

COMMITTEE OF THE WHOLE DECEMBER 5, 2005

**ZONING BY-LAW AMENDMENT FILE Z.05.037
SITE DEVELOPMENT FILE DA.05.036
SEVENBRIDGE DEVELOPMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.037 (Sevenbridge Developments Limited) BE APPROVED, to remove the Holding "H" symbol on the portion of the subject lands currently zoned C10(H) Corporate District Zone as shown on Attachment #2, to facilitate the expansion to an existing retail store (Walmart).
2. THAT Site Development File DA.05.036 (Sevenbridge Developments Limited.) BE APPROVED, to permit a 6,065.36m² addition to the existing retail store (Walmart), as shown on Attachment #4, subject to the following conditions:
 - a) that prior to the registration of the amending site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) the transportation and servicing requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements of Power Stream Inc. shall be satisfied;
 - v) the required variance for parking to implement the final site plan shall be approved by the Committee of Adjustment, and shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit a 6,065.36 m² addition to an existing retail store (Walmart), as shown on Attachment #4; and, a Zoning By-law Amendment Application to remove the "H" Holding symbol from a portion of the site that is currently zoned C10(H) Corporate District Zone, as shown on Attachment #2 in order to facilitate the development.

Background - Analysis and Options

The 6.45 ha site shown on Attachment #1 is located on the southeast corner of Applewood Crescent and Edgeley Boulevard, being Blocks 79-82 and Blocks 83-84 on Plan 65M-2545, (101 Edgeley Boulevard), in Part of Lots 6 and 7, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan) and zoned C10 Corporate District Zone and C10 (H) Corporate District Zone with a "H" 'Holding' Symbol by By-Law 1-88, subject to Exception 9(959). The surrounding land uses are:

- North - Applewood Crescent; employment use (EM1 Prestige Employment Area Zone)
- East - Millway Avenue; vacant (C10(H) Corporate District Zone)
- South - Applemill Road; vacant (C9(H) Corporate Centre Zone)
- West - Sam's Club/commercial use (C10 Corporate District Zone)

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which provides opportunities for land uses that require visual exposure, good vehicular accessibility, and large development sites. The proposed use and development of the subject lands conforms to the Official Plan.

Schedule 'B' in OPA #529 identifies the Transportation Plan for the Corporate Centre (Attachment #3). One of the elements of the plan includes a planned 23m public transit right-of-way near Millway Avenue. In the Minutes of Settlement between the Owner and the City dated January 8, 2001, Sevenbridge agreed not to contest at any time the City's right and ability to obtain, pursuant to Section 41(7)(d) of the Planning Act, by dedication from Sevenbridge, an interest in land in the area designated as "Public Transit Right-of-Way" in OPA 529. The proposed development will not encroach into the future right-of-way locations at this time, however, the Owner should be aware that this will likely occur with the next easterly phase of development.

Zoning

The subject lands are and zoned C10 Corporate District Zone and C10 (H) Corporate District Zone with the "H" Holding symbol by By-Law 1-88, subject to Exception 9(959), which permit the proposed retail use and building expansion, subject to the removal of the Holding provision.

The proposed development complies with all By-law requirements, except for the deficiency in the minimum required number of parking spaces. As identified in the parking section of this report, the Walmart site requires a total of 1,092 parking spaces, whereas 995 spaces are being provided, resulting in a deficiency of 97 parking spaces (8.88%). The Engineering Department reviewed and approved a parking justification report submitted by the applicant. Accordingly, the Development Planning Department can support the parking variance, and the Owner will be required to obtain approval of the variance from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

Holding (H) Provision

The Walmart site is located within a larger 26 hectare landholding owned by Sevenbridge Developments Limited. As Development is approved, including Sam's Club and the Home Outfitter's/Future Shop, the City has enacted by-laws to remove the Holding "H" symbol. The conditions for the removal of the Holding "H" symbol include approval of the urban design guidelines and an updated traffic study for the entire Sevenbridge lands, which were both approved by the City in July 2001. As identified on the Zoning Schedule on Attachment #2, the "H" Holding symbol remains on the balance of the Sevenbridge lands until such time as individual site plan applications are submitted and approved by Council on their lands. As the subject proposal is for an expansion of the existing Walmart building and site, which does not impact upon the future development of the vacant lands to the east, or the transportation plan in OPA #529, or the Minutes of Settlement identified earlier in this report, the Development Planning can support the removal of the "H" Holding provision only on the portion of the Walmart site identified on Attachment #2, which will facilitate the proposed building and parking lot expansion.

