

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning Department

Date: January 20, 2022

Name of Owner: Ikea Canada Inc.

Location: 200 Interchange Way

File No.(s): A299/22

Proposed Variance(s) (By-law 001-2021):

- 1) To permit a minimum exterior side lot line of 1.7 m abutting the lot line along Exchange Avenue.
- 2) To permit a maximum lot coverage of 30%.
- 3) To permit a maximum building height of 15.0 m for the addition proposed.
- 4) To permit a minimum landscape strip of 0.0 m to 1.7 m abutting a street line.
- 5) To permit a maximum of 1403 parking spaces for the site.
- 6) To permit Build-To Zone setbacks of 0.0 to 32 m.
- 7) To permit a 1 storey addition.
- 8) To permit a minimum of 4 Long Term Bicycle spaces.

By-Law Requirement(s) (By-law 001-2021):

- 1) A minimum exterior side yard setback of 3.0 m is required abutting the lot line along Exchange Avenue. [Section 10.2.2 Table 10-3]
- 2) A maximum Lot Coverage of 10 % is permitted for OS1 Zoned Lands. [Section 12.2.2 Table 12-3]
- 3) A maximum building height of 11.0 m is permitted in an OS1 Zone. [Section 12.2.2 Table 12-3]
- 4) A minimum 3.0 m landscape strip is required abutting a street line. [Section 10.2.2 Table 10-3]
- 5) A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [Section 6.3.5 Table 6-2].
- 6) A required Build-to Zone of 3 – 5 m is required [Section 10.2.2 Table 10-3]
- 7) A minimum and maximum building height of 3-10 storeys is required. [Section 10.2.2 Table 10-3, Schedule A]
- 8) A minimum of 33 Long Term Bicycle Parking spaces are required. [Section 6.5.3, Table 6-7]

Proposed Variance(s) (By-law 1-88):

- 9) To permit a maximum of 1403 parking spaces for the site.
- 10) To permit Build-to Zone setbacks of 0.0 to 32 m.
- 11) To permit a minimum landscape strip of 0.0 m up to 1.7 m abutting a street line.
- 12) To permit a minimum of 4 Long Term Bicycle Spaces.

By-Law Requirement(s) (By-law 1-88):

- 9) A maximum of 1328 parking spaces is permitted. (Total G.F.A 33183 sqm @ 4.0 spaces per 100 sqm) [Section 3.8.1 a)]
- 10) A required Build-to Zone of 0-9 m is required [Schedule A2]
- 11) A minimum landscape strip of 3.0 m is required abutting a street line. [Section 5.1.1 c) i)]
- 12) A minimum of 33 Long Term Bicycle Parking Spaces are required. [Section 3.8.2 a)]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Neighbourhood Precinct", "West and East Employment Precincts", "South Precinct" and "Major Parks and Open Spaces" by Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan.

Comments:Context

The existing IKEA building was constructed in 2003 to 2004 and consists of a 1-2 storey retail warehouse building with a total gross floor area ("GFA") of 31,140.80 m² and a floor space index of 0.4. The remainder of the site is comprised of 1,678 parking spaces

to the north and west of the building and loading areas located along the eastern façade. The Subject Lands have a total lot area of 81,649 m². There are three vehicular access points on Interchange Way, two additional entrances off Exchange Way (renamed to Mable Smith Way), and two entrances off Exchange Avenue.

Proposal

The Owner is requesting permission to construct a 2,043 m² 1-storey addition to the north side of the IKEA building, reconfigure the parking area, add five (5) loading spaces, add a new landscaped area, and remove one existing vehicular access along Interchange Way. The proposed development is concurrently being reviewed by staff in the VMC Program through related Minor Site Development Application File DA.22.060.

The Subject Lands are within the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). The purpose of the VMCSP is to implement Council's objective for the Vaughan Metropolitan Centre ("VMC") to become Vaughan's vibrant and thriving new downtown. A variety of land use designations within a fine grain grid pattern of streets are anticipated to achieve this objective. The VMCSP anticipates the Subject Lands will eventually be subdivided into a finer-grained street network, with the resulting blocks redeveloped into a series of varied uses. Zoning By-law 001-2021 imposes zone categories across the Subject Lands to implement the land use designations and street network vision of the VMCSP. Within 001-2021, the current building straddles multiple zone boundaries and crosses multiple zones.

A maximum lot coverage of 10% (Variance 2) and maximum building height of 11 m (Variance 3) is requested. The OS1 Zone pertains to lands anticipated to redevelop into parks and open spaces. The OS1 Zone lands are currently occupied by the IKEA building and its parking lot. The requested expansion will be similar in height to the existing building. As stated in policies 9.2.1 and 9.2.2 of the VMCSP, previously permitted existing land uses within the VMC are expected to continue in the near term and minor expansions to these uses may be permitted as long as they meet the intent and policy criteria of the VMCSP. Development Planning is of the opinion the increase in total lot coverage and maximum building height is minor, desirable, and appropriate, as it will permit a modest expansion to the existing IKEA operation to continue to effectively service the residents of Vaughan until such time that the lands are redeveloped.

To provide the proposal with a degree of flexibility and reflect the potential changes in the landscape strips due to an additional road widening along Exchange Avenue and Interchange Way, Variances 4 and 11 request a minimum landscape strip range of 0.0 m to 1.7 m. Similarly, Variances 6 and 10 account for the distance variation between the easterly and northerly building façade to the right-of-way, should a road widening be needed. Zoning staff have confirmed the Build-to Zone overlay applies to entirety of the Subject Lands and is recognizing existing conditions and provide the designer/architect the flexibility to achieve a variation of setbacks for the proposed addition that help animate the streetscape. Development Planning and VMC Program staff have reviewed and support the landscape strip reductions and Build-to Zone setbacks.

The remaining Variances (1, 5, 7, 8, 9 and 12) pertaining to the exterior side lot line, maximum parking spaces, minimum long term bicycle spaces needed for the one-storey addition, recognize the existing site conditions and/or design changes tied to DA.22.050. The reliefs being sought apply to the expansion of the existing business. The variances will not apply to the redevelopment of the Subject Lands.

In support of the minor variance application, the Owner has submitted a Planning Justification Report ('PJR'), prepared by Lakeshore Group, dated November 1, 2022. Development Planning staff have reviewed the PJR and concur with the findings.

The Development Planning Department has reviewed the application and is of the opinion that it is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

David Harding, Senior Planner

Monica Wu, Planner, VMC Program