

COMMITTEE OF THE WHOLE MAY 15, 2012

SITE DEVELOPMENT FILE DA.10.053

LOBLAW PROPERTIES INC.

WARD 2 – VICINITY OF LANGSTAFF ROAD AND HIGHWAY #27

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.053 (Loblaw Properties Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 and #2, with a 7,668 m² supermarket (Fortinos) within an existing multi-unit commercial plaza as shown on Attachments #3 to #5 inclusive, subject to the following condition:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning Department, the Vaughan Development/Transportation Engineering Department, and the Region of York Transportation and Community Planning Department.

Contribution to Sustainability

The Owner advises that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) larger caliper trees for shading;
- ii) low volume faucets in the washrooms/kitchen and common room;
- iii) dual flush toilets;
- iv) auto faucets (urinals and hand sinks);
- v) reduced lighting (interior and exterior);
- vi) energy management systems (lighting and HVAC);
- vii) low-E windows; and,
- viii) recycling storage bins and areas will be provided.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner submitted Site Development File DA.10.053 on the subject lands shown on Attachments #1 and #2 to permit the construction of a new 7,668 m² supermarket (Fortinos) in addition to the existing 3,525 m² multi-unit commercial development with a total of 564 parking spaces, as shown on Attachments #3 to #5 inclusive. The existing supermarket (No Frills) will be demolished.

Background - Analysis and Options

Location

The 10.64 ha site is located on the east side of Highway #27, north of Langstaff Road, known municipally as 8585 Highway #27, City of Vaughan, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Neighbourhood Commercial" by in-effect OPA #240 (Woodbridge Community Plan) as amended by in-effect OPA #345 (Woodbridge Commercial Plan). The proposed development conforms to the "Neighbourhood Commercial" policies of the Official Plan. The subject lands are designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposed site development does not conform to the policies of VOP 2010; however, it is the in-effect OPA #345 that applies to the site.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to site-specific Zoning Exception 9(750), which permits the proposed supermarket use.

The applicant has submitted a concurrent Minor Variance Application A111/10, which is tentatively scheduled to be considered by the Vaughan Committee of Adjustment on May 17, 2012, to facilitate the proposed development with the following site-specific zoning exceptions:

	By-Law Standards	Proposed Exceptions to the C4 Zone	By-Law Requirements of the C4 Zone subject to Exception 9(750)
a)	Minimum Exterior Side Yard (Langstaff Road)	8.1 m	11.0 m
b)	Minimum Setback from a Residential Zone	15.0 m	22.5 m
c)	Maximum Gross Floor Area for a Shopping Centre	11,193 m ²	8,636 m ²
d)	Minimum Parking Space Requirement	5.04 spaces per 100 m ² (564 spaces)	6.0 spaces per 100 m ² (672 spaces)
e)	Location of a Nursery	Outside of the shopping centre and with open storage	Entirely within a shopping centre with no open storage

	By-Law Standards	Proposed Exceptions to the C4 Zone	By-Law Requirements of the C4 Zone subject to Exception 9(750)
f)	Permitted Use of Parking Spaces	To permit 37 parking spaces to be utilized for a seasonal garden centre (nursery) during the months of April to July inclusive.	Parking spaces are only to be used for the temporary parking of motor vehicles.

The Development Planning Department has reviewed the proposed zoning exceptions and has concluded that they are minor in nature and facilitate the appropriate development of the subject lands. The minimum exterior side yard setback along Langstaff Road of 8.1 m is necessary to allow the expansion of the supermarket and in doing so, brings the building closer to the street in keeping with the City's current urban design objectives while maintaining a sufficient landscape buffer. The 15 m setback from a Residential Zone only applies to a portion of the building, as identified on Attachment #3. The majority of the building is setback 24 m from the easterly property line. The proposed maximum gross floor area and proposed minimum parking standard are both required to facilitate the new supermarket. A parking study prepared by LEA Consulting Ltd. was submitted in support of the Minor Variance Application for the reduced parking including the 37 parking spaces to be used for the proposed garden centre, and was reviewed and approved by the Vaughan Development/Transportation Engineering Department. The zoning exception to utilize 37 parking spaces for the garden centre as shown on Attachment #3 is supportable as this use is currently permitted on the property but wholly enclosed, and is typically associated with a supermarket and is only operational between the months of April and July inclusive.

