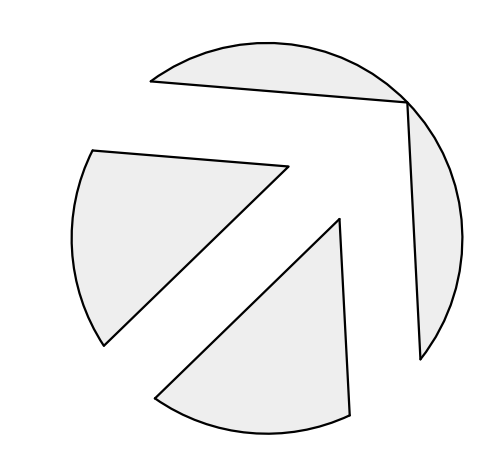
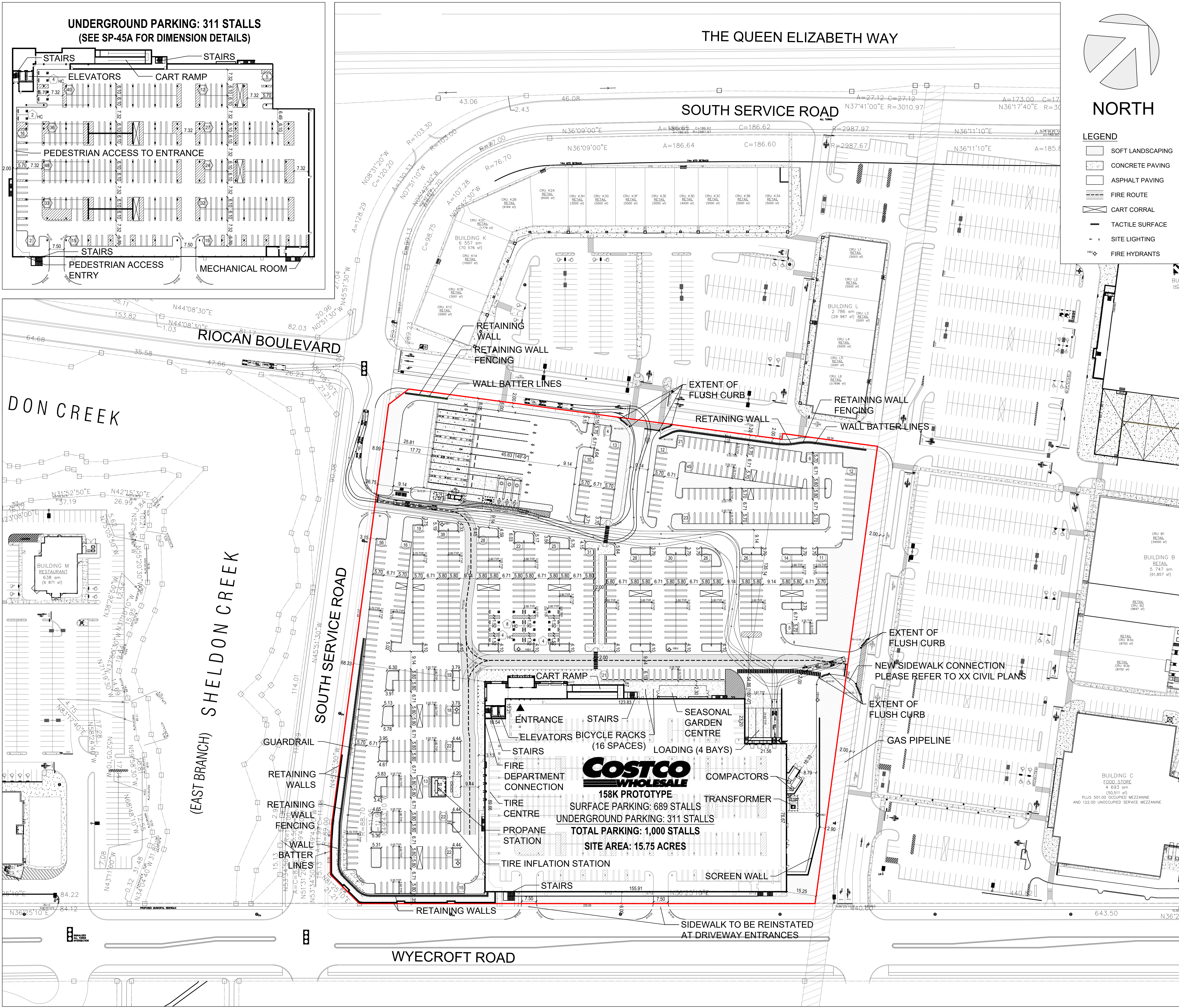




NORTH

- LEGEND
- SOFT LANDSCAPING
 - CONCRETE PAVING
 - ASPHALT PAVING
 - FIRE ROUTE
 - CART CORRAL
 - TACTILE SURFACE
 - SITE LIGHTING
 - FIRE HYDRANTS

OAKVILLE, ONTARIO
NEW WAREHOUSE AND FUEL FACILITY

**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

KEY PLAN
NTS

PROJECT DATA

PROJECT ADDRESS: 3471, 3487, 3505, 3509, 3513, 3517 & 3521 WYECROFT ROAD OAKVILLE, ONTARIO

SITE AREA: 63,726.9m² (6.37 ha) / 15.75 ac

ZONING: C3 - CORE COMMERCIAL

JURISDICTION: CITY OF OAKVILLE

BOUNDARY INFORMATION: THIS DRAWING IS BASED ON A SURVEY FROM J.D. BARNES LIMITED, DATED DEC. 3, 2021.

BUILDING DATA (WM REFERENCE FILE - JUNE 10, 2024)	AREA
TOTAL WAREHOUSE LEVEL GFA	15,662.6m ² 168,591ft ²
TOTAL WAREHOUSE LEVEL NFA	14,794.9m ² 159,251ft ²
FUEL FACILITY MECHANICAL ENCLOSURE	11.6m ² 125ft ²
FUEL FACILITY WARMING HUT	1.4m ² 15ft ²
BUILDING HEIGHT	10.744m

SITE DATA	AREA
LOT COVERAGE	24.6% 15,662.6m ²
LANDSCAPE OPEN SPACE	18.9% 11,856.9m ²
PAVED PARKING AREA	56.6% 36,207.4m ²

PARKING DATA	PARKING SPACES
TOTAL PARKING REQUIRED (@ 1 STALL / 18.0m ² OF NFA)	822
BARRIER FREE PARKING REQUIRED (@ 1% OF 868 + 11)	20
SURFACE PARKING:	
NUMBER OF 3.05m WIDE PARKING SPACES PROVIDED	673
NUMBER OF 3.81m WIDE ACCESSIBLE PARKING SPACES PROVIDED	16
UNDERGROUND PARKING:	
NUMBER OF 2.8m WIDE PARKING SPACES PROVIDED	305
NUMBER OF 3.81m WIDE ACCESSIBLE PARKING SPACES PROVIDED	6
TOTAL COSTCO PARKING PROPOSED	1,000
BICYCLE PARKING REQUIRED (@ 1 / 1,000m ² OF NFA)	15
BICYCLE PARKING PROPOSED	16

