

COMMITTEE OF THE WHOLE JUNE 15, 2010

**SITE DEVELOPMENT FILE DA.10.015
YORK MAJOR HOLDINGS INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.015 (York Major Holdings Inc.) BE APPROVED, 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, landscape plan, and detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,
 - iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
2. THAT the Owner/Applicant shall enter into a Servicing/Development Agreement with the City for the necessary intersection improvements at Hill Street and Major Mackenzie Drive including road upgrade and urbanization on Hill Street between Major Mackenzie Drive and the site entrance, traffic signalization, sidewalks, and streetlighting to the satisfaction of the Vaughan Development and Transportation Engineering Department.

Contribution to Sustainability

The applicant has advised the Vaughan Development Planning Department that the following sustainable features will be provided within the building design:

- i) high efficiency HVAC units;
- ii) high efficiency refrigeration units;
- iii) LED lights;
- iv) white roofing membrane; and,
- v) multi-stream waste management system.

Economic Impact

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

Communications Plan

N/A

Purpose

York Major Holdings Inc. has submitted a Site Development Application (File DA.10.015) on the subject lands shown on Attachments #1 and #2, to permit the development of a 12,201 m², retail store (Wal-Mart) with a partially enclosed 272 m² garden centre and a 770 m² seasonal outdoor sales area, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The property is located at the northwest corner of McNaughton Road East and Major Mackenzie Drive, in Part of Lot 21, Concession 3, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The subject lands are located within Block 5 of Registered Plan 65M-4061, which is a 8.9 ha parcel. The proposed development will occupy 4.25 ha of the overall 8.9 ha block with the remaining lands to be developed with commercial uses in the future.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial - Part L", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332 as amended by OPA #535 and OPA #604. The proposed site development conforms to the Official Plan and the policies of the Oak Ridges Moraine.

The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1097), which permits the proposed retail building. In order to implement the proposed site plan (Attachment #3), variances to the M1 Zone are required and are discussed further in the Minor Variance section of this report.

Site Plan Review

The site plan shown on Attachment #3, proposes a 1-storey retail building (Wal-Mart) with a partially enclosed 272 m² garden centre and a 770 m² seasonal outdoor sales area. The 12,201m² retail building is located in the northwest portion of the site with a fenced-in garden centre on the east side of the building. The main entrance is located on the east elevation, facing McNaughton Road East with loading areas located on the west side of the building.

The Vaughan Development Planning Department is generally satisfied with the overall site layout. The final site plan must be approved to the satisfaction of the Development Planning Department.

Elevations/Signage

The Vaughan proposed building elevations for the retail building (Wal-Mart) are shown on Attachments #5 and #6. The building will be constructed to a maximum height of 10.5 m. Roof lines vary in the area of the signage and main entrance for architectural enhancement. The building materials consist of camel and light brown stucco and light brown architectural block along the bottom of the facades. Clear glazed windows with blue cloth awnings and sliding doors are located at the main entrances. Decorative brown fencing will be used to screen the garden centre and the seasonal outdoor sales area. Corporate signage colour consists of blue, white, yellow and black. The Vaughan Development Planning Department is generally satisfied with the elevation plans. The final elevation plans must be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the proposed retail building and parking boulevards. The Owner has provided a privacy screen fence along the loading area of the retail building, on the west elevation. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Cash-lieu of parkland dedication was paid through the registration of the plan of subdivision 65M-4061, and no further payment is required through this site plan application.

Minor Variances

Through the technical review of the site development application, it was determined that the following minor variances will be required to implement the proposed development:

	By-law Standard	By-law 1-88 Requirement Exception 9(1097) (M1 Restricted Industrial Zone)	Proposed Exception to M1 Zone of By-law 1-88 9(1097)
a.	Minimum Number of Parking Spaces	732 spaces	596 spaces
b.	Minimum Gross Floor Area for a Retail Store with an accessory Pharmacy use	14,000 m ²	12,201 m ²
c.	Location of Loading Spaces	Loading and unloading shall not be permitted between a building and a street	To allow loading and unloading between a building and a street (southwest corner of building to Hill Street)
d.	Minimum exterior side yard (north)	9.0 m	6.11 m
e.	Minimum rear yard (west)	15.0 m	13.86 m

Site-specific Exception 9(1097) to By-law 1-88 permits a minimum GFA of 14,000 m² for a retail building with an accessory Pharmacy use, whereas the Owner is proposing a GFA of 12,201 m². The reduced size of the retail building is considered minor and will not impact the surrounding development. Accordingly, the variance to the minimum required size of the retail building with an accessory Pharmacy use can be supported by the Development Planning Department.

