

**2.    ZONING BY –LAW AMENDMENT FILE Z.06.017  
ISLINGTON VILLAGE CENTRE INC**

**P.2006.21**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.017 (Islington Village Centre Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Revised Purpose**

The Owner has submitted an application to amend the Zoning By-law, specifically the C4 Neighbourhood Commercial Zone, subject to Exception 9(988) to By-law 1-88, to permit a drive-through facility use associated with a permitted financial institution use within an existing multi-unit commercial building shown as on Attachment #2. In addition, the following zoning exceptions are required to facilitate the drive-through facility:

- i)        a minimum landscape strip of 2.1m abutting Napa Valley Avenue whereas 6m is required; and
- ii)       a minimum 3.2m wide, 4-car stacking lane, whereas there is no general by-law standard for drive-throughs associated with financial institutions; and,
- iii)      a canopy encroachment into the exterior side yard of approximately 1.5m, whereas a maximum encroachment of 0.5m is permitted.

The Owner has also submitted a related application to amend the approved Site Development Agreement (File DA.99.013) to facilitate the proposed drive-through facility.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southwest corner of Islington Avenue and Napa Valley Avenue, being Blocks 250 and 251, Plan 65M-3318 (9600 Islington Avenue), in Lot 18, Concession 8, City of Vaughan. The 3.94 ha parcel is currently developed as a Neighbourhood Commercial Centre, with two free-standing buildings along Islington Avenue, multi-unit buildings along the rear property line and a grocery store on the southerly portion of the site. The property is accessed from Islington Avenue and Napa Valley Avenue. The subject lands are designated "Neighbourhood 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; existing detached residential dwellings (RV4 Residential Urban Village Zone Four) and existing single detached dwelling with approval for a future residential/commercial mixed use building (RM2 Multiple Residential Zone)
- South - existing residential dwelling with approval for a future residential/commercial mixed use building (A Agricultural Zone)

- East - Islington Avenue, existing detached residential dwelling, Toronto and Region Conservation Authority field centre, City of Vaughan Fire and EMS building under construction (A Agricultural Zone)
- West - existing residential subdivision (RV4 Residential Urban Village Zone Four)

On March 10, 2006 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Sonoma Heights Ratepayers Association and the Carrying Place Ratepayers Associations. To date, no comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the Zoning By-law, which permits drive-through facilities with financial institutions on the subject lands, but only with free-standing buildings;
- ii) the proposed drive-through facility would be in close proximity to existing residential development on the north side of Napa Valley Avenue, the driveway entrance on Napa Valley Avenue, and the public sidewalk. The appropriateness of the drive-through facility will be assessed in the context of compatibility with the adjacent land uses, the potential impact on the proper functioning of the driveway, the public sidewalk and pedestrian access into the site, and car and truck movement on the subject lands;
- iii) there are two existing drive-through facilities on the subject lands; the application will be reviewed to assess the appropriateness of the number of drive-through facilities on the subject lands;
- iv) the proposed drive-through facility would reduce the width of the existing landscape buffer abutting Napa Valley Avenue. The appropriate type, level and width of buffering will be reviewed to address the potential impact to the adjacent residential development, if approved;
- v) an amendment to the existing approved site plan is required to implement the proposed development, including changes to the approved landscape plan, site plan, grading plan and elevation plan. If approved, the proposal should be consistent with the urban design guidelines for the Woodbridge Expansion Area for commercial plazas; and,
- vi) the location and design of any signage and lighting required for the financial institution and the functioning of the drive-through facility must be to the satisfaction of the City, if approved.

### **Relationship to Vaughan Vision 2007**

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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 zoning by-law amendment application will be reviewed in the context of compatibility with the surrounding land uses; the requirements of the zoning by-law; the appropriateness of the location, design and number of drive-through facilities on the subject lands; and, proper on-site circulation.