REVISIONS	BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

SHEET TITLE

SITE PLAN

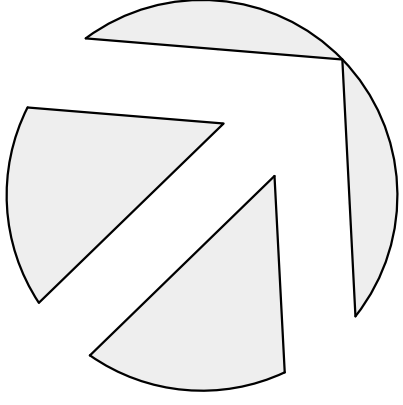
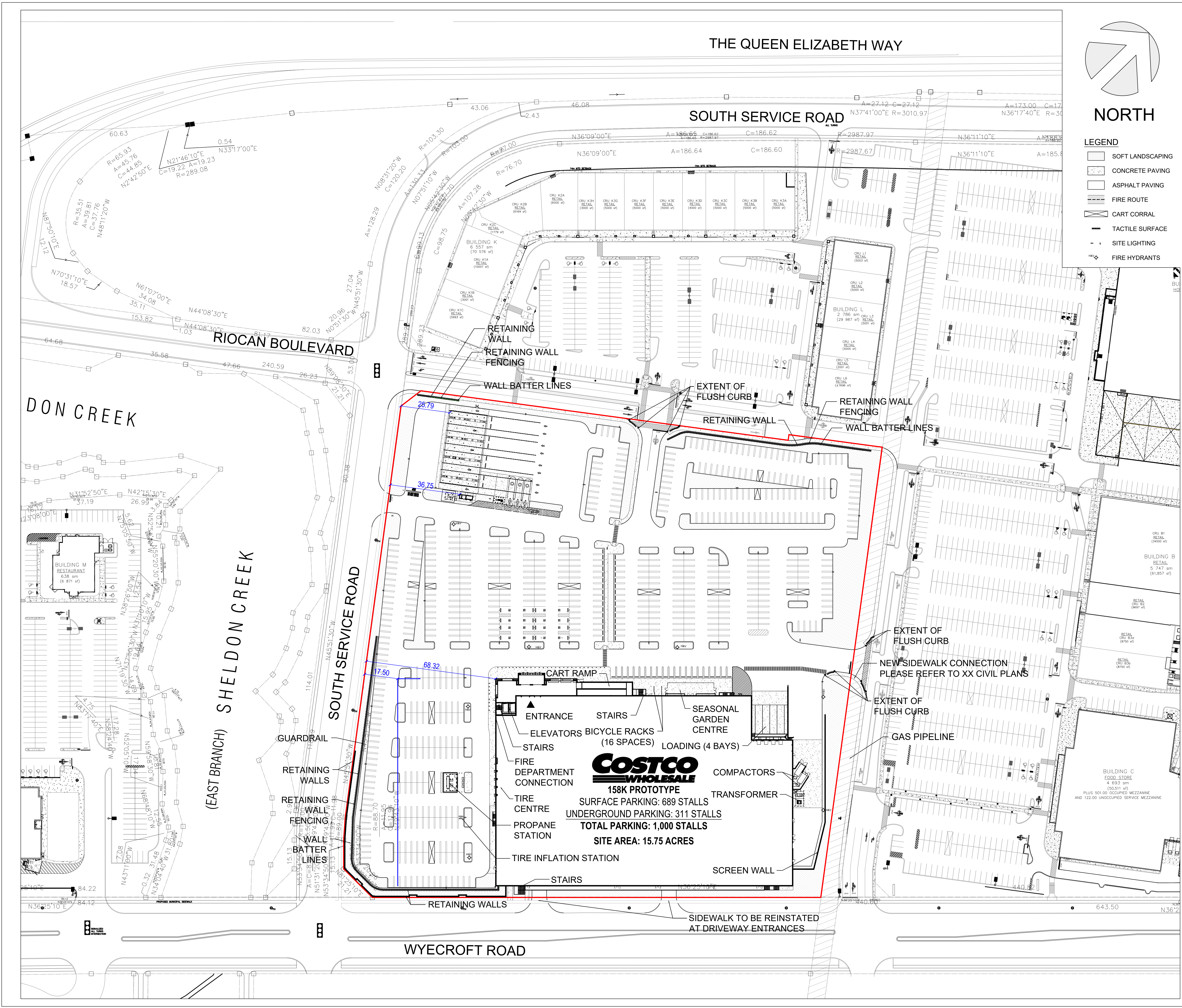
CONSULTANT

DESIGNED CJM/DSB	DRAWN CJM	CHECKED DSB
SCALE 1:750	DATE NOVEMBER 26, 2024	DWG. NUMBER 211-08276-00-P01

211-08276-00-P01

SP-46

FILENAME: M:\Jobs\Costco\211-08276-00 - Costco Oakville (Wycroft)\DWG\2024 11\Oakville (Wycroft) SP-46.dwg
PLOTDATE: Nov 26, 2024 - 3:36pm



NORTH

LEGEND

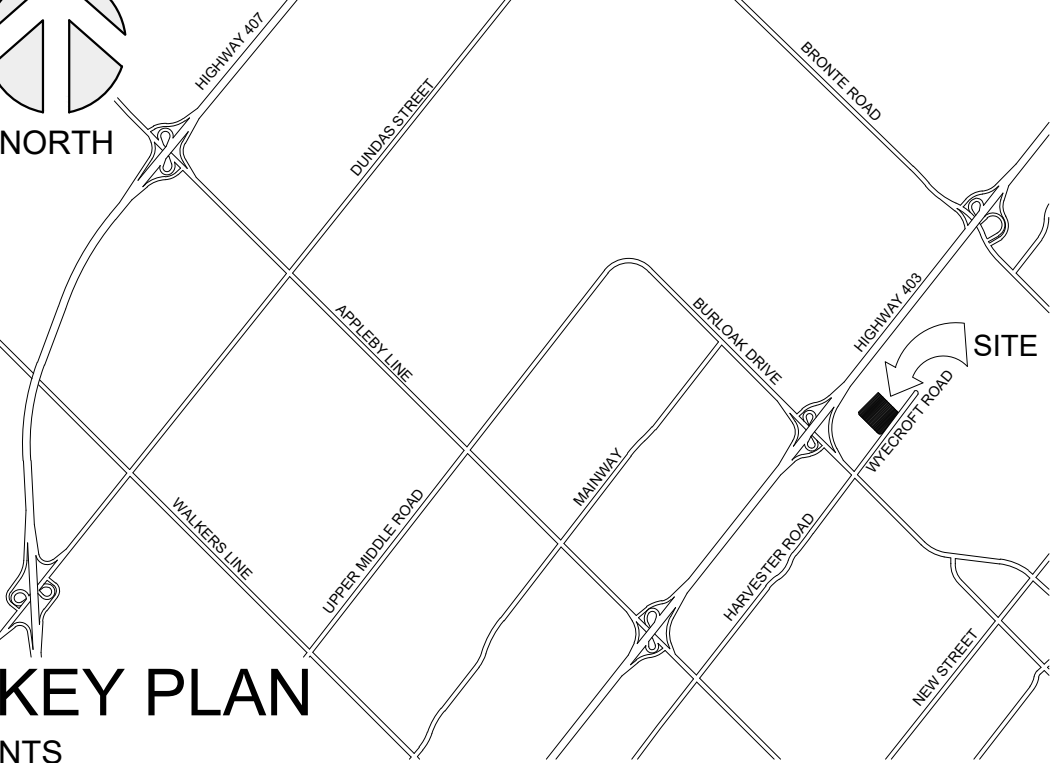
- SOFT LANDSCAPING
- CONCRETE PAVING
- ASPHALT PAVING
- FIRE ROUTE
- CART CORRAL
- TACTILE SURFACE
- SITE LIGHTING
- FIRE HYDRANTS