The minimum number of parking spaces proposed is 596 parking spaces. The applicant however, has advised the seasonal outdoor sales area will operate from April to June, therefore, an additional 36 parking spaces will be available between the months of July to March, which provides for a total of 632 spaces for 9 months of the year. The Policy Planning Department has prepared new Draft Parking Standards for all uses in the City's Comprehensive Zoning By-law 1-88. The proposed 596 parking spaces exceeds the required minimum parking in the City's Draft Parking Standards Report, based on a standard of 4.5 spaces/100 m² GFA and yielding 549 spaces, therefore, the proposed reduction in the minimum number of required parking spaces is considered acceptable.

The configuration of the building on the property results in the loading area being situated between the building and a street (Hill Street), and reductions in the required exterior side yard (north) and rear yard (west). The site plan shown on Attachment #3 provides for a loading area at the west side of the building, close to Hill Street. This area will be screened from the lands to the west by a 3.0 m high "living wall", within a 6.0 m wide landscape strip comprised of shrubs and coniferous trees. The proposed exterior side yard and rear yards are compatible with the surrounding development.

The Development Planning Department considers the proposed variances to be minor in nature, are consistent and compatible with the surrounding development, meets the general intent of the Zoning By-law, and is in conformity with the Official Plan. The Owner will be required to obtain approval for the variances from the Vaughan Committee of Adjustment, which must be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed application. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is included in the recommendation of this report.

a) Servicing/Development Agreement

The Owner/Applicant shall design and construct road improvements to Hill Street and Major Mackenzie Drive, including traffic signalization, in accordance with the following subsections in the McNaughton Community Subdivision Agreement 19T-05V05(S) dated March 13, 2008, to the satisfaction of the City:

- 21.7.12 The Owner shall concurrently with the site plan process for Block 5 on Schedule "A", finalize the design of traffic control signals at the intersection of Hill Street and Major Mackenzie Drive to the satisfaction of The Regional Municipality of York, in consultation with the City. Such works shall include an eastbound left-turn lane and westbound right-turn lane on Major Mackenzie Drive, and southbound left-turn and right-turn lanes on Hill Street, at no cost to and to the satisfaction of the City and the Regional Municipality of York.
- 21.7.13 The Owner shall agree to implement the intersection improvements outlined in Subsection 21.7.12 as a condition of site plan approval for Block 5 on Schedule "A".
- 21.7.14 The Owner shall construct sidewalks, walkways, bus pads and/or any other pedestrian and/or transit-related improvements as a condition of site plan approval for Block 5 on Schedule "A", as required by and to the satisfaction of the Regional Municipality of York and the City.

A condition to the above effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The subject lands are designated "Oak Ridges Moraine Settlement Area" by OPA #604. In OPA #604, a small easterly portion of the subject lands is located within the "Areas of High Aquifer Vulnerability". The Official Plan policies for "Areas of High Aquifer Vulnerability" prohibit the following uses:

- i) Generation and storage of hazardous waste or liquid industrial waste;
- ii) Waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The Owner was required to submit a conformity report to the TRCA, to ensure the proposal is consistent with and meets the criteria of the Master Environmental Servicing Plan (MESP) approved for Block 19. This technical report was submitted to the TRCA for their review and approval. The Owner will continue to work with the TRCA to satisfy their requirements.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The application was circulated to the Region of York Transportation Services Department for review and comment. On May 7, 2010, the Region of York provided preliminary comments outlining requirements and conditions necessary to obtaining Regional approvals. The Owner must satisfy all requirements and conditions of the Region of York Transportation Services Department.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.015 in accordance with OPA #332, OPA #535 and OPA #604, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a retail building (Wal-mart) is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

In addition, the Owner will be required to enter into a Servicing/Development Agreement with the City for the necessary intersection improvements at Hill Street and Major Mackenzie Drive in accordance with the Subdivision Agreement for File 19T-05V05(S) as discussed in the staff report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Elevation

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 21,
Concession 3

Applicant:
York Major Holdings Inc.

