

**COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003**

**ZONING BY-LAW AMENDMENT FILE Z.03.038  
SITE DEVELOPMENT FILE DA.03.041  
WOODLI LIMITED  
REPORT #P.2003.47**

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.03.038 (Woodli Limited) BE APPROVED to rezone the westerly portion of the subject lands to C2 General Commercial Zone to facilitate a land merger with the lands to the immediate east, and to provide the following exceptions for the entire parcel:
  - a) a minimum rear yard of 12.7m
  - b) a minimum of 111 parking spaces
  - c) a loading area facing a street, and
  - d) any other exceptions required to implement the approved site development application.
  
2. That Site Development Application DA.03.041 (Woodli Limited), as prepared by Venchiarutti Gagliardi Architect Inc., revised August 12, 2003, BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the a site plan agreement:
    - i) the final site plan and building elevation be approved by the Commissioner of Planning;
    - ii) the final site servicing and grading plans, stormwater management report and Environmental Report be approved by the Engineering Department;
    - iii) the final landscape plan and cost estimate be approved by the Urban Design Department;
    - iv) the requirements of Vaughan Hydro and Vaughan Fire Department shall be satisfied;
    - v) a traffic, noise and parking study be approved by the City Engineering Department and implemented in the site plan;
    - vi) the final plans, access points and driveways shall be approved by the Region of York Transportation and Works Department and City of Vaughan; and
    - vii) the implementing zoning by-law be enacted by Council and be in full force and effect.
  
3. That the site plan agreement contain the following provisions:
  - i) all garbage shall be stored indoors; and
  - ii) The owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject

lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall 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.

### **Purpose**

On May 22, 2003, the Owner submitted an application to rezone the westerly portion of the subject lands to C2 General Commercial Zone to be combined with the property to the east, which is currently zoned C2 General Commercial Zone, to facilitate the development of a 2084.47m<sup>2</sup> Shoppers Drug Mart outlet. On June 22, 2003, a site development application was submitted in support of the zoning by-law amendment application. Site statistics are as follows:

Total Site Area	.8ha.
Total Gross Floor Area (Shoppers Drug Mart)	2084.47m <sup>2</sup>
Total Parking Provided	111 spaces
Parking Required	125 spaces

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

The subject lands are located at the northwest corner of Regional Road 7 and Ansley Grove Road, Being Part 2, Plan 65R-16844, in Lot 6, Concession 6 City of Vaughan. The site is currently vacant. The surrounding land uses are as follows:

- North - residential (RM2 Multiple residential Zone); (C4 Commercial Zone)
- South - Regional Road 7; commercial (C1 Restricted Commercial Zone)
- East - Ansley Grove Road; commercial – Fortino's (C5 Community Commercial Zone)
- West - commercial plaza( C2 General Commercial Zone)

### **Land Use Status**

The subject lands are designated "General Commercial" by OPA #240, which permits existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks, and business and professional offices. Development of General Commercial sites shall be comprehensive in design and ensure, among other things, the general orientation and configuration of the buildings and structures, parking areas, access points, traffic and pedestrian circulation, and the overall landscaping and buffering. The proposed site development conforms to the Official Plan.

### **Zoning**

The westerly portion of the subject lands is zoned A Agricultural Zone and the easterly portion is zoned C2 General Commercial Zone, by By-law 1-88, subject to Exception 9(487). This application proposes to rezone the western portion of the subject lands to C2 General Commercial Zone to match the zone category of the lands to the east. The property will function as one property with site specific exceptions.

The application proposes to develop the lands for commercial purposes consistent with the C2 General Commercial Zone uses in By-law 1-88. The following exceptions to the C2 Zone Standards required to implement the site plan have been identified:

- minimum parking of 111 spaces, rather than 125 spaces
- loading space facing a street
- minimum rear yard of 12.7m rather than 15m

Any other exception required to implement the site development application will be included in the implementing by-law.

