

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

Item 4, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

**4**

**SITE DEVELOPMENT FILE DA.13.111**  
**1493130 ONTARIO LIMITED**  
**WARD 3 – VICINITY OF WESTON ROAD AND COLOSSUS DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Interim Director of Planning/Director of Development Planning, and the Manager of Development Planning, dated June 3, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

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

1. THAT Site Development File DA.13.111 (1493130 Ontario Limited) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:
    - i. the owner shall satisfy all requirements of the Vaughan Planning, Development/Transportation Engineering, and Public Works (Waste Management) Departments;
    - ii. the owner shall successfully obtain approval from the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report to implement the proposed site plan, and the Committee's Decision shall be final and binding and the owner shall satisfy any conditions of approval imposed by the Committee;
    - iii. the owner shall provide an updated parcel abstract to confirm the consolidation of Parcels "C" and "D", to the satisfaction of the Vaughan Planning Department;
    - iv. the owner shall satisfy all requirements of PowerStream Inc., Bell Canada, the York Region Transportation and Community Planning Department, and 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."

**Contribution to Sustainability**

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

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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

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:

- the proposal represents the redevelopment of the subject lands which minimizes environmental impact
- bicycle racks and on-site repair kits are provided to encourage an alternative mode of transportation
- a white PVC membrane roof to reduce the heat island effect

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

To seek approval from the Vaughan Committee of the Whole for Site Development File DA.13.111 to permit the redevelopment of the subject lands shown on Attachments #1 and #2, with an 11,814 m<sup>2</sup> retail store (Target) and 2,615 m<sup>2</sup> of additional retail space, as shown on Attachments #3 to #8.

#### **Background - Analysis and Options**

##### **Location**

The 4.29 ha 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 Attachments #1 and #2. The centre is a large retail complex that consists of several parcels of land under separate ownership and operates as one retail entity. The subject lands are developed with a vacant commercial building, the former Rona Home and Garden store, which is proposed to be demolished.

##### **Official Plan**

The subject lands are designated "Community Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of retail uses. The proposed retail buildings conform to the Official Plan.

##### **Zoning**

The subject lands are zoned C10 Corporate District Zone by Zoning By-law 1-88, subject to Exception 9(989). Despite separate ownerships, the Colossus Centre as a whole operates as one retail entity.

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The owner proposes to consolidate Parcels “C” and “D” (subject lands) on title to create one parcel through the Ontario Land Registry Office (Consolidation of Parcels Application), as shown on Attachment #3. The purpose of the consolidation is to alleviate the necessity for additional exceptions to Zoning By-law 1-88, including lot coverage, however, the following exceptions to Zoning By-law 1-88, Exception 9(989) are required to permit the proposal:

| <b>Table 1: Proposed Exceptions to Zoning By-law 1-88</b> |                               |   |  |
|---|-------------------------------|---|--|
|   | <b>By-law Standard</b>        | <b>By-law 1-88 Requirements, C10 Corporate Centre Zone, Exception 9(989)</b>  | <b>Proposed Exceptions to By-law 1-88, C10 Corporate Centre Zone, Exception 9(989)</b>                                   |
| a.  | Minimum Landscape Strip Width | 3 m wide landscape strip along Famous Avenue, as shown on Attachment #3   | 0 m wide landscape strip (existing condition) along Famous Avenue, as shown on Attachment #3                             |
| b.  | Parking Requirements          | <p>Retail (Overall, including Parcel “E”) 55,604.66 m<sup>2</sup> @ 6 spaces per 100 m<sup>2</sup> GFA = 3,337 spaces</p> <p>+<br/>Eating Establishment Convenience<br/>283 m<sup>2</sup> @ 20 spaces per 100 m<sup>2</sup> GFA = 57 spaces</p> <p>+<br/>Eating Establishment - Convenience Drive-Through<br/>5,372 m<sup>2</sup> @ 16 spaces per 100 m<sup>2</sup> GFA = 860 spaces</p> <p>+<br/>Eating Establishment - Takeout<br/>111 m<sup>2</sup> @ 10 spaces per 100 m<sup>2</sup> GFA = 11 spaces</p> <p>+<br/>Place of Entertainment<br/>10,506 m<sup>2</sup> @ 11 spaces per 100 m<sup>2</sup> GFA = 1,156 spaces</p> <p>Subtotal = 5,422 spaces</p> <p>Permission for a 25% reduction for each use, pursuant to Exception 9 (989)<br/>= 1,356 space reduction</p> <p>Total Required<br/><b>= 4,066 parking spaces</b></p> | <p>Total Parking Provided (Overall, including Parcel “E”)<br/><b>= 4,027 spaces</b><br/><b>(deficient 39 spaces)</b></p> |