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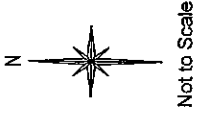
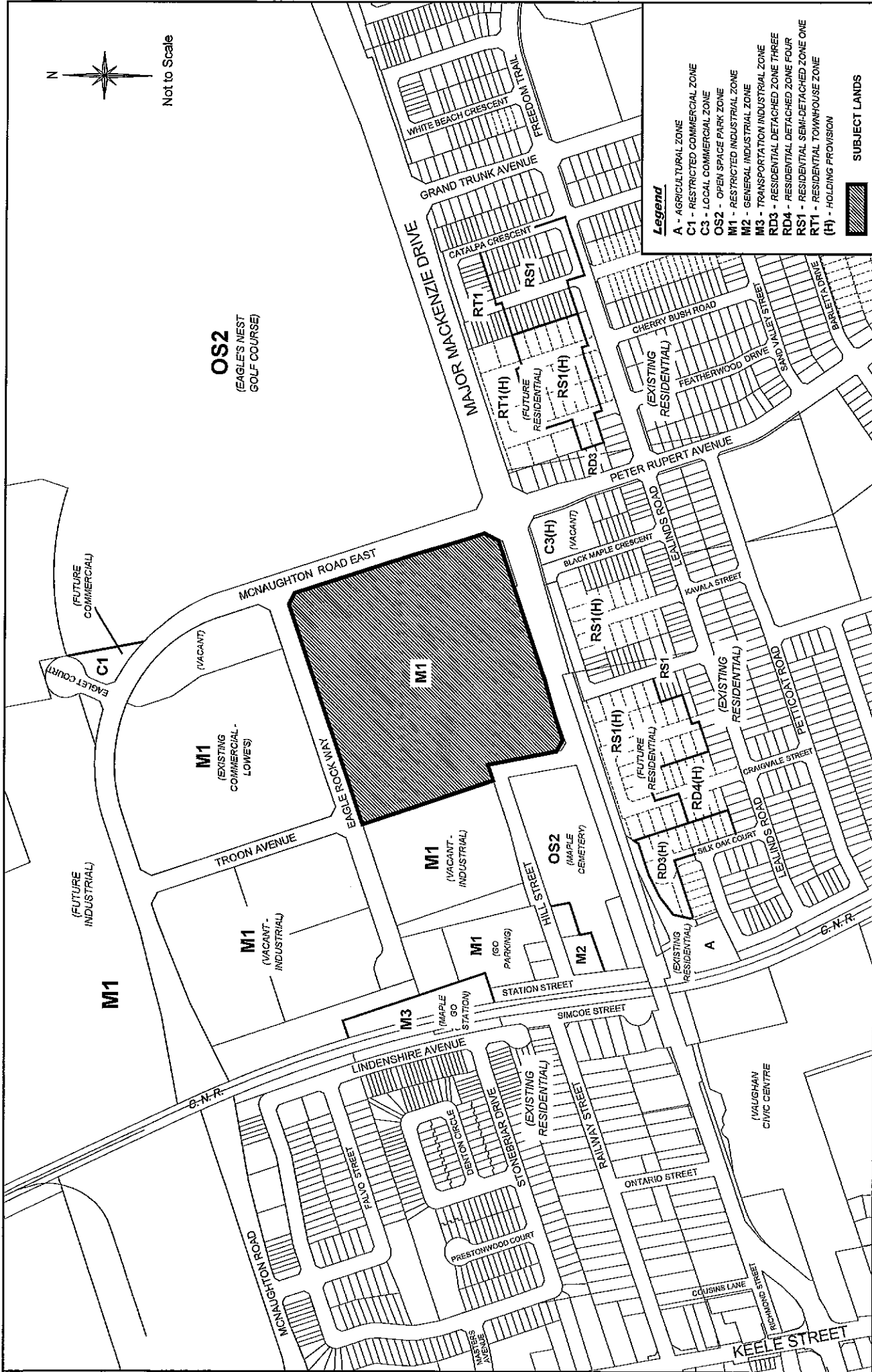
The City Above Toronto