### Parking

The development is providing 111 parking spaces. Based on the parking standards of By-law 1-88, the development requires 125 spaces, as follows:

Freestanding Retail Commercial Bldg- GFA 2084.4 x 6 spaces /100m<sup>2</sup> GFA = 125 spaces

In consideration of the above, the site is deficient 14 parking spaces. The applicant has provided a parking study in support of the parking shortfall. The City Engineering Department will review the report to the adequacy of parking.

### Site Description

The subject lands are located at the northwest corner of Regional Road 7 and Ansley Grove Road at a full-signalized intersection. The development proposes two access points, one from Ansley Grove Road the other from Regional Road 7. The proposed Shoppers Drug Mart building is located approximately in the center of the site, offset to the northwest and encompassed by a parking area. The loading door and garbage area are located along the north elevation.

### Access

The latest site plan submission identifies two driveway access points; one from Ansley Grove Road, which is under City jurisdiction, and the other from Regional Road 7, which is controlled by the Region of York. The Ansley Grove Road access is proposed to be a right-in/right-out movement access only. The applicant has provided the City Engineering Department with an analysis on sight distances from the Ansley Grove Road entrance.

The access point from Regional Road 7 will be subject to Regional approval. To date, the Region has indicated approval in principle for this entrance. The final plans have been circulated to the Region for final approval.

The latest site plan also indicates a "Future Driveway" linkage to the commercial property to the west, which is currently developed and has access onto Regional Road 7. The appropriate easements will be required to implement this connection at a future date.

Staff has received a letter from a nearby resident expressing concern with the Ansley Grove Road access and its proximity to both the Regional Road 7 access point to the south, and the Pinedale Access point to the north. The City Engineering Department will confirm the adequacy of the Ansley Grove Road access.

### Elevations

The proposed building is constructed with stucco as the dominant construction material. The building and design is the typical Shoppers Drug Mart format, in the standard Shoppers Drug Mart Company colours. The elevations have architectural details along the roofline, with a larger entry feature highlighting the main entrance to the building.

The south elevation fronting onto Regional Road 7 functions as the main entrance to the building. This elevation is constructed with stucco as the main element, interrupted by glazing and architectural block. The colours are typical of the new Shoppers Drug Mart Big Box retail outlets and consist of sandblasted beige, complemented with a Shoppers red-coloured stucco panel capped with a white stucco molding over the main entrance. Glazing in the form of window panels

interrupt this façade. The Shoppers Drug Mart lettering white on red, and company logos and signage, are also located along this elevation. The roofline is relatively flat with the exception of the red stucco panel that extends beyond the roofline as a parapet structure, providing both detail and screening for rooftop mechanicals.

The east elevation is constructed similar to the south elevation with beige and red-stucco being the main construction materials, interrupted by glazing, signage and logos. The loading dock and overhead door are also located along this elevation. As in the south elevation, the red stucco is located almost at the center of this elevation, and extends beyond the remainder of the roofline.

The north and west elevations are similar in design and construction with beige stucco as the main element and no glazing or complementing colour scheme. Several mandors are located along the north elevation, while the west elevation includes the garbage area, which is located within the building. The north elevation faces the residential properties to the north and as a result, additional accents or architectural banding may be required.

### Landscaping

The landscape plan proposes a variety of deciduous and coniferous trees and shrubbery surrounding the periphery of the site. Along Regional Road 7 and Ansley Grove Road is a 6m wide landscape strip. The remainder of the landscape strips along the east and north lot lines are 2.4m in width and treated with a mix of deciduous and coniferous trees.

An existing 2m high sound barrier fence will remain abutting the residential land to the north. An additional landscape strip of 5m is provided along the northern property line where the loading area is located. Pedestrian links from Regional Road 7 and Ansley Grove Road have been provided. Being a corner property, opportunity exists to provide a landscape or gateway feature. Additional landscaping material may be required.

The Urban Design Department will approve the final landscape plans, landscape cost estimate and elevations, and ensure consistency with the Urban Design Guidelines of the Highway 7 Land Use Study.

### Servicing

The Engineering Department is currently reviewing the latest engineering plans and shall approve the final engineering plans.