**Attachments**

1. Location Map
2. Site Plan
2. Drive Through Detail
3. Elevations

**Report prepared by:**

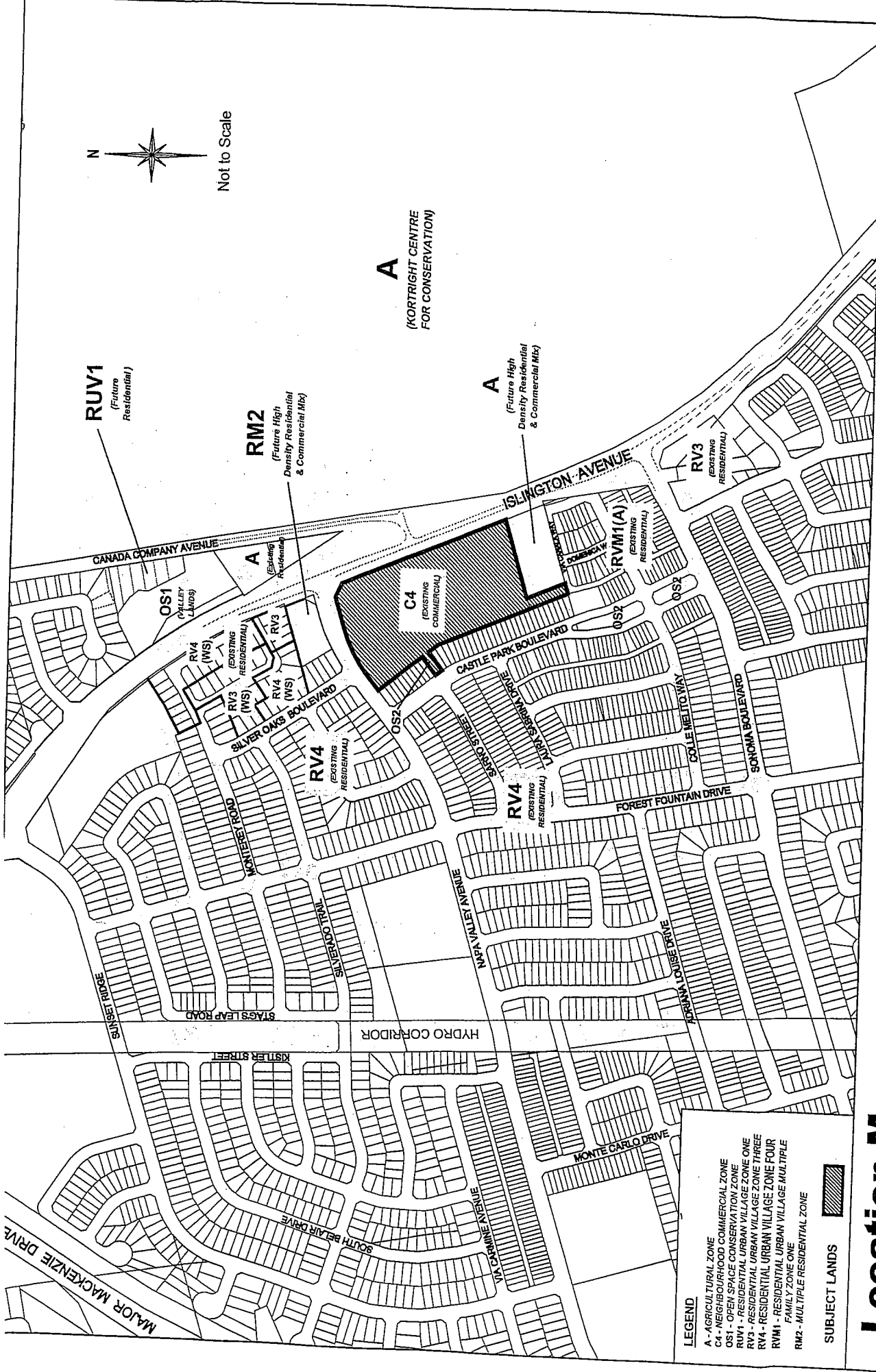
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



A  
(KORTRIGHT CENTRE  
FOR CONSERVATION)

