

COMMITTEE OF THE WHOLE AUGUST 19, 2002

ZONING BY- LAW AMENDMENT FILE Z.02.036 THORNHILL VILLAGE PLAZA INC. REPORT #P.2002.38

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.036 (Thornhill Village Plaza Inc.) BE APPROVED, to permit an outdoor patio use accessory to an eating establishment at 7604 Yonge Street, in the C1 Zone.

Purpose

On April 29, 2002, the Owner submitted an application to amend the Zoning By-law to permit 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 79 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. The recommendation of the Committee of the Whole at the Public Hearing on June 3, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 10, 2002.

Official Plan

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 Official Plan permits the proposed outdoor patio use.

Zoning

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. An outdoor patio use is permitted in the C2, C4 to C7 inclusive, C9, and C10 Commercial Zones as-of-right.

An amendment to the by-law is required to permit the proposed patio use to be conducted outdoors in the C1 Zone.

Compatibility

The 37.2m² patio is to be located in front of the eating establishment (Centro Café) at 7604 Yonge Street. The patio area is to be constructed of interlocking stone and enclosed by a 1.1m high black metal picket fence. No portion of the patio is located in the driveway or parking areas of the commercial plaza. The patio area consists of three permanently anchored tables, with 4 anchored seats at each table. Patrons can access the patio from the walkway in front of the eating establishment or from within the restaurant on the north side of the building.

The addition of the outdoor patio requires a total of 79 parking spaces to be provided on site, which is consistent with the minimum by-law requirements. Staff is satisfied that there is sufficient parking available to support the patio use, and that the patio use will not impact on-site vehicle circulation.

A 1.0m (3ft) wide walkway south of the patio will serve to provide pedestrian flow from the parking lot to the sidewalk connection in front of the commercial plaza.

Should the zoning amendment be approved, a minor amendment to the site plan agreement will be required to facilitate the outdoor patio on the site.

Conclusion

Staff has reviewed the proposed Zoning By-law Amendment Application to permit an outdoor patio use accessory to an eating establishment at 7604 Yonge Street, in the C1 Zone. Staff is satisfied that the proposed use conforms to the Official Plan, and is appropriate for the site and compatible with the 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. Patio Area Details

Report prepared by:

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

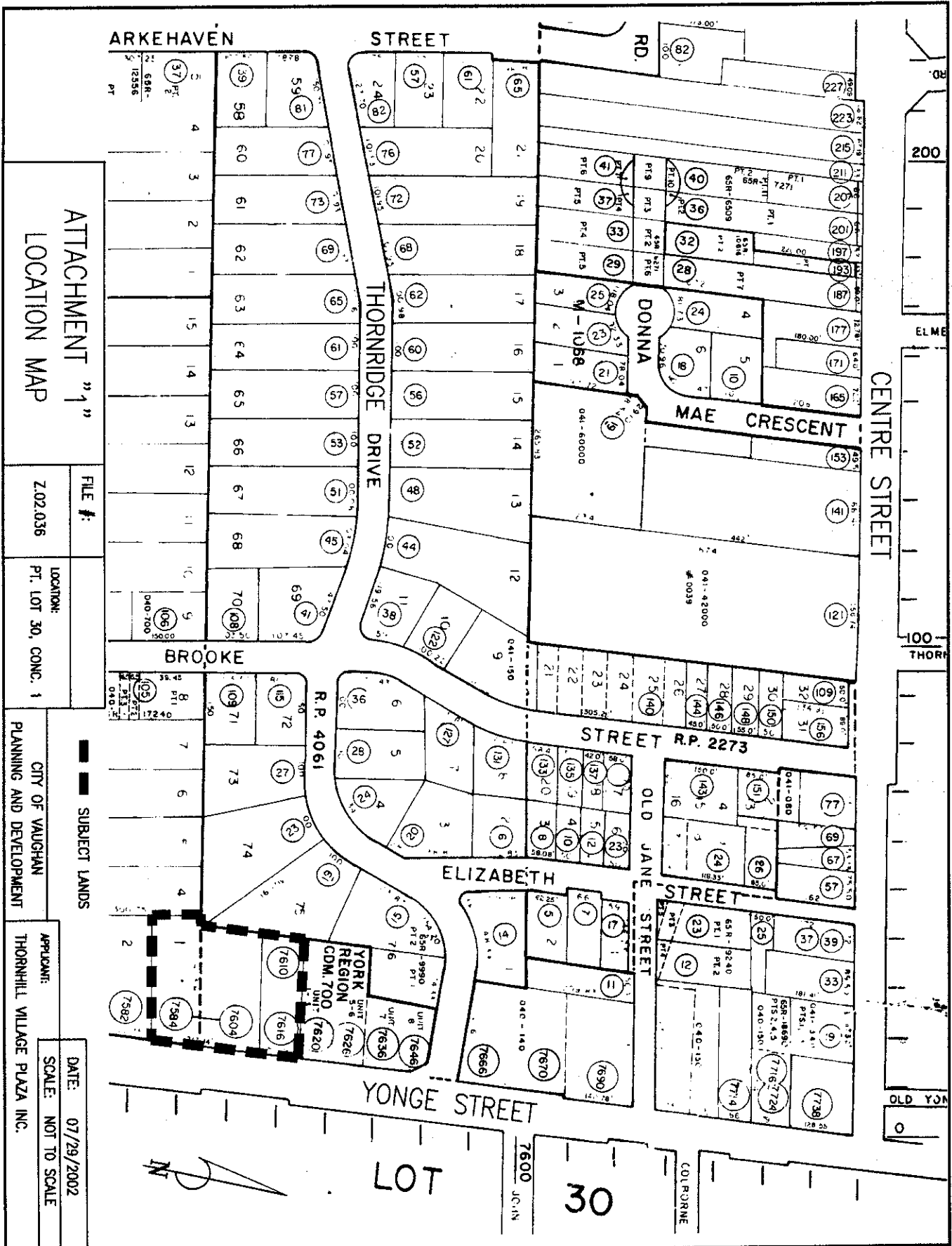
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT "1"
LOCATION MAP

FILE #:

Z02.036

LOCATION:

PT. LOT 30, CONC. 1

■ SUBJECT LANDS

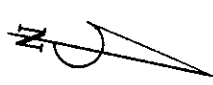
CITY OF VAUGHAN
PLANNING AND DEVELOPMENT

APPLICANT:

THORNHILL VILLAGE PLAZA INC.

DATE: 07/29/2002

SCALE: NOT TO SCALE



LOT 30

CENTRE STREET

200

ELME

100

THOR

OLD YON

0

ARKEHAVEN STREET

STREET

RD.