Site Design

The site plan (Attachment #4) shows the existing Walmart building and the proposed 6,065.36 m² addition (5,710.56m² expansion on the east side, and 354.8m² garden centre at the southwest corner). The site is served by the 3 existing access locations on Edgeley Boulevard, Applemill Road and Applewood Crescent. Additional parking and landscaping has been added around the lot to accommodate the addition.

Parking

The minimum required parking for the site is calculated as follows:

| | |
|---|---------------|
| Retail: 12,122.70m ² at 6 spaces/100m ² | = 1092 spaces |
| Total Parking Required: | = 1092 spaces |
| Parking Provided: | = 995 spaces |

The site is deficient by 97 parking spaces (8.88% deficiency). The applicant has submitted a parking justification report prepared by Itrans Consulting Inc, which concluded that the proposed parking will meet the peak parking demands of Walmart. The City's Engineering Department and the Region of York Transportation Works Department have reviewed the parking justification report and are satisfied with the results. In turn, Staff can support a minor variance for the reduced parking on site.

Over and above the 995 parking spaces, there is an additional 20 parking spaces also being provided in the snow storage locations within the northeast and southeast corners of the parking lot, so that customers, can utilize these additional spaces when there is no snow coverage. However, the Engineering Department has determined that these 20 parking spaces are not to be included in the calculation of the required parking for the site.

Services/Utilities

A grading and servicing plan and stormwater management report were submitted, and the final plans and reports must be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department. All hydro requirements must be to the satisfaction of PowerStream Inc.

Landscaping

The landscape plan (Attachment #5) shows a variety of existing and proposed deciduous and coniferous trees and shrubs. The majority of the landscaping exists, with additional planting being placed along Applewood Crescent adjacent to the new development and within the parking areas and curbs. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachment #6. The existing front elevation is also shown on Attachment #6 in order to help distinguish the improvements to the corporate image of the Walmart building. The main portion of the building will be constructed to a height of 6.25m to a maximum of 11.54m in the areas of the entrance features and architectural elements. The elevations are being revised based on the new corporate image and colours of Walmart. The existing building facades will remain as pre-cast concrete panels, but will now be beige in colour in comparison to the existing grey colour. The two main entries will be on the south

elevation. Corporate signage in red and blue will be located above the entry doors. Cream coloured concrete panels surround each entranceway, with a peaked roof structure overhead. It is use along Blue banding this portion of the façade where additional signage is proposed. The main 'Wal-Mart' signage in white colours is mounted on a blue background. Two full-length pillars in a dark brown color, bind this sign for architectural treatment. The remainder of the building will consist of the beige precast (new panels for the expansion areas and existing panels to be stained), with the dark brown precast use as accent treatment, and signage consisting of white lettering on a blue background. Two new overhead doors have been added at the northeast corner of the building. Grey coloured ornamental fencing surrounds the garden centre at the northwest corner of the building, and translucent polycarbonate roofing is provided above this area in a dark grey colour to match the fencing.

The final building elevations must be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly "A-5", "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the Site Development Application in accordance with the policies of OPA #500, OPA #529, the requirements of By-law 1-88, and the area context. The Development Planning Department is satisfied that the proposed 6,065.36m² addition to the existing retail store (Walmart) is appropriate for the site and the Corporate Centre. Accordingly, the Development Planning Department can support the approval of the site plan application, and the required variance for a reduction in parking that is necessary to implement the proposal, subject to the conditions contained in this report.

The Development Planning Department also recommends approval of the Zoning By-law Amendment Application to remove the Holding "H" Symbol from a portion of the subject lands, which will facilitate the development of the overall site in accordance with the C10 Corporate District Zone.

