

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 6, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

6 **SITE DEVELOPMENT FILE DA.15.062**
SMARTREIT
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND HIGHWAY 427 EXTENSION

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved;
- 2) That the following be approved in accordance with Communication C10, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 2016:
 1. THAT Recommendation #1 a) in the report by the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #6 of Report #27, be amended by adding the following additional conditions:
 - “vii) The Owner shall amend the existing Development Agreement, Vaughan West II-Seven 427 Joint Venture Development executed on July 13, 2010, to include any necessary improvements on New Huntington Road that may be required to facilitate the development, to the satisfaction of the Development Engineering and Infrastructure Planning Department;
 - viii) The Owner shall enter into an agreement with the City of Vaughan, if required, to protect for a future potential south bound through-right lane at the intersection of New Huntington Road and Highway 7, to the satisfaction of the Development Engineering and Infrastructure Planning Department”; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.062 (SmartREIT) BE APPROVED, to permit the development of the subject lands, as shown on Attachments #1 and #2, with a one-storey 14,476.7 m² retail building (Costco) and accessory four island, 16 pump gas station, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate and building elevations;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and stormwater management report;

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- iii) the Vaughan Environmental Services Department, Solid Waste Management Division shall approve the final waste management plan and waste collection design standards submission;
- iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- v) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario, and obtain a Ministry Building and Land Use Permit;
- vi) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
- c) the Site Plan Letter of Undertaking shall include the following provision:
 - i. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands (Phase 1 under File DA.15.062), prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031

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 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:

- Use of drought tolerant and native plant material
- Established pedestrian connections and accessible routes
- LED lighting fixtures maximizing lighting control and energy efficiency

Economic Impact

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

Communications Plan

N/A

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Purpose

To seek approval from the Committee of the Whole for Site Development File DA.15.062 in order to permit the development of the subject lands shown on Attachments #1 and #2, with a one-storey 14,476.7 m² retail building (Costco) and accessory four island, 16 pump gas station, as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a one-storey 14,476.7 m² retail building (Costco) with an accessory four island, 16 pump gas station. The Vaughan Development Planning Department supports the approval of the Site Development Application as the proposed uses are permitted by the Official Plan and Zoning By-law 1-88, is compatible with the surrounding uses and represents good planning.

Location

The subject lands comprise 6 ha and are located in the northwest quadrant of Regional Road 7 and Highway 427, more specifically east of New Huntington Road as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Employment Commercial Mixed Use" on Schedule 13 – Land Use of the Vaughan Official Plan (VOP) 2010 and by Volume 2 Area Specific Plan 12.12 "Huntington Business Park", and site-specific Official Plan Section 13.31, which permits major retail and gas stations. The proposal conforms to the "Employment Commercial Mixed-Use" policies of VOP 2010.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1392), which permits the retail use and gas station use as-of-right. As such, the proposed development conforms to By-law 1-88.

On January 15, 2015, the Vaughan Committee of Adjustment approved Minor Variance Application A009/15, which amended the definition of a retail store for the subject lands to permit the Owner to display goods in a warehouse format. On December 3, 2015, the Vaughan Committee of Adjustment approved Consent Application B053/15, which severed a 9 ha parcel of land into 2 separate parcels consisting of 6 ha and 3 ha. The 6 ha parcel is being developed with the subject application for a Costco store. The 3 ha parcel located along New Huntington Road will require a future site plan application(s).

Site Plan Review

The Owner is proposing to develop the property with a one-storey, 14,476.7m² retail development (Costco) and accessory four island, 16 pump gas station, as shown on Attachment #3. Access to the subject lands is proposed from two driveways; one from Motion Court to the north, and one driveway from New Huntington Road to the west. The second access from New Huntington Road will cross the future development parcel to the west. A total of 697 parking spaces are proposed on the site including 16 barrier free spaces.

The proposed building and gas station elevations, as shown on Attachments #5 and #6, include metal panels in silver and champagne, and red accent band on all elevations. Each elevation also

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includes a Costco sign. The entrance, which includes glazing, is located at the northwest corner of the building, and faces the parking area. The loading area is located on the northeast corner of the building and is hidden by a screen wall and by a 11 m – 14 m wide landscaped area along the east property line adjacent to the Highway 427 off-ramp, as shown on Attachment #4.

The landscape plan as shown on Attachment #4 also shows new trees, shrubs, and perennials to be planted in the soft landscaped areas along the north, west, and south yards of the property, and within the parking area.

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The final site servicing and grading plans, and stormwater management report must be approved to the satisfaction of the Vaughan DEIP Department. A condition to this effect is included in the recommendation of this report.

Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, prior to the issuance of the Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner is required to submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. This provision will be included in the implementing Site Plan Letter of Undertaking, if the application is approved for the Phase 1 lands under File DA.15.062. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department is generally satisfied with the location and layout of the garbage rooms, however, they have advised that the access route/driveway must be constructed to a minimum "Heavy Duty Asphalt" as per the City's Engineering Design Standards and must be noted on the Site Plan drawing. The Owner has advised that they will make the necessary modifications to the proposal to fully comply with all requirements of the Environmental Services Department. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The MTO has reviewed the Site Development application, and has no concerns with the stormwater management, site servicing or grading. The MTO requires a minimum 14 m building setback along the east side of the subject lands, which is accommodated by the proposed site plan. The Owner will also be required to obtain a Building and Land Use Permit from the MTO. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Site Development application, and has no concerns. The Applicant must satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department was circulated the application for comment, as the subject lands are located along a Regional Road (Regional Road 7), and they have no objection to the proposal. The Owner shall satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.15.062 has been reviewed in accordance with the applicable policies of VOP 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development as shown on Attachments #3 to #6 is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan and complies with Zoning By-law 1-88. Accordingly, the Vaughan Development Planning Department recommends approval of the Site Development application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Fuel Facility Canopy and Dispenser Elevations

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.)