March 20, 2006

## City of Vaughan

Development Planning Department


### Location Map

Part of Lot 18,  
Concession 8

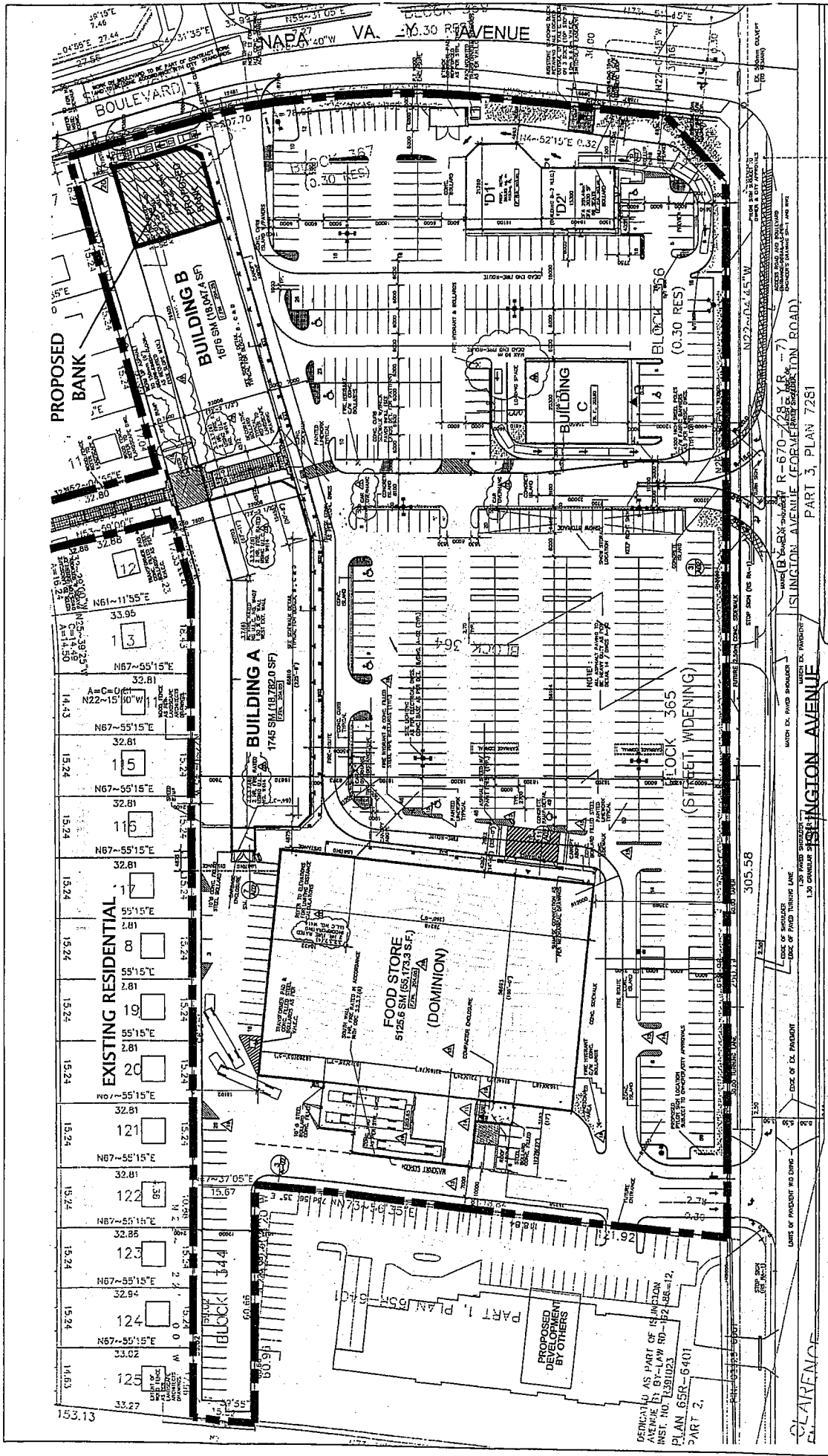
APPLICANT:  
ISLINGTON VILLAGE CENTRE INC.