OAKVILLE, ONTARIO
NEW WAREHOUSE AND FUEL FACILITY

**COSTCO
WHOLESALE
CORPORATION**

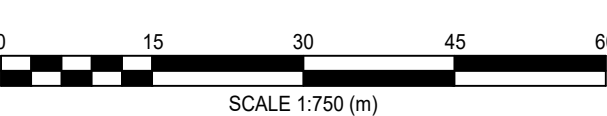
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com



KEY PLAN
NTS

PROJECT DATA	
PROJECT ADDRESS:	3471, 3487, 3505, 3509, 3513, 3517 & 3521 WYECROFT ROAD OAKVILLE, ONTARIO
SITE AREA:	63,726.9m ² (6.37 ha) / 15.75 ac
ZONING:	C3 - CORE COMMERCIAL
JURISDICTION:	CITY OF OAKVILLE
BOUNDARY INFORMATION:	THIS DRAWING IS BASED ON A SURVEY FROM J.D. BARNES LIMITED, DATED DEC. 3, 2021.

BUILDING DATA (WM REFERENCE FILE - JUNE 10, 2024)	AREA
TOTAL WAREHOUSE LEVEL GFA	15,662.6m ² 168,591ft ²
TOTAL WAREHOUSE LEVEL NFA	14,794.9m ² 159,251ft ²
FUEL FACILITY MECHANICAL ENCLOSURE	11.6m ² 125ft ²
FUEL FACILITY WARMING HUT	1.4m ² 15ft ²
BUILDING HEIGHT	10.744m
SITE DATA	AREA
LOT COVERAGE	24.6% 15,662.6m ²
LANDSCAPE OPEN SPACE	18.9% 11,856.9m ²
PAVED PARKING AREA	56.8% 36,207.4m ²
PARKING DATA	PARKING SPACES
TOTAL PARKING REQUIRED (@ 1 STALL / 18.0m ² OF NFA)	822
BARRIER FREE PARKING REQUIRED (@ 1% OF 868 + 11)	20
SURFACE PARKING:	
NUMBER OF 3.05m WIDE PARKING SPACES PROVIDED	673
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NUMBER OF 2.8m WIDE PARKING SPACES PROVIDED	305
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-	-	-	-
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REVISIONS	BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

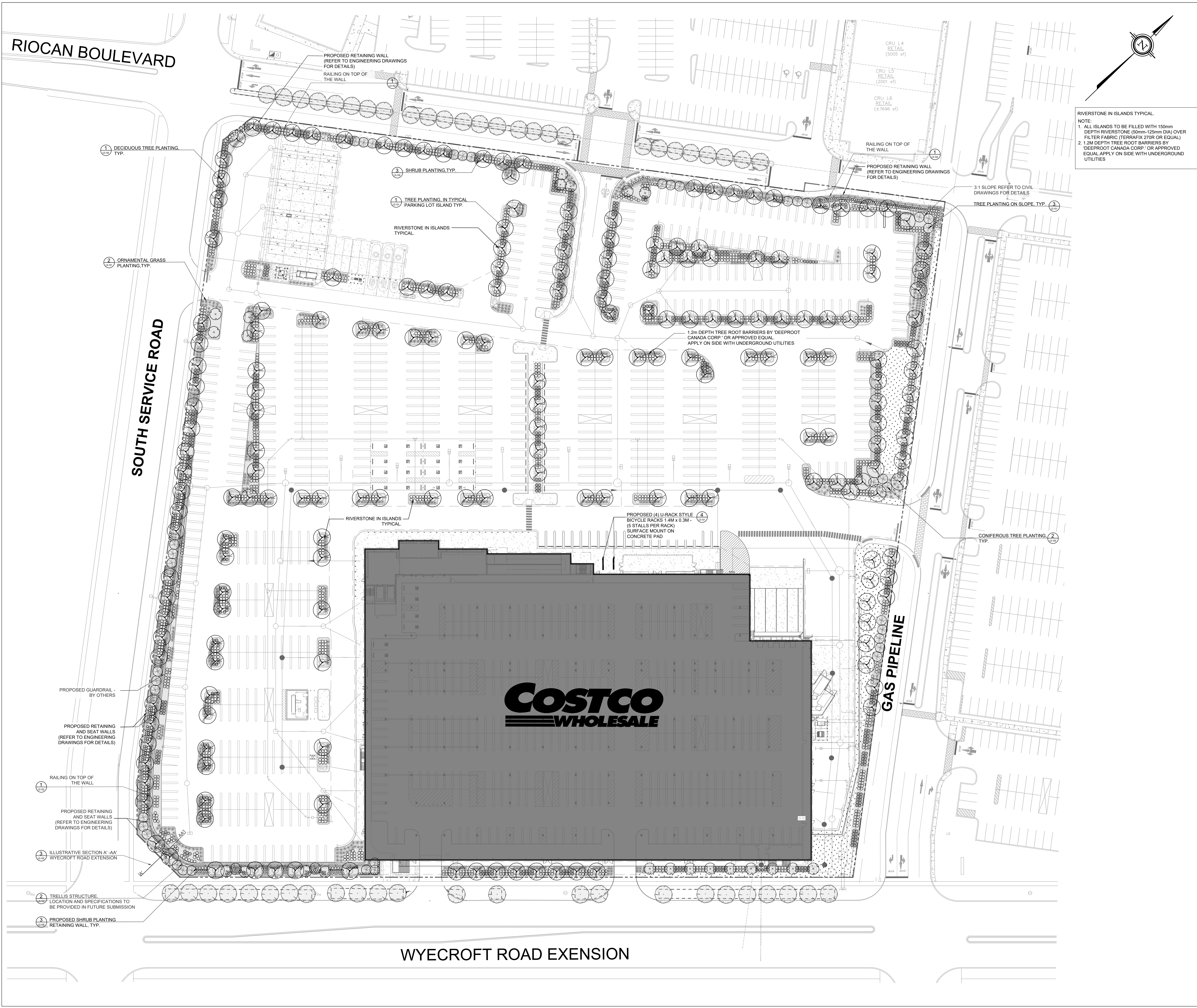
SHEET TITLE
FLANKAGE YARD EXHIBIT

CONSULTANT



DESIGNED CJM/DSB	DRAWN CJM	CHECKED DSB
SCALE 1:750	DATE DECEMBER 18, 2024	DWG. NUMBER 211-08276-00-P01
PROJECT NUMBER 211-08276-00-P01	DWG. NUMBER SP-46	

