

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 5, 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.

5 **SITE DEVELOPMENT FILE DA.08.001**
HOME DEPOT HOLDINGS INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW BOULEVARD

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.08.001 (Home Depot Holdings Inc.) BE APPROVED, to permit the development of a home improvement retail warehouse with an enclosed (on all sides) garden centre as shown on Attachments #3 to #5 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, signage, lighting, and landscaping plans shall be approved to the satisfaction of the Vaughan Planning Department;
 - ii) the final site grading, servicing, stormwater management, fencing, and lighting plans and supporting reports shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the owner shall satisfy all requirements of the Ministry of Transportation Ontario;
 - b) that the Site Plan Letter of Undertaking include the following conditions:
 - i. prior to the issuance of a Building Permit:
 1. the owner shall submit a Ministry of Transportation Building and Land Use Permit and any other required approvals to the City of Vaughan;
 2. the owner shall post a letter of credit with the City for its proportionate share of the cost to design and construct traffic signals at the intersection of Cityview Boulevard and one of the site accesses to the satisfaction of the City; and, the City will draw on this letter of credit to fund the installation of traffic signals if traffic warrants are met in the future to the satisfaction of the City;

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- ii) the owner shall agree to notify both the Ministry of Tourism and Culture and the Vaughan Planning Department (Cultural Heritage Division) immediately in the event that:
 1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and,
 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

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 maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

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:

a) Transportation/Pedestrian Network:

- i. short term bicycle parking on-site
- ii. pedestrian connections to sidewalks and transit

b) Landscaping:

- i. native and drought-tolerant plant material in the landscaping plan (decorative grasses, coniferous tree species)
- ii. sodded areas minimized where possible through the provision of mulched landscaping areas within the landscaped islands in the parking area

c) Energy Efficiencies:

- i. energy efficient rooftop heating, ventilation and air conditioning (HVAC) equipment, which will include multi-stage air volume motors
- ii. energy management system (EMS) for all HVAC equipment which is monitored and provided with alarms and includes disabling lighting and decreasing heating
- iii. motion sensors and overall building lighting control systems will be provided
- iv. exterior building signs and lighting, exit signage, loading dock lighting and electrical/storage room lighting will utilize light-emitting diode (LED) lighting, which has a lower energy consumption

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d) Water Efficiencies:

- i. low flow plumbing fixtures (faucets, toilets)
- ii. irrigation controller includes weather detection for efficient use of water

e) Waste Efficiencies:

- i. a waste management plan to separate and divert all recyclable materials
- ii. all cardboard from the store's operation will be baled and recycled

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.08.001 to facilitate the development of a home improvement retail warehouse with an enclosed (on all sides) garden centre (Home Depot) as shown on Attachments #3 to #5 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Cityview Boulevard, north of Major Mackenzie Drive. The surrounding land uses are shown on Attachment #2.

Official Plan - Land Use Designation/Uses

The subject lands are designated "Employment Commercial Mixed-Use" with a maximum building height of 12-storeys by Vaughan Official Plan 2010 (VOP 2010), Volume 1, subject to Site Specific Policy 13.28 in Volume 2 of VOP 2010. The subject lands are located within a Primary Intensification Area within an Employment Area and are on a Major Arterial within a Regional Rapid Transit Corridor. Site Specific Policy 13.28 permits Major Retail uses, including a retail warehouse use greater than 3,500 m². The proposed 10,500 m² retail warehouse building, with open storage and display and a 633 m² uncovered (above) garden centre, conforms to VOP 2010.

Zoning

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1221), which permits a home improvement retail warehouse use with an enclosed (on all sides) garden centre. On April 10, 2014, the Vaughan Committee of Adjustment approved File A17/09 for additional variances to Zoning By-law 1-88, to implement the proposed development shown on Attachments #3 to #5. The proposal complies with Zoning By-law 1-88, as amended.

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Site Plan Review

The Vaughan Planning Department is satisfied with the proposed site plan, building elevations, and landscape plan as shown on Attachments #3 to #5 inclusive. The final site plan, landscape plan, landscaping cost estimate, and building elevations must be approved to the satisfaction of the Planning Department.