Attachments

1. Location Map
2. Zoning (Current/Proposed)
3. Schedule 'B' to OPA #529 - Transportation Plan (Corporate Centre)
4. Site Plan
5. Landscape Plan
6. Elevation Plan

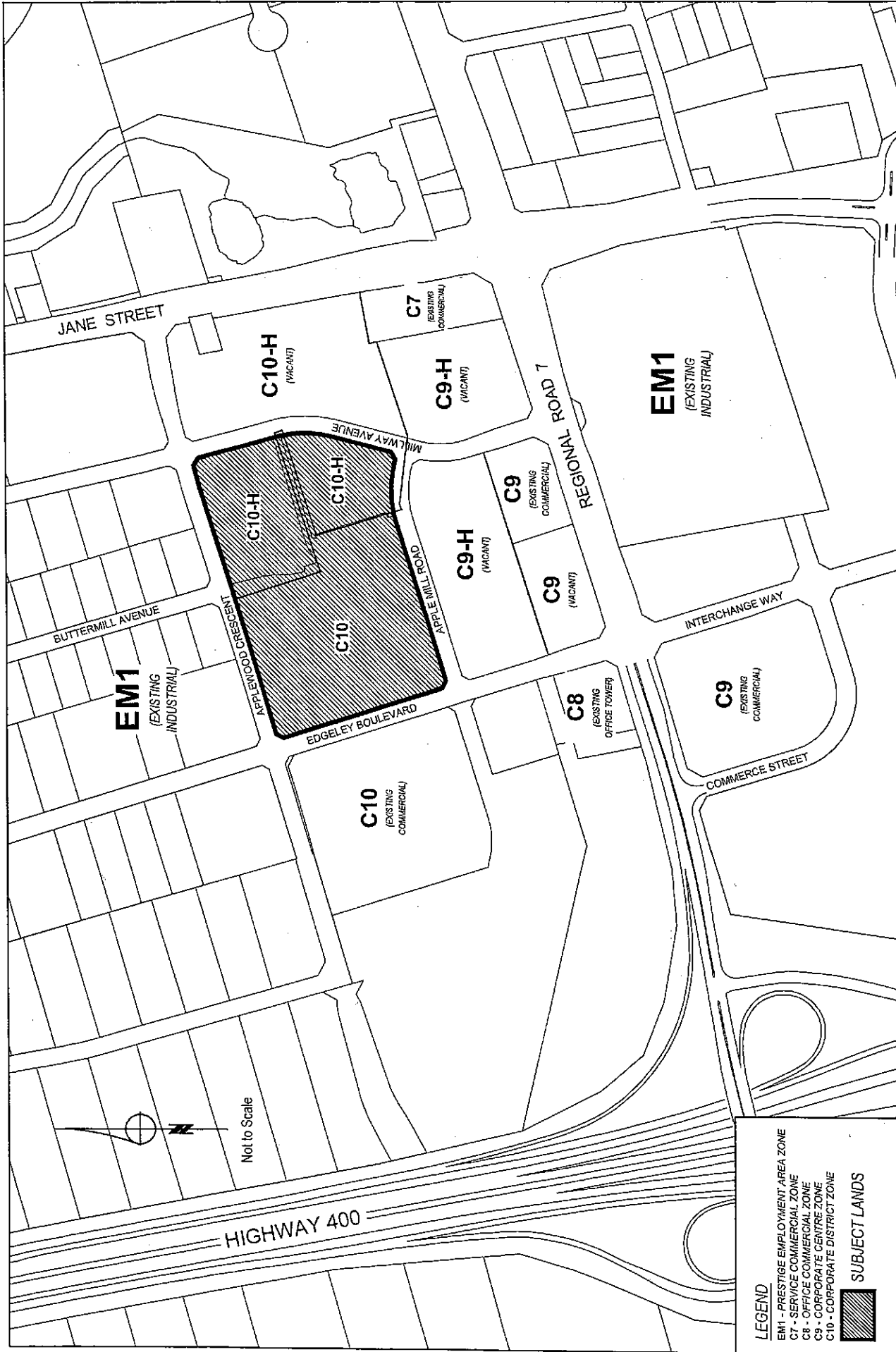
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning



Attachment
 FILE No's:
 DA.05.036 & Z.05.037
 RELATED FILE No.:
 DA.96.067
 November 18, 2005



Development Planning Department

Location Map

Part Lots 6 & 7,
 Concession 5

APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED

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- LEGEND**
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - C9 - CORPORATE CENTRE ZONE
 - C10 - CORPORATE DISTRICT ZONE
- SUBJECT LANDS**

EM1
 (EXISTING INDUSTRIAL)

C10-H
 (VACANT)

C9-H
 (VACANT)

EM1
 (EXISTING INDUSTRIAL)

C10-H

C10

C9-H
 (VACANT)

C9
 (VACANT)

