

**3. ZONING BY-LAW AMENDMENT FILE Z.02.065
 LOBLAW PROPERTIES LIMITED
 WARD 2**

P.2009.27

Recommendation

The Commissioner of Planning recommends:

1. THAT the Public Hearing report for File Z.02.065 (Loblaw Properties Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 14, 2009
- b) Circulation Area: 150 m and the West Woodbridge Homeowners Association
- c) Comments received as of August 21, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS1 Open Space Conservation Zone to C4 Neighbourhood Commercial Zone (tableland portion – 3.20 ha) and OS1 Open Space Conservation Zone in the manner shown on Attachment #3. The rezoning would facilitate the development of the property with a proposed 9,230m² supermarket use with accessory outdoor display and a seasonal garden centre as shown on Attachments #3 and #4. In addition, the following zoning exceptions to By-law 1-88 are required to facilitate the proposed plan:

	By-law Standard	By-law 1-88 Requirements (C4 Neighbourhood Commercial Zone)	Proposed Exceptions to C4 Neighbourhood Commercial Zone
a.	Maximum Lot Area	25,000 m ²	32,100 m ²
b.	Maximum Driveway Width	7.5 m	8.3 m
c.	Minimum Parking Requirement	6 spaces/100 m ²	5 spaces/100 m ²
d.	Seasonal Garden Centre and Accessory Outdoor Display Area	Not Permitted Uses	Permit these Uses

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ East side of Regional Road #27, north of Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Neighbourhood Commercial" and "Drainage Tributary" by Official Plan Amendment #240 (Woodbridge Community Plan), as amended by OPA #345 and specifically Section 4.8d, which sets out development policies for the subject lands.▪ The proposal to rezone the property from A Agricultural Zone and OSI Open Space Conservation Zone to C4 General Commercial Zone and OSI Open Space Conservation Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone and OS1 Open Space Conservation Zone, by By-law 1-88.▪ An amendment to the Zoning By-law is required to rezone the property from A Agricultural Zone and OSI Open Space Conservation Zone to C4 Neighbourhood Commercial Zone and OSI Open Space Conservation Zone in conformity with the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.
Application History	<ul style="list-style-type: none">▪ This application was originally submitted on August 22, 2002 and included the subject lands and the residential lands to the south (Draft Plan of Subdivision File19T-02V06) as shown on Attachment #2.▪ The residential component (File 19T-02V06) was subsequently severed and developed separately.▪ The application was subsequently revised to include the being the existing commercial plaza lands to the south as shown on Attachment #2, and was received by Council at the June 21, 2004 Committee of the Whole Public Meeting.▪ The current proposal subject to this report omits the existing commercial plaza to the south, and deals specifically with the subject lands as shown on Attachment #3.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of rezoning the tableland portion of the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone to permit the proposed supermarket and accessory display and a seasonal garden centre uses on the property will be reviewed in the context of their compatibility with the surrounding land uses.
b.	Urban Design, Architectural Guidelines, and Neighbourhood Plan	<ul style="list-style-type: none"> The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.
c.	Traffic Impact Study and Parking Study	<ul style="list-style-type: none"> The applicant submitted a Traffic Impact Study and a Parking Study to support the reduced parking standards which must be reviewed and approved by the Region of York and the Vaughan Engineering Department.
d.	Additional Studies	<ul style="list-style-type: none"> Any required supporting studies must be approved by the City and may include a market feasibility study, a tree preservation plan identifying the protection of existing trees, and a noise study.
e.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The lands fall within the Toronto and Region Conservation Authority Regulated Area; all conditions and requirements of TRCA must be satisfied.
g.	Regional Municipality of York	<ul style="list-style-type: none"> The property fronts onto and access is proposed to Regional Road #27; all access and appropriate road widening requirements must be approved by the Region of York.