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #4 and #5 and is satisfied with the plans, subject to the Owner providing additional tree planting along the eastern property line and an enhanced south building elevation to the satisfaction of the Development Planning Department.

The Vaughan Development/Transportation Engineering Department has reviewed the servicing, grading and storm water management plans and required studies and reports, and the applicant must address all engineering requirements to their satisfaction.

The proposed site plan includes 564 parking spaces, which will serve the entire site including the proposed supermarket and the existing retail uses. It is noted that the proposed supermarket (Fortinos) will replace an existing supermarket (No Frills) currently located on the subject lands, as shown on Attachment #3. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the Vaughan Development Planning Department, and the Vaughan Development/Transportation Engineering Department. A condition to this effect has been included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objection to the approval of the site plan application.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The subject lands are located on the east side of Highway #27, which is a Regional Road. The Site Development Application was circulated to the Region of York Transportation and Community Planning Department for comments. The Owner will be required to fulfill all condition and requirements of the Region of York Transportation and Community Planning Department. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.053 in accordance with OPA #240 and OPA #345, Zoning 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 development for a new supermarket use together with the necessary development standards to facilitate the proposal are appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the in-effect Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in the recommendation of this report.

Attachments

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

Report prepared by:

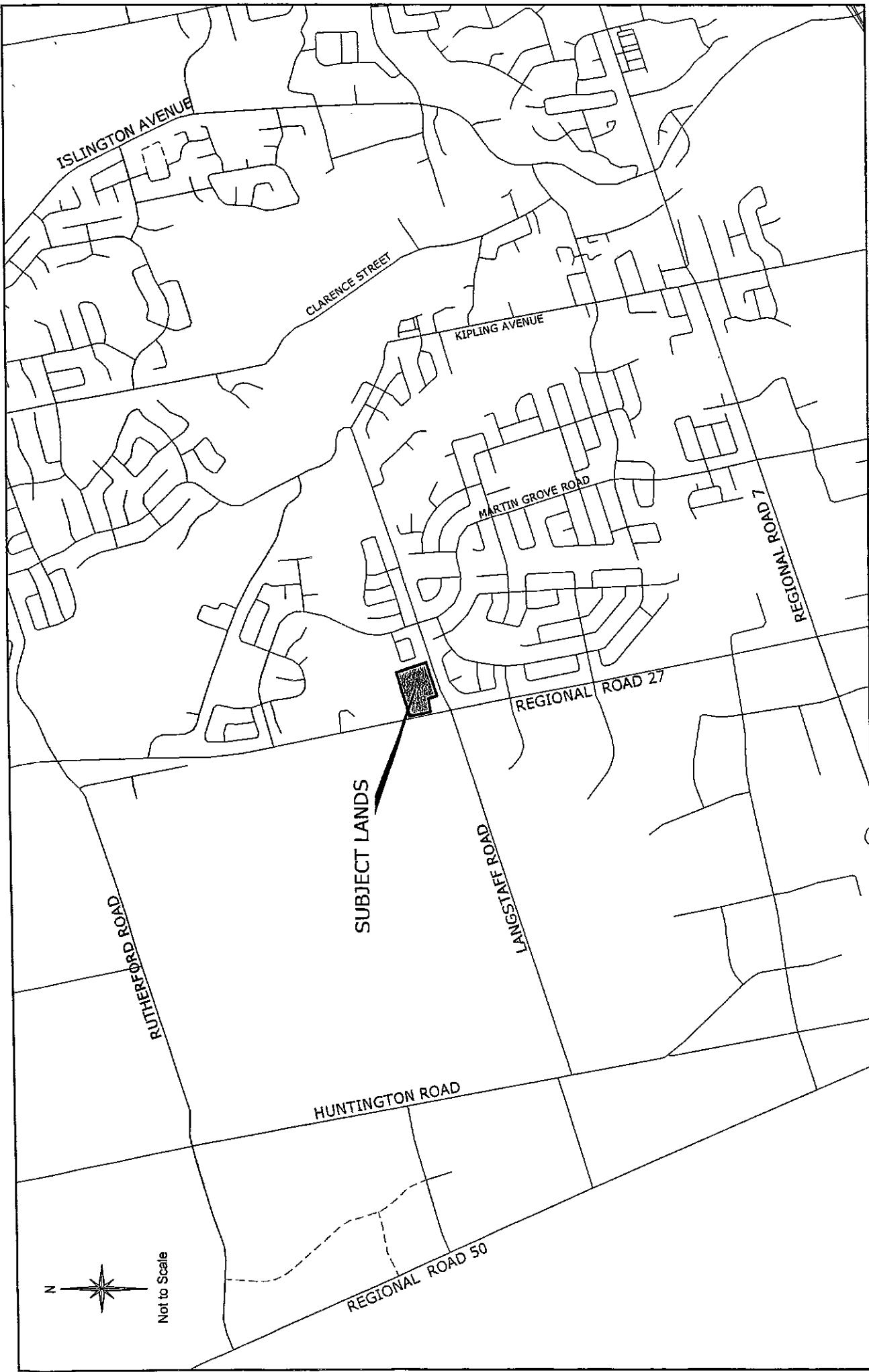
Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8064
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 11,
Concession 8