A noise study prepared by Valcoustics Canada Ltd. on behalf of the owner has been submitted. The Engineering Department will be reviewing the study to confirm that it adequately addresses noise issues related to the proposed commercial use. All recommendations of the approved noise report must be implemented through the site plan.

### Transportation

The applicant has provided a parking analysis supporting the parking shortage, and an analysis with respect to sight distance for the Ansley Grove Road driveway.

The Engineering Department will be reviewing the studies to confirm the adequacy of the parking, and the appropriateness of the Ansley Grove Road driveway.

### Region of York

The site plan has been circulated to the Region of York Transportation and Works Department for review and approval. Earlier to this submission, the Owner made submission directly to the

Region of York with respect to the Highway 7 access point. The Region has, in principle, approved this entrance, subject to the following conditions:

- access to the site from Highway #7 shall permit right-in/right-out, left-in movements only
- left movement from Highway #7 shall be permitted only upon receipt of written correspondence from the City of Vaughan indicating that the left-turn movements to the site will not be permitted from Ansley Grove Road
- access to the site from Ansley Grove Road is subject to City of Vaughan approval
- a condition of site plan approval will require the Owner to construct a 3.5m wide right-turn lane, approximately 20m long with a 50m taper
- the existing highway median island shall be extended 120m to deter left-turn movements from Highway 7 access
- the details of the Highway 7 right-turn lane and median islands extension to be discussed prior to design by the Engineering Consultant.

The Region may require to be party to the Site Development Agreement to ensure that prior to registration of a site development agreement, the final plans have been designed and approved to their satisfaction.

### **Conclusion**

Official Plan Amendment #240 designates the subject lands "General Commercial", which permits the proposed commercial development. The proposal to rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone will facilitate both the merging of the subject lands with the lands to the east, and the site development application. Staff can support the development of the Shoppers Drug Mart use as it is consistent with the C2 General Commercial uses within By-law 1-88, and is compatible with the existing uses along the Highway 7 corridor.

To this end, Staff have no objection to the proposed applications, subject to the conditions outlined in the recommendation section of this report. Should Council concur, the recommendation of this report can be adopted.

