

## **COMMITTEE OF THE WHOLE JUNE 23, 2009**

### **SITE DEVELOPMENT FILE DA.09.035 FIRST VAUGHAN INVESTMENTS LIMITED WARD 4**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.035 (First Vaughan Investments Limited) 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, signage and landscaping plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department; and,
    - iii) the variances for the reduction in the minimum required number of parking spaces and the increase in the percentage of the maximum permitted outdoor display area shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding.

#### **Contribution to Sustainability**

The applicant has advised that the following sustainable building and site design features will be incorporated into the proposed development:

- i) site selection: reuse of an existing building with minimal demolition and reconstruction, which minimizes construction waste;
- ii) water and energy efficiency: low flush volume fixtures will be used throughout the building, which will reduce water use by 30%;
- iii) ozone protection: all air conditioning and refrigeration systems will employ CFC-free refrigerants; and,
- iv) in store environmental programs: battery recycling program, collection and proper disposal of used paint cans, recycling program for consumers' used plastic bags, and the collection and recycling of used appliances.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

To permit a 1,021m<sup>2</sup> addition to the existing retail warehouse building (former Sam's Club) and revisions to the building elevations, to facilitate a Lowe's retail warehouse use with an accessory garden centre and outdoor display areas, as shown on Attachment #3. The revisions to the existing retail warehouse building are discussed in the Site Plan Review section of this report.

## **Background - Analysis and Options**

### Location

The subject lands are located at the southwest corner of Portage Parkway and Edgeley Boulevard, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

### Official Plan and Zoning

The subject lands are designated "Corporate Centre District" by OPA #500, the City's Corporate Centre Plan. The proposed retail warehouse use conforms to the Official Plan.

The subject lands are zoned C10 Corporate District Zone by By-law 1-88, and subject to Exception 9(959). The proposed retail warehouse use and addition to the existing building comply with By-law 1-88, however, in order to implement the proposed site plan, the following variances to By-law 1-88 are required:

	<u>By-law Requirement</u>	<u>Provided</u>
Minimum Parking Spaces	869	594
Maximum Percentage of Outdoor Display Area	5% of building GFA	10.9% of building GFA

The Owner is proposing a total of 594 parking spaces, whereas By-law 1-88 requires 869 spaces (Lowe's plus existing multi-unit commercial building), resulting in deficiency of 275 parking spaces. The Owner has submitted a parking study prepared by Dillon Consulting in support of the proposed reduction to the number of required parking spaces. The Vaughan Engineering Department supports their analysis and conclusions and has approved the parking study. Accordingly, the proposed reduction in parking can be supported by the Development Planning Department. The Development Planning Department has no objection to the increase in the percentage of outdoor display area from 5% (current maximum permitted year round) to 10.9%, as these areas as shown on Attachment #3, will be devoted to the sale of seasonal merchandise (ie. garden sheds, propane tanks, barbeques, and lawnmowers) and will be used for a limited time during the year.

The Owner will be required to obtain approval for the above-noted variances from the Vaughan Committee of Adjustment, which shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

### Site Plan Review

The proposed site plan (Attachment #3) shows the existing retail warehouse building (former Sam's Club) in the northwest corner of the site. The applicant is proposing a 1,021m<sup>2</sup> building addition along the east elevation and a 2,635m<sup>2</sup> garden centre along the south elevation, which will be partially covered. Outdoor display areas for seasonal merchandise will be provided on the walkway along the east elevation (a 1.5m wide pedestrian walkway will also be provided) and in the parking lot as shown on Attachment #3. These areas will be devoted to the sale of garden sheds, propane tanks, barbeques and lawnmowers.

The proposed building elevations shown on Attachment #4, will include corporate signage on the east, west and south elevations. The former entry will be relocated from the southeast corner of the building to the east elevation and will provide the main entry into the Lowe's, the internal eating establishment (ie. Subway), and the garden centre.

In order to facilitate the development of the proposed garden centre and the re-configuration of the parking aisles and spaces, some of the existing planting in the parking islands, which are

marked with an "X", will be removed and replaced with additional planting elsewhere on the site, as shown on Attachment #5.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #4 and #5, respectively, and will continue to work with the Owner to finalize the details. The final site plan, building elevations and landscape plan will be approved to the satisfaction of the Development Planning Department.

#### Servicing

The applicant has submitted a site servicing and grading plan along with a stormwater management report, which will be approved to the satisfaction of the Vaughan Engineering Department.

#### 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 Region of York Transportation Services Department has been circulated the application for their consideration.

