

**COMMITTEE OF THE WHOLE FEBRUARY 2, 2010**

**SITE DEVELOPMENT FILE DA.09.050  
COSTCO WHOLESALE CANADA LTD.  
WARD 3**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.050 (Costco Wholesale Canada Ltd.) BE APPROVED, to permit the development of a gas bar accessory to the existing retail warehouse use, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department and the Vaughan Engineering Department; and,
    - ii) the Owner shall satisfy all requirements of the Ministry of Transportation.

**Contribution to Sustainability**

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

- i) stormwater quality treatment: the stormwater run off from the proposed gas bar will be treated by an oil grit separator; and,
- ii) urban heat island reduction at grade: additional landscaped areas have been provided on site with shade trees utilized to reduce the heat island effect.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

An application for Site Development approval to permit the following revisions to the existing commercial site (Costco Wholesale Canada Ltd), as shown on Attachments #3, #4, #5 and #6:

- a) a gas bar accessory to the existing retail warehouse for the use of Costco Member's only;
- b) building elevations for a 7.1 m<sup>2</sup> mechanical enclosure, a 1.4 m<sup>2</sup> attendant enclosure and 6 gas pumps covered by a canopy; and,
- c) revisions to the existing paved and landscaped areas at the northwest corner of the overall site.

## **Background - Analysis and Options**

### Location

The 5.28 ha developed commercial site is located southwest of Regional Road 7 and Highway #400, known municipally as 71 Colossus Drive, in Part of Lots 4 and 5, Concession 5, City of Vaughan, as shown on Attachments #1 and #2.

### Official Plan and Zoning

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), as amended by OPA #663 (Highway #7 Land Use Future Study). The proposed gas bar use and development conforms to the Official Plan.

The subject lands are zoned C10 Corporate District Zone by By-law 1-88, subject to Exception 9(989), which permits the proposed gas bar use and development.

### Site Plan Review

The site plan details on Attachment #4 show the proposed gas bar on the north side of the existing Costco warehouse building. The proposed gas bar will result in the reorganization of the existing parking area as shown on Attachment #4. Each of the 6 proposed gas pumps will be served by a 30m long (5 cars) stacking lane and covered by a canopy (Attachment #5). The gas bar will operate 7 days a week from approximately 6am to 8pm and will only serve Costco Members. This operation will require proof of membership and will be monitored by a gas attendant.

Additional planting is shown along the eastern property line and on the parking islands surrounding the gas bar. Dense planting is proposed around the mechanical enclosure to help screen it from view of abutting streets. The proposed Landscape Plan is shown on Attachment #6.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #4 to #6 inclusive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

### Servicing, Grading and Stormwater Management

The Owner has submitted a site servicing and grading plan together with a stormwater management report for the review and approval of the Vaughan Engineering Department. Prior to the execution of the City's Site Plan Letter of Undertaking, the final site servicing and grading plan and stormwater management 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.

### Ministry of Transportation (MTO)

The subject lands abut Highway #400 within the Ministry of Transportation's Permit Control Area. The Owner is required to obtain a Building and Land Use Permit and a Building Signage Permit from the MTO prior to the commencement of any construction on site. Prior to the execution of the City's Site Plan Letter of Undertaking, the Owner must satisfy all requirements of the Ministry of Transportation.

### **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**

N/A

### **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #500, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed gas bar, canopy, and building elevations for a 7.1m<sup>2</sup> mechanical enclosure and a 1.4m<sup>2</sup> attendant enclosure, along with revisions to the existing paved and landscaped areas are appropriate and compatible with the existing and permitted uses in the surrounding area. 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. Overall Site Plan
4. Site Plan Detail (Proposed Gas Bar)
5. Elevations (Proposed Gas Bar)
6. Landscape Plan