Applicant:
Loblaws Properties Limited

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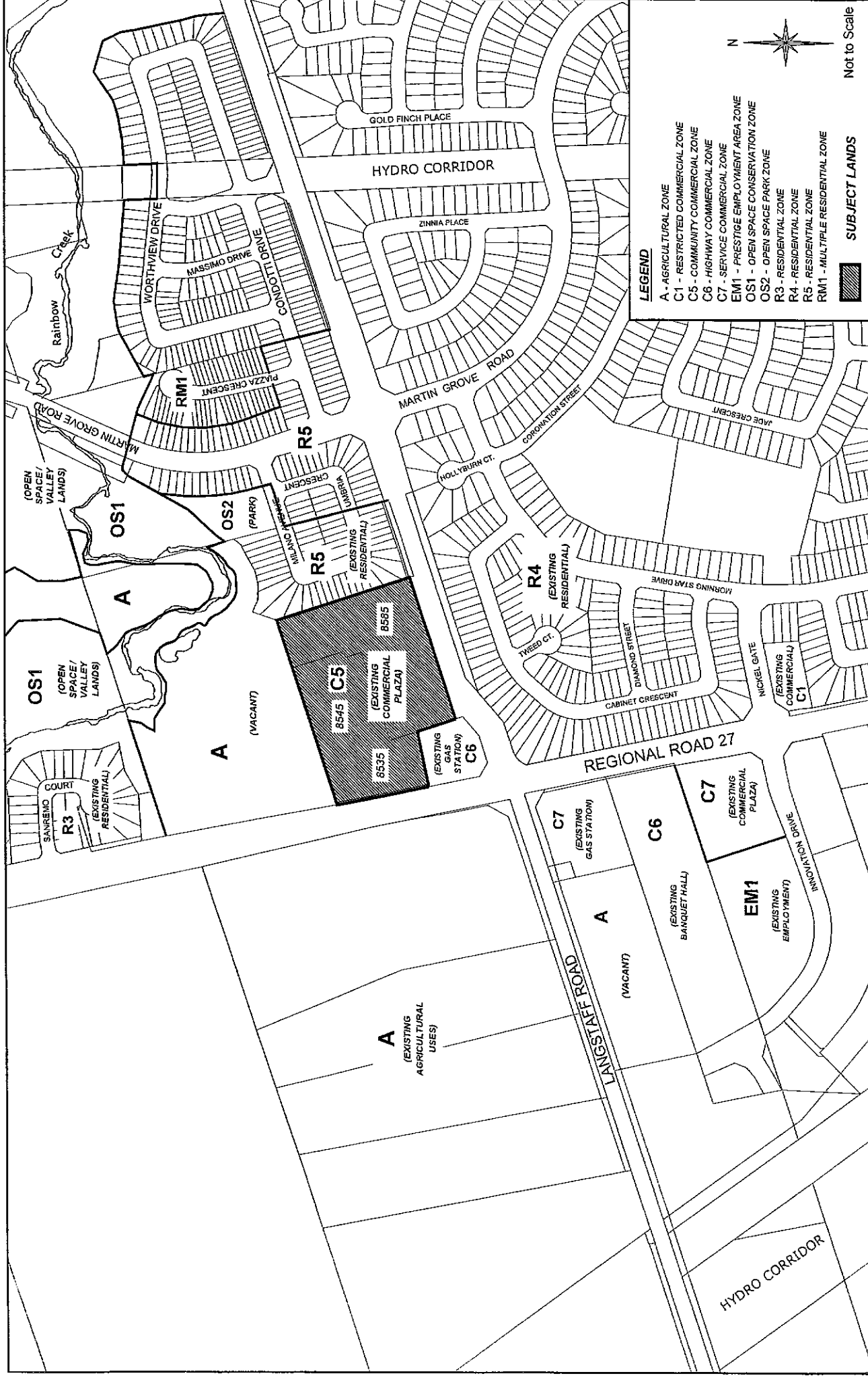