#### Conclusion

The Site Development Application has been reviewed in accordance with OPA #500, By-law 1-88, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development for a 1,021m<sup>2</sup> addition to the existing building, along with revisions to the building elevations, to facilitate a Lowe's retail warehouse with an accessory garden centre and outdoor display areas is appropriate and compatible with the existing and permitted uses in the Vaughan Corporate Centre. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

#### Attachments

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

#### Report prepared by:

Christina Napoli, Planner, ext. 8483  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



 SUBJECT LANDS

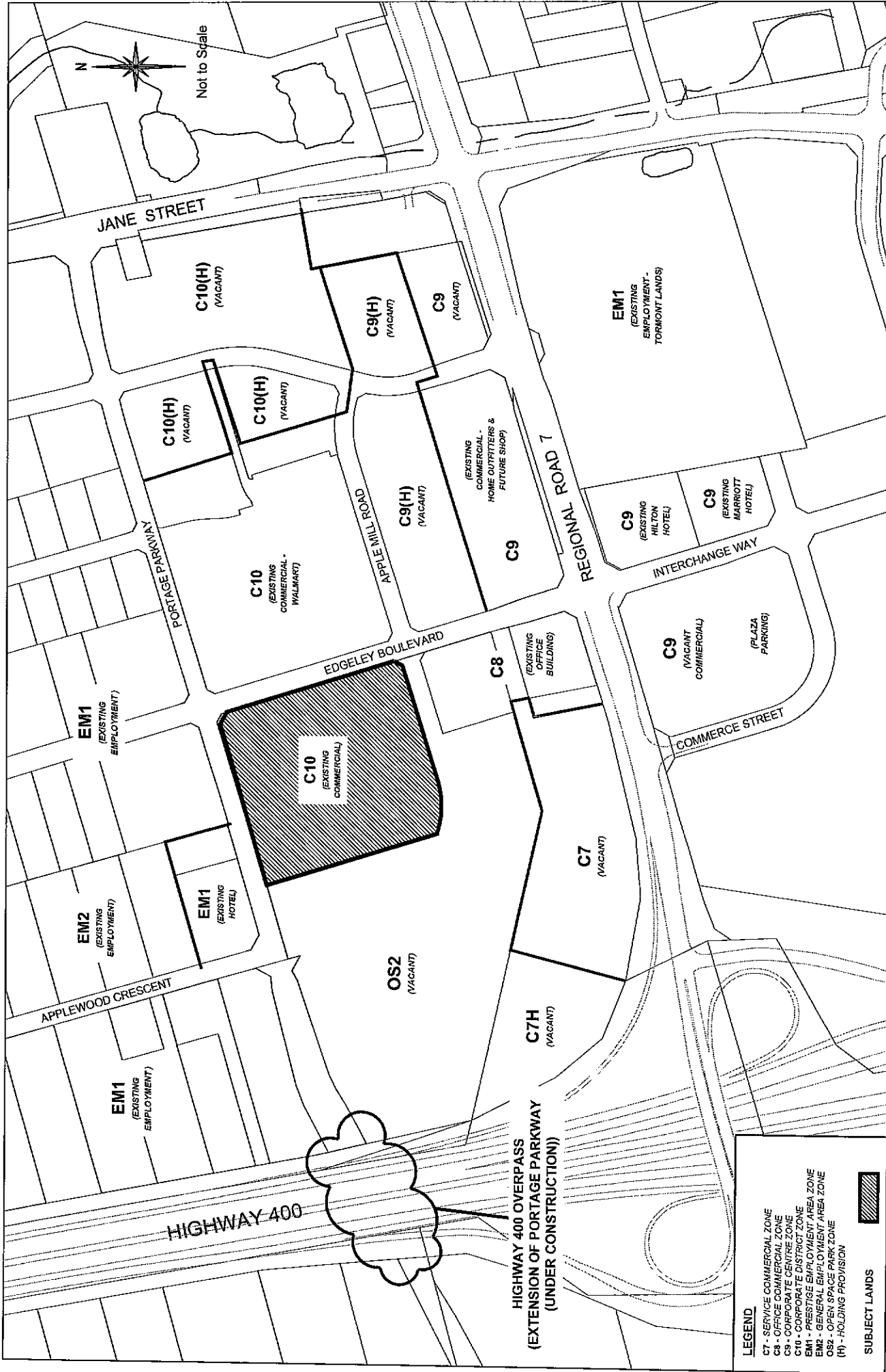
# Context Location Map

Part of Lots 6 & 7,  
Concession 5

Applicant:  
FIRST VAUGHAN INVESTMENTS LIMITED  
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Development Planning Department



File: DA.09.035  
Date: May 14, 2009



Development Planning Department

**Location Map**

Part of Lots 6 & 7,  
Concession 5  
Applicant: FIRST VAUGHAN INVESTMENTS LIMITED  
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**LEGEND**

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**

[Hatched Box Symbol]

HIGHWAY 400 OVERPASS  
(EXTENSION OF PORTAGE PARKWAY  
(UNDER CONSTRUCTION))