### **Attachments**

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

### **Report prepared by:**

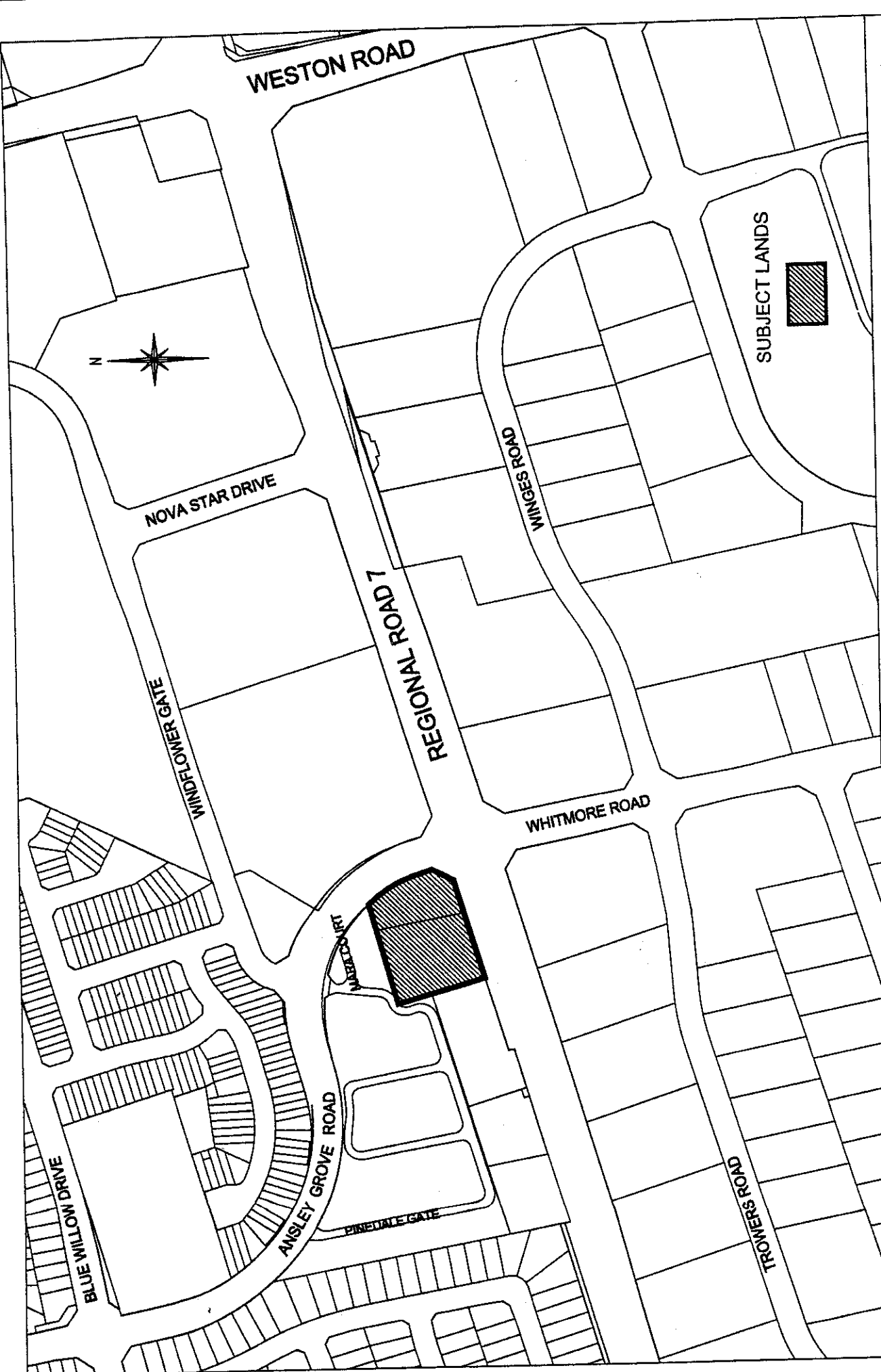
Eugene Fera, Planner, ext. 8064  
Art Tikiryan, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG  
R:\SER\WORKING\FERAE\woodli.dot