There are mutual access in place between the subject property and the vacant property to the south to enable vehicular and pedestrian access across the property line. These easements will be maintained.

The Cultural Heritage Division of the Planning Department has no objection to the approval of the development, subject to the inclusion of the standard archaeological resources conditions in the Site Plan Letter of Undertaking. A condition of approval is included in the recommendation to satisfy this requirement.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has no objections to the proposal and requires that the final site grading, servicing, stormwater management and lighting plans, and supporting reports including the Stormwater Management Report, be addressed to their satisfaction. They also provide the following comments:

a) Environmental Site Assessment

The site screening questionnaire was reviewed and no further environmental site assessment reports are required. A previous environmental site assessment review and clearance was provided for the related Plan of Subdivision File 19T-03V08.

b) Transportation

The applicant has provided a Traffic Impact Study (TIS), prepared by B.A. Group that confirms the site can be adequately accessed by two entrances from Cityview Boulevard. The TIS also identifies a possible future need for a signalized intersection at one of the two accesses on Cityview Boulevard after full build-out of the subject lands and lands to the south. Since this traffic signal would primarily service the commercial development, the cost associated with the design and installation of the signals in the future should be borne by the commercial landowners. Accordingly, the owner should be required to post a letter of credit for its proportional share of the cost of the future signal as a condition of site plan approval. A condition to this effect is included in the recommendation of the report. The City will monitor the traffic operation along Cityview Boulevard to determine if and when a traffic signal is warranted. The Development and Transportation Engineering Department is satisfied with the methodologies used in the TIS to analyze the site traffic and the findings and recommendations of the report.

Vaughan Public Works Department - Solid Waste Management

The Public Works Department has no objections to the approval of the proposal as it meets the requirements of the City's Waste Collection Design Standards.

Vaughan Legal Services Department (Real Estate Division)

The Vaughan Legal Services Department (Real Estate Division) has advised that the owner is not required to pay any further cash-in-lieu of the dedication of parkland as this was dealt with as part of the Block 33 West Block Plan.

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Ministry of Transportation Ontario (MTO)

The MTO has reviewed the proposal and requires the owner to submit an updated Traffic Impact Study addressing the Ministry's comments for approval to the satisfaction of the Ministry. The Ministry has advised that in accordance with the requirements of the Ministry's Public Transportation and Highway Improvement Act, the subject lands fall within the Ministry's permit control area and a Ministry of Transportation Building and Land Use Permit is required prior to any construction on the subject lands. Conditions to address the Ministry's comments are included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Site Servicing Plan, and Erosion and Sedimentation Plan submitted in support of the application and has no objections to the approval of the proposal.

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.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's Official Plan.

Regional Implications

York Region has no objections to the approval of the proposal.

Conclusion

Site Development File DA.08.001 (Home Depot Holdings Inc.) has been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposal to facilitate the development of a home improvement retail warehouse with an enclosed (on all sides) garden centre as shown on Attachments #3 to #5 inclusive is appropriate and compatible with the existing and permitted uses in the surrounding area, conforms to the Official Plan, and complies with Zoning By-law 1-88. Accordingly, the Vaughan Planning Department can support the 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. Elevation Plan
5. Landscape Plan

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Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

COMMITTEE OF THE WHOLE JUNE 3, 2014

SITE DEVELOPMENT FILE DA.08.001

HOME DEPOT HOLDINGS INC.

WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW BOULEVARD

Recommendation

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Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

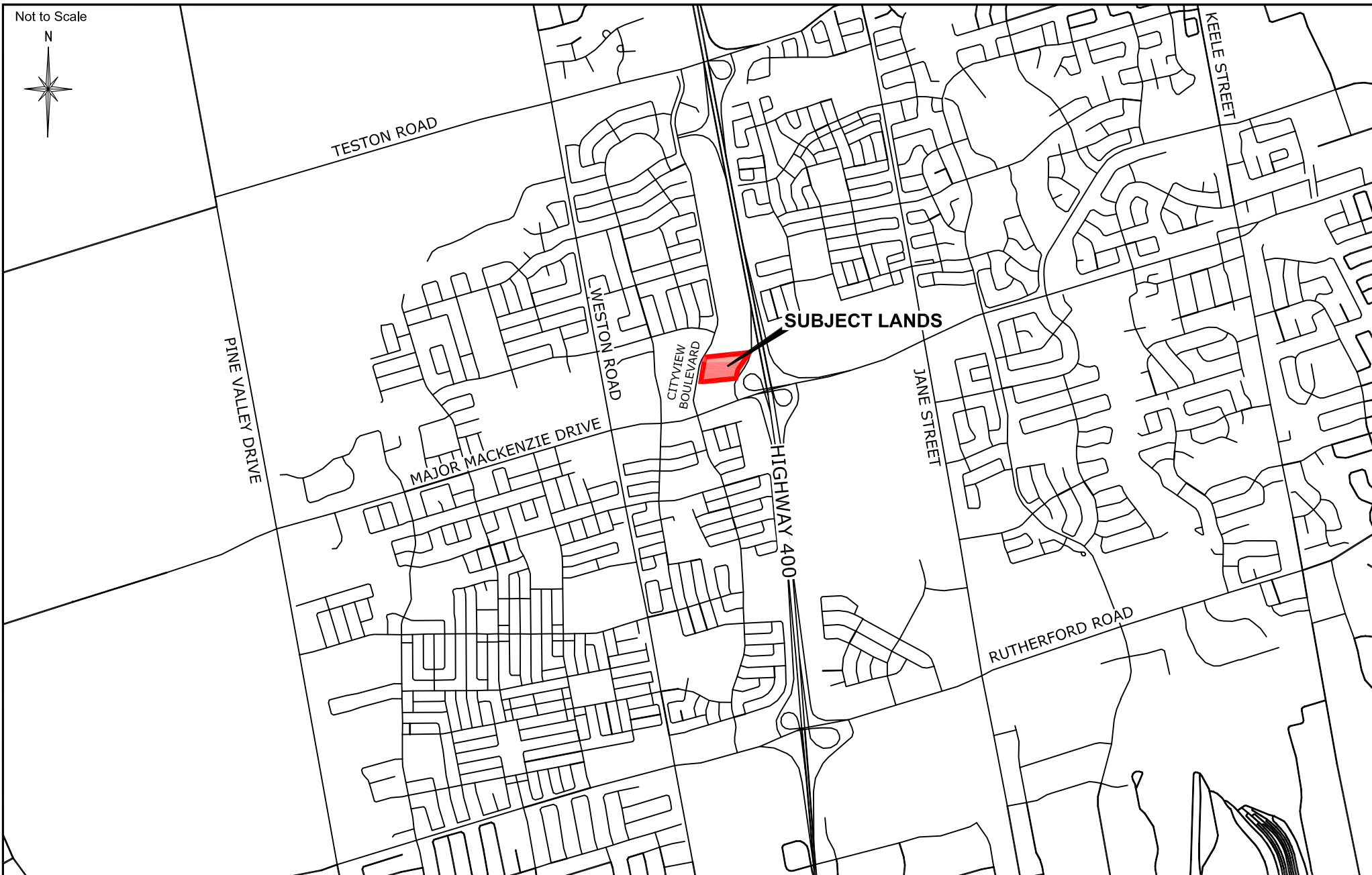
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

Location: Part of Lot 21,
Concession 5

Applicant:
Home Depot Holdings Inc.