THORRIDGE DRIVE

DONNA

MAE CRESCENT

BROOKE STREET

STREET R.P. 2273

ELIZABETH STREET

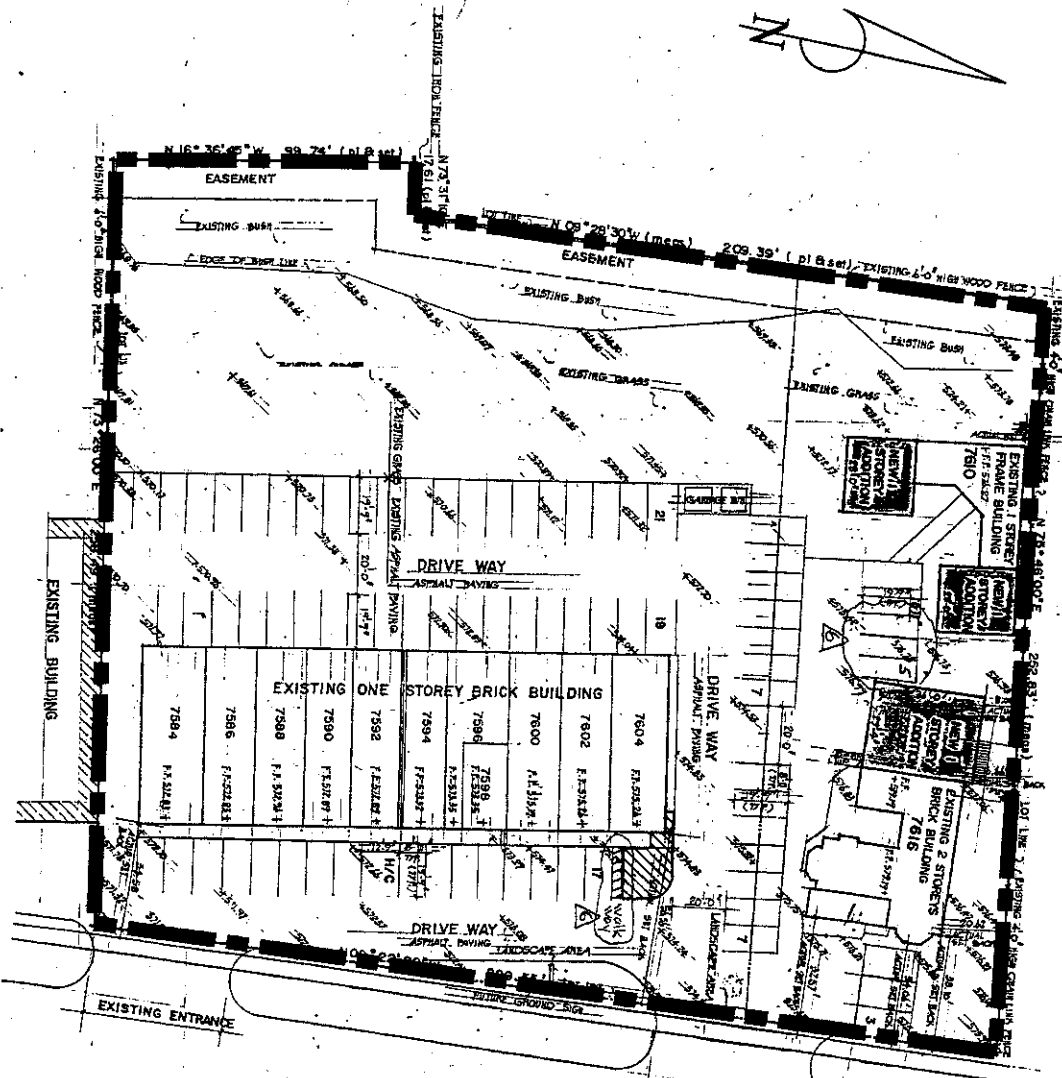
OLD JANE STREET

YONGE STREET

YORK REGION
CDM. 700
UNIT 76201

7600
J.C. IN

COLBORNE



ATTACHMENT "2"
SITE PLAN

FILE #:

Z.02.036

REPORT #:

LOCATION:
PT. LOT 30, CONC. 1

CITY OF VAUGHAN
PLANNING AND DEVELOPMENT

APPLICANT:

THORNHILL VILLAGE PLAZA INC.

DATE: 07/29/2002

SCALE: NOT TO SCALE



SUBJECT LANDS

PROPOSED 37.2 m² PATIO

SITE STATISTICS

AREA OF SITE = 77,820.00 S.F. = 7,228.71 m²
 PERMIT MAX. G.F.A. = 1.5 TIME OF SITE AREA =
 116,730.00 S.F. = 10,844.66 m²
 PROVIDED G.F.A.

NO. 7110
 EXISTING G.F.A. = 300.00 S.F. = 27.91 m²
 ADDITIONAL G.F.A. = 1,055.00 S.F. = 97.51 m²
 SUBTOTAL G.F.A. = 1,355.00 S.F. = 125.42 m²

NO. 7156
 EXISTING G.F.A. = 3,200.00 S.F. = 297.29 m²
 ADDITIONAL G.F.A. = 1,055.00 S.F. = 97.51 m²
 SUBTOTAL G.F.A. = 4,255.00 S.F. = 394.80 m²

NO. 7184 - 7194
 EXISTING G.F.A. = 16,500.00 S.F. = 1,528.48 m²
 PROPOSED PATIO = 400.00 S.F. = 37.20 m²
 GRAND TOTAL G.F.A. FOR ALL BUILDINGS
 17,150.00 S.F. = 1,593.00 m²