### **Report prepared by:**

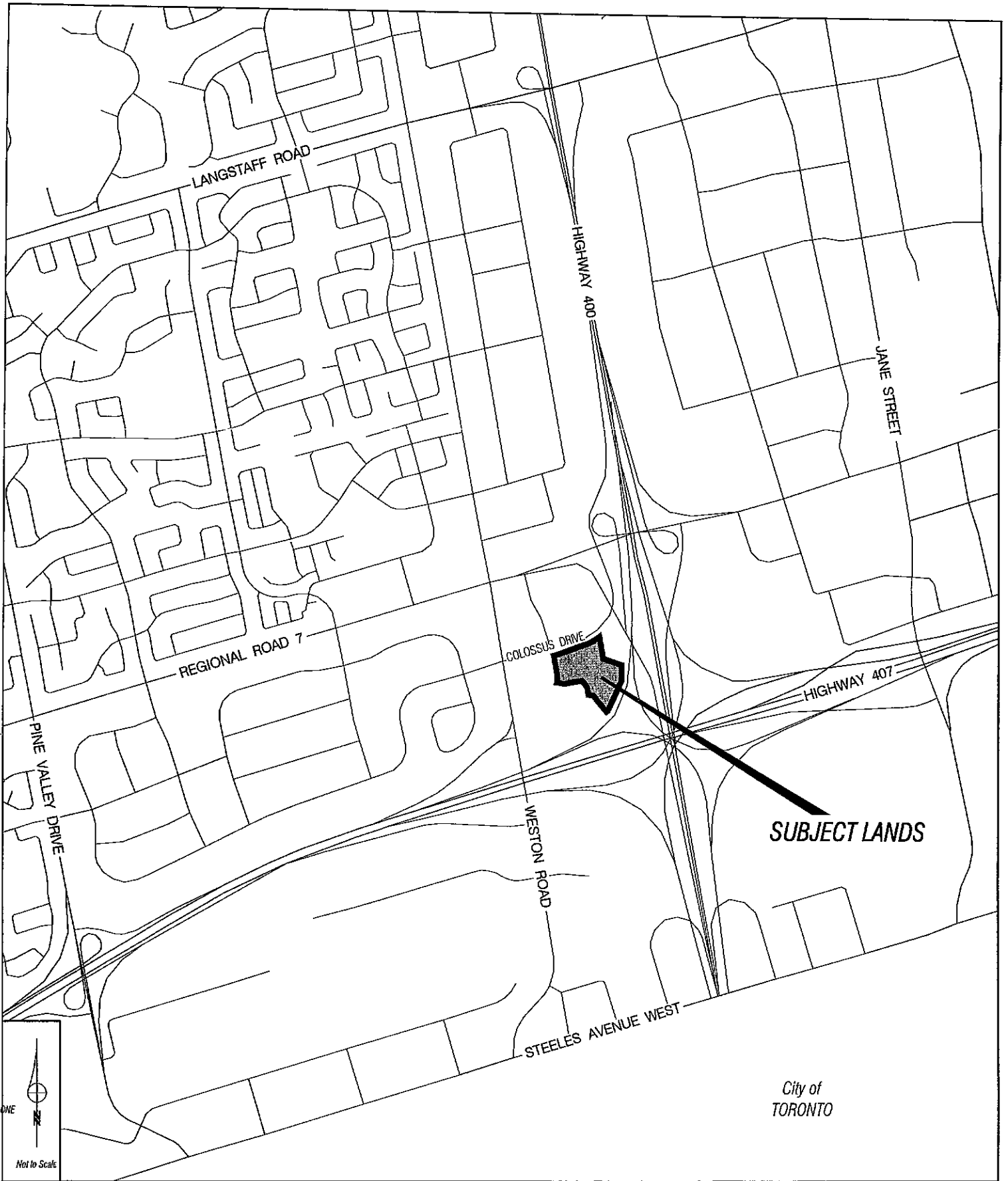
Christina Napoli, Planner, ext. 8483  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



# Context Location Map

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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*The City Above Toronto*