Development Planning Department

Attachment 1

File:
DA.10.015

Date:
June 15, 2010



- Legend**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - M1 - RESTRICTED INDUSTRIAL ZONE
 - M2 - GENERAL INDUSTRIAL ZONE
 - M3 - TRANSPORTATION INDUSTRIAL ZONE
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
 - (H) - HOLDING PROVISION
- SUBJECT LANDS

OS2
(EAGLE'S NEST GOLF COURSE)

Attachment 2

File: DA.10.015
Date: June 15, 2010



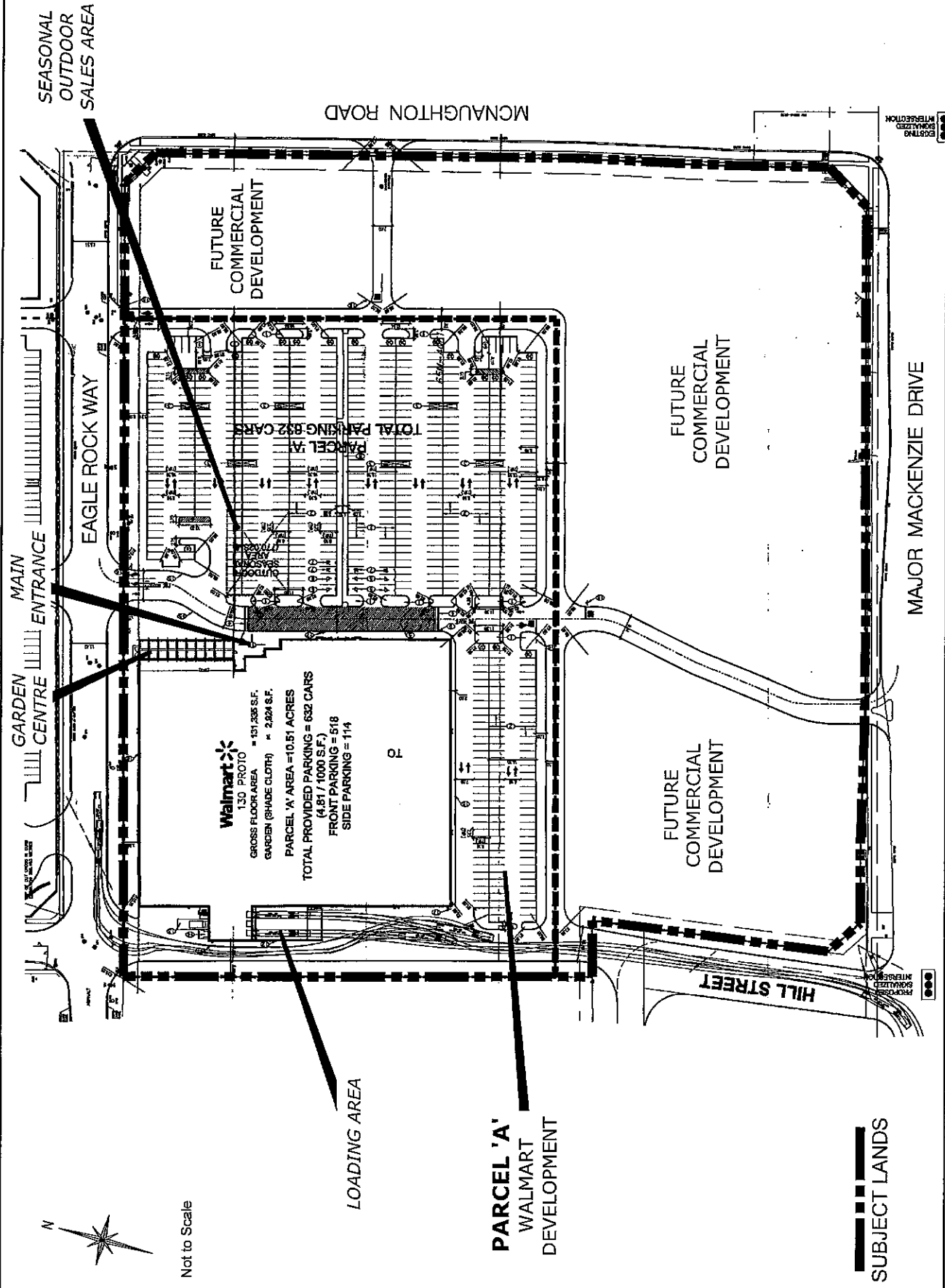
Development Planning Department

Location Map

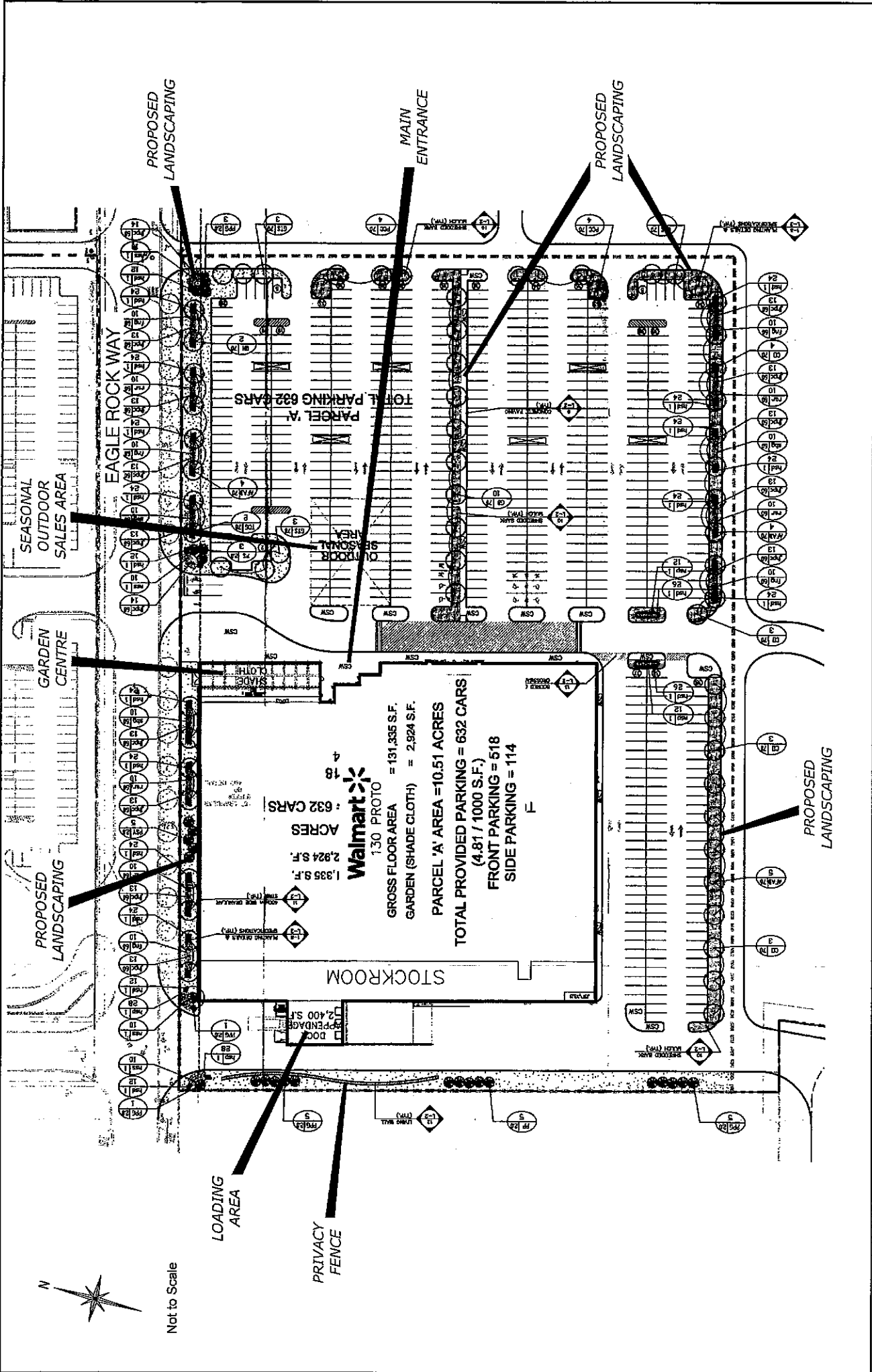
Location: Part of Lot 21,
Concession 3

Applicant:
York Major Holdings Inc.

