

COMMITTEE OF THE WHOLE DECEMBER 5, 2005

SITE DEVELOPMENT FILE DA.05.034
CANADIAN TIRE REAL ESTATE LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.034 (Canadian Tire Real Estate Limited) BE APPROVED, to permit a 2,343m² addition to the existing retail store, and the relocation of the existing garden centre, as shown on Attachment #2, subject to the following conditions:

1. That prior to the execution of the amending site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - c) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
 - d) the required variances to implement the final approved site plan shall be obtained from 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 2,343m² addition to an existing Canadian Tire store, and the relocation of the existing garden centre from the south limit of the existing building to the south limit of the proposed expansion, as shown on Attachment #2. The pertinent site statistics are as follows:

Site Area	3.39 ha
Existing GFA	8,929m ²
Proposed GFA	<u>2,343m²</u>
	11,272m ²
Parking Provided	420 spaces

The Owner is also proposing to stain the exterior walls of the building with the new Canadian Tire corporate colours being a predominantly putnam ivory (beige) colour with green banding.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Regional Road #7 and Nova Star Drive (3850 Regional Road #7), in Part of Lot 6, Concession 6, City of Vaughan. The property has an area of 3.39 ha and road frontage of 165m and 167m on Regional

Road #7 and Nova Star Drive, respectively. The site is currently developed with a Canadian Tire Store as shown on Attachment #2.

The surrounding land uses are:

- North - Windflower Gate; existing commercial uses (C5 Community Commercial Zone)
- South - Regional Road #7; commercial and employment uses (C5 Community Commercial Zone and EM1 Prestige Employment Area Zone)
- East - automobile dealership (C2 General Commercial Zone) and existing commercial uses (C5 Community Commercial Zone)
- West - Nova Star Drive; existing commercial uses (C5 Community Commercial Zone)

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which permits the proposed commercial use.

Zoning

The subject lands are zoned C5 Community Commercial Zone by By-Law 1-88, subject to Exception 9(487), which permits the proposed commercial use. The proposed site plan has been reviewed, and requires the following variances to By-law 1-88:

- a minimum side yard (east) of 20.0m is required, whereas 3.69m is provided; and,
- 494 parking spaces are required, whereas 420 spaces are proposed (14.81% deficiency).

The reduced 3.69m sideyard occurs at the southeast corner of the proposed addition and increases to approximately 12m at the northeast corner of the new addition. The site abuts a car dealership and the proposed addition would replace the bins currently used to store goods. In light of the above, this variance can be supported. The Owner has submitted a parking study, which has been approved by the Engineering Department in support of the proposed parking deficiency. Should Council approve the site plan application, the Owner will be required to obtain approval for these variances from the Committee of Adjustment, and its' decision shall be final and binding, prior to the execution of the site plan agreement.

Site Design

The existing 8,929m² building is located on the easterly portion of the site as shown on Attachment #2. The proposed 2,343m² expansion is to the east and south sides of the existing building and will allow for additional storage/warehouse space. The existing temporary storage bins located within the parking lot to the east of the existing building will be removed.

The existing driveway access points and aisles will not be changed as a result of the proposed expansion. The final site plan must be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for the proposed development is calculated at a rate of 5.5 spaces/100m² of Commercial Floor Area (CFA), in accordance with Exception 9(487).

As such, the parking required for the expanded store is as follows:

Shopping Centre: 5.5 spaces/100m² @ 8,976m² CFA (existing & proposed) = 494 spaces

The proposed site plan includes 420 parking spaces, resulting in a parking deficiency of 74 spaces (14.81%).

The Owner has submitted a parking impact study in support of the proposed deficiency. The report, prepared by Paradigm Transportation Solutions Limited, and dated September 12, 2005, concludes that:

1. The provision of 420 parking stalls is a sufficient supply to meet the projected demand.
2. In the most extreme conditions during June and December, forecasted demands indicate that there will be operational concerns between 12:00 PM and 4:00 PM most weekends as available stalls in the most convenient/desired location at the front of the store (to the west) will be limited and customers must seek parking at the side or rear of the store. However, 15% of the total parking supply will remain available throughout the site and the total parking supply will meet the projected demand.
3. Outside of these months, there appears to be ample supply to meet the needs of the site.

The Engineering Department has reviewed the Parking Study and concurs with the conclusions.