FILENAME: M:\Jobs\Costco\211-08276-00 - Costco Oakville (Wycroft)\DWG\2024 12\Oakville (Wycroft) SP-46 Flankage Yard Exhibit.dwg
PLOTDATE: Dec 18, 2024 - 10:03am



OAKVILLE, ONTARIO
NEW WAREHOUSE AND FUEL FACILITY

**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

NORTH

KEY PLAN
NTS

LEGEND

- PROPOSED DECIDUOUS TREE
REFER TO DECIDUOUS TREE PLANTING
DETAILS 1/LD-100, 1/LD-101 AND 3/LD-101
- PROPOSED CONIFEROUS TREE REFER
TO CONIFEROUS TREE PLANTING
DETAILS 2/LD-100 AND 3/LD-101
- PROPOSED SHRUB / PERENNIALS AND GRASSES
REFER TO SHRUB AND GRASSES PLANTING
DETAILS 3/LD-100 AND 2/LD-101
- PROPOSED SOD
- PROPOSED MULCH
- PROPOSED 150mm DEPTH RIVERSTONE
(50mm-125mm DIA) OVER FILTER FABRIC (TERRAFIX
270R OR EQUAL)
- PROPERTY LINE
- TREE PROTECTION FENCE
- EXISTING SURVEYED TREE

5	RE-ISSUED FOR SPA	GM	2024-07-30	-
4	ISSUED FOR SPA	SC	2024-02-02	-
3	COSTCO/RIOCAN REVIEW SUBMISSION	SI	2023-12-15	-
2	ISSUED FOR GREEN INK (SP-42)	SI	2023-08-11	-
1	ISSUED FOR GREEN INK (SP-42)	SI	2023-06-29	-
REVISIONS		BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

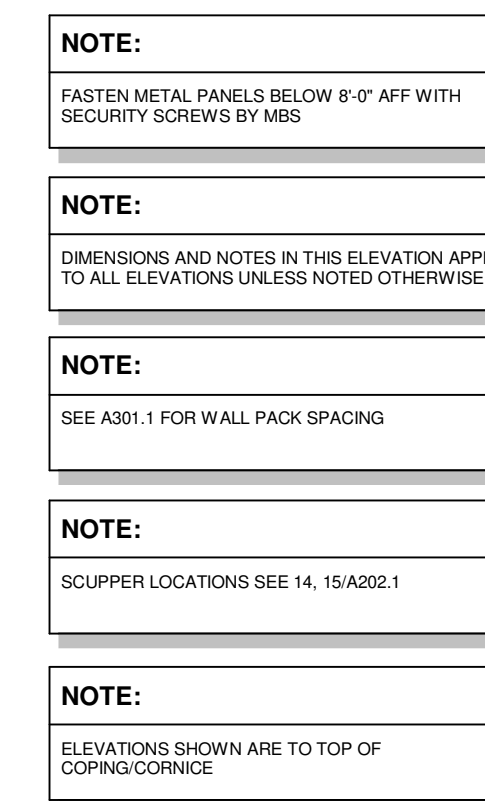
SHEET TITLE
LANDSCAPE LAYOUT PLAN

CONSULTANT

DESIGNED SI	DRAWN GM/SI	CHECKED SC/BV
SCALE 1:500		DATE JUNE 2, 2023
PROJECT NUMBER 211-08276-00		DWG. NUMBER LA-100



250 University Ave, Suite #2
Toronto, Ontario, Canada M5H 3
P 437.537.52



Architectural elevation drawing of the Costco Wholesale building facade. The drawing shows a long, low-profile structure with a flat roof and a series of windows. Key features include a 'PARAPET RETURN' on the left, a 'CENTER TO PIER' line, and a 'REMOTE FILL PORT' on the right. Dimensions are provided for various sections, including a 12344' section and a 12192' section. The drawing is labeled with grid lines A through L and includes a 'FIN FLR' (Finish Floor) line.

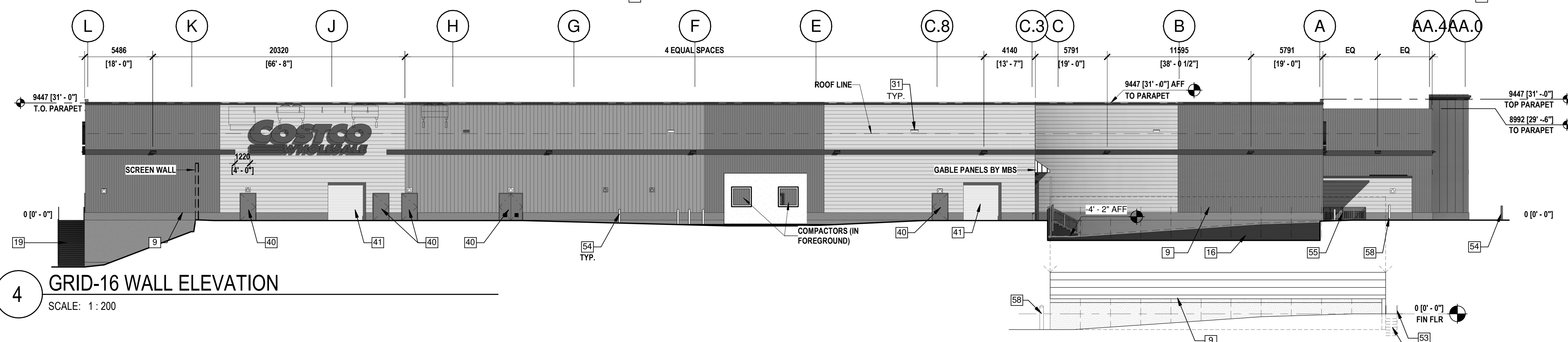
[illegible]

The image displays three technical drawings of metal siding profiles, each with its dimensions and name:

- BUTLER RIB II**: A profile with a height of 38 inches, a width of 305 inches, and a slope of 1" in 6". It features a 10" x 1 1/2" dimension on the left side.
- McELROY METAL MEGA RIB / METAL SALES IC72**: A profile with a height of 38 inches, a width of 184 inches, and a slope of 10" x 7 1/4". It features a 10" x 1 1/2" dimension on the left side.
- BUTLER SHADOWALL**: A profile with a height of 38 inches, a width of 305 inches, and a slope of 1" in 6". It features a 10" x 1 1/2" dimension on the left side.