Relationship to Vaughan Vision 2020/Strategic Plan

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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan with Proposed Zoning
4. Conceptual Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location:
 Lot 11, Concession 8
 Applicant:
 LOBLAW PROPERTIES LIMITED
 N:\DFT\1 ATTACHMENTS\DA\06.02.05



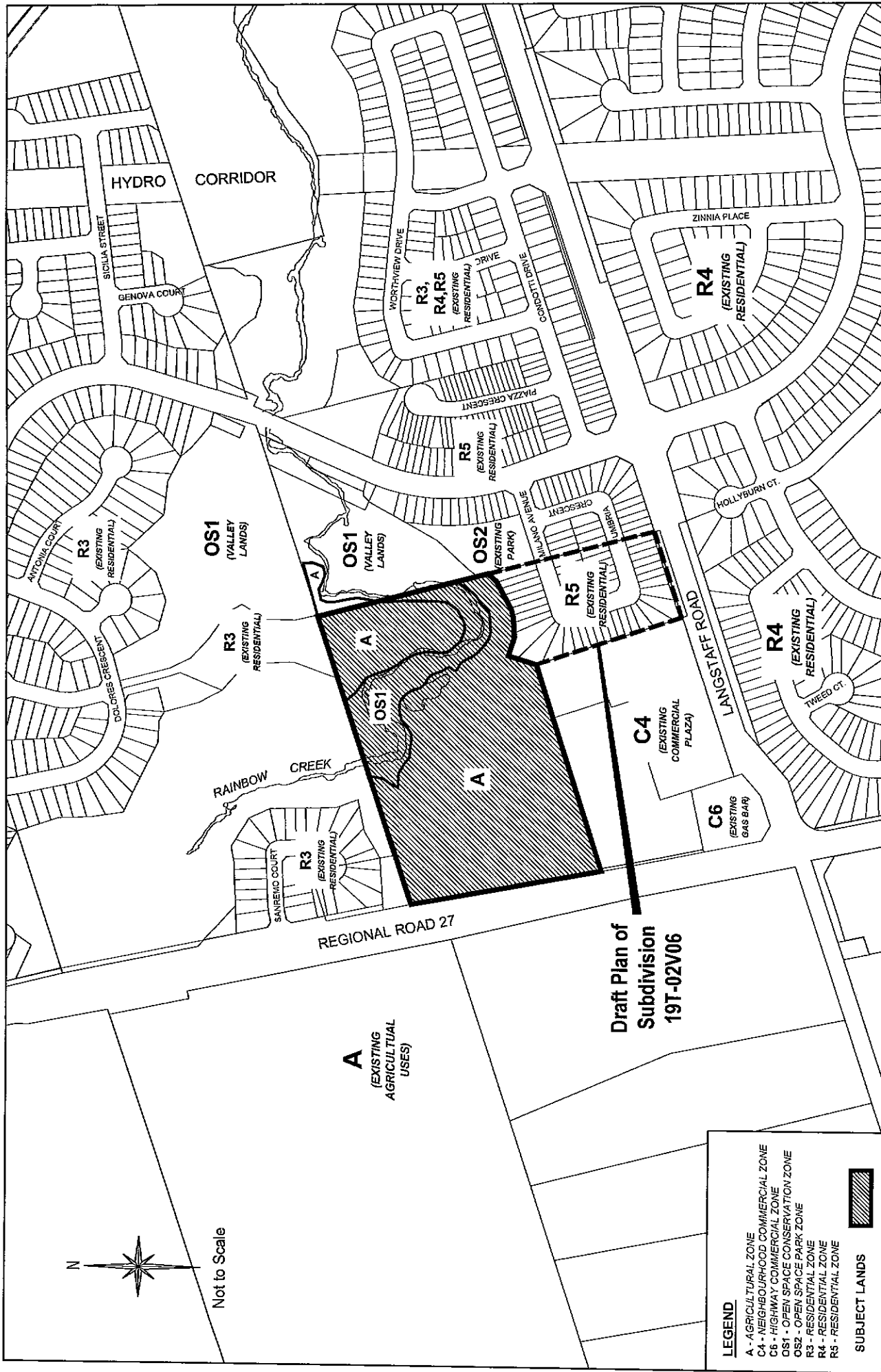
Development Planning Department

Attachment

File:
 Z.02.065

Date:
 August 12, 2009

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Development Planning Department

Location Map

Location: Lot 11, Concession 8
 Applicant: LOBLAW PROPERTIES LIMITED
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LEGEND

