

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

Item 6, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2014.

6 **SITE DEVELOPMENT FILE DA.13.066**
YORK MAJOR HOLDINGS INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated January 14, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.066 (York Major Holdings Inc.) BE APPROVED, to facilitate the development of two, one-storey, multi-unit retail/commercial buildings as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, and signage plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the final waste management plan and waste collection design standards submission shall be approved by the Vaughan Public Works Department;
 - iv) the Owner shall successfully obtain approval of Minor Variance Application A357/13 from the Vaughan Committee of Adjustment for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, to implement the proposed site plan, and that the Committee's decision shall be final and binding; and,
 - v) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with an urban form that supports our expected population growth.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

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In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i) light pollution reduction by designing outdoor lighting for safety and comfort;
- ii) indoor plumbing fixtures that reduce water consumption;
- iii) bicycle racks will be provided on site;
- iv) roofing materials will be used that have a Solar Reflectance Index (typically referred to as a white roof);
- v) low volatile organic compound adhesives, sealants, paints and coatings will be used; and,
- vi) drought tolerant plant materials.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.066 (York Major Holdings Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of 2 one-storey (810.48 m² and 1,013.87 m²) multi-unit retail/commercial buildings, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands are located on the southwest corner of McNaughton Road East and Eagle Rock Way, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The subject lands are located within Block 5 of Registered Plan 65M-4061, which is an 8.9 ha parcel of land. The proposed development is located east of the existing Walmart building and will occupy 0.57 ha of the overall 8.9 ha block. The balance of the lands, which are owned by the applicant will be developed with a commercial building (Marshalls) and future development as shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial – Part L" by OPA #332, as amended by OPA #535, and further designated Oak Ridges Moraine Settlement Area by OPA #604. The "Prestige Industrial – Part L" designation permits a wide range and mix of land uses, including warehousing, processing, manufacturing, retail and retail warehousing uses to a maximum gross floor area (GFA) of 25,000 m². The proposed retail/commercial development is permitted by OPA #332, as amended.

The subject lands are designated "Community Commercial Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The "Community Commercial Mixed-Use" designation permits office, hotel, cultural and entertainment, and retail uses. The proposed retail/commercial development is permitted by VOP 2010.

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The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1097), which permits the proposed retail/commercial development. In order to implement the proposed site plan shown on Attachment #3, the Owner has submitted Minor Variance Application A357/13 to the Vaughan Committee of Adjustment, to amend Zoning By-law 1-88, specifically the M1 Restricted Industrial Zone requirements, subject to Exception 9(1097), to permit the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88, M1 Restricted Industrial Zone Requirements, subject to Exception 9(1097)	Proposed Variances to the M1 Restricted Industrial Zone Requirements, subject to Exception 9(1097)
a.	Minimum Number of Parking Spaces	110 spaces (1,824.35 m ² x 6.0 spaces/100 m ² GFA)	70 spaces (1,824.35 m ² x 3.8 spaces/100 m ² GFA)
b.	Minimum Exterior Side Yard Setback (Eagle Rock Way)	9 m	6 m
c.	Minimum Front Yard Setback (McNaughton Road)	9 m	6.29 m

A total of 70 parking spaces or 3.8 spaces per 100 m² of GFA are proposed on the subject lands. The Owner is proposing to provide parking on a shared basis on the York Major Holding Inc. lands (Block 5 as shown on Attachment #3), which at this time is developed and approved with a Walmart and a future Marshalls (under construction) as shown on Attachment #3. The parking analysis submitted in support of the application utilizes a shared parking approach on the overall York Major Holdings Inc. lands premised on customers parking in front of one store and walking to the neighbouring store, given the proximity of the buildings. Parking is provided on the Walmart (12,200 m² with 597 parking spaces) and Marshalls (4,010 m² with 170 parking spaces) sites at individual rates of 4.9 and 4.2 spaces/100 m² GFA, respectively. When the Walmart and Marshalls parking supply is averaged with the proposed parking on the subject lands of 3.8 spaces/100 m² GFA, the overall parking ratio is 4.6 spaces/100 m² GFA calculated over the three sites, which is consistent with the minimum 4.5 parking spaces/100 m² ratio identified in the City of Vaughan's Draft Parking Standards review completed by the IBI Group. Therefore, Staff can support the proposed individual parking rate of 3.8 spaces/100 m² of GFA (i.e. 70 parking spaces) on the subject lands.

The Minor Variance Application also includes a request to permit a reduced exterior side and front yard setbacks of 6 m and 6.29 m along Eagle Rock Way and McNaughton Road, respectively. The Building Standards Department has advised that the yard abutting McNaughton Road is deemed to be the front yard, Hill Street the rear yard, and the exterior side yard abuts Eagle Rock Way. Variances are proposed to the exterior side and front yards, as identified in Table 1. The proposed exterior side yard and front yard setbacks will result in a built form located closer to the street that will enhance the streetscape while still providing sufficient

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space for landscaping and buffering. Accordingly, the Development Planning Department can support these variances. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must be successful in obtaining approval of Minor Variance Application A357/13 from the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The subject lands form part of a larger 8.92 ha block, that contains the existing Walmart and other commercial lands that will be developed in the future, as shown on Attachment #3. The proposed site plan shown on Attachment #4 includes two, 1-storey multi-unit retail/commercial buildings along the north and south limits of the subject lands to this report with parking located between the buildings.

Buildings "G" and "H" are multi-unit buildings each containing 8 units and with a GFA of 810.48m² and 1,037.87 m², respectively. Both buildings are oriented so that the main front entrances to the units face the internal parking area. Pedestrian connections to McNaughton Road East and across the west limit of the site to Eagle Rock Way are provided as shown on Attachment #4. Vehicular access to the site is proposed from McNaughton Road and Eagle Rock Way. Garbage loading for Buildings "G" and "H" are located at the southwest and northwest corners of each building as shown on Attachment #4. The proposed garbage loading areas are open and visible from the main driveway entrances to the site and from Eagle Rock Way. The Development Planning Department recommends that additional tree planting be integrated into the landscape buffer close to the loading area to screen this area from view. The final site plan must be revised to the satisfaction of the Development Planning Department.

a) Building Elevations

The proposed building elevations are shown on Attachments #6 and #7. The buildings will be constructed to a height of 4.89 m with varying parapet heights that increase the heights to 6.12 m and 6.84 m for architectural enhancement.

Building "G" is designed using beige stucco with light beige architectural stone veneer, wheat and brown brick, light grey aluminum panels and stone veneer with deep purple and dark brown awnings. Building "H" will consist of beige, mustard and dark brown stucco with light beige stone veneer and red-orange and dark brown brick veneer. The main unit entrances will consist of light grey, red and sky blue composite panels with a light grey stone veneer.

The building elevations facing Eagle Rock Way and the south entrance driveway include windows (spandrel and vision glazing) and a mixture of materials including stone cladding, brick, stucco and canopy awnings to create visual interest. All roof-top mechanical equipment will be screened from view.

An exposed concrete footing is proposed at the rear of Unit #H-8 where the grade slopes towards Eagle Rock Way. The Owner has agreed to extend the stone veneer closer to grade level, as shown on Attachment #7, to reduce the amount of exposed concrete, to the satisfaction of the Development Planning Department.

Wall signage will consist of channel lettering that is proposed above each unit as shown on Attachments #6 and #7. The existing pylon sign located on Major Mackenzie Drive will also be used to advertise building tenants. No new pylon sign is proposed for this development.

The final building elevations must be to the satisfaction of the Development Planning Department.

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b) Landscape Plan

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs, perennials, ornamental grasses and ground covers, as shown on Attachment #5.

The Development Planning Department has requested, and the Owner has agreed to provide additional tree planting along McNaughton Road East to screen the views of the parking lot and adjacent to the northwest corner of Building “H” to screen the garbage staging area. The Owner must submit a revised landscape plan to the satisfaction of the Development Planning Department.

Vaughan Development / Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposed development and provides the following comments:

a) Site Plan

- The proposed driveways must be constructed with heavy duty asphalt paving. This area should be highlighted on the site plan.
- The site plan should identify the snow storage areas representing a minimum of 2% of the lot area, or the Owner must indicate if snow is proposed to be removed off-site.

b) Garbage Loading Area

In response to our comments of November 4, 2013, the Traffic Consultant (Poulos & Chung) has submitted a safety analysis regarding loading/garbage truck operation for the subject development. The following are comments pertaining to the submission:

- According to the study report, the waste collection will occur between 7 a.m. and 8 a.m. when site traffic flows are minimal. Furthermore, the loading operation will take approximately 5 minutes to complete.
- The driveway at Eagle Rock Way could store at least 2 inbound vehicles. As per submitted analysis there is not expected to be any adverse impact to the traffic operation at Eagle Rock Way.
- In order to provide unobstructed view at the location of the Driveway/Eagle Rock Way, the study recommends small plantations (flowers or other short vegetation) in the landscaped area west of the loading area on Building “H” along Unit “H-1”. The Owner and the Development Planning Department are aware of this recommendation, and the Owner is willing to plant short vegetation at this location.

Based on the above, staff has no objection regarding the loading area location as shown for Buildings ‘G’ and ‘H’.

c) Parking Study

The parking analysis included in the March 2013, Traffic Impact Study for the Marshalls development, prepared by Poulos & Chung analyzed the parking for the entire future site including the subject development. According to the addendum report of August 2013, a variance to the M1 Restricted Industrial Zone in Zoning By-law 1-88 is being proposed for Phase 2 of the site. The study recommends a ratio of 3.8 spaces/100m² for the proposed development (i.e. for

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Buildings (“G” and “H”), however, the average parking ratio over the Walmart, Marshall’s and subject lands for Buildings “G” and “H” would be 4.6 spaces/100m², which is consistent with the minimum 4.5 parking spaces/100 m² ratio identified in the City’s Draft Parking Standards review by the IBI Group.

In order to determine if the parking rate proposed is appropriate to meet the development’s parking demand, the consultant utilized existing parking supply and demand data (parking accumulation study/survey at the existing Walmart development).

d) Traffic Impact Study

The conclusion and recommendations as presented in the March 2013 Traffic Impact Study by Poulos & Chung for the Marshalls development (File DA.13.023) remain valid for the subject development and state that based on the current parking demand rate, the proposed parking supply be approved.

e) Pedestrian Access

An enhanced walkway is recommended across each loading area to allow for pedestrian permeability throughout the site.

f) Bicycle Parking

A minimum of 6 short term cycle parking spaces is recommended for visitors. Cycle parking should be provided for each building, and should consist of bike stands, preferably sheltered. Bike stands should be easily accessible (no more than 15 m from a building entrance), and highly visible along the roadway frontage. Medium-high security stands are recommended, which permits the bicycle frame and both wheels to be locked to the rack. An inverted ‘U’ stand with in-ground mount is recommended. All cycle parking should be shown on the Site Plan and Landscape Plan. The proposed rack/stand type should also be identified in the Landscape Details. The Owner has advised that the site plan will be amended to include bicycle parking on the site, to the satisfaction of the Development/Transportation Engineering Department.

g) Site Servicing and Grading

The final site plan, storm water management and grading plans and reports must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that cash-in-lieu of parkland dedication is not required as it was paid in full through the Subdivision Agreement between the City and York Major Holdings Inc. (File 19T-05V05).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

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The proposed development includes indoor plumbing fixtures that reduce water requirements, bicycle racks, white roofs and low VOC adhesives, sealants, paints and coatings. The proposed landscape plan includes drought tolerant plant material to encourage water conservation.

ii) Manage Growth & Economic Well Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The Region of York has no objections to the proposed development. However, the Region requests that prior to final site plan approval and issuance of any Building Permit by the City of Vaughan that the City be in receipt of a signed approval letter from the Region.

The applicant must revise and resubmit the drawings circulated in support of the application to show both of the Region's artery water mains under McNaughton Road East.

A condition of approval is included in the recommendation requiring the applicant to satisfy all requirements of the Region of York.

Conclusion

Site Development File DA.13.066 has been reviewed in accordance with OPA #332, as amended by OPA #535 and OPA #604, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the development of the proposed commercial buildings is compatible with the existing and planned uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.066, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Master Plan (York Major Holdings Inc. Lands)
4. Site Plan
5. Landscape Plan
6. Elevations – Building "G"
7. Elevations – Building "H"

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)