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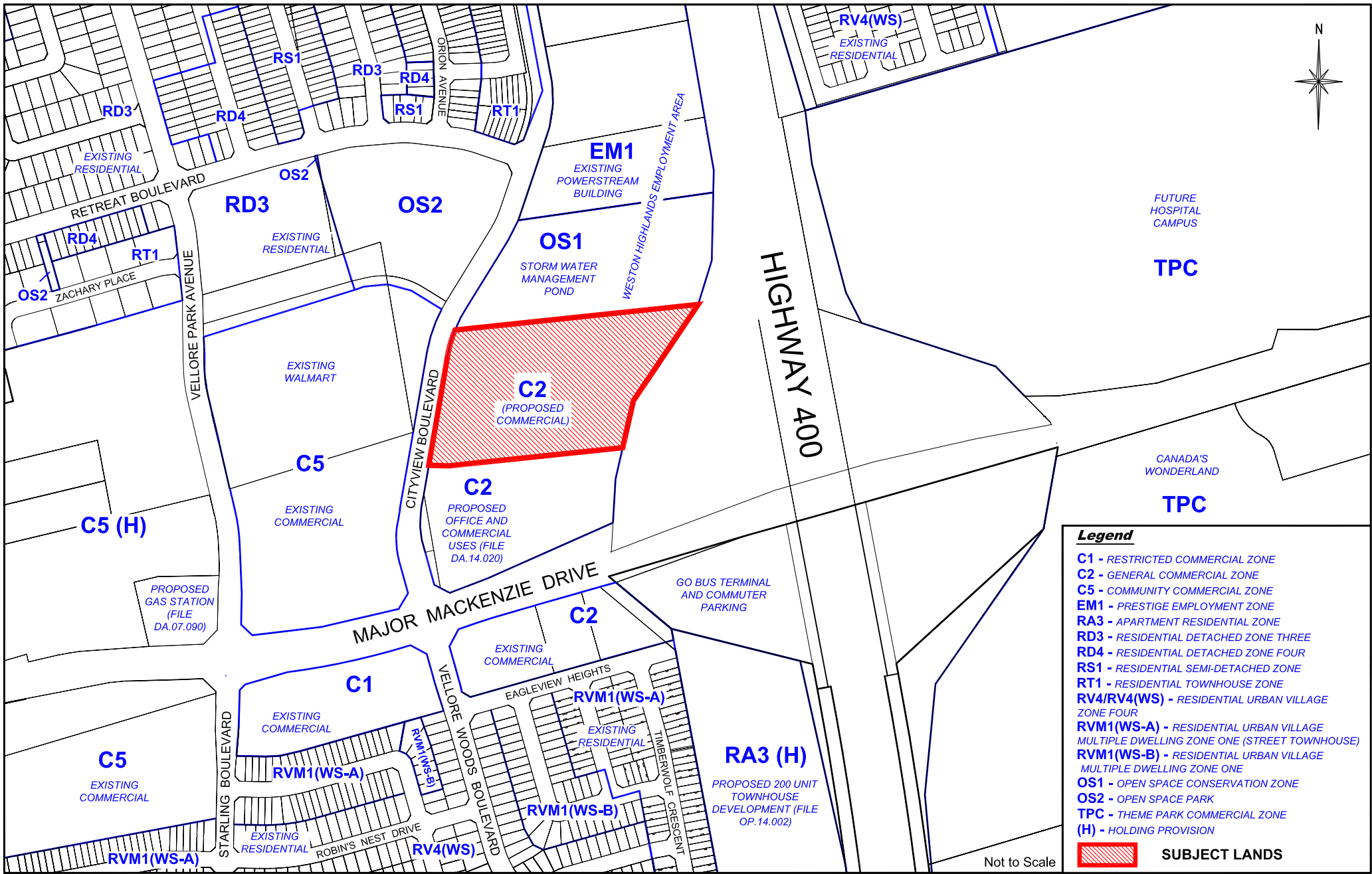


Attachment

File: DA.08.001

Date:
June 3, 2014

1



Location Map

Location: Part of Lot 21,
Concession 5

Applicant:
Home Depot Holdings Inc.