**Attachment**  
**1**

FILE No.:  
 DA.03.041  
 Not to Scale  
 August 21, 2003

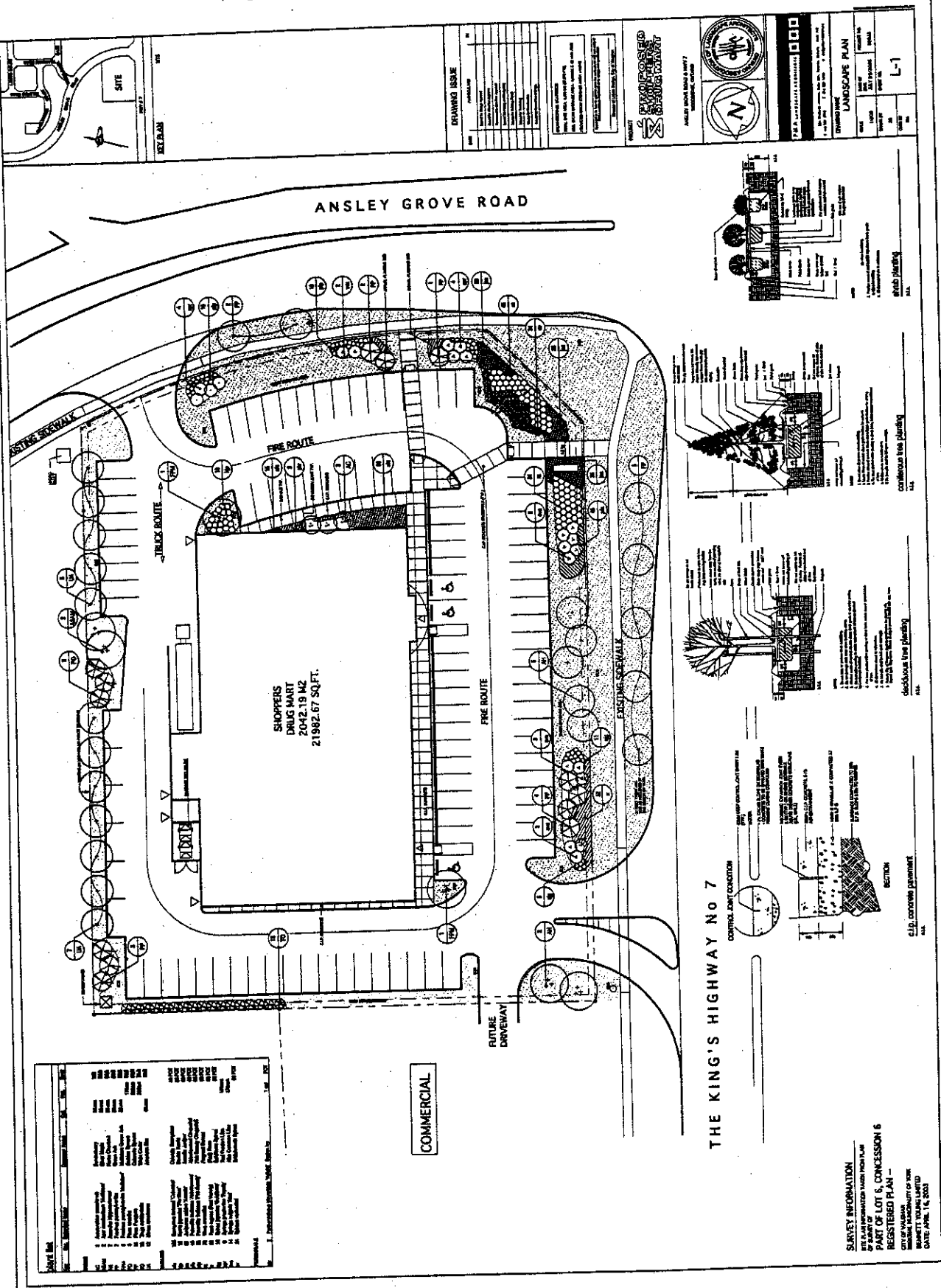
City of  
**Vaughan**

Community Planning Department

**Location Map**

Lot 6,  
 Concession 6  
 APPLICANT:  
 WOODLI LIMITED

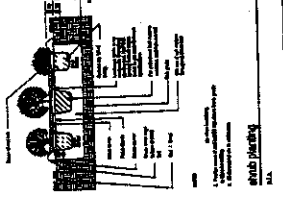
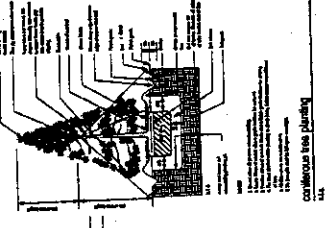
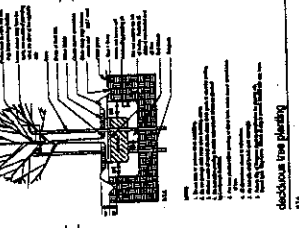
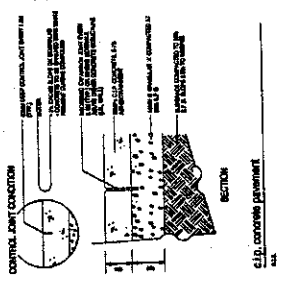




Plant Name	Quantity	Plant Name	Quantity
...	...	...	...