Building Design

The proposed building elevations are shown on Attachments #4 and #5. The materials used for the proposed additions will match the existing building comprised primarily of precast concrete panels. However, the elevations of the building will be stained to a putnam ivory (beige) colour with green banding, to reflect the new Canadian Tire corporate colours.

The south elevation of the building will be partially screened by the proposed garden centre which is enclosed by a 3.04m high black iron fence accented with putnam ivory coloured concrete piers.

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

Landscaping

The landscape plan shown on Attachment #3 shows a mix of deciduous and coniferous trees, shrubs, and sodded area along Regional Road 7 and throughout the property. Since the application proposes additions to an existing building, the majority of the landscaping is already in place. The applicant is willing to work with the Development Planning Department to enhance the landscape plan and where possible, existing trees impacted by the expansion will be saved and integrated into the new landscape design. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Region of York

The subject lands abut Regional Road 7, and approval of the site plan is subject to the requirements of the Region of York. The Owner will be required to satisfy all requirements of the Region of York, prior to the execution of the implementing site plan agreement.

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 Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-Law, and is satisfied that the proposed expansion of the existing Canadian Tire retail store will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variances from the Committee of Adjustment. Accordingly, the Development Planning Department can support the approval of the Site Plan Application subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (South and West)
5. Elevations (East and North)

Report prepared by:

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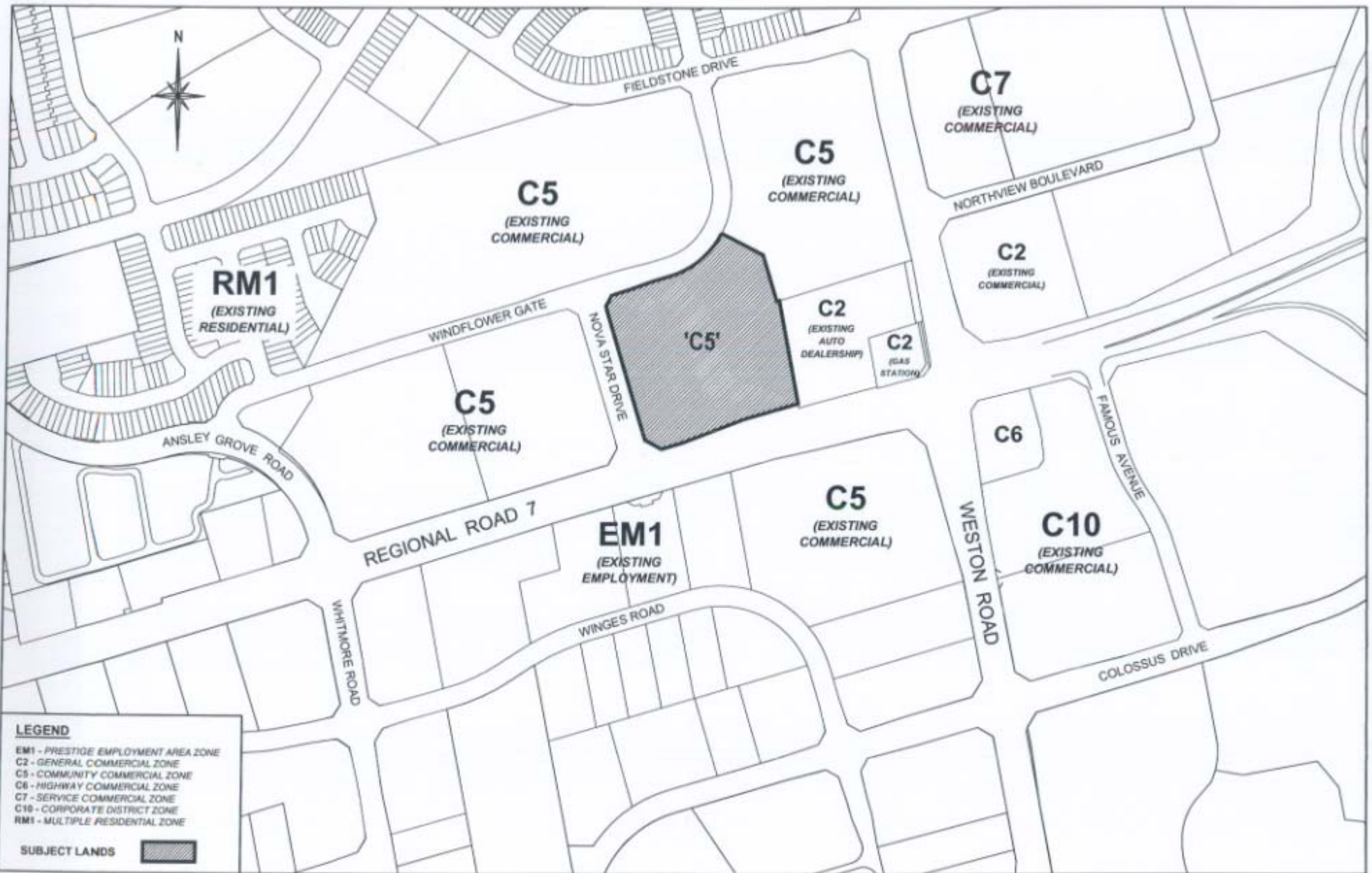
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE

SUBJECT LANDS



Location Map

Part of Lot 6,
Concession 6

APPLICANT:
CANADIAN TIRE REAL ESTATE LIMITED



Development Planning Department

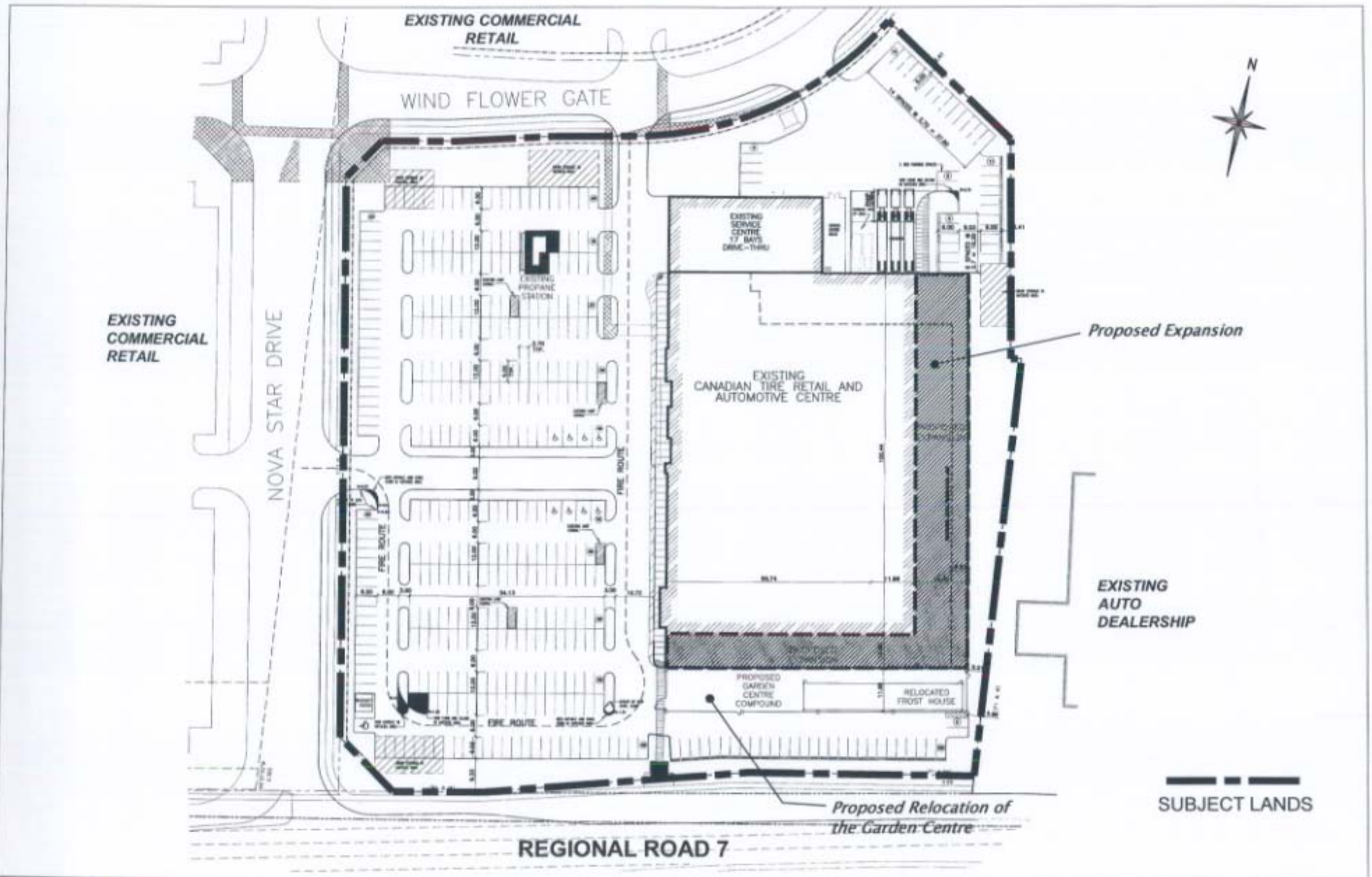
Attachment

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DA.05.034

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November 2, 2005