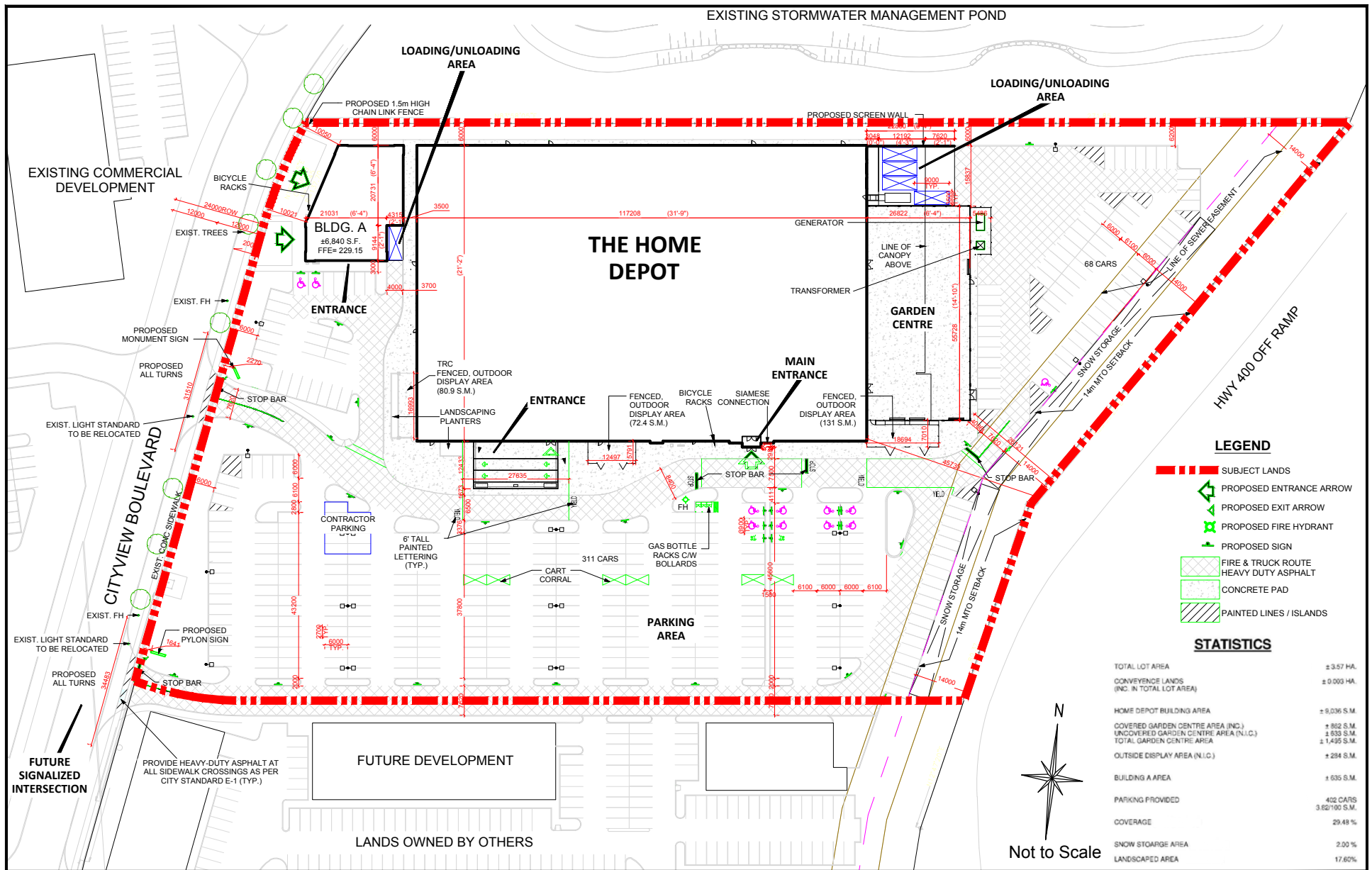


Attachment

File: DA.08.001

Date:
June 3, 2014

2



Site Plan

Location: Part of Lot 21,
Concession 5

Applicant:
Home Depot Holdings Inc.