COMMERCIAL

THE KING'S HIGHWAY No 7



# Attachment 3

FILE No.: DA.03.041  
Not to Scale  
August 21, 2003



Community Planning Department

# Landscape Plan

Lot 6, Concession 6

APPLICANT: WOODLI LIMITED





**EXTERIOR MATERIALS AND FINISHES**

1. CONCRETE: LIGHT GRAY
2. BRICK: RED, COMMON
3. GLASS: CLEAR, 1/4" THICK
4. METAL: ALUMINUM, ANODIZED
5. PAINT: EXTERIOR, WHITE
6. ROOFING: ASPHALT/FLY ASBESTOS
7. Siding: VINYL, WHITE
8. Trim: ALUMINUM, ANODIZED
9. FLOORING: CERAMIC TILE, 12" X 12"
10. WALLS: BRICK, RED
11. ROOF: ASPHALT/FLY ASBESTOS
12. Windows: ALUMINUM, ANODIZED
13. Doors: ALUMINUM, ANODIZED
14. Signage: ALUMINUM, ANODIZED
15. Landscaping: GRASS, SEED
16. Lighting: EXTERIOR, WHITE
17. Fencing: ALUMINUM, ANODIZED
18. Driveway: ASPHALT
19. Sidewalk: CONCRETE
20. Stairs: CONCRETE
21. Railing: ALUMINUM, ANODIZED
22. Decking: COMPOSITE
23. Fencing: WOOD, WHITE
24. Siding: BRICK, RED
25. Trim: ALUMINUM, ANODIZED
26. Windows: ALUMINUM, ANODIZED
27. Doors: ALUMINUM, ANODIZED
28. Signage: ALUMINUM, ANODIZED
29. Landscaping: GRASS, SEED
30. Lighting: EXTERIOR, WHITE
31. Fencing: ALUMINUM, ANODIZED
32. Driveway: ASPHALT
33. Sidewalk: CONCRETE
34. Stairs: CONCRETE
35. Railing: ALUMINUM, ANODIZED
36. Decking: COMPOSITE
37. Fencing: WOOD, WHITE
38. Siding: BRICK, RED
39. Trim: ALUMINUM, ANODIZED
40. Windows: ALUMINUM, ANODIZED
41. Doors: ALUMINUM, ANODIZED
42. Signage: ALUMINUM, ANODIZED
43. Landscaping: GRASS, SEED
44. Lighting: EXTERIOR, WHITE
45. Fencing: ALUMINUM, ANODIZED
46. Driveway: ASPHALT
47. Sidewalk: CONCRETE
48. Stairs: CONCRETE
49. Railing: ALUMINUM, ANODIZED
50. Decking: COMPOSITE
51. Fencing: WOOD, WHITE
52. Siding: BRICK, RED
53. Trim: ALUMINUM, ANODIZED
54. Windows: ALUMINUM, ANODIZED
55. Doors: ALUMINUM, ANODIZED
56. Signage: ALUMINUM, ANODIZED
57. Landscaping: GRASS, SEED
58. Lighting: EXTERIOR, WHITE
59. Fencing: ALUMINUM, ANODIZED
60. Driveway: ASPHALT
61. Sidewalk: CONCRETE
62. Stairs: CONCRETE
63. Railing: ALUMINUM, ANODIZED
64. Decking: COMPOSITE
65. Fencing: WOOD, WHITE
66. Siding: BRICK, RED
67. Trim: ALUMINUM, ANODIZED
68. Windows: ALUMINUM, ANODIZED
69. Doors: ALUMINUM, ANODIZED
70. Signage: ALUMINUM, ANODIZED
71. Landscaping: GRASS, SEED
72. Lighting: EXTERIOR, WHITE
73. Fencing: ALUMINUM, ANODIZED
74. Driveway: ASPHALT
75. Sidewalk: CONCRETE
76. Stairs: CONCRETE
77. Railing: ALUMINUM, ANODIZED
78. Decking: COMPOSITE
79. Fencing: WOOD, WHITE
80. Siding: BRICK, RED
81. Trim: ALUMINUM, ANODIZED
82. Windows: ALUMINUM, ANODIZED
83. Doors: ALUMINUM, ANODIZED
84. Signage: ALUMINUM, ANODIZED
85. Landscaping: GRASS, SEED
86. Lighting: EXTERIOR, WHITE
87. Fencing: ALUMINUM, ANODIZED
88. Driveway: ASPHALT
89. Sidewalk: CONCRETE
90. Stairs: CONCRETE
91. Railing: ALUMINUM, ANODIZED
92. Decking: COMPOSITE
93. Fencing: WOOD, WHITE
94. Siding: BRICK, RED
95. Trim: ALUMINUM, ANODIZED
96. Windows: ALUMINUM, ANODIZED
97. Doors: ALUMINUM, ANODIZED
98. Signage: ALUMINUM, ANODIZED
99. Landscaping: GRASS, SEED
100. Lighting: EXTERIOR, WHITE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/21/03
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	
31	REVISIONS	
32	REVISIONS	
33	REVISIONS	
34	REVISIONS	
35	REVISIONS	
36	REVISIONS	
37	REVISIONS	
38	REVISIONS	
39	REVISIONS	
40	REVISIONS	
41	REVISIONS	
42	REVISIONS	
43	REVISIONS	
44	REVISIONS	
45	REVISIONS	
46	REVISIONS	
47	REVISIONS	
48	REVISIONS	
49	REVISIONS	
50	REVISIONS	
51	REVISIONS	
52	REVISIONS	
53	REVISIONS	
54	REVISIONS	
55	REVISIONS	
56	REVISIONS	
57	REVISIONS	
58	REVISIONS	
59	REVISIONS	
60	REVISIONS	
61	REVISIONS	
62	REVISIONS	
63	REVISIONS	
64	REVISIONS	
65	REVISIONS	
66	REVISIONS	
67	REVISIONS	
68	REVISIONS	
69	REVISIONS	
70	REVISIONS	
71	REVISIONS	
72	REVISIONS	
73	REVISIONS	
74	REVISIONS	
75	REVISIONS	
76	REVISIONS	
77	REVISIONS	
78	REVISIONS	
79	REVISIONS	
80	REVISIONS	
81	REVISIONS	
82	REVISIONS	
83	REVISIONS	
84	REVISIONS	
85	REVISIONS	
86	REVISIONS	
87	REVISIONS	
88	REVISIONS	
89	REVISIONS	
90	REVISIONS	
91	REVISIONS	
92	REVISIONS	
93	REVISIONS	
94	REVISIONS	
95	REVISIONS	
96	REVISIONS	
97	REVISIONS	
98	REVISIONS	
99	REVISIONS	
100	REVISIONS	