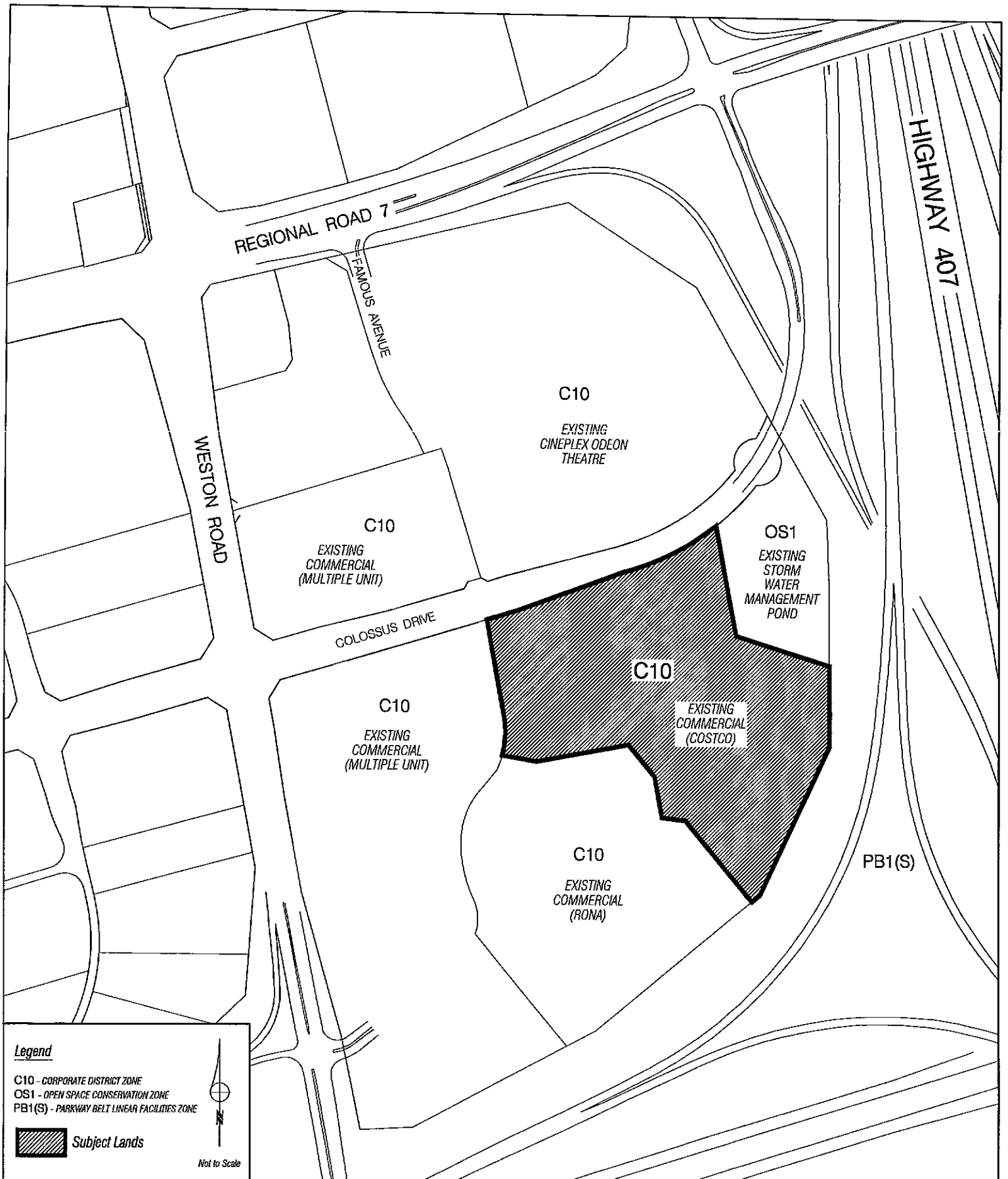
Development Planning Department

# Attachment

FILE:  
DA.09.050

DATE:  
November 30, 2009

1



## Location Map

