commercial uses, and should not affect parking and traffic movement at peak periods.

Parking

The site was developed with 571 parking spaces, a deficiency of 24 spaces (4.0%), which was approved at Committee of Adjustment in 1998. Adding the seasonal garden centre use on the site further reduces the parking requirement by 14 spaces (2.4%), for a total deficiency of 6.4%. The Transportation Division has reviewed the plan and advises that the further reduction of parking is not significant and will not require a parking impact study.

The Transportation Division further advises that the location for the seasonal garden centre is acceptable, as sight visibility is not compromised for vehicle/pedestrian conflicts.

Zoning

Should the garden centre use be approved, Staff recommends the following be included within the implementing by-law:

- the garden centre be limited to a maximum of 342m²;
- the garden centre operate between the months of April and August annually;
- the 14 parking space deficiency be recognized.

Conclusion

Staff have reviewed the applications and are satisfied that, subject to the recommendation in this report, the proposed garden centred can be accommodated on the site. Should Committee concur, the Recommendation can be adopted.

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

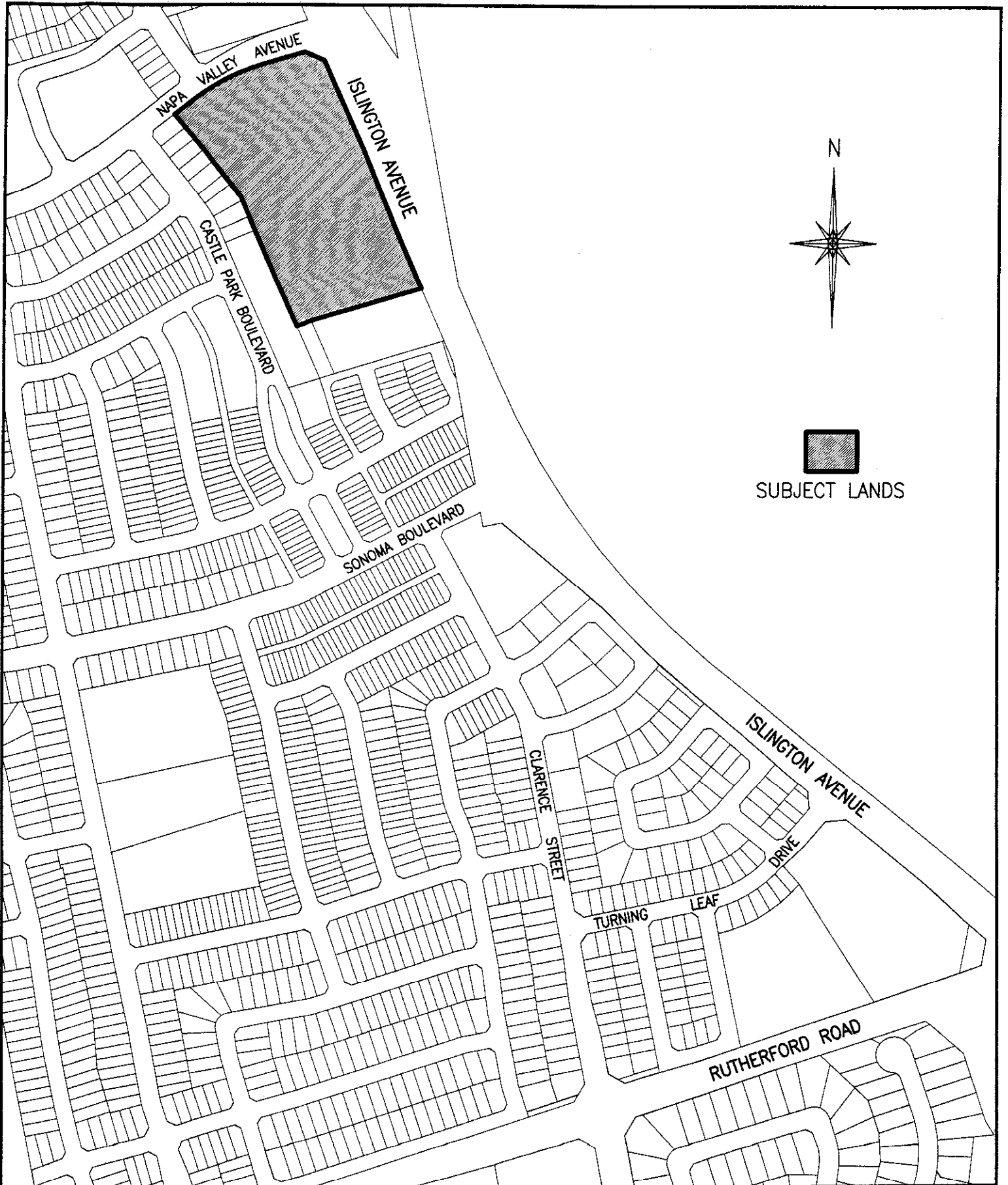
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