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Site Plan

Part of Lot 6,
Concession 6

APPLICANT:
CANADIAN TIRE REAL ESTATE LIMITED



Development Planning Department

Attachment

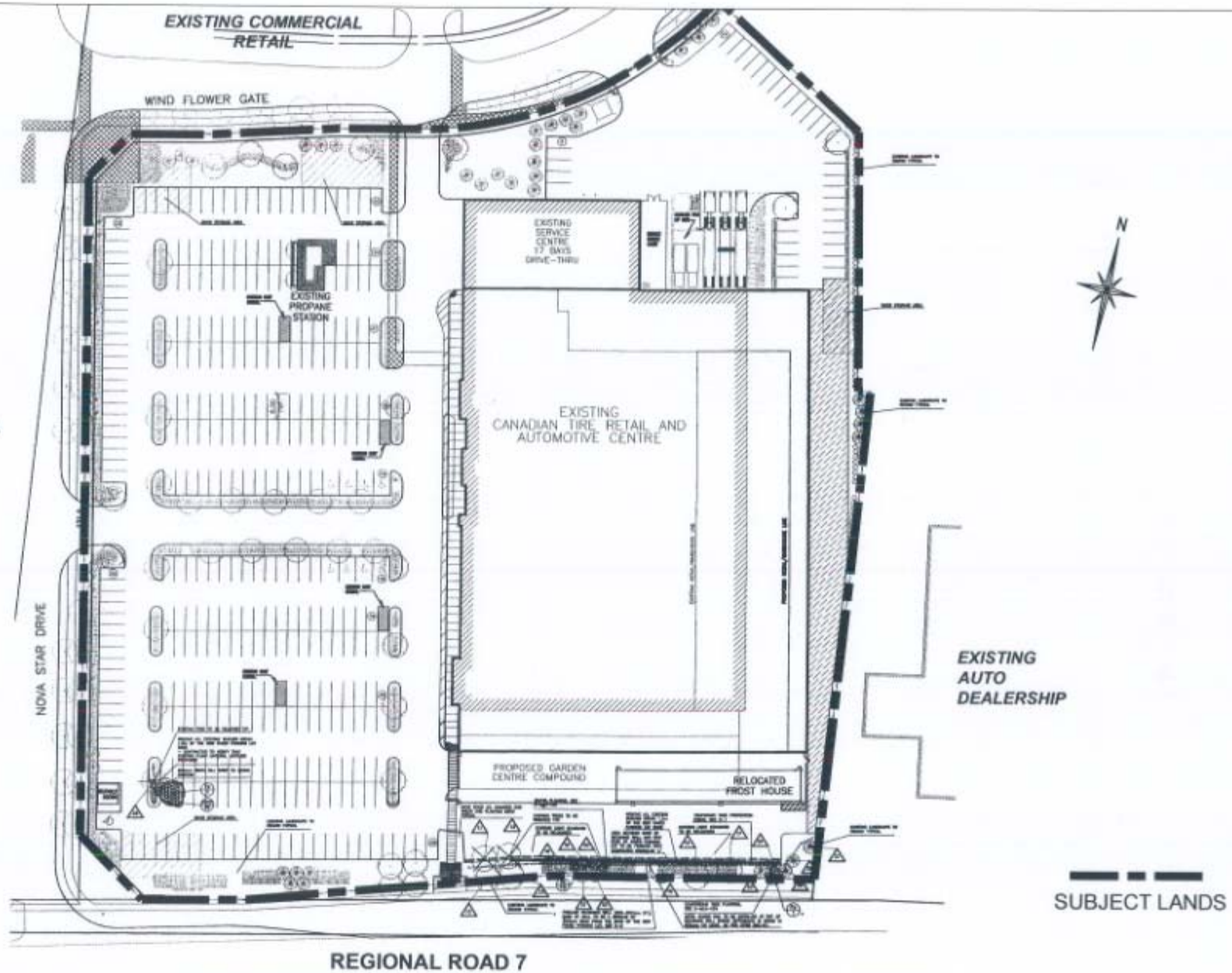
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Landscape Plan

Part of Lot 6,
Concession 6

APPLICANT:
CANADIAN TIRE REAL ESTATE LIMITED



Development Planning Department

Attachment

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DA.05.034

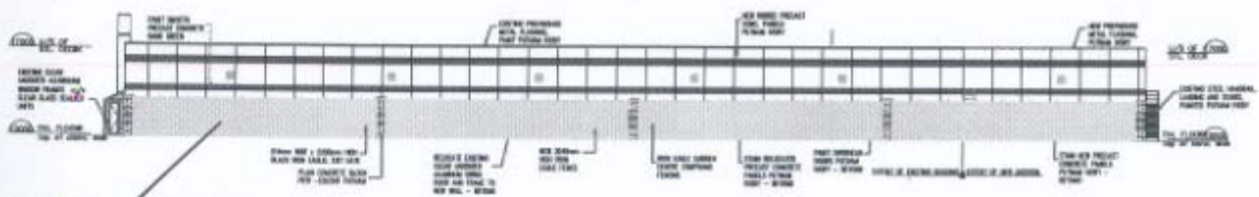
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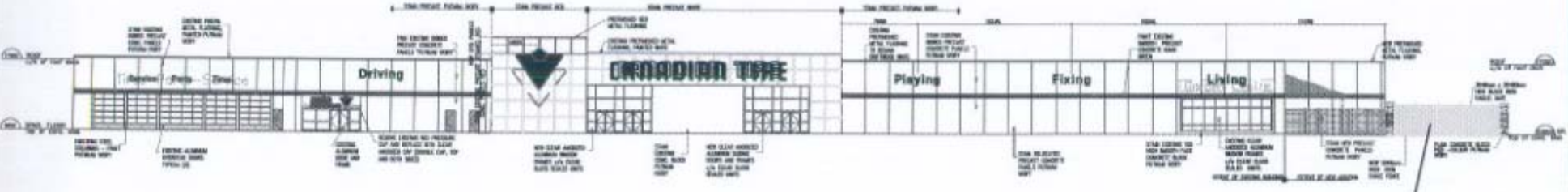
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South Elevation - REGIONAL ROAD 7



See Fence Detail Below



West Elevation - NOVA STAR DRIVE

See Fence Detail Below

Garden Centre Fence Detail



Elevations

Part of Lot 6,
Concession 6
APPLICANT:
CANADIAN TIRE REAL ESTATE LIMITED



Development Planning Department

Attachment

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November 11, 2005

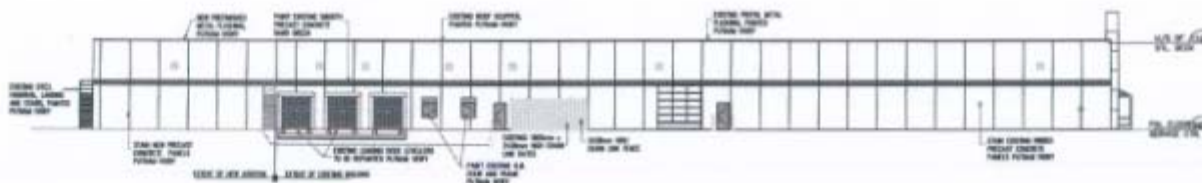
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East Elevation

See Fence Detail Below



North Elevation - WINDFLOWER GATE

Garden Centre Fence Detail



Elevations

Part of Lot 6,
Concession 6

APPLICANT:
CANADIAN TIRE REAL ESTATE LIMITED

City of
Vaughan

Development Planning Department

Attachment

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