Attachment 1

File: DA.10.053

Not to Scale

Date: April 26, 2012



Location Map

Location: Part of Lot 11,
Concession 8

Applicant:
Loblaws Properties Limited

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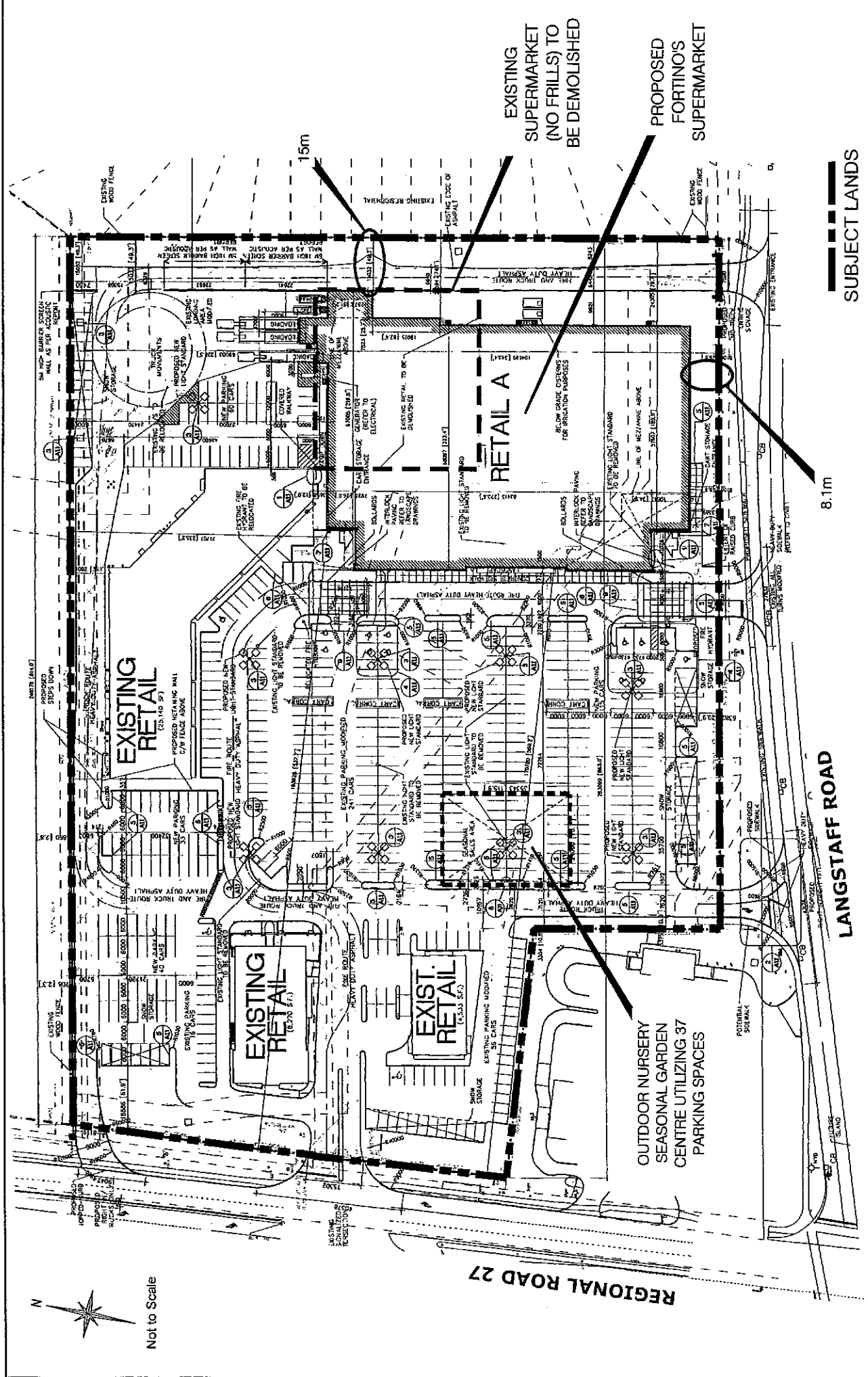
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Date: April 26, 2012