**LEGEND**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RV1 - RESIDENTIAL URBAN VILLAGE ZONE ONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE ONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

**SUBJECT LANDS** 

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**SUBJECT LANDS**

# Attachment 2

FILE No.: DA.06.019  
 RELATED FILE: Z.06.017  
 February 28, 2006



Development Planning Department



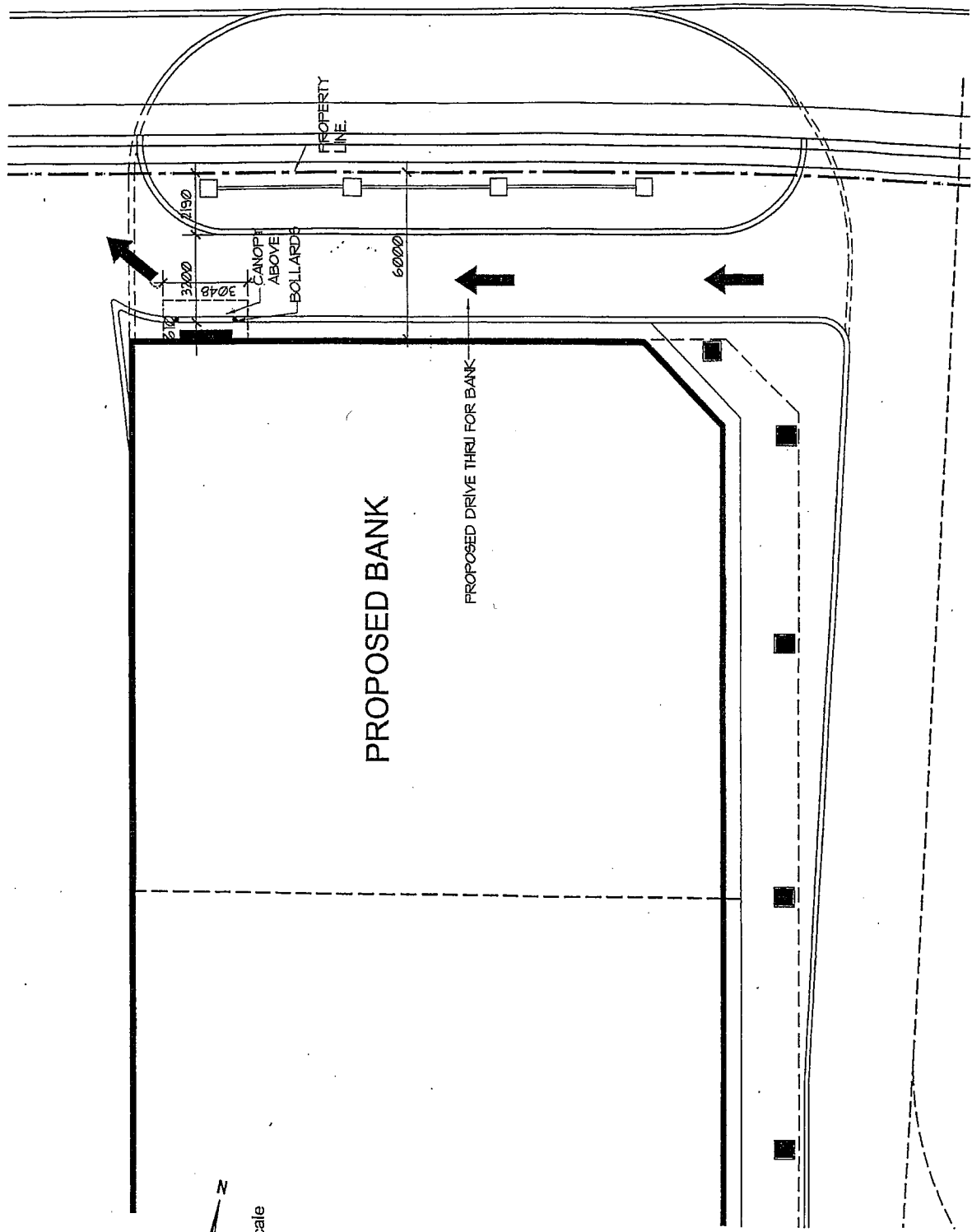
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## Site Plan

Part of Lot 18,  
 Concession 8

APPLICANT:  
 ISLINGTON VILLAGE CENTRE INC.