Below the drawings, there is a section labeled "INSULATED EMBOSSED METAL PANEL (KINGSPAN KS SERIES GRANITSTONE)" with a dimension of 2" MIN. and labels for "INTERIOR" and "EXTERIOR" sides.

SIGNAGE AREA TABULATION (WALL SIGNS) -...				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
6	COSTCO WHOLESALE	6'-0" "C"	280 SF	1120
1	TIRE CENTER	17'-4" X 1'-9"	31 SF	31
TOTAL SIGNAGE AREA				1151



8127
[26'-8"]

EQ. 1829 1829 1829 1829 EQ.
[6'-0"] [6'-0"] [6'-0"] [6'-0"]

770
[7'-5"] [6'-6"]

1260
[10'-6"]

59 1524
[1'-0"] [12'-6"]

Costco
WHOLESALE

7523
[62'-8"]

1270
[10'-6"]

51 [2'] REVERSE PAN

Technical drawing of a Costco Wholesale sign with dimensions and mounting points. The sign is rectangular with a black background and white text. The dimensions are as follows:

- Overall width: 32' - 0"
- Overall height: 6' - 0"
- Top horizontal spacing: EQ, 1829, 1829, 1829, 1829, EQ
- Top horizontal spacing (inches): [6'-0"], [6'-0"], [6'-0"], [6'-0"], [6'-0"]
- Left vertical spacing: 610, 1029
- Left vertical spacing (inches): [2'-0"], [6'-0"]
- Right vertical spacing: 463, 1116
- Right vertical spacing (inches): [4'-11 1/2"]
- Bottom horizontal spacing: 9449
- Bottom horizontal spacing (inches): [31' - 0"]

The sign features the Costco Wholesale logo, which includes the word "COSTCO" in a large, bold, sans-serif font, and the word "WHOLESALE" in a smaller, bold, sans-serif font below it. The logo is centered on the sign.

NOTE:
 PROVIDER BACK PANEL ON ALL SIGNAGE EXCEPT WHEN APPLIED TO SOLID FLAT SURFACE, E.G. CMU, TEXTURED CONCRETS, ETC.

NOTE:
LOCATE AS DIRECTED BY FIRE MARSHALL.

306 (1'-0") MIN.

1234567890

ALUMINUM COMPOSITE MATERIAL, COSTCO

1219 (4'-0") 5283 (17'-4") 1219 (4'-0")

TIRE CENTRE

535 (1'-5") 51-123 REVERSE PAN

EXTERIOR FINISH SCHEDULE (NOT ALL ITEMS LISTED BELOW APPLY TO PROJECT)																						
WALL MATERIALS	#	ITEM	MATERIAL	FINISH	COLOR	MFR (NOTES)	CORINGS	#	ITEM	MATERIAL	FINISH	COLOR	MFR (NOTES)	OPENINGS	#	ITEM	MATERIAL	FINISH	COLOR	MFR (NOTES)		
	1	BUTLER MEGA RIB	METAL	PRE-FINISHED	MISTIQUE PLUS	1		20	COPING 1x4	SHEET METAL	PRE-FINISHED		1		40	DOOR AND FRAME	STEEL	PAINT BY GC	MATCH WALL COLOR	2		
	2	BUTLER MEGA RIB	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1		21	COPING 1x6	SHEET METAL	PRE-FINISHED		1		41	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	TAN OR GRAY	1		
	3	BUTLER MEGA RIB	METAL	PRE-FINISHED	SANDSTONE	1		22	CORNICE	SHEET METAL	PRE-FINISHED		1		42	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	BRONZE	1		
	4	ACCENT BAND	METAL	PRE-FINISHED	COSTCO RED	1									43	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	BRONZE			
ROOF	5	CONCRETE CAST-IN-PLACE	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL		ROOF	25	STANDING SEAM VSR5	METAL	PRE-FINISHED		1		44	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	BRONZE			
	14	WALL CAP		WATER REPELLENT				26	STANDING SEAM MR24	METAL	PRE-FINISHED		1		45	GLAZING	INSULATED GLASS	PRE-FINISHED	CLEAR			
															46	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	BRONZE			
															47	LOUVER	STEEL	PRE-FINISHED				
ARCHITECTURAL SHEET METAL	30	ACCENT TRIM					ARCHITECTURAL SHEET METAL	30	ACCENT TRIM	SHEET METAL	PRE-FINISHED		1	MISCELLANEOUS METALS	50	TRELLIS	STEEL	PAINT BY GC		1		
	31	SCUPPER						31	SCUPPER	SHEET METAL	PAINT BY GC		1,4		51	ACCENT CHANNEL	STEEL	PAINT BY GC		1		
	33	JOINT COVER						33	JOINT COVER	SHEET METAL	PRE-FINISHED		1		52	STRUCTURAL FRAMING	STEEL	PAINT BY GC		1		
	34	FLASHING						34	FLASHING	SHEET METAL	PRE-FINISHED		1		53	HANDRAIL/GUARDRAIL	STEEL GALVANIZED	PAINT BY GC		2		
	35	SOFFIT PANELS						35	SOFFIT PANELS	SHEET METAL	PRE-FINISHED		1		54	BOLLARD	STEEL PIPE CONCRETE FILL	PLASTIC SLEEVE	RED	2		
LIGHTING	16	WALL CURB	CONCRETE	WATER REPELLENT			LIGHTING	36	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE			56	DECORATIVE SCREEN	METAL	PRE-FINISHED				
	17	COLUMN PLINTH PLINTHBENCH	CONCRETE	WATER REPELLENT				37	WALL PACK FIXTURE	METAL	PRE-FINISHED				57	COMPACTOR GATE	METAL PANELS STEEL FRAMING	PRE-FINISHED PAINT BY GC				
	18	WALL REVEALS / CONTROL JOINT				SEE 1A791 & STRUCT DWGS		38	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED				58	BOLLARD 5-FEET TALL	STEEL PIPE CONC	PLASTIC SLEEVE	RED	2		
	19	STAIRS	CONCRETE SAFETY NOSING	WATER REPELLENT											59	POWDER COATED ALUM BY MBS						
															60	RED BAND TO HAVE SMOOTH FACE BLOCK BEHIND METAL RED BAND, TYP AT MASONRY LOCATIONS						
MSC WALL															70	CUSTOM EXTRUDED METAL AND GRATING SCREENING; GALVANIZED AND PAINTED						

[illegible]

EXTERIOR
ELEVATIONS,
ENCLOSED CANOPY

A301.3

A301.3

25/2024 11:27:27 AM



January 14, 2025

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road, Oakville ON

coarequests@oakville.ca
905-845-6601 ext. 1829

**Subject: Application for Minor Variance – 3471, 3487, 3505, 3509, 3513, 3517 and 3521
Wycroft Road, Town of Oakville
Costco Wholesale Canada Ltd. (City SPA File: SP.1635.031.01)**

On behalf of Costco Wholesale (the “Client”), WSP Canada Inc., (“WSP”) is pleased to submit the subject Minor Variance Application for the site currently municipally known as 3471, 3487, 3505, 3509, 3513, 3517 and 3521 Wycroft Road (the “subject lands”), in the Town of Oakville. The proposed Minor Variance is to request relief from select provisions of the Town of Oakville Zoning By-law 2014-014 to permit the proposed redevelopment of the site for a new Costco Warehouse Membership Club (WMC). The Minor Variance Application follows the second submission of the Site Plan Application (City File: SP.1635.031.01).