R:\SER\WORKING\MARRELLC\IslingtonVillageCentreInc.CW.doc

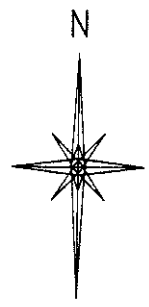
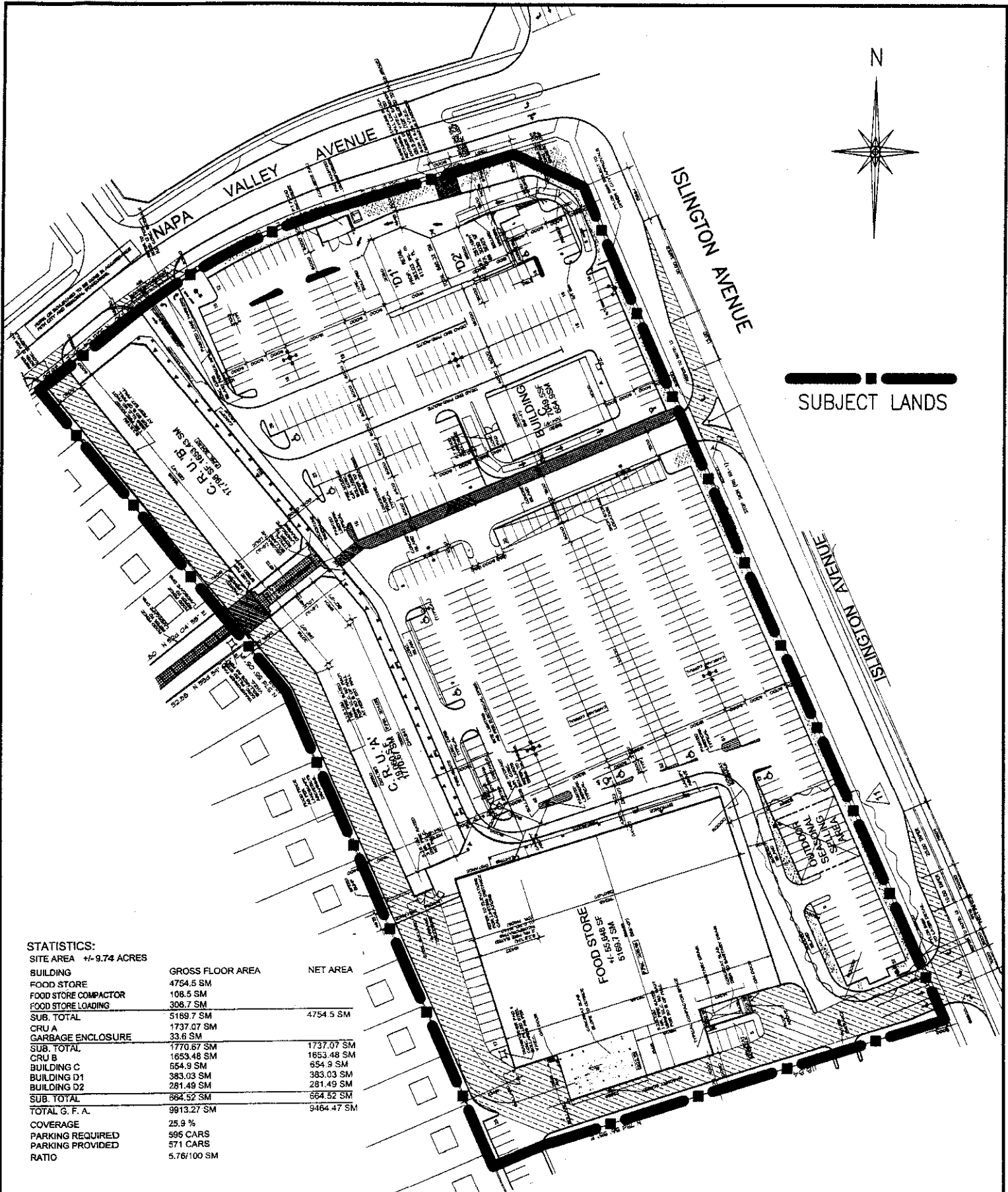


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
OP.02.006 Z.02.022	LOCATION: PART OF LOT 18, CON. 8

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 03/19/2002
ISLINGTON VILLAGE CENTRE INC.	SCALE: NOT TO SCALE



SUBJECT LANDS

STATISTICS:

SITE AREA +/- 9.74 ACRES		
BUILDING	GROSS FLOOR AREA	NET AREA
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	1653.48 SM	1653.48 SM
BUILDING C	654.9 SM	654.9 SM
BUILDING D1	383.03 SM	383.03 SM
BUILDING D2	281.49 SM	281.49 SM
SUB. TOTAL	664.52 SM	664.52 SM
TOTAL G. F. A.	9913.27 SM	9464.47 SM
COVERAGE	25.9 %	
PARKING REQUIRED	595 CARS	
PARKING PROVIDED	571 CARS	
RATIO	5.76/100 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	