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Walmart
 130 PROTO
 GROSS FLOOR AREA = 151,325 S.F.
 GARDEN (SHADE CLOTH) = 2,824 S.F.
 PARCEL 'A' AREA = 10.51 ACRES
 TOTAL PROVIDED PARKING = 632 CARS
 (4.81 / 1000 S.F.)
 FRONT PARKING = 518
 SIDE PARKING = 114



Not to Scale

LOADING AREA

PRIVACY FENCE

STOCKROOM

Walmart
 130 PROTO
 GROSS FLOOR AREA = 131,335 S.F.
 GARDEN (SHADE CLOTH) = 2,924 S.F.
 ACRES : 632 CARS
 2,924 S.F.
 1,335 S.F.

PARCEL 'A' AREA = 10.51 ACRES
 TOTAL PROVIDED PARKING = 632 CARS
 (4.81 / 1000 S.F.)
 FRONT PARKING = 518
 SIDE PARKING = 114

MAIN ENTRANCE

PROPOSED LANDSCAPING

PROPOSED LANDSCAPING

PROPOSED LANDSCAPING

SEASONAL OUTDOOR SALES AREA

PROPOSED LANDSCAPING

EAGLE ROCK WAY

PARCEL 'A'

SEASONAL SALES AREA

Landscape Plan

Location: Part of Lot 21,
 Concession 3

Applicant:
 York Major Holdings Inc.

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The City Above Toronto

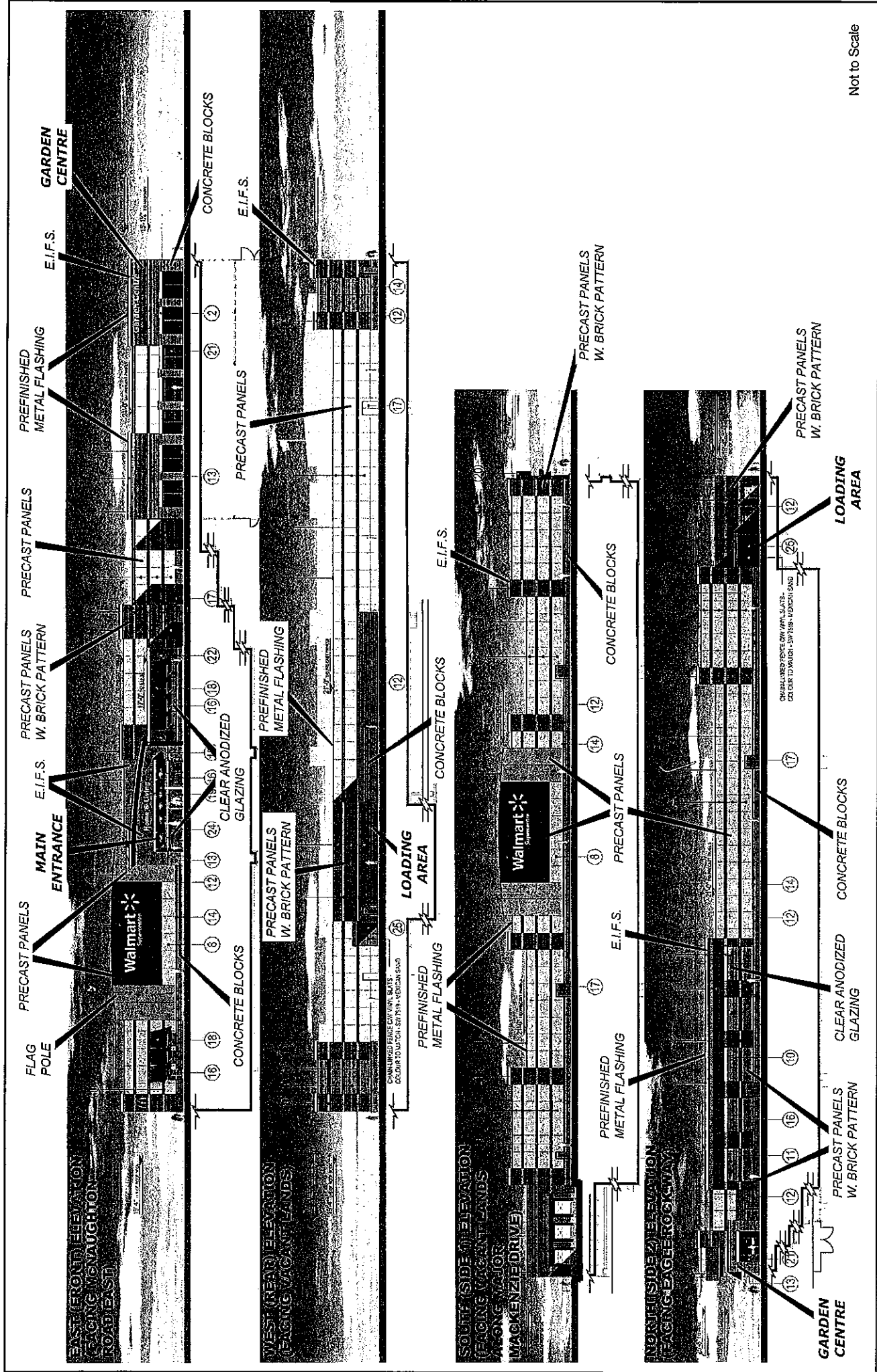
Development Planning Department

Attachment

File:
 DA.10.015

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 June 15, 2010

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Not to Scale

Elevation Plan

Location: Part of Lot 21,
Concession 3

Applicant:
Yark Major Holdings Inc.

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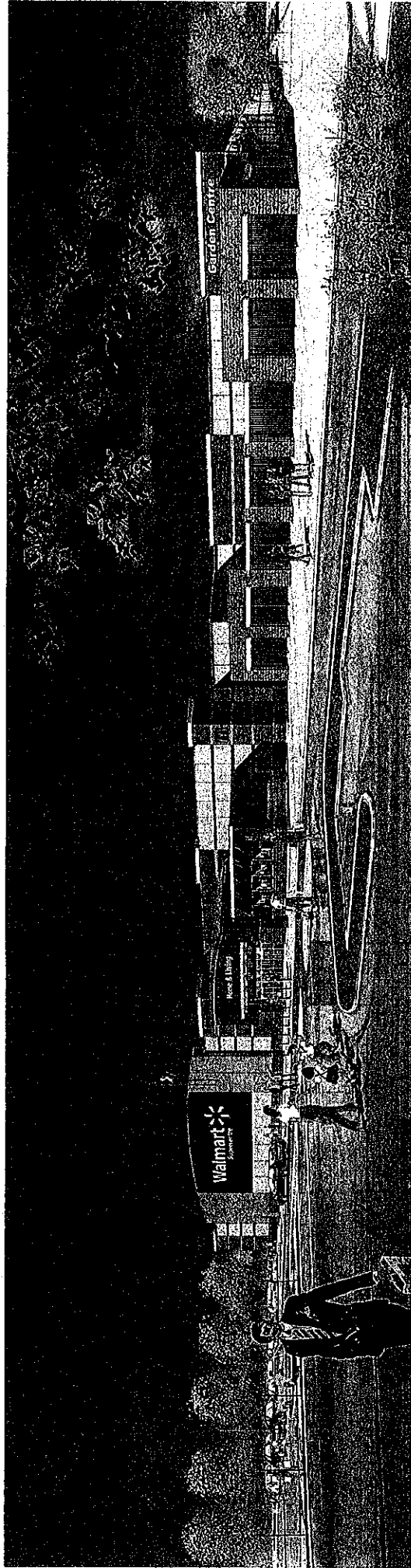
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Date: June 15, 2010

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EAST ELEVATION FACING McNAUGHTON ROAD EAST

Not to Scale

Rendered Elevation

Location: Part of Lot 21,
Concession 3

Applicant:
York Major Holdings Inc.

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Attachment

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