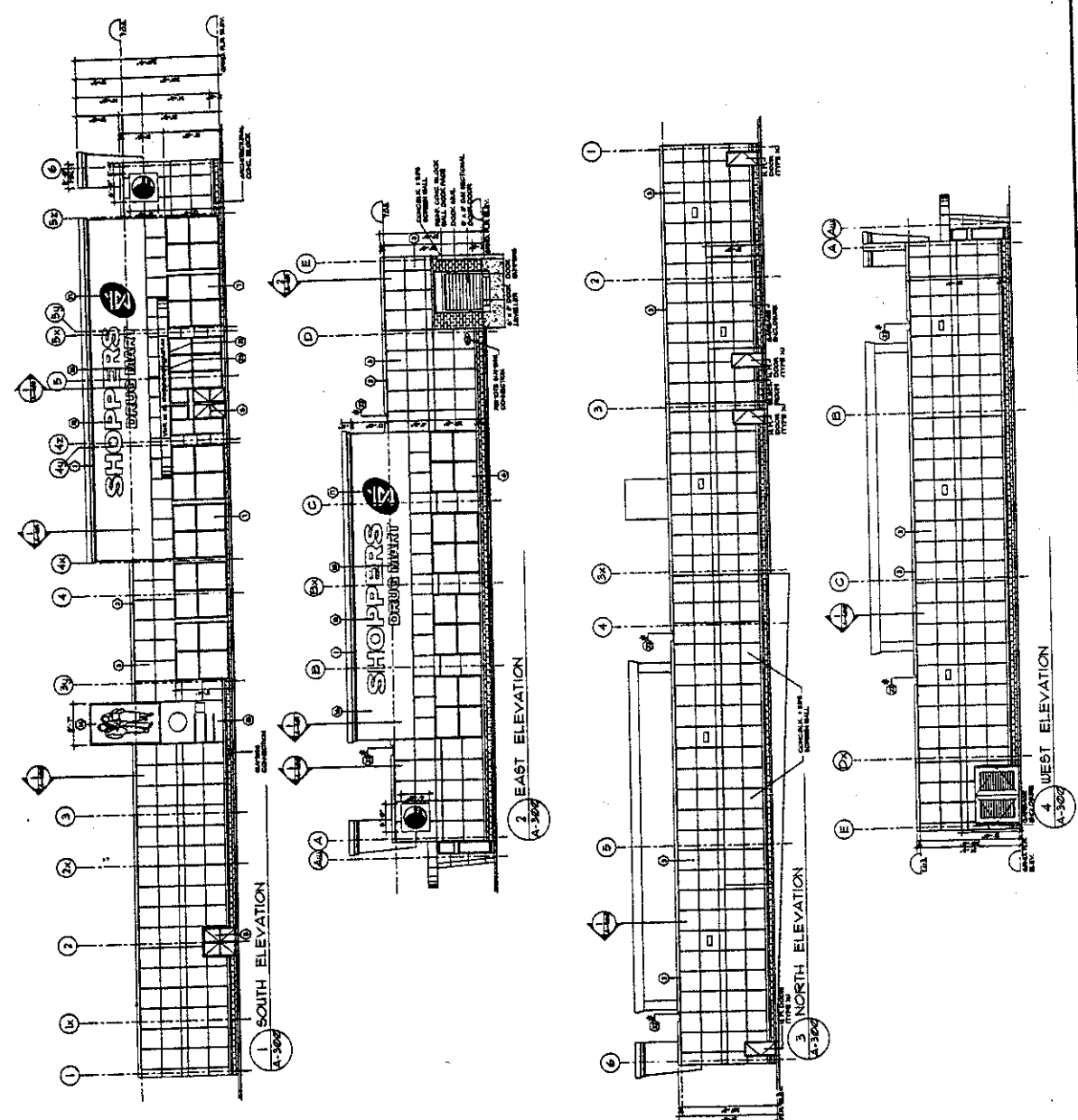
**PROJECT**  
**PROFORMA DEVELOPMENT**  
 4000 SHEPPARD AVENUE EAST, UNIT 7  
 SCARBOROUGH, ONTARIO

