

COMMITTEE OF THE WHOLE AUGUST 19, 2002

**OFFICIAL PLAN AMENDMENT FILE OP.02.011
ZONING BY-LAW AMENDMENT FILE Z.02.040
PIAZZA VILLAGIO CORP.
REPORT #P.2002.44**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.011 (Piazza Villagio Corp.) BE APPROVED, to permit a seasonal outdoor garden centre.
2. THAT Zoning By-law Amendment Application Z.02.040 (Piazza Villagio Corp.) BE APPROVED, subject to the following:
 - i) that the implementing by-law:
 - a) limit the size of the garden centre to 380 sq.m; and
 - b) limit the operation of the seasonal garden centre from April 1st to October 31st annually
 - ii) that the site plan agreement be revised prior to the issuance of building permits.

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 (seasonal outdoor garden center) associated with the adjacent supermarket. The garden centre is proposed to occupy 14 parking spaces from April to October, annually.

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. The recommendation of the Committee of the Whole at the Public Hearing on June 17, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 24, 2002.

Official Plan

Official Plan Amendment #600 designates the subject lands "Neighbourhood Commercial." This designation 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 380 sq.m garden centre, occupying 14 parking spaces in the area north of the supermarket. The garden center would operate seasonally between the months of April and October. This area will be enclosed within a chain link fence, and a canopy will cover a portion of it.

The proposed location of the garden center is considered appropriate for this site. The garden center will be located near the supermarket, set back a fair distance from both residential uses, and other retail businesses on site that it should not interfere with their operations. The site plan agreement must be amended to show the garden centre, prior to the issuance of any building permits.

Parking

The site has been developed with 564 parking spaces, a surplus of 31 spaces. The temporary reduction of 14 parking spaces will not negatively impact the parking for the site.

Zoning

Staff recommend that the implementing zoning by-law permit the garden center in limiting its size to 380 sq.m, and operation of the center limited from April 1st to October 31st annually.

Conclusion

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

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

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

FILE #:

Z.02.040
OP.02.011

REPORT #:

LOCATION:
PART LOT 16, CONC. 6

DATE: 02/05/14

SCALE:

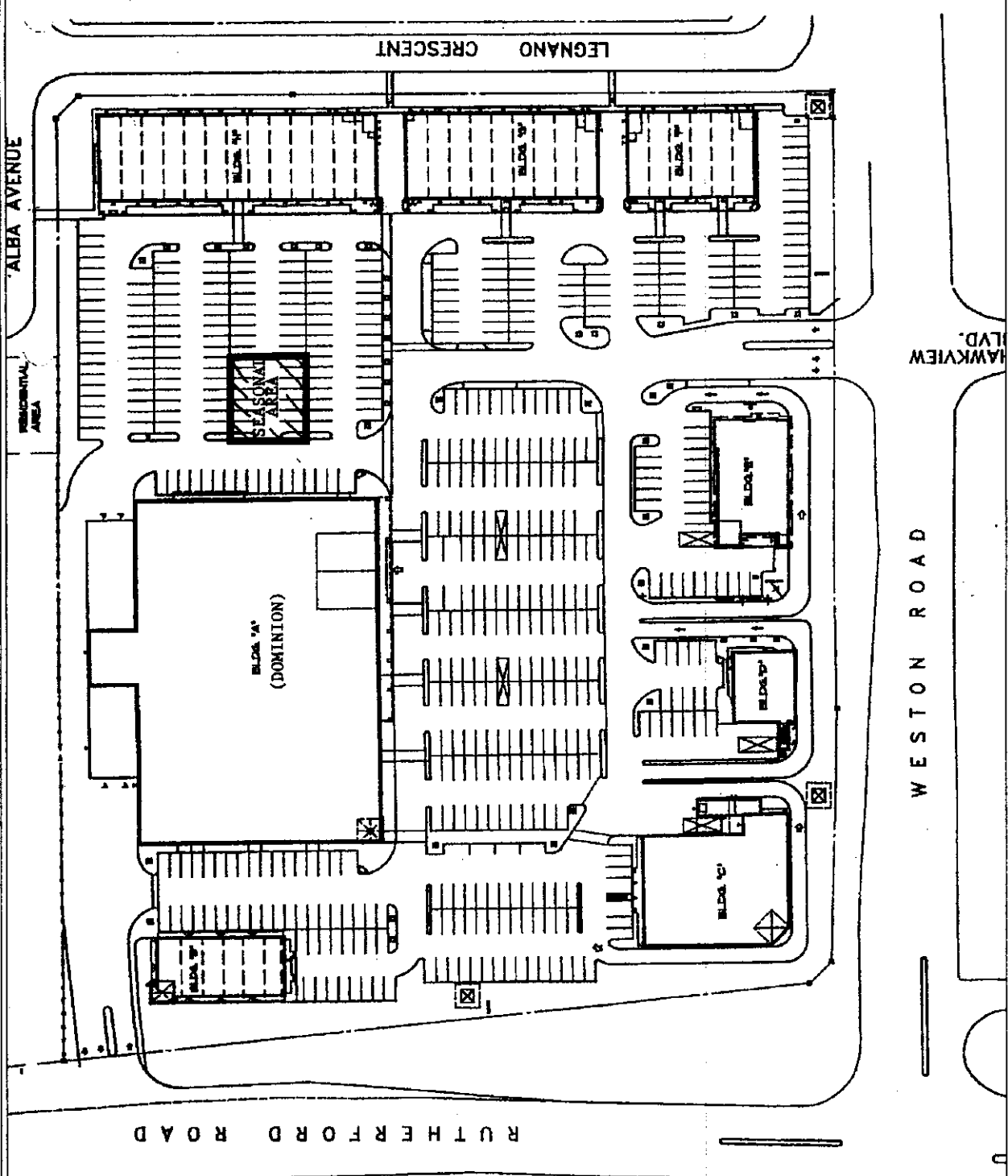
NOT TO SCALE

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

FILE #
 Z.02.040
 OP.02.011

DATE: 02/05/14

REPORT #

NOT TO SCALE

SEASONAL AREA



APPLICANT: PIAZZA VILLAGIO CORP.

CITY OF VAUGHAN PLANNING DEPARTMENT

RUTHERFORD ROAD

WESTON ROAD

LEGNANO CRESCENT

ALBINA AVENUE

RESIDENTIAL AREA

HAWKVIEW LVD.

BLDG. 'A'
 (DOMINION)

SEASONAL AREA

BLDG. '1'

BLDG. '2'

BLDG. '3'

BLDG. '4'

BLDG. '5'

BLDG. '6'

BLDG. '7'

BLDG. '8'

BLDG. '9'

BLDG. '10'