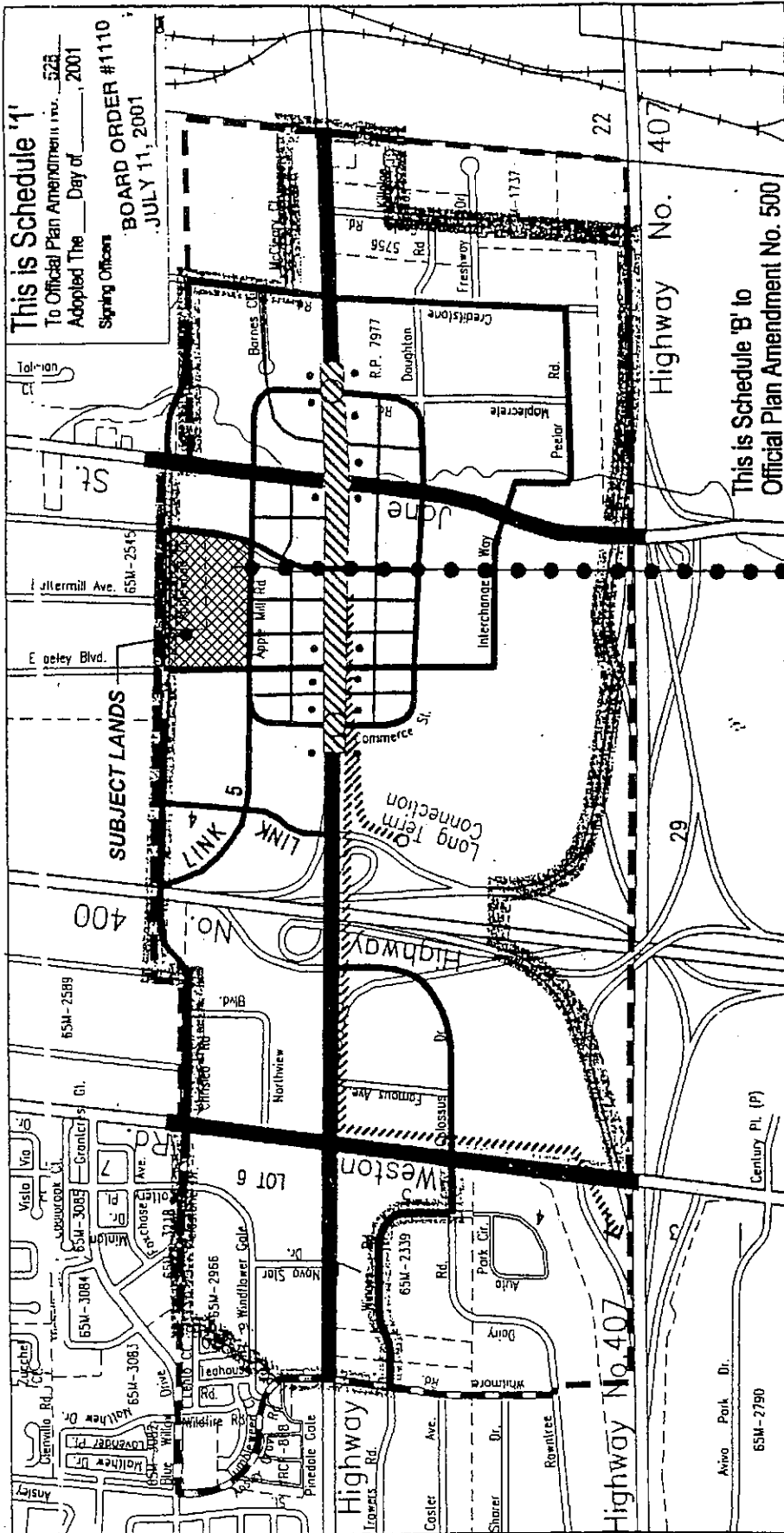
C8
 (EXISTING OFFICE TOWER)

C9
 (EXISTING COMMERCIAL)

C10
 (EXISTING COMMERCIAL)



This is Schedule '1'
 To Official Plan Amendment No. 528
 Adopted The Day of July 11, 2001
 Signing Officers
 BOARD ORDER #1110



This is Schedule 'B' to
 Official Plan Amendment No. 500

Schedule 'B' - Transportation Plan
 See Schedule 'B1' For Implementing Road Width Plan

- Traffic Control / Design Feature
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary

- Local Road
- 23m Public Transit Right of Way
- Inter-Regional Transitway (Potential)
- Gateway Sites

- Highway 7 / Avenue 7'
- Arterial Road
- Collector Road

Not to Scale

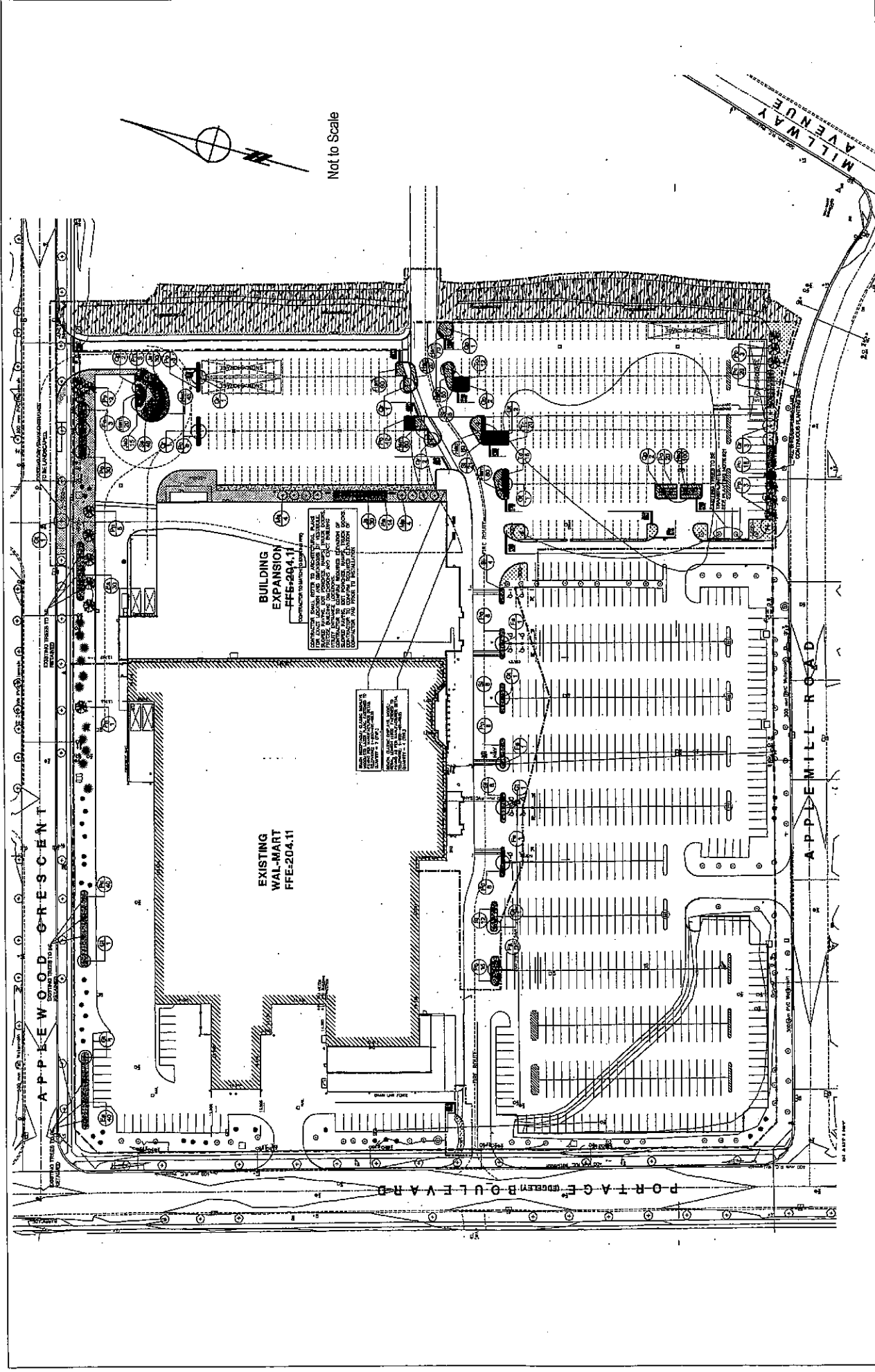
Vaughan Corporate Centre Secondary Plan
 Amendment No. 500

Attachment 3
 FILE No's:
 DA.05.036 & Z.05.037
 RELATED FILE No.:
 DA.96.067
 November 18, 2005