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Site Plan

Location: Part of Lot 11,
Concession 8

Applicant:
Loblaw Properties Limited

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Attachment

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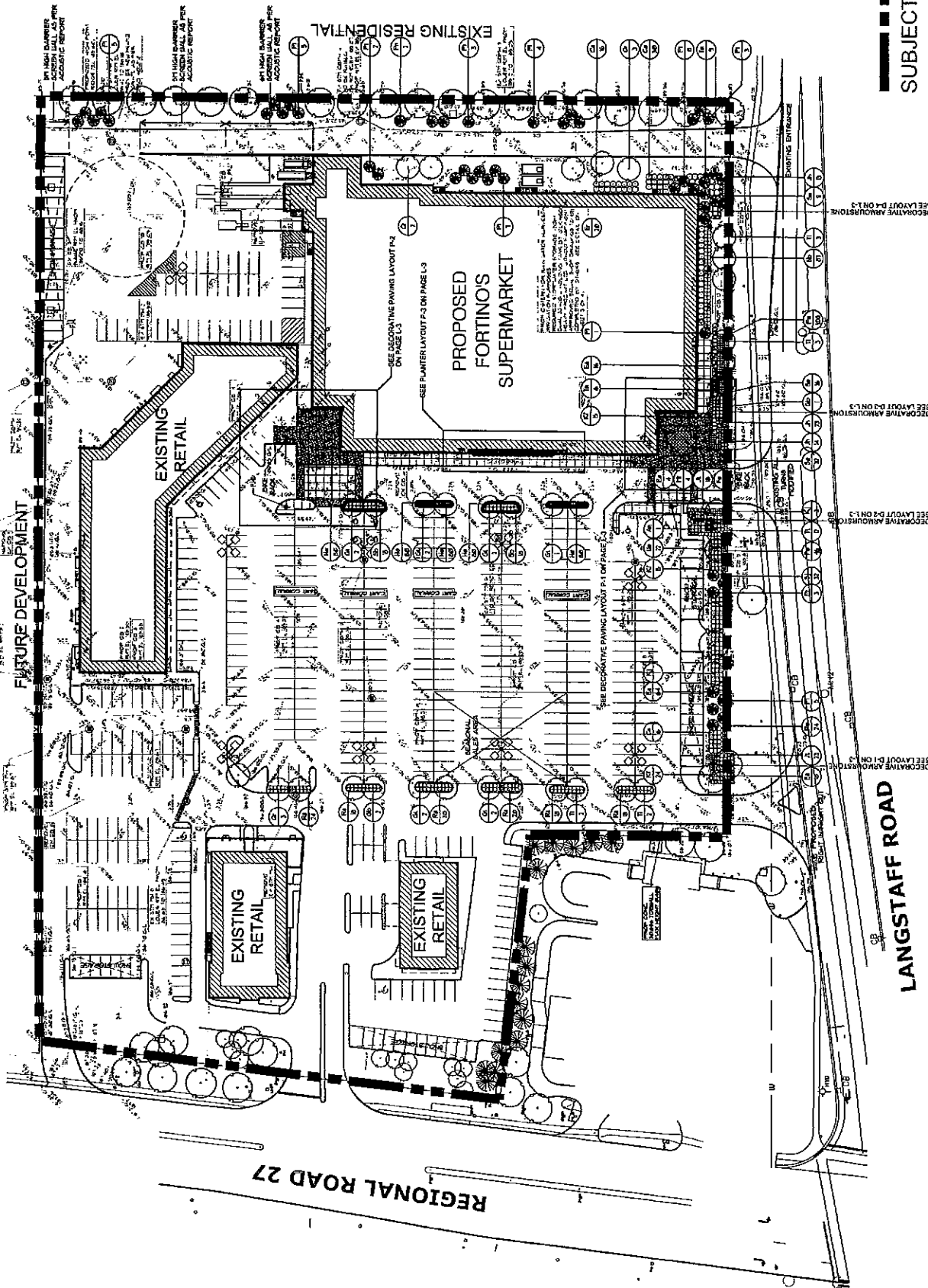
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REGIONAL ROAD 27



LANGSTAFF ROAD

Landscape Plan

Location: Part of Lot 11,
Concession 8

Applicant:
Loblaw Properties Limited

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Development Planning Department

Attachment

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Date: April 26, 2012

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