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Exception 9(989) defines “street line” as the “the dividing line between a lot and a street, driveway, aisle or a reserve abutting a street.” The proposed landscape width reduction to 0 m, whereas Zoning By-law 1-88 requires minimum landscape widths of 3 m, recognizes the existing condition on the lands along Famous Avenue and between the consolidated parcel and Parcel “E”, as shown on Attachment #3.

The lands subject to Exception 9(989) include the entire Colossus Centre lands as shown on Attachment #2. As a result, the parking spaces and aisles, are shared among all the parcels within the Colossus Centre. The owner is providing 4,027 parking spaces within the Colossus Centre (including the Costco lands), whereas Zoning By-law 1-88 requires 4,066 parking spaces calculated at the rates noted in Table 1. The result is a parking deficiency of 39 spaces. The owner has submitted a parking study prepared by BA Consulting Group in support of the proposed parking supply, which has been approved by the Vaughan Development/Transportation Engineering Department.

The Planning Department can support the above-noted variances, which are minor in nature, and meet the intent of the Official Plan and Zoning By-law. The proposed development is consistent with the existing built form and represents a redevelopment of the subject lands that would facilitate appropriate improvements to the site.

Prior to the execution of the site plan agreement, the owner must submit a Minor Variance application for the above-noted zoning exceptions and successfully obtain approval from the Vaughan Committee of Adjustment. In addition, the owner will be required to provide an updated parcel abstract for the single parcel prior to the execution of the site plan agreement. Conditions to this effect are included in the recommendation of this report.

Site Plan Review

The subject lands are developed with a retail warehouse building (former Rona Home and Garden) and the associated outdoor seasonal centre and lumberyard. The redevelopment proposal includes the demolition of the former Rona store and the construction of a new multi-unit commercial building comprised of an 11,814 m<sup>2</sup> retail unit (Target - Building “D1”) and 2,615 m<sup>2</sup> of retail space (Building “D2”) that will connect the new Target with the existing commercial units (Building “C3”) to the west for a total of 14,429 m<sup>2</sup> of new retail space, as shown on Attachment #3.

The Planning Department is satisfied with the proposed redevelopment of the subject lands as shown on Attachments #3 to #9, subject to the finalization of the site plan, building elevations, signage, and landscape plans. A condition to this effect is included in the recommendation of this report.

The Vaughan Development/Transportation Engineering Department has reviewed the redevelopment proposal and has no concerns with the servicing plans. However, minor updates to the owner’s stormwater management report are required to the satisfaction of the Vaughan Development/Transportation Department. 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, in accordance with the recommendation of this report.

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##### **Ministry of Transportation**

The Ministry of Transportation (MTO) has reviewed the application and has requested a letter from the owner confirming that the proposal will not result in any significant changes to traffic or drainage on the subject lands. A condition that all requirements of the MTO are satisfied is included in the recommendation of this report.

##### **Utilities**

PowerStream Inc. has reviewed the application and advised that it is the owner's responsibility to contact PowerStream and discuss all aspects of the site with respect to electrical supply. A condition to this effect is included in the recommendation of this report.

Enbridge Gas has reviewed the site development application and has no objections. It is the owner's responsibility to contact Enbridge Gas with respect to service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

Bell Canada has reviewed the site development application, and has advised that prior to commencing any work on site, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available to service the site. Bell Canada has advised the owner of the requirements for one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunications facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line, to the satisfaction of Bell Canada. 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 objection to the development proposal. The owner must satisfy any requirements of York Region. A condition to this effect is included in the recommendation of this report.

##### **Conclusion**

Site Development File DA.13.111 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 Planning Department can support the approval of Site Development File DA.13.111, subject to the conditions in this report.

##### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan

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5. Target North & West Building Elevations
6. Target South & East Building Elevations
7. Perspective (Target)
8. New Retail Units Building Elevations
9. Perspective (New Retail Units)

**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.)