

**2. ZONING BY-LAW AMENDMENT FILE Z.06.046
2056668 ONTARIO INC.**

P.2008.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.046 (2056668 Ontario 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.

Communications Plan

On May 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of June 9, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.06.046) on the subject lands shown on Attachment #1, to permit the following uses in association with an approved supermarket, as shown on Attachment #2, in the C4 Neighbourhood Commercial Zone:

1. an open storage area to be located below the canopy of the supermarket for the outdoor display and selling of merchandise; and,
2. a seasonal garden centre use within the parking area, which will be in operation for a period not exceeding 12 weeks per annum (April 15th to July 15th). The outdoor garden centre will be a maximum of 372 m² in area and will displace approximately 16 surplus parking spaces.

Background - Analysis and Options

The subject lands, shown on Attachment #1, are located at the northeast corner of Dufferin Street and Major Mackenzie Drive, being Block 61 on Plan 65M-3949, in Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. The subject lands are currently vacant and have an area of 7.0 ha.

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The subject lands are zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(1198) by By-law 1-88. The surrounding land uses are shown on Attachment #1.

On June 18, 2007, Vaughan Council approved the related Site Development File DA.06.055 for 13 single-storey, multi-unit and freestanding commercial buildings, including a supermarket on the subject lands. The site plan agreement was registered on April 25, 2008.

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 consideration of the City's Official Plan, Zoning By-law, and the Block 12 Plan, with respect to the appropriateness of the proposed outdoor seasonal garden centre and open storage (for the outdoor display and selling of merchandise) uses in the context of the surrounding existing and planned land uses and the internal traffic flow on the subject lands; and,
- ii) the Owner will be required to obtain a minor amendment to the proposed site plan for the proposed outdoor seasonal garden centre and outside display/storage areas with respect to the siting on the subject lands, if the proposed zoning amendment is approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed 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 proposal will be reviewed in light of the applicable Official Plan policies, the Zoning By-law, the Block 12 Plan, and compatibility with the adjacent land uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

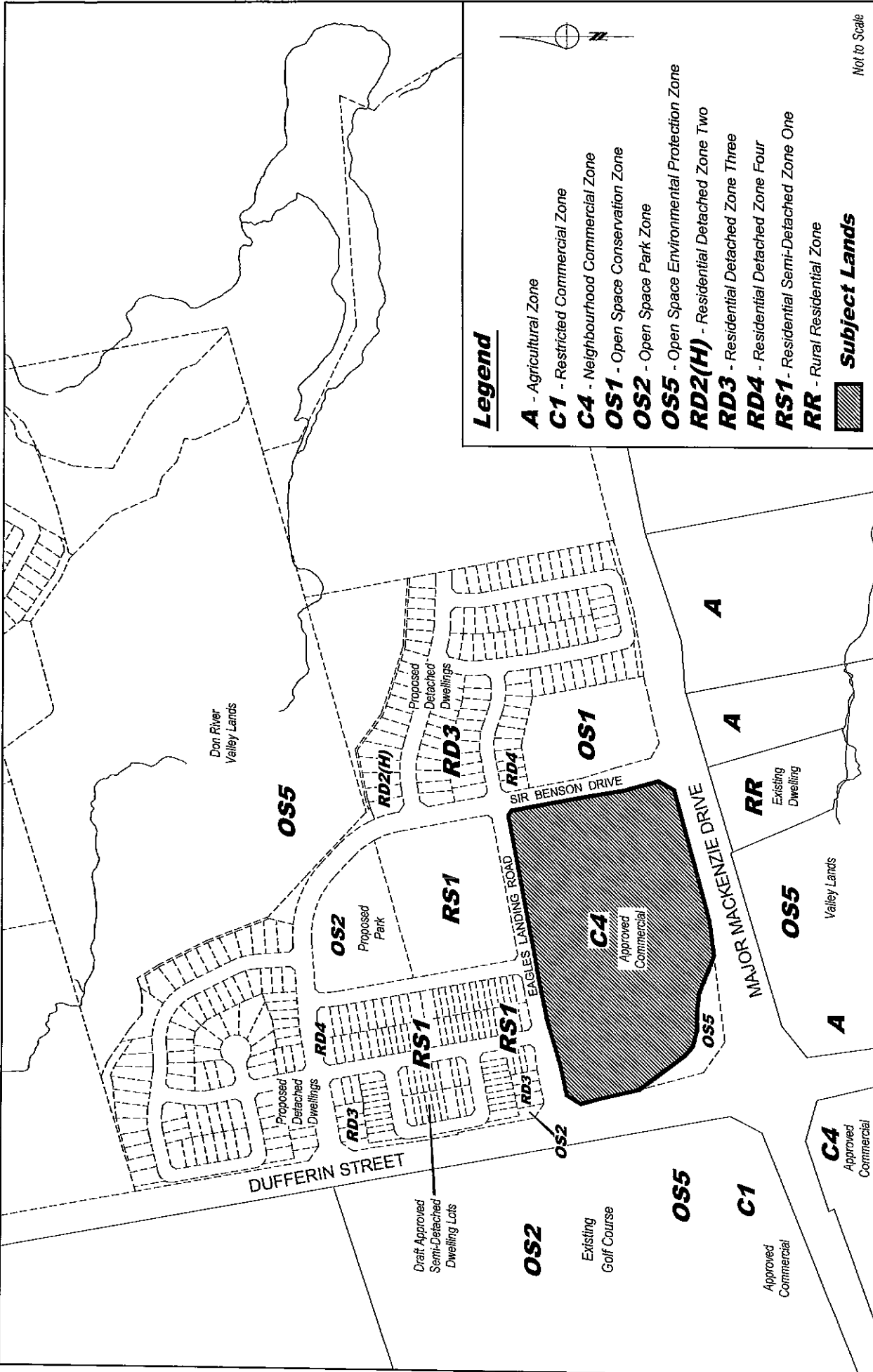
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Manager of Development Planning