City of Vaughan
The City Above Toronto
 Development Planning Department

**Schedule 'B' to OPA #529 -
 Transportation Plan**

APPLICANT:
 SEVENBRIDGE
 DEVELOPMENTS LIMITED
 Part Lots 6 & 7,
 Concession 5
 RA/DPA1 ATTACHMENTS/DA/05.05.036



Attachment 5

FILE No's:
 DA.05.036 & Z.05.037
 RELATED FILE No.:
 DA.96.067
 November 18, 2005



Development Planning Department

Landscape Plan

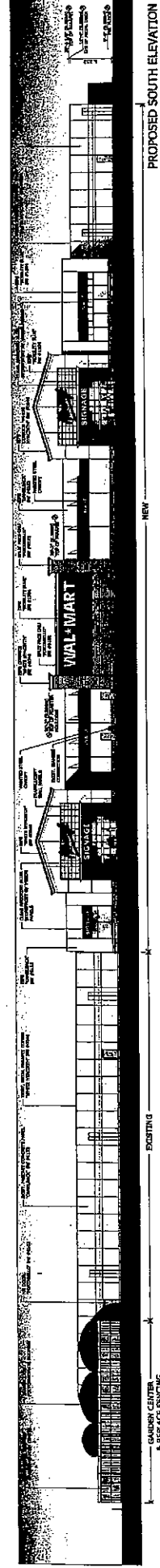
Part Lots 6 & 7,
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APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED

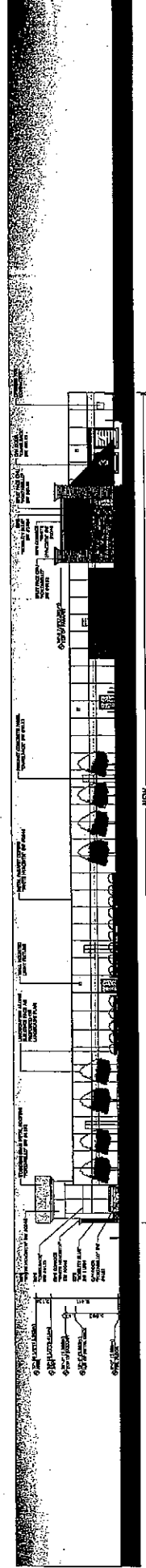
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WE WILL FOR LEASE
WAL-MART

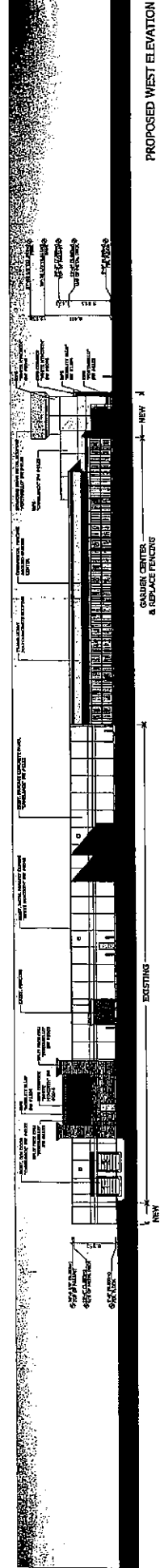
EXISTING FRONT ELEVATION



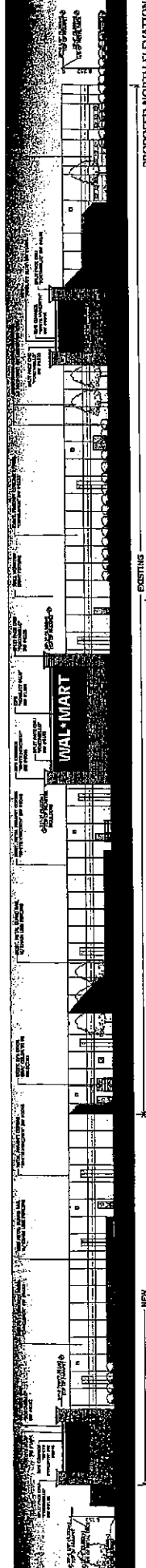
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

Not to Scale

Attachment 6
 FILE No's.:
 DA.05.036 & Z.05.037
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 November 18, 2005

City of Vaughan
The City Above Toronto
 Development Planning Department

Elevations
 Part Lots 6 & 7,
 Concession 5
 APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED
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