**DATE** 08/21/03  
**SCALE** AS SHOWN  
**PROJECT NO.** A-300

**DESIGNER**  
**ARCHITECT**  
**ENGINEER**  
**LANDSCAPE ARCHITECT**  
**PLUMBER**  
**ELECTRICAL**  
**Mechanical**  
**Structural**  
**Interior Design**  
**Signage**  
**Site Plan**  
**Site Grading**  
**Site Lighting**  
**Site Furniture**  
**Site Planting**  
**Site Paving**  
**Site Retention**  
**Site Screening**  
**Site Security**  
**Site Sound**  
**Site Stormwater**  
**Site Traffic**  
**Site Utilities**  
**Site Visual Quality**  
**Site Water Quality**  
**Site Wildlife**  
**Site Wetlands**  
**Site Woodlands**  
**Site Yards**

**VERICHECK ENGINEERING**  
 ARCHITECTS INC.  
 100 SHEPPARD AVENUE EAST, UNIT 10  
 SCARBOROUGH, ONTARIO M1S 1W4  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.VERICHECK.COM

**PROJECT NO.** A-300  
**DATE** 08/21/03  
**SCALE** AS SHOWN  
**PROJECT NO.** A-300



# Attachment 4

FILE No.: DA.03.041  
 Not to Scale  
 August 21, 2003

City of **Vaughan**  
 Community Planning Department

**Elevations**  
 Lot 6,  
 Concession 6  
 APPLICANT:  
 WOODLI LIMITED