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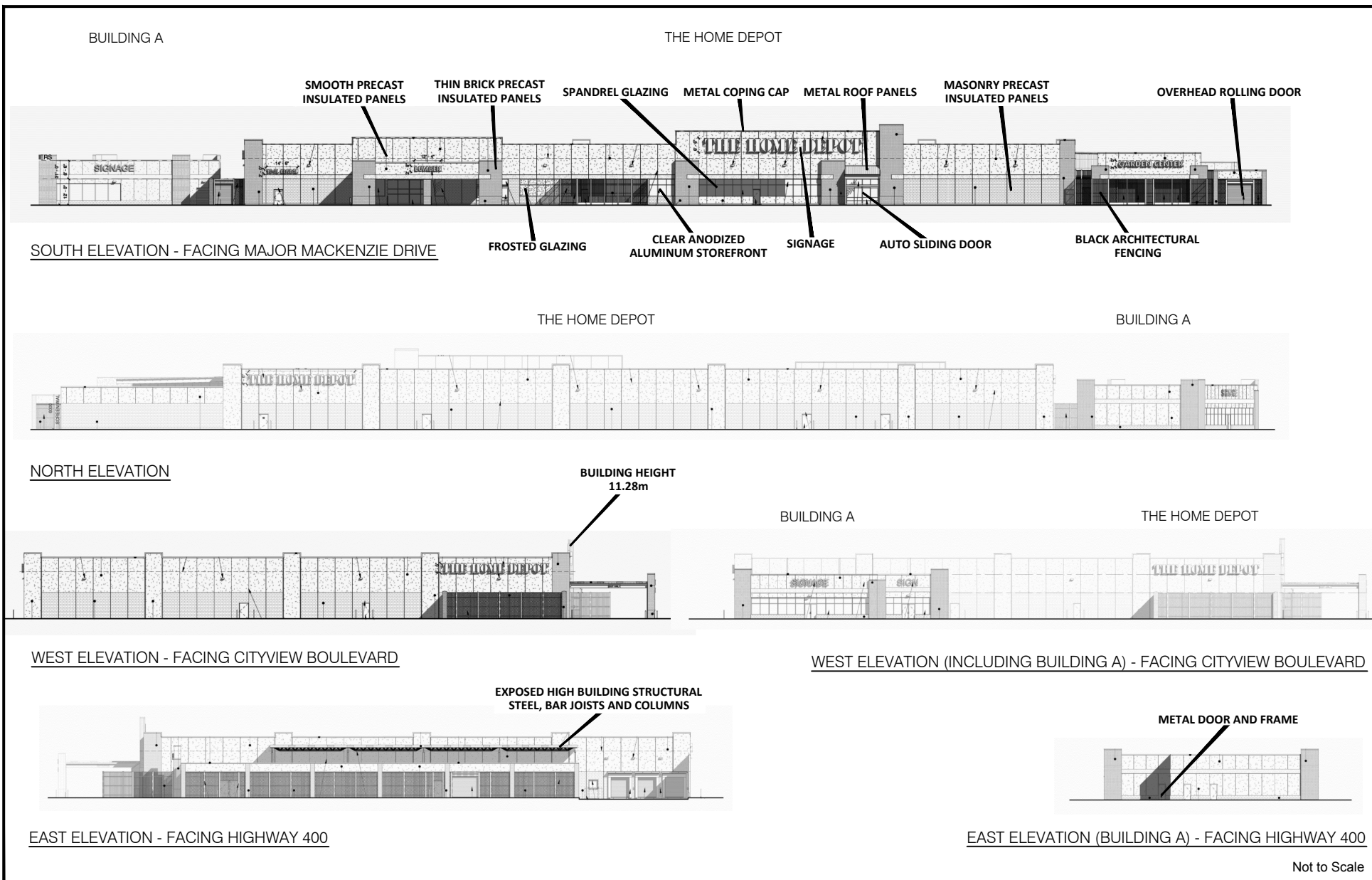


Attachment

File: DA.08.001

Date:
June 03, 2014

3



Elevation Plan

Location: Part of Lot 21,
Concession 5

Applicant:
Home Depot Holdings Inc.