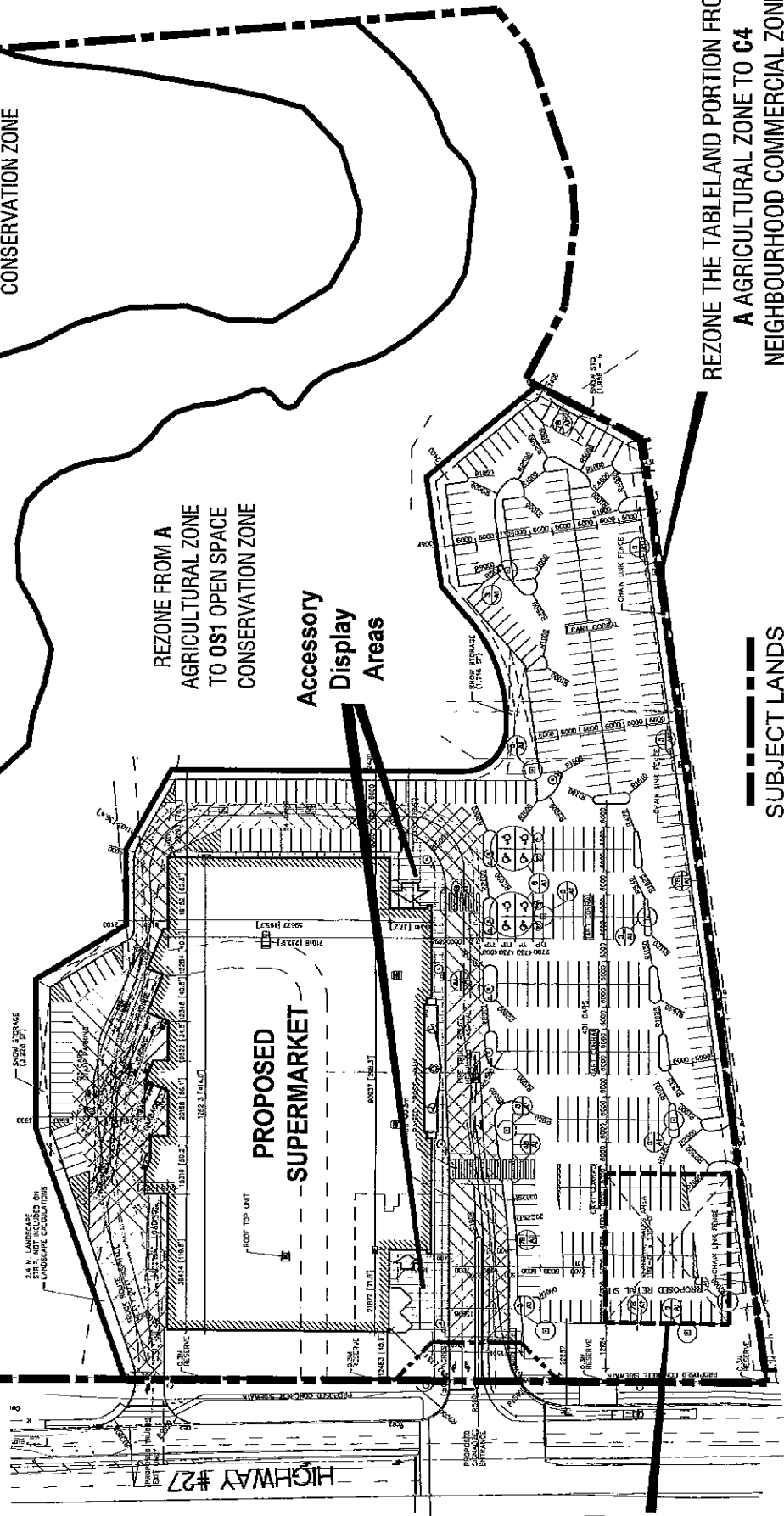
- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE

SUBJECT LANDS

Draft Plan of Subdivision 19T-02V06



Not to Scale



Proposed Seasonal Garden Centre

Site Plan with Proposed Zoning

Location: Lot 11, Concession 8

Applicant: LOBLAW PROPERTIES LIMITED

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Development Planning Department

Attachment

File: Z.02.065

Date: August 12, 2009

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Conceptual Elevations

Location:
Lot 11, Concession 8

Applicant:
LOBLAW PROPERTIES LIMITED

NA\PTV\1 ATTACHMENTS\DA\da.02.055



The City Above Toronto

Development Planning Department

Attachment

File:
Z.02.065

Date:
August 12, 2009

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