PARKING PROVIDED = 79 CARS

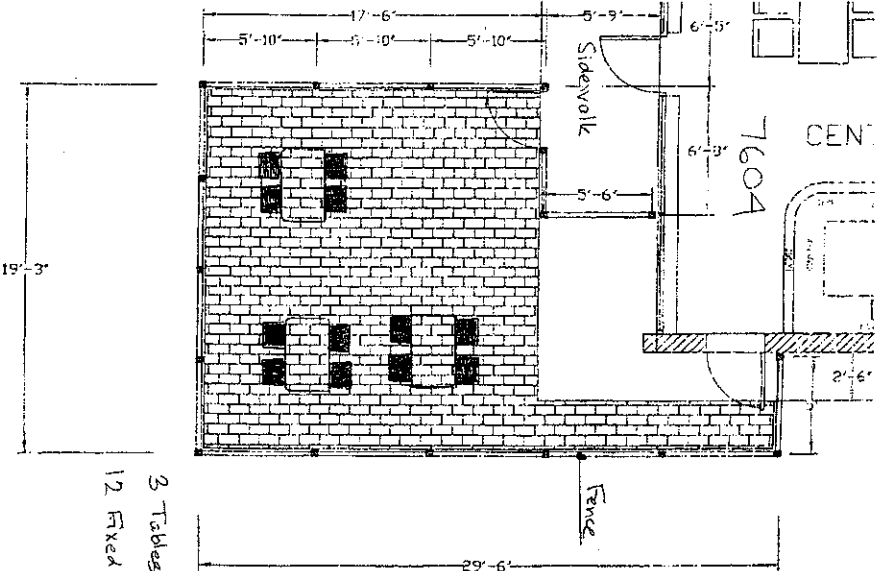
MIN. LANDSCAPE AREA REQUIRED = 10% OF SITE
 AREA = 7,782.00 S.F. = 722.87 m²

LANDSCAPE AREA PROVIDED =
 29,513.82 S.F. = 2,748.22 m² = 353.6%

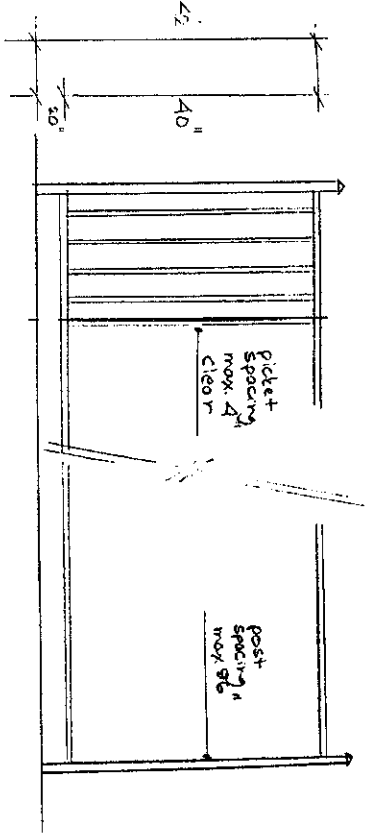
ALLOWABLE SITE COVERAGE = 60% OF SITE AREA =
 46,692.00 S.F. = 4,324.80 m²

SITE COVERAGE PROVIDED =
 16,756.00 S.F. = 1,556.60 m² = 21.53%

DRAINWAY & PARKING AREA =
 32,948.00 S.F. = 3,052.50 m²



3 Tables 24" x 42"
 12 Fixed Chairs



Fence Elevation

Note: material to be painted (black)
 aluminum tubing

Patio Plan & Table & Chair Layout

PATIO LAYOUT
CENTRO CAFE
 7604 Yonge Street, Thornhill
 March 13, 2002
 NTS

ATTACHMENT "3"		FILE #:	REPORT #:
PATIO LAYOUT		Z.02.036	PT. LOT 30, CONC. 1

CITY OF VAUGHAN
 PLANNING AND DEVELOPMENT

APPLICANT:
 THORNHILL VILLAGE PLAZA INC.

DATE: 07/29/2002
 SCALE: NOT TO SCALE