NAPA VALLEY AVENUE



# Drive-Through Detail

Part of Lot 18,  
Concession 8

APPLICANT:  
ISLINGTON VILLAGE CENTRE INC.

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**Attachment 3**

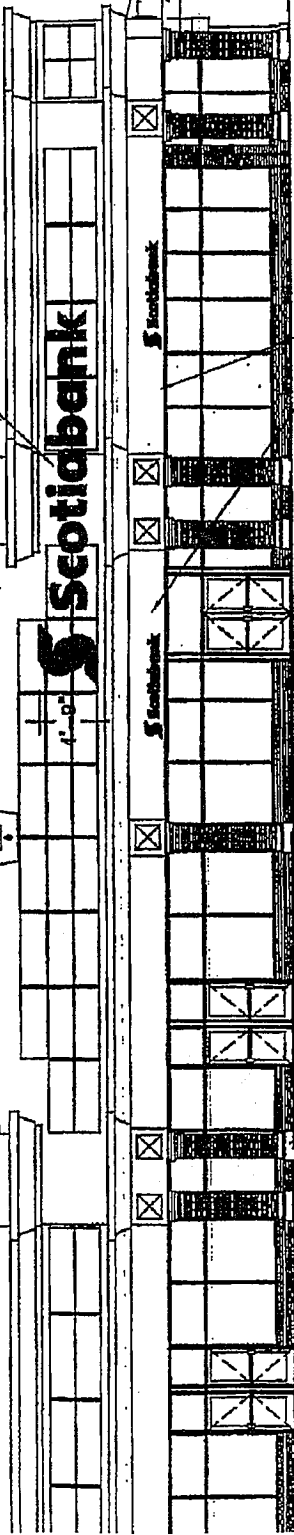
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Z.06.017 &  
DA.06.019

March 20, 2006



INDIVIDUAL ILLUMINATED LETTERS

CANOPY OVER DRIVE-THRU ABM

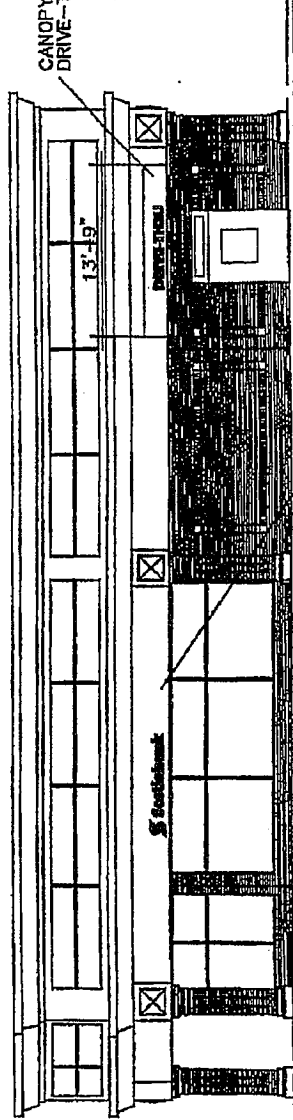


EAST ELEVATION

ILLUMINATED BOX SIGNS

PROPOSED SCOTIABANK BRANCH

CANOPY OVER DRIVE-THRU ABM



NORTH ELEVATION (NAPA VALLEY AVENUE)

ILLUMINATED BOX SIGNS

Not to Scale

# Elevation Plan

Part of Lot 18,  
Concession 8

APPLICANT:  
ISLINGTON VILLAGE CENTRE INC.

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Development Planning Department

# Attachment

FILE No.:  
Z.06.017 &  
DA.06.019

March 20, 2006

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