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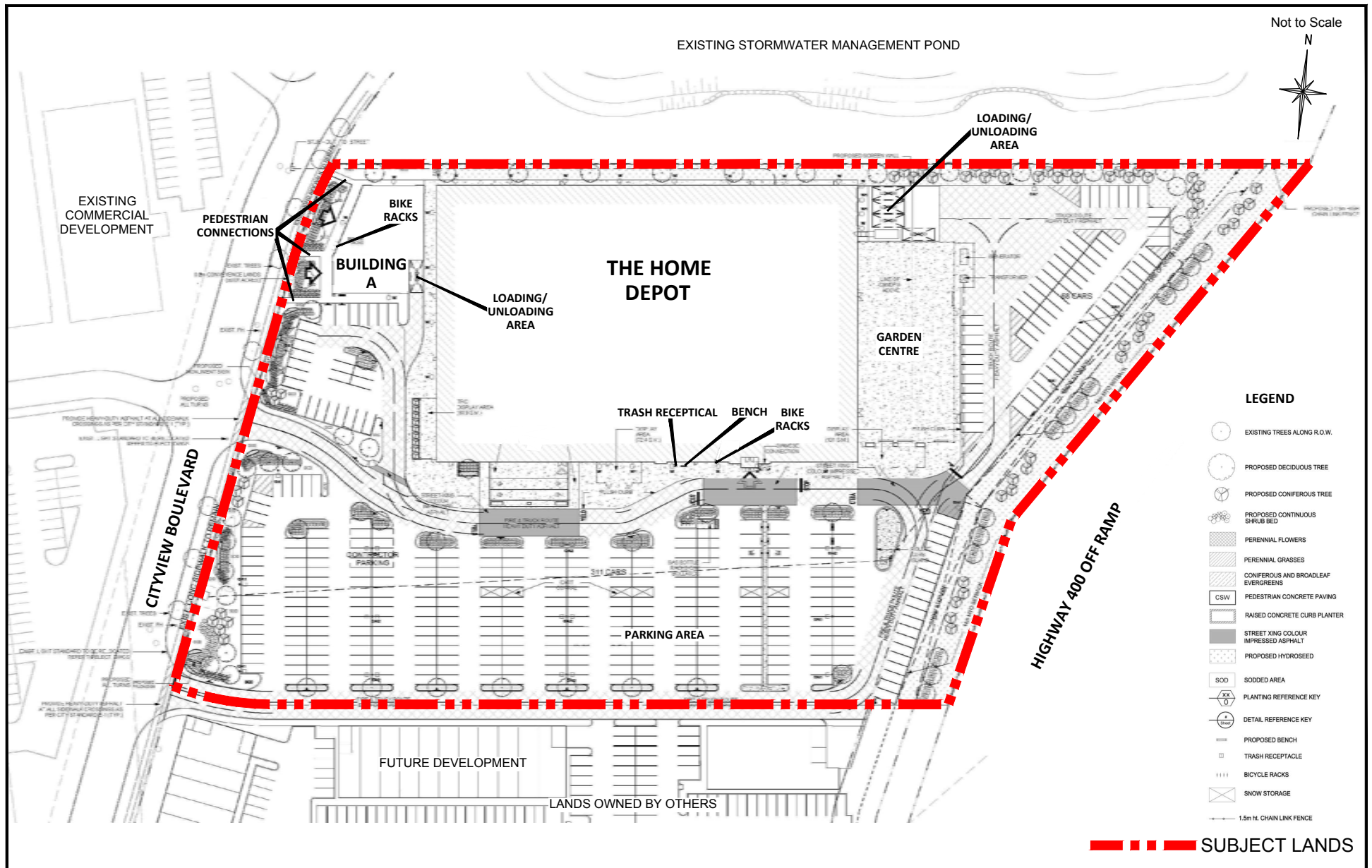


Attachment

File: DA.08.001

Date:
June 3, 2014

4



Landscape Plan

Location: Part of Lot 21,
Concession 5

Applicant:
Home Depot Holdings Inc.

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Attachment

File: DA.08.001

Date:
June 3, 2014

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