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Legend

- A** - Agricultural Zone
- C1** - Restricted Commercial Zone
- C4** - Neighbourhood Commercial Zone
- OS1** - Open Space Conservation Zone
- OS2** - Open Space Park Zone
- OS5** - Open Space Environmental Protection Zone
- RD2(H)** - Residential Detached Zone Two
- RD3** - Residential Detached Zone Three
- RD4** - Residential Detached Zone Four
- RS1** - Residential Semi-Detached Zone One
- RR** - Rural Residential Zone



Not to Scale

Location Map

Part of Lot 21,
Concession 2,

APPLICANT:
2056668 ONTARIO INC.

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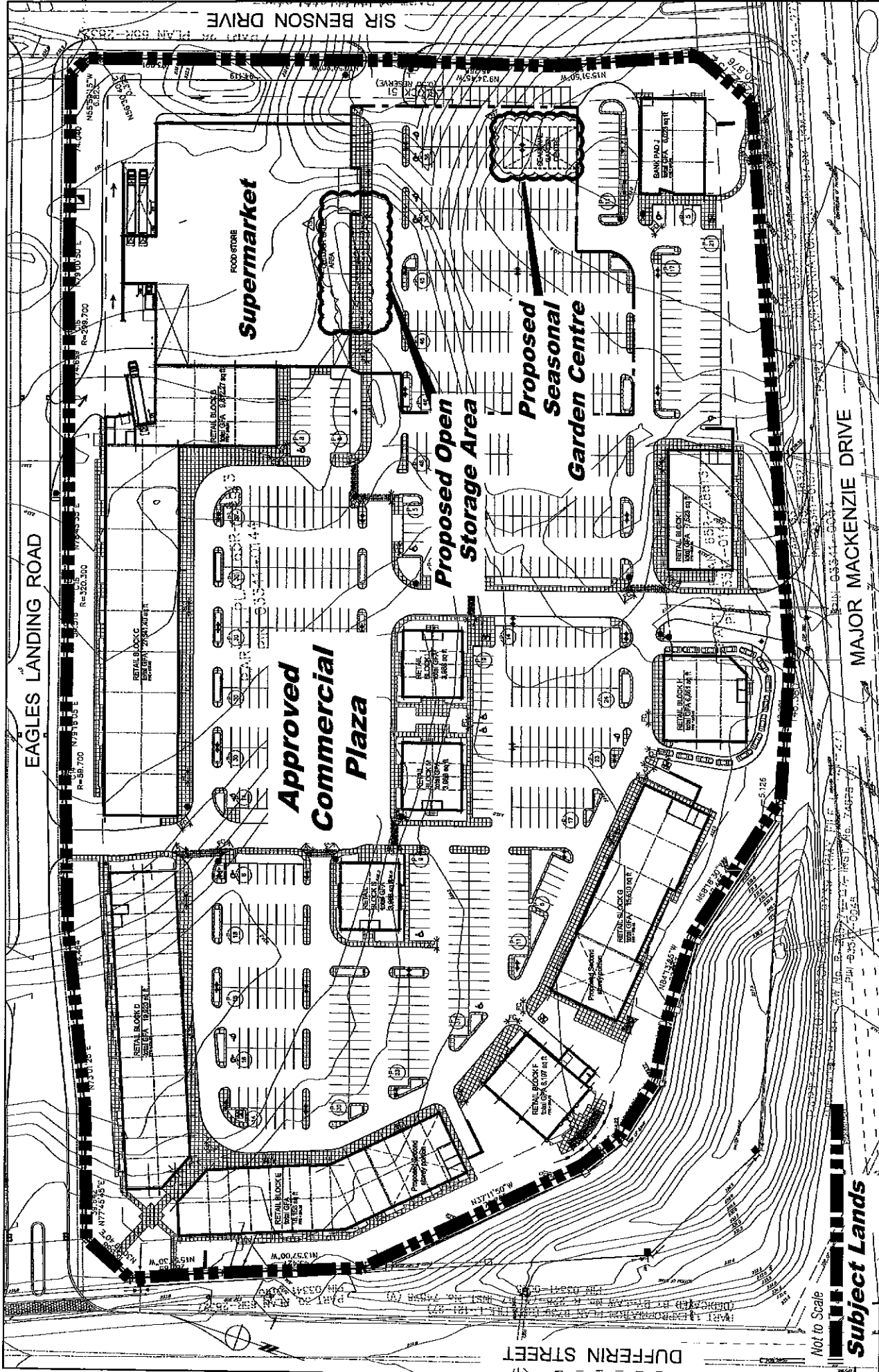


Development Planning Department

Attachment 1

FILE No.: Z.06.046
RELATED FILE:
DA.06.055

May 22, 2008



EAGLES LANDING ROAD

DUFFERIN STREET

MAJOR MACKENZIE DRIVE

SIR BENSON DRIVE

Not to Scale

Subject Lands

Site Plan

Part of Lot 21,
Concession 2

APPLICANT:
2056668 ONTARIO INC.

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CITY OF
Vaughan

Development Planning Department

Attachment

2

FILE No.: Z.06.046
RELATED FILE:
DA.06.055

May 30, 2008