A pre-consultation meeting was held with the Town of Oakville on May 10, 2023 to discuss the proposal and submission requirements. A first submission of a Site Plan Application (SPA) was submitted on February 7, 2024. Comments on the first SPA were received late February 2024, and a conditional SPA approval letter was received on April 4, 2024. Following receipt of the first submission comments, and Conditional SPA approval letter, a second submission of the SPA was made to the Town on August 2, 2024. Comments on the second submission of the SPA application were received on Friday October 10, 2024.

It was confirmed with City staff through review of the Site Plan Application that relief from the Zoning By-law in the form of a Minor Variance would be required. This letter will provide justification that the proposed variances satisfy the four tests as established in accordance with Section 45(1) of the Planning Act.

SITE LOCATION AND COMMUNITY CONTEXT

The subject lands are located on the northeast side of the Wycroft Road and South Service Road West intersection (**Figure 1**). The lands are currently home to a portion of the existing Burloak RioCan Centre which includes a number of retail uses. Highway 403 is north of the site.

The subject site is designated as Core Commercial in the Livable Oakville Plan (2021 Office Consolidation) and is zoned as Core Commercial (C3) Zone, Special Provision 259 under Zoning By-law 2014-014.



Figure 1: Subject Site (Air Photo Source: Google Earth, 2024)

PROPOSAL SUMMARY

Costco's business operations have expanded in recent years resulting in a need to increase the number of active retail facilities. Currently, the closest Costco locations for Oakville residents are located in Burlington and Mississauga. Costco is proposing to remove a portion of the existing Burloak RioCan Centre to develop a new WMC and gas bar. Once the existing buildings have been removed, the new address will be 3515 Wyecroft Road.

The proposed Costco WMC will have 15,662.6m² of gross floor area, with a total of 1,000 parking spaces which will include both surface and underground parking. Specifically, the site will contain:

- 689 standard surface parking spaces
- 16 accessible surface parking spaces
- 311 standard underground parking spaces
- 6 accessible underground parking spaces
- 16 bicycle parking spaces are also provided on site

The gas bar will contain a 1.4m² warming hut for a service attendant, with 24 pumps. The gas bar is located at the northwest corner of the site near the South Service Road West and RioCan Boulevard intersection. Two access points from Wyecroft Road are proposed which provide

entry into the underground parking area. The site will also be accessible via RioCan Boulevard with one access on the north side of the site and a subsequent access on the east side of the site from within the internal road to the RioCan Burloak Centre.

In order to support the proposed site layout, which includes surface and underground parking, a retaining wall is required along South Service Road and Wyecroft Road.

LIVABLE OAKVILLE PLAN (2021 CONSOLIDATION)

This section reviews the relevant Official Plan policies applicable to the subject site. The latest version of the Town of Oakville Official Plan is the 2021 Office Consolidation of the Livable Oakville Plan.

The subject site is identified as Major Commercial Areas per Schedule A1 – Urban Structure (Figure 2). Section 3.8 provides that Major Commercial Areas provide concentrations of commercial facilities that serve a broader Regional area, and are located at the intersection of major arterial roads with proximity to highways. Intensification and redevelopment of existing commercial centres is intended to be the primary means of accommodating additional retail uses to meet future growth needs, as detailed in Section 13.1.2. Per Section 13.1.3, the Core Commercial Areas and Central Business District Areas shall be considered Major Commercial Areas per Schedule A1.

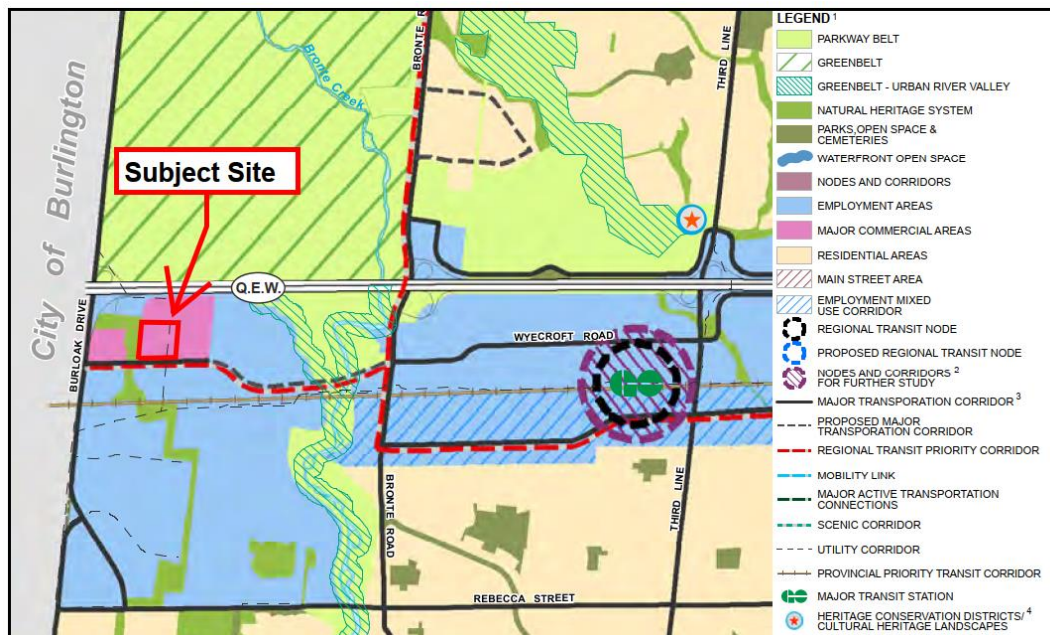


Figure 2: Policy Designation, Schedule A1 – Urban Structure, Livable Oakville Official Plan (2021 Office Consolidation)

The site is designated as *Core Commercial*, with an *Exception* per Schedule F Land Use – Southwest, in the Livable Oakville Plan (Figure 3).