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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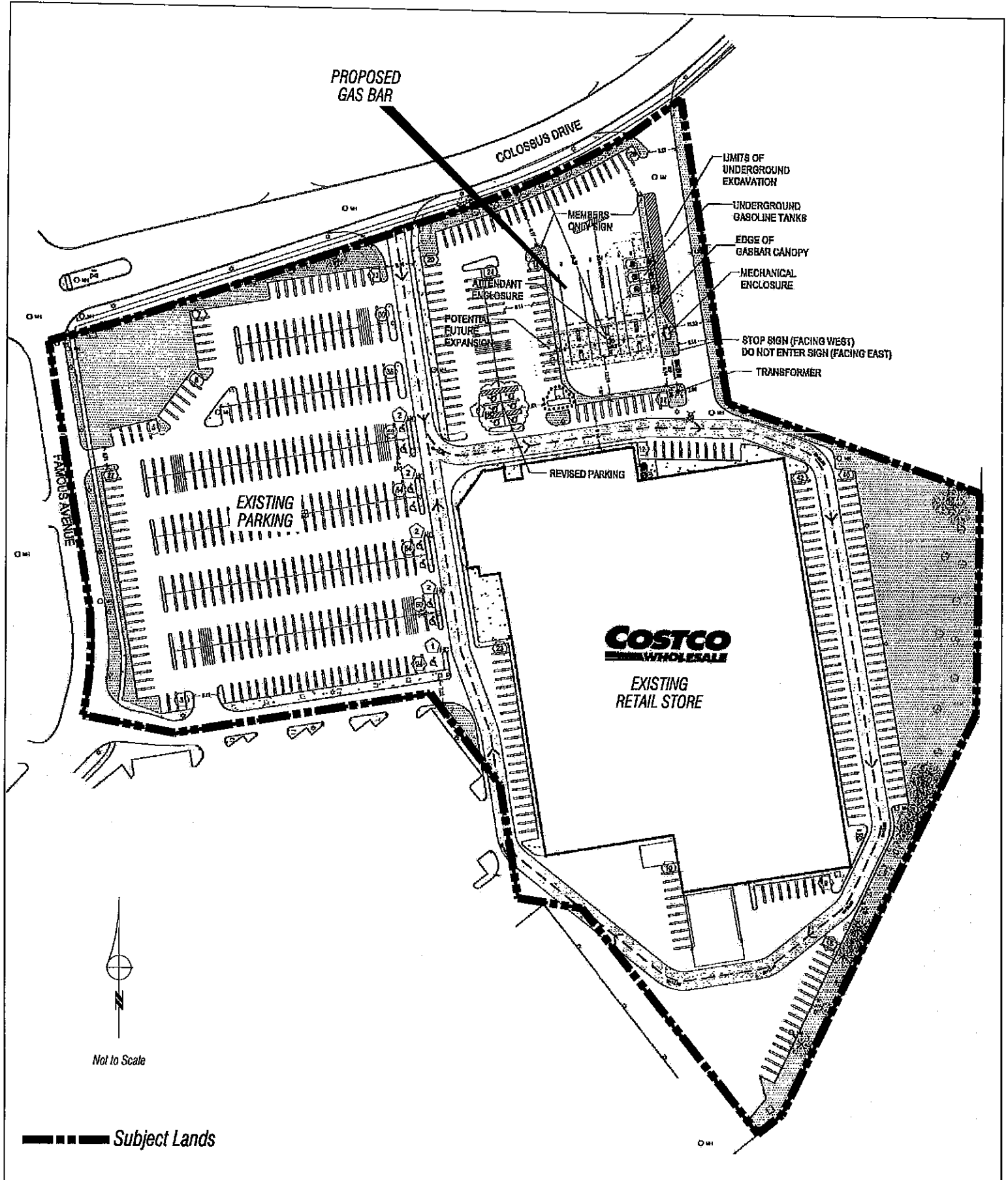
Development Planning Department

