

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

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1493130 ONTARIO LIMITED

WARD 3 – VICINITY OF WESTON ROAD AND COLOSSUS DRIVE

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated June 2, 2015, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.15.011 (1493130 Ontario Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 10,089 m² multi-unit commercial building and one-storey 780 m² eating establishment, as shown on Attachments #3 to #7, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii) the Owner shall satisfy all requirements of the Vaughan Public Works Department, Solid Waste Management Division; and,
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation;
 - b) that the Site Plan Agreement shall include the following clause:
 - i) "Development Charges, Special Service Area Development Charges, if any, shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the rate in effect at that time."

The application implements the following Goal and Objective of Green Directions Vaughan:

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- 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

In accordance with the goal and objective 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:

- LED lighting on the proposed buildings
- low-flow, high efficiency plumbing fixtures
- drought tolerant and native plant species to promote water efficiency
- locally sourced building materials
- bicycle racks to encourage an alternative mode of transportation

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.15.011 in order to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 10,089 m² multi-unit commercial building and one-storey 780 m² eating establishment, as shown on Attachments #3 to #7. The proposed development implements the Vaughan Official Plan (VOP 2010) and is compatible with the surrounding, existing and planned land uses.

Background - Analysis and Options

Location

The 4.28 ha vacant subject lands (Parcel "D") are located southeast of Weston Road and Colossus Drive (67 Colossus Drive) and form part of a larger existing retail complex known as the Colossus Centre, as shown on Attachment #2. The centre is a large retail complex operating as one retail entity that consists of several parcels of land under separate ownership. The subject lands were developed previously with a commercial building, being the former Rona Home and Garden store, that has since been demolished.

Official Plan

The subject lands are located within a "Primary Centre" (Weston Road and Regional Road #7) and are designated "Community Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010). "Primary Centres" are areas planned for redevelopment that include a wide range of residential, retail and office uses. The "Community Commercial Mixed-Use" designation permits a full range of retail and office uses to primarily serve the residents of the immediate community.

Zoning

The subject lands are zoned C10 Corporate District Zone by Zoning By-law 1-88, subject to Exception 9(989), which permits the proposed multi-unit commercial and eating establishment buildings.

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Despite separate land ownerships, the Colossus Centre as a whole operates as one retail entity. The lands subject to Exception 9(989) include the entire Colossus Centre lands as shown on Attachment #2. As a result, parking spaces and aisles are shared among all land parcels within the Colossus Centre. The Owner is providing 4,061 parking spaces within the Colossus Centre (including the Costco lands). Zoning By-law 1-88 requires 4,055 parking spaces calculated as follows:

$$\begin{aligned} & \text{Retail (Overall, including Parcel "D")} \\ & 50,804.39 \text{ m}^2 @ 6 \text{ spaces per } 100 \text{ m}^2 \text{ GFA} = 3,049 \text{ spaces} \\ & + \\ & \text{Eating Establishment (Parcel "D")} \\ & 2,183 \text{ m}^2 @ 16 \text{ spaces per } 100 \text{ m}^2 \text{ GFA} = 350 \text{ spaces} \\ & + \\ & \text{Eating Establishment – Convenience with Drive-Through} \\ & 5,251 \text{ m}^2 @ 16 \text{ spaces per } 100 \text{ m}^2 \text{ GFA} = 841 \text{ spaces} \\ & + \\ & \text{Eating Establishment - Takeout} \\ & 111 \text{ m}^2 @ 10 \text{ spaces per } 100 \text{ m}^2 \text{ GFA} = 11 \text{ spaces} \\ & + \\ & \text{Place of Entertainment} \\ & 10,506 \text{ m}^2 @ 11 \text{ spaces per } 100 \text{ m}^2 \text{ GFA} = 1,156 \text{ spaces} \\ & \text{Subtotal} = 5,407 \text{ spaces} \\ & \text{Permission for a 25\% reduction for each use, pursuant to Exception 9 (989)} \\ & = 1,352 \text{ space reduction} \\ & \text{Total Required} \\ & = 4,055 \text{ parking spaces} \end{aligned}$$

Accordingly, the proposal complies with the minimum parking requirement of Zoning By-law 1-88.

Site Plan Review

The 4.28 ha subject lands were previously developed with a retail warehouse building and associated outdoor seasonal centre and lumberyard (former Rona Home and Garden). The redevelopment proposal shown on Attachments #3 and #4 includes the construction of a one-storey, 10,089 m² multi-unit commercial building comprised of five retail units, and one standalone, one-storey 780 m² eating establishment with an outdoor patio, for a total gross floor area of 10,869 m². A 3 m wide raised pedestrian walkway through the parking area connects the proposed buildings, together with additional pedestrian connections around the perimeter of the site. Access to the site is via existing driveway entrances from Famous Avenue and Weston Road.

The landscape plan shown on Attachment #5 consists of a mix of deciduous and coniferous trees and shrubs located primarily within raised planter curbs throughout the parking area. Benches and bicycle rings are proposed in front of the main entrance to the multi-unit and eating establishment buildings, as shown on Attachment #5.

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Building elevations for the proposed multi-unit commercial building, as shown on Attachment #6, consist primarily of stucco, metal siding and masonry brick. The north elevation consists of clear vision glazing with spandrel accents at the front entrance of each retail unit. Building elevations for the proposed eating establishment consist of brown and grey smooth hardie board panels with recessed cedar panel accents, clear vision and grey tinted spandrel glazing, as shown on Attachment #7. An angled feature wall in a light grey travertine finish is also proposed on the south elevation near the main entrance of the building.

The Vaughan Planning Department is satisfied with the proposed redevelopment of the subject lands as shown on Attachments #3 to #7, subject to the finalization of the details for the site plan, building elevations, signage and landscape plans. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works Department - Solid Waste Management

The Vaughan Public Works Department - Solid Waste Management Division has reviewed the application and provided comments to the Owner. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Public Works Department - Solid Waste Management Division, in accordance with the recommendation of this report.

Ministry of Transportation

The subject lands are located within the Ministry of Transportation (MTO) Permit Control Area. As a result, a MTO Building and Land Use Permit is required prior to the commencement of any works and construction on-site. The Owner must satisfy all requirements of the MTO prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The subject lands have access onto Weston Road, a regional right-of-way. The York Region Transportation and Community Planning Department has no objections to the proposal.

Conclusion

Site Development File DA.15.011 has been reviewed in consideration of the Official Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed redevelopment of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.15.011, subject to the conditions in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Site Plan
5. Landscape Plan
6. Elevations - Multi-Unit Commercial Building
7. Elevations – Eating Establishment

Report prepared by:

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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.)