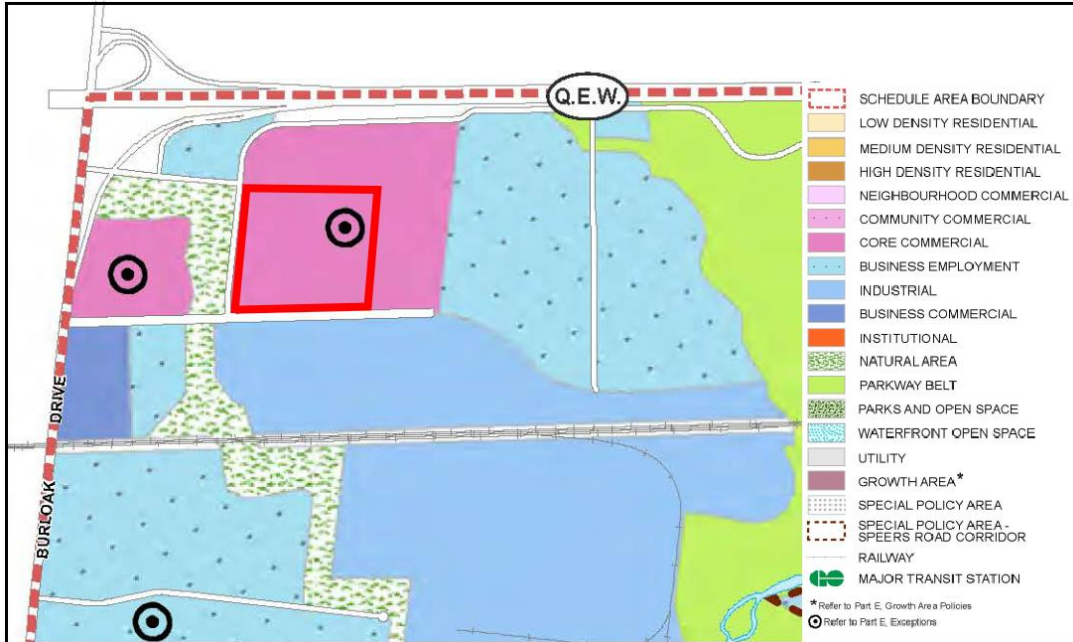


Figure 3: Schedule F – South West Land Use, Livable Oakville Official Plan (2021 Office Consolidation)

Section 13.3 of the Official Plan speaks to policies for the Core Commercial Designation. Permitted uses in the Core Commercial Designation include a range of retail and service commercial uses including restaurants, food stores, large format retail uses, retail warehouses, places of entertainment (Section 13.3.1). Core commercial uses should be developed with integrated access, parking, and loading as well as common landscaping and design features. Per Section 13.3, lands designated as Core Commercial provide major concentrations of commercial facilities serving the broader Regional community. These areas are located at the intersection of major arterial roads with proximity to highway access.

Section 27.1 speaks to the Exception applied to the land use designation as identified in Figure 3. Per Section 27.1.1 “On the lands designated Core Commercial, north of Wyecroft Road, east of Burloak Drive, general merchandise stores or any department store exceeding 9,290 square metres shall not be permitted.” As will be discussed in the following zoning review, there is an exception allowing retail over 9,290 square metres.

TOWN OF OAKVILLE ZONING BY-LAW 2014-014 (2024 Consolidation)

The Town of Oakville Zoning By-law 2014-014 was initially passed by Council on February 25, 2014. The latest version of the Zoning By-law is the August 14, 2024 Office Consolidation. The subject site is zoned as Core Commercial (C3) Zone, Special Provision 259, under Zoning By-law 201-014 (Figure 4).

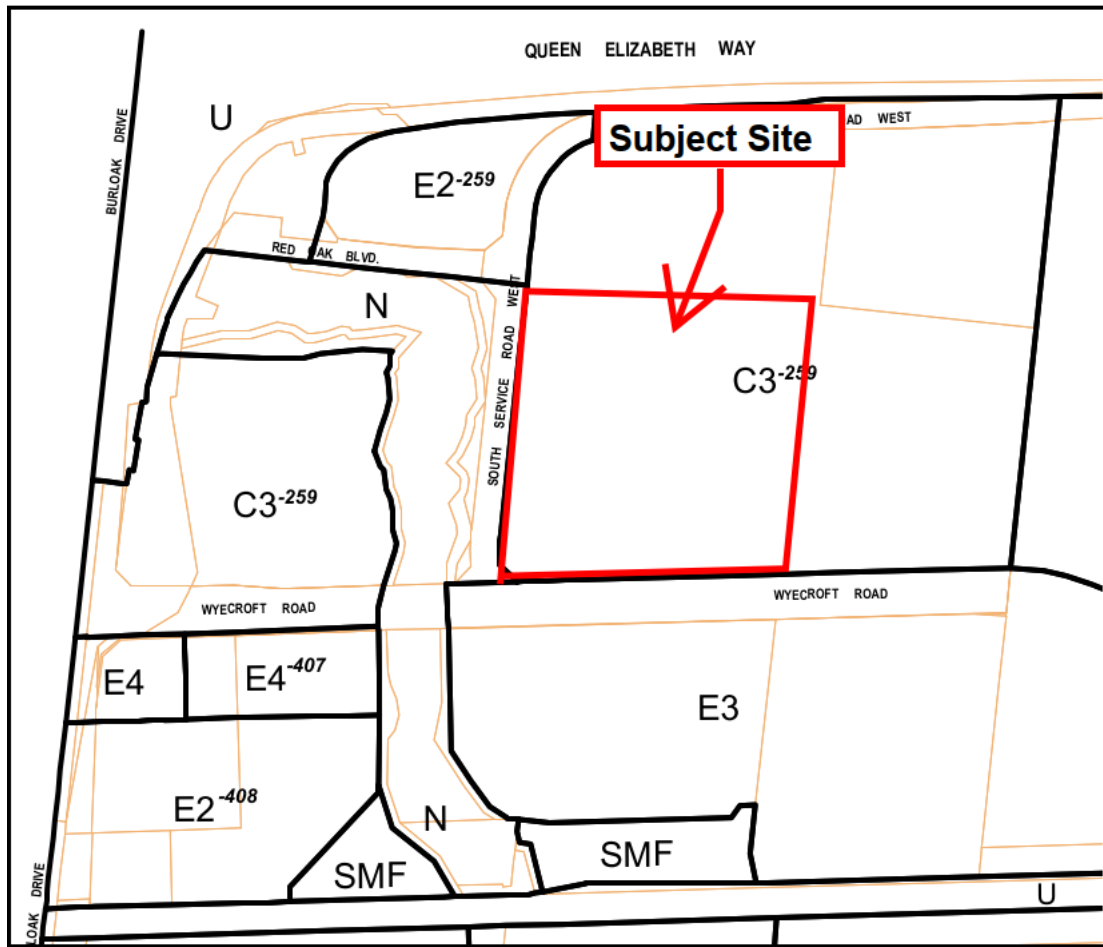


Figure 4: Subject Site Zoning Designation, Town of Oakville Zoning By-law 2014-014 Map 19(4)

The abutting properties are zoned as follows:

- **North:** Core Commercial (C3) Special Provision 259
- **East:** Core Commercial (C3) Special Provision 259
- **South:** Industrial (E3)
- **West:** Natural Area (N), Core Commercial (C3) Special Provision 259, Business Employment (E2) Special Provision 259

Within the Core Commercial (C3) Zone, a range of commercial and service-oriented uses are permitted. Section 9.2, Table 9.2 of the Zoning By-law indicates that within the C3 Zone permitted uses include a retail store, motor vehicle servicing stations, place of entertainment, restaurants, food production, medical offices, and museums. Part 15, Special Provision 259 provides additional details applicable to the subject site. In line with Section 27.1.1 of the Official Plan, Special Provision 15.259.1 c) provides that the maximum net floor area for any individual retail store premises shall be 9,290.0m². However, subsection d) provides that notwithstanding subsection c) one retail store is permitted to be larger than the maximum net floor area and no



maximum shall apply to that retail store. There is an existing Home Depot on site has a floor area of 8,828m², which is below the maximum identified in subsection c). The proposed Costco would therefore represent the one retail store that is permitted to exceed the floor area requirement.