## Attachment

FILE:  
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# 2



# Site Plan

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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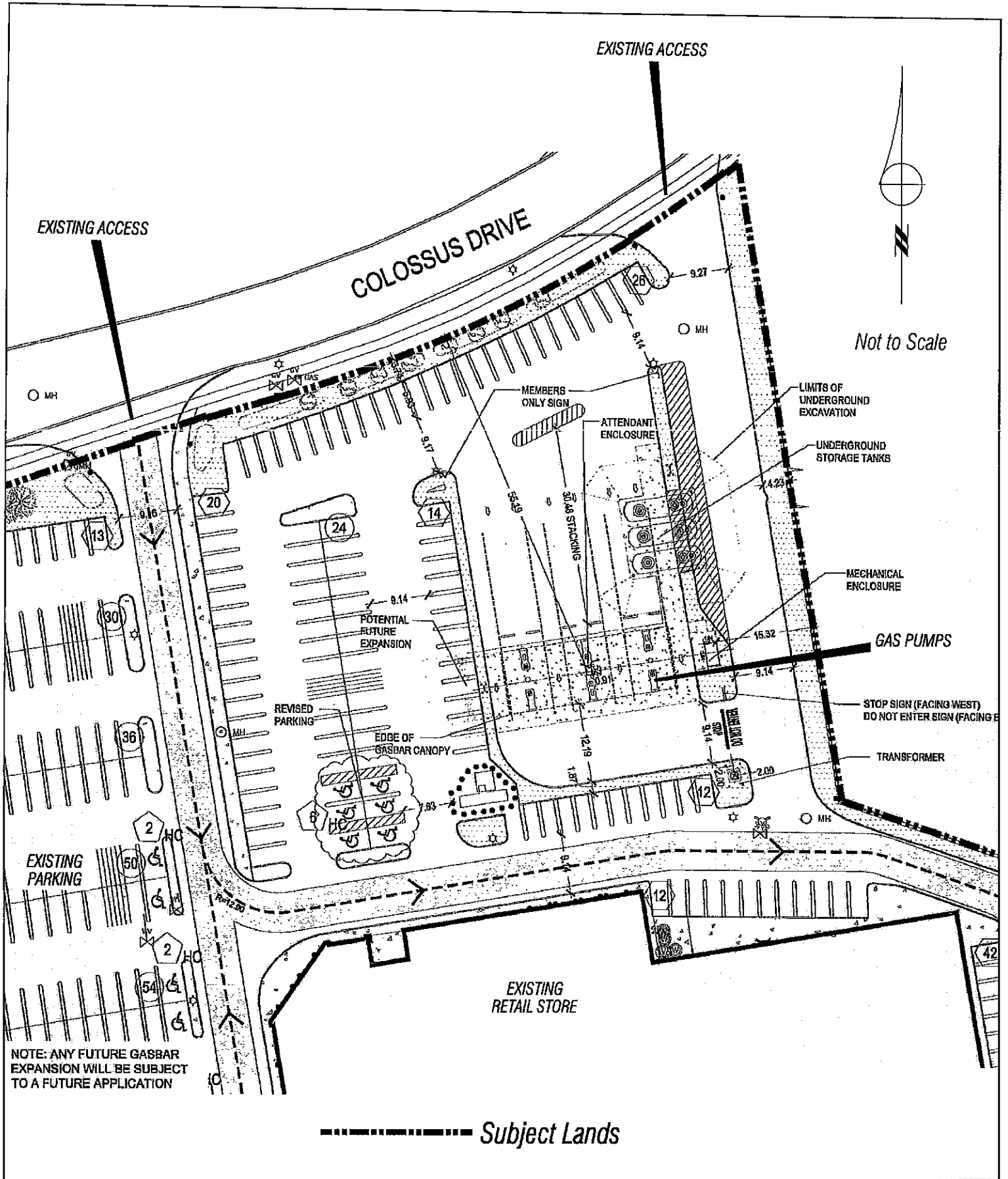
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# 3



# Site Plan Detail (Proposed Gas Bar)

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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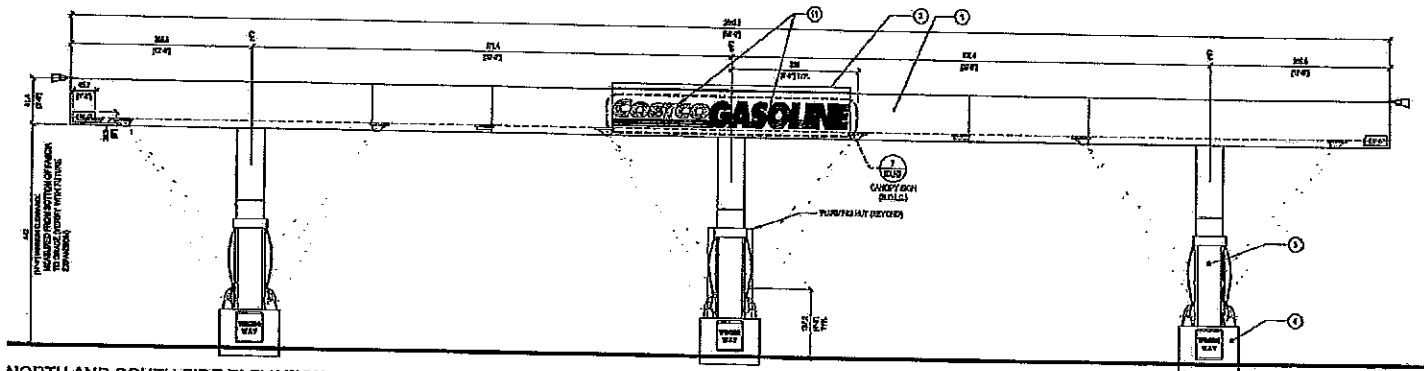
Development Planning Department

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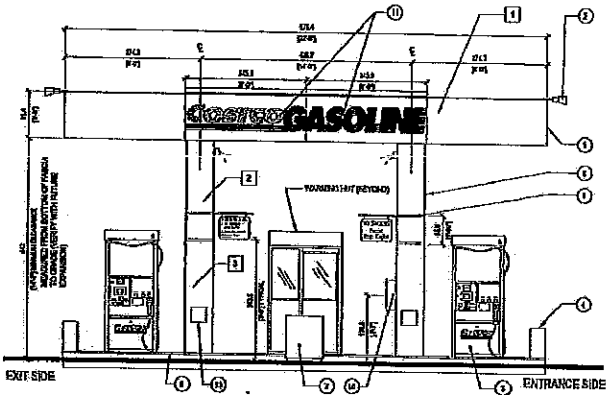
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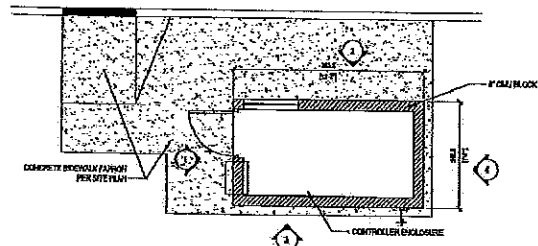
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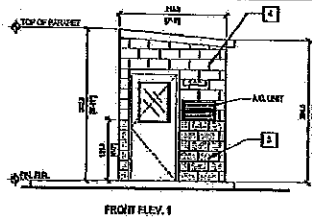
1 NORTH AND SOUTH SIDE ELEVATIONS  
SCALE: 1/40



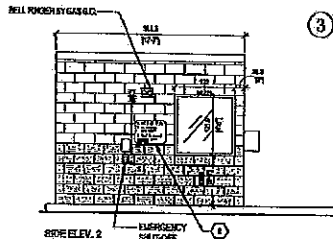
2 EAST AND WEST END ELEVATIONS  
SCALE: 1/40



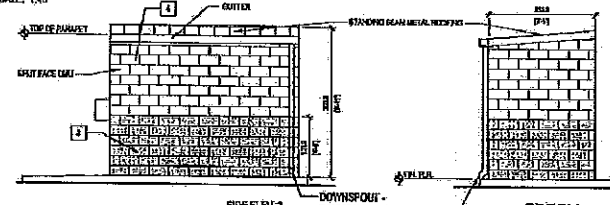
3 CONTROLLER ENCLOSURE LAYOUT  
SCALE: 1/40



FRONT ELEV. 1



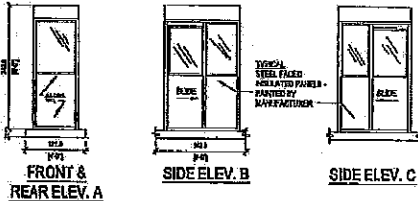
SIDE ELEV. 2



SIDE ELEV. 3

END ELEV. 4

4 CONTROLLER ENCLOSURE ELEVATIONS  
SCALE: 1/40

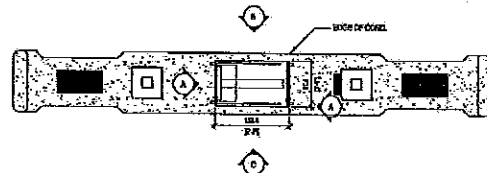


FRONT & REAR ELEV. A

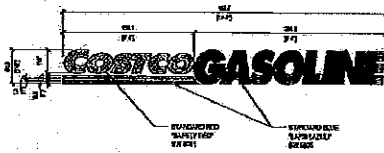
SIDE ELEV. B

SIDE ELEV. C

5 ATTENDANT ENCLOSURE ELEVATIONS  
SCALE: 1/40



6 ATTENDANT ENCLOSURE LAYOUT  
SCALE: 1/40



7 CANOPY SIGN DETAIL  
SCALE: 1/40

(S.O.I.C.)  
10/06/09 P

# Elevations (Proposed Gas Bar)

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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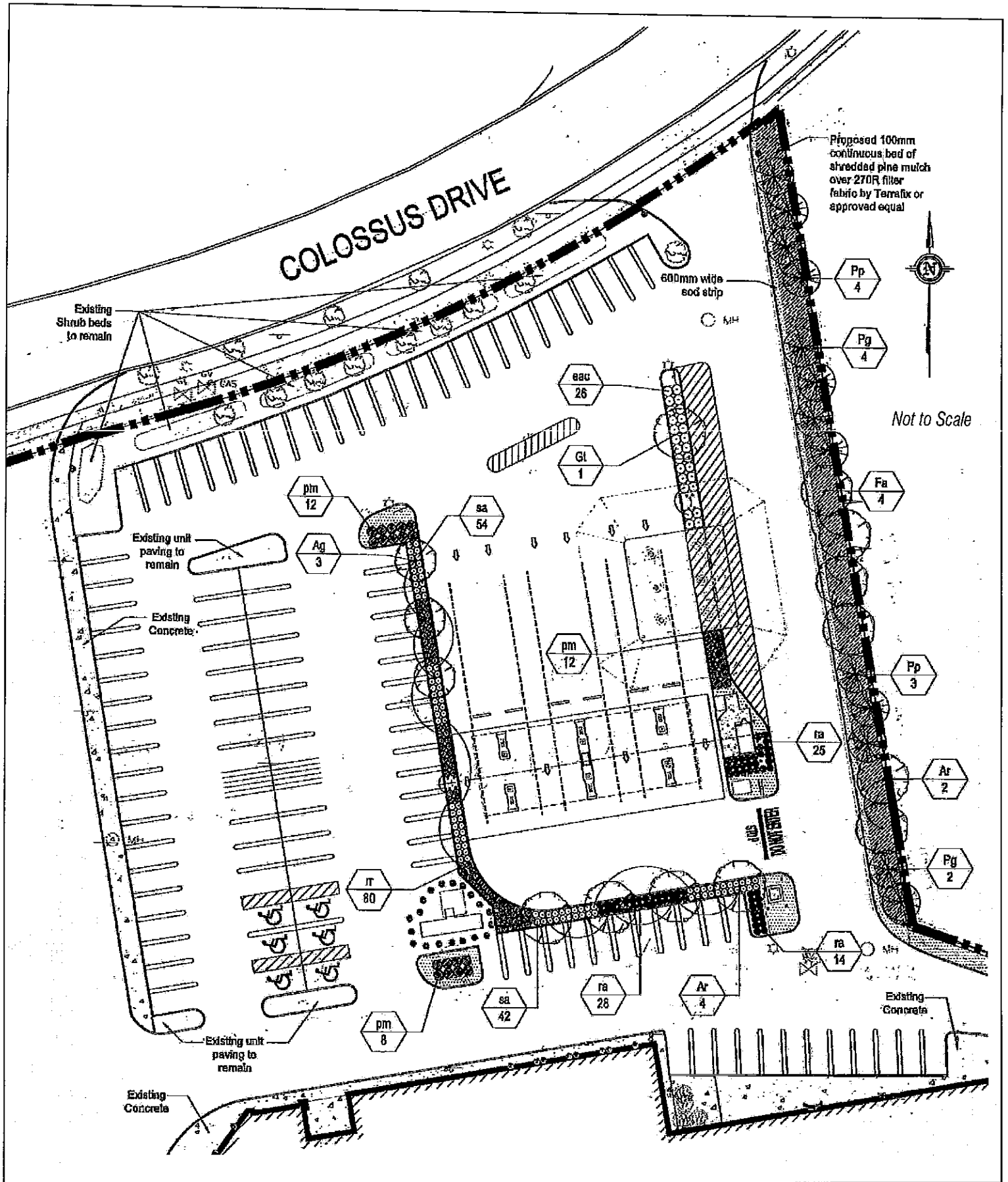
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# 5





# Landscape Plan

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
Costco Wholesale Canada Ltd.

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The City Above Toronto

Development Planning Department

# Attachment

FILE:  
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# 6