

COMMITTEE OF THE WHOLE APRIL 22, 2002

SITE DEVELOPMENT FILE DA.02.012
2748355 CANADA INC. (BEUTEL GOODMAN - IKEA)

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.02.012 (2748355 Canada Inc.) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including signage, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) the relocation of Exchange Avenue (Peelar Access Road) and related services be to the satisfaction of the Engineering Department;
 - v) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - vi) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
 - vii) Consent and Variance Applications (Files B17/02, B20/02, B21/02 and A80/02) shall be approved and in effect.
 - b. That the site plan agreement contain the following provisions:
 - i) If required, the Owner shall pay 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 to the City. The approved appraisal shall form the basis of the cash-in-lieu payment; and,
 - ii) the City shall monitor the adjacent offset intersection, and should it be determined that it provides insufficient vehicle capacity or storage under actual traffic conditions, the Owner shall be required to pay for modifications to the said section of road, to the satisfaction of the City.

Purpose

On February 22, 2002, the Owner submitted a Site Development Application to permit a two-storey retail building (IKEA) on an 8.16 ha lot, as follows:

Gross Floor Area:
Retail: 20592m²

Warehouse:	8872m ²
Total Gross Floor Area:	29464m ²
Parking Provided:	1685 spaces

Background - Analysis and Options

The subject lands are located between Highway #400 and Jane Street, and between Interchange Way and Highway #407, in Lot 4, Concession 5, City of Vaughan.

Official Plan

The lands are designated “Corporate Centre District” by OPA #500 (Vaughan Corporate Centre Plan), which permits a wide range of uses, including retail. The proposed site plan must adhere to the development policies in the Official Plan, including but not limited to, being consistent with the approved urban design guidelines, complying with the building height requirements of the Zoning By-law and ensuring high quality elevations.

Staff consider the use and the site plan application to conform to the policies of the Official Plan.

Zoning

The subject lands are zoned C10 Corporate District Zone by By-law 1-88, which permits retail uses. The following exceptions to the By-law are required to implement the proposed development:

- site is not exempt from the build-to zone requirements of 0 - 9m; northeast portion of the site abutting Interchange Way is outside of the “build to zone exemption area”
- minimum 6m wide landscape strip required along Interchange Way, whereas 0m is proposed, together with permitting a sidewalk where a landscape strip is provided

The Owner has made applications to the Committee of Adjustment for the required Variance (File A80/02) and Consent (Files B17/02, B20/02 and B21/02), to create a new lot and for access and servicing easements. The by-law deficiencies are primarily a result of shifting the private road (Exchange Avenue) 70m to the east to facilitate the proposed development. As a condition of site plan approval, the Consent and Variance Applications must be approved and in effect prior to registering the agreement.

Site Design

A two-storey rectangular-shaped building with a gross floor area of 29,464m² is proposed to be oriented in a north/south direction. The main entrance and a covered customer loading area are located on the west (front) elevation. Customer loading is also proposed along the north elevation, and the loading/service area for the building is on the east elevation.

Most of the parking spaces are in front (west) of the building, with some spaces along the north and east sides of the building. A sidewalk extends along the front and sides of the building, and sidewalks extend west from the building into the parking area and along the south side of the east/west driveway, providing a pedestrian connection with the commercial developments to the northwest.

Parking/Access

Parking for the site is calculated as follows:

Retail:	(20,592m ² @ 6 spaces/100m ² , less 25%)	= 927 spaces
Warehouse:	(8,872m ² @ 1 space/100m ² , less 25%)	= 67 spaces
TOTAL PARKING REQUIRED:		= 994 spaces
TOTAL PARKING PROVIDED:		= 1685 spaces

The site has a parking surplus of 691 spaces. The Owner has indicated that the additional spaces are required to support the use, particularly at peak demand periods.

Indirect access to the site can be achieved from Regional Road 7 and Jane Street via Interchange Way and Exchange Avenue (Peelar Access Road), respectively. A series of accesses are proposed onto the private east/west driveway that is shared with the commercial development to the north, and onto the private driveway along the south side of the site. Two access driveways are proposed onto Exchange Avenue, which are primarily for employee parking and service vehicles.

The existing Exchange Avenue is being shifted approximately 70m to the east to facilitate the proposed development. Re-location of services at this location is also required. As a condition of site plan approval, the re-location of Exchange Avenue and related servicing shall be to the satisfaction of the Engineering Department.

The Transportation Division has advised that they agree with the transportation analysis submitted by the Owner in support of the newly created offset intersection of Exchange Avenue and Interchange Way. It is recommended that a clause be included in the site plan agreement which identifies that the City will monitor the traffic conditions at the intersection and, should it be determined that capacity or storage is insufficient, the City will require modifications to this road section at no cost to the City.

Site Servicing, Grading & Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. Relocation of services are required in conjunction with the shifting of Exchange Avenue. As a condition of site plan approval, the final site grading and servicing plans and stormwater management report must be approved by the Engineering Department.

The Ministry of Transportation Ontario (MTO) typically requires a setback of 13.7m from the property line (Highway 407) to all new structures. In addition, MTO Building and Land Use permits will be required, prior to any development of the property.

All hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The landscape plan includes a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. Planting is also proposed throughout the parking areas. A sidewalk extends along the front and sides of the building, with connections to sidewalks along the adjacent roads/driveways. A walkway with central planters is proposed to extend from the front of the building into the parking area.

A series of flagpoles, together with raised concrete planters, are proposed along the north and east landscape strips. A pylon sign is proposed on the southwest corner of the site, adjacent to Highway 407. Other directional and customer-related signs are positioned throughout the site. A 2.4m high metal lattice fence with vegetation is proposed at the northeast corner of the building, to provide screening of the loading area to the south.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

Building Design

The retail building is two storeys (9m) in height, with the main entrance on the west elevation. A customer loading area with a yellow-coloured overhead canopy is proposed along the west and north elevation. The exterior building materials consist mostly of blue-coloured siding, with yellow-coloured siding for a section of the structure extending above the main entrance. Sections of windows/glazing are proposed on all elevations.

A total of four company logo signs are proposed; one on each elevation. Each sign is internally lit and is approximately 3m in height. A "home furnishings" sign, which is also internally lit, is proposed on the west elevation. A flood lit, catalogue-page sign is proposed on the east elevation. The roofline is flat and mechanical equipment will be centrally located on top of the roof, surrounded by screening.

Staff has requested additional information with respect to details on screening the roof-top mechanical equipment. Given its large size and corporate architectural requirements, Staff are satisfied with the architectural elements and signage proposed for the building. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed retail building, in the context of the surrounding Corporate Centre uses.

Should the Committee concur, Site Development Application DA.02.013 (2748355 Canada Inc.), can be approved with the adoption of the "Recommendation" in this report.

Attachments

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

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

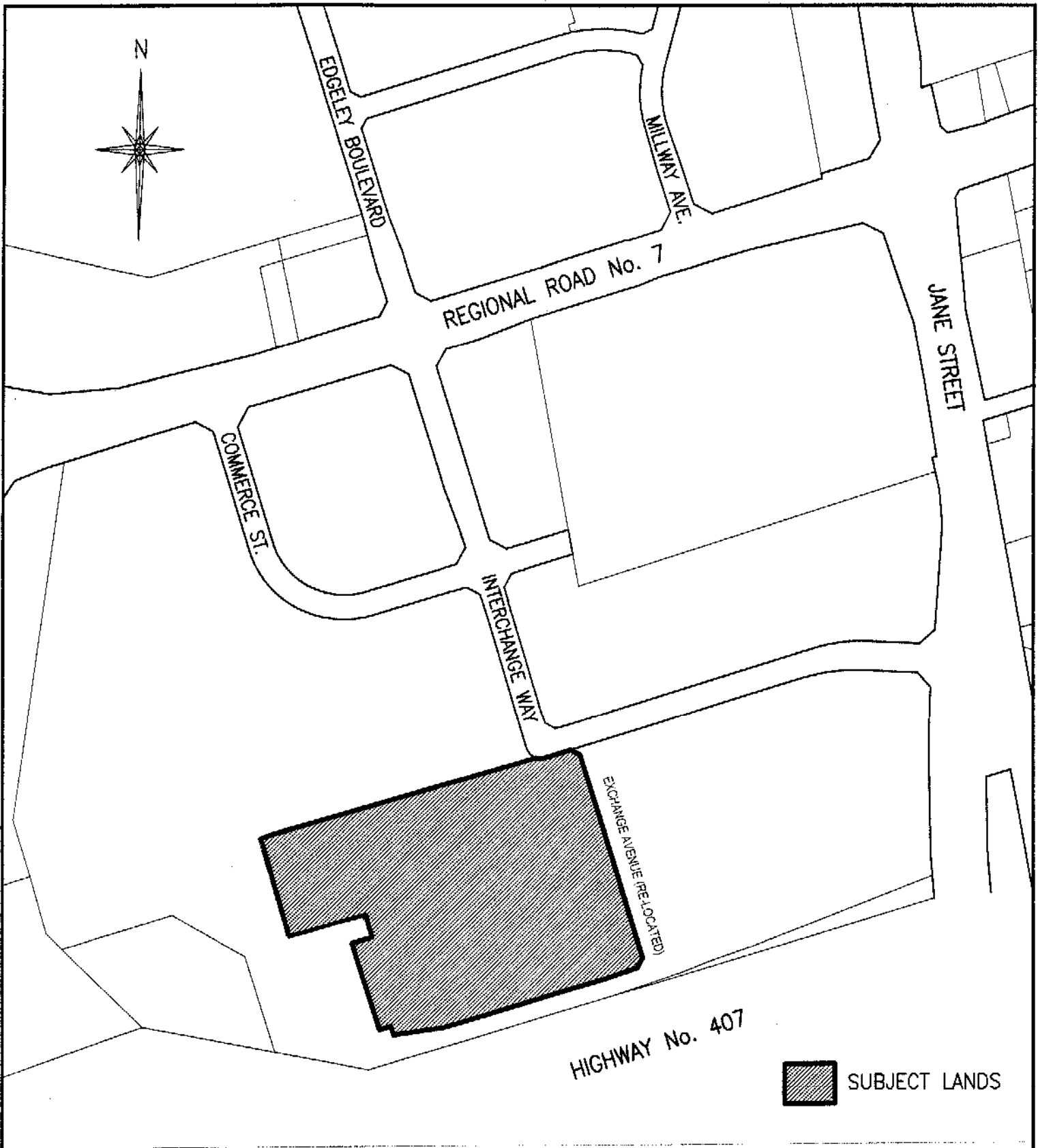
Respectfully submitted,


MICHAEL DANGELIS
Comissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

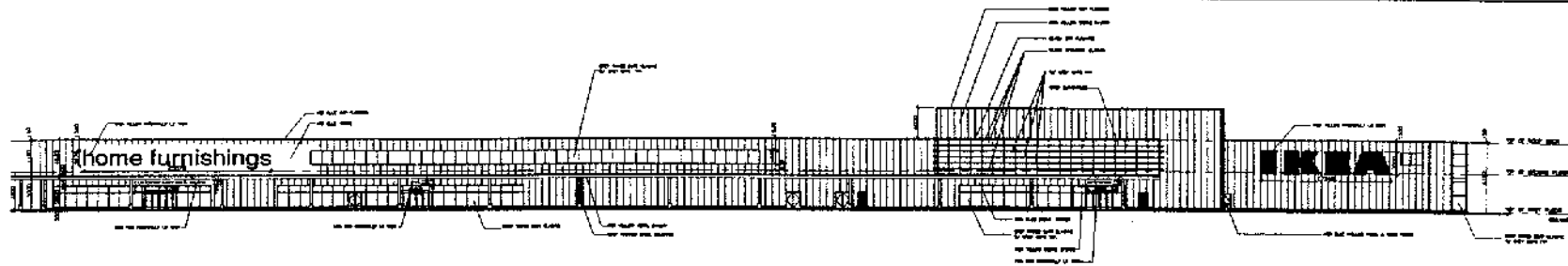
/LG

R:\WORKING\MACASKID\IKEA.CW

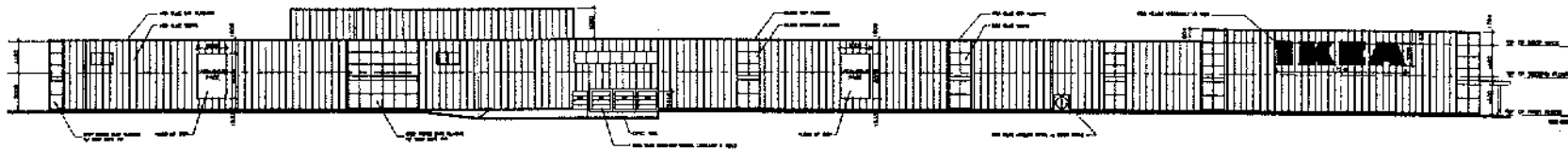


 SUBJECT LANDS

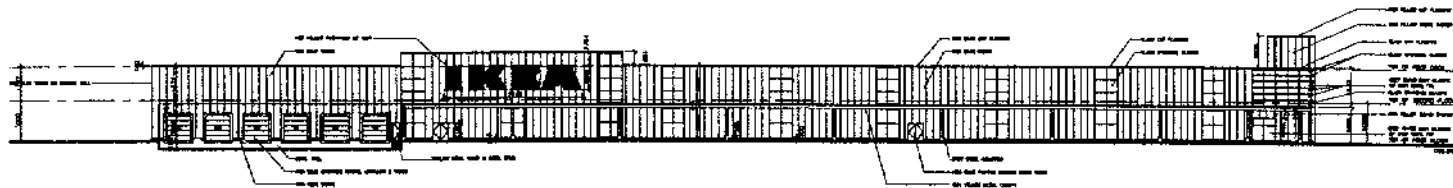
ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 02/28/2002
	DA.02.013	LOCATION: PART OF LOT 4, CON. 5	APPLICANT: SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		2748335 CANADA INC.	



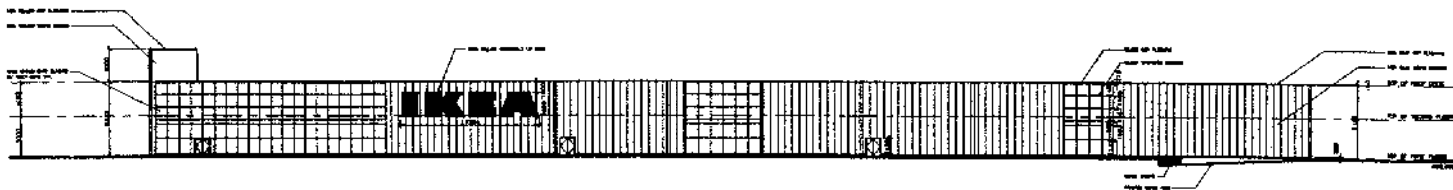
WEST ELEVATION



EAST ELEVATION (EXCHANGE AVENUE)



NORTH ELEVATION (INTERCHANGE WAY)



SOUTH ELEVATION (HIGHWAY 407)

ATTACHMENT '4'
ELEVATIONS

FILE #:	REPORT #:
DA.02.013	LOCATION: PART OF LOT 4, CONCESSION 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	02/28/2002
APPLICANT:	SCALE: NOT TO SCALE
2748335 CANADA INC.	