LIST OF REQUESTED VARIANCES

In support of the application, relief from the Town of Oakville Zoning By-law 2014-014, Section 9.3, Table 9.3 is being sought in the form of a Minor Variance from the following standards:

- Section 9.3, Table 9.3 - Regulations in the Commercial Zones:
 - Maximum Flankage Yard – 17.5 metres (C3 Zone)
 - Subject to Footnote 1, which states: For a new building being constructed or the addition of floor area in a front yard or flankage yard to a building legally existing on the effective date of this By-law on a corner lot located at the intersection of any two arterial roads, collector roads, or an arterial road and a collector road, the maximum front or flankage yards shall be 10.0 metres for the first 33% of the length of the front and flankage lot lines measured from the point of intersection of the lot lines or the point of intersection of the projection of the lot lines where the two do not intersect.
- Section 9.4 Main Wall Proportions:
 - Section 9.4 b) A minimum of 35% of the length of all main walls oriented toward the flankage lot line shall be located within the area on the lot defined by the minimum and maximum flankage yards.

The flankage lot line for the subject site is South Service Road. As detailed in the drawings enclosed with this application (**Figure 5**), the main Costco building will have a maximum flankage yard of 68.32 metres. The gas bar canopy will have a flankage yard of 25.79 metres, and the gas station kiosk a flankage yard of 36.75 metres. The proposed development does not meet the maximum flankage yard requirements detailed per Section 9.3 of the Zoning By-law, and additional requirements relayed in Footnote 1, nor the main wall proportions prescribed in Section 9.4 b). As such, a Minor Variance Application is being submitted which seeks to:

- Permit a maximum flankage yard of 68.32 metres;
- Allow the new building to be constructed with a flankage yard of greater than 10 metres for the first 33% of the length of the flankage lot line; and
- Eliminate the requirements of Section 9.4 b) such that they do not apply to the subject site.

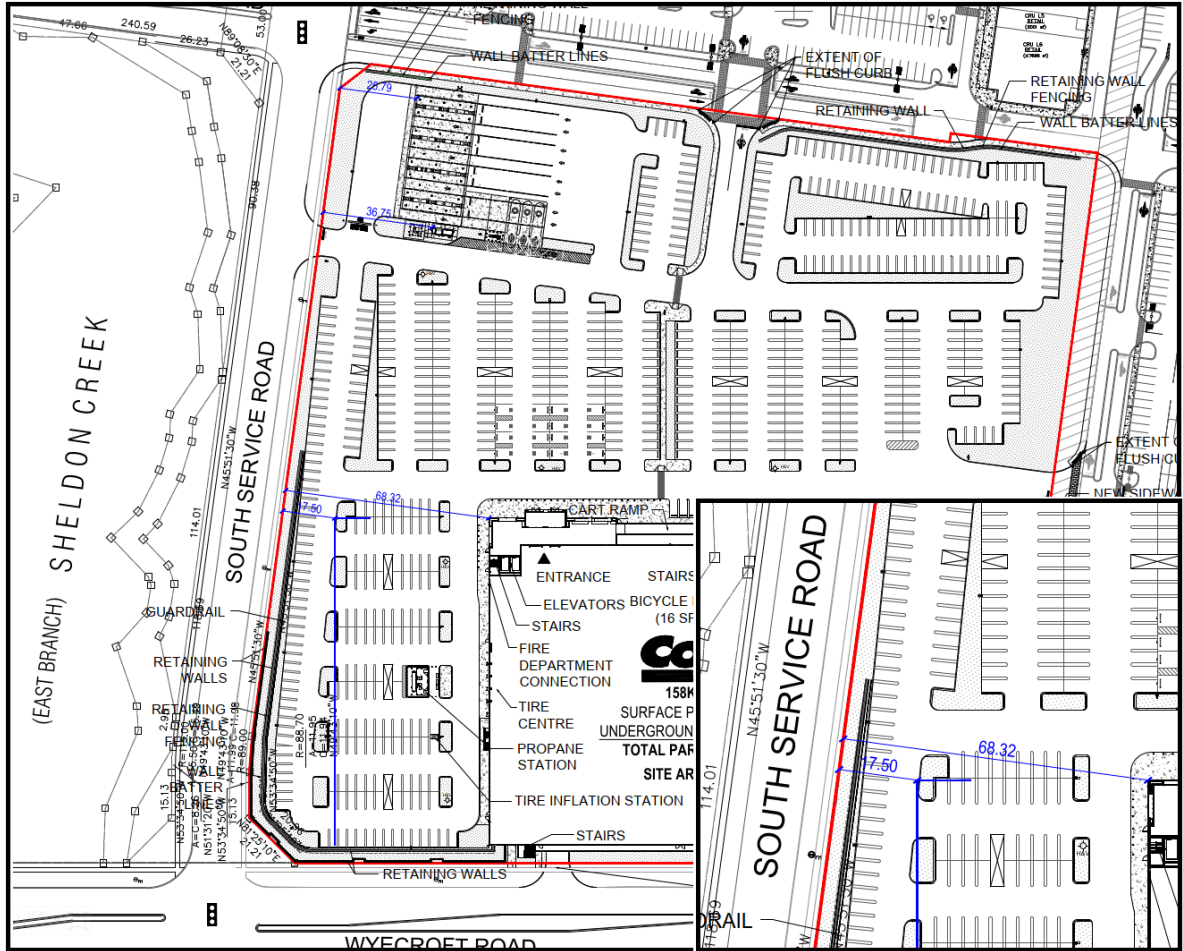


Figure 5: Extract from Site Plan Detailing Proposed Flankage Yard Dimensions (WSP 2024)

ANALYSIS OF THE PROPOSED VARIANCES

As previously noted, the following variances are being requested to permit the proposed development:

- Relief from Table 9.3 maximum permitted flankage yard for the C3 zone to permit an increase in the maximum flankage yard from 17.5 metres to 68.32 metres;
- Relief from Additional Standards in Footnote 1 to Table 9.3 of Section 9.3 which requires that the maximum flankage yard shall be 10 metres for the first 33% of the length of the building when located on a corner lot adjacent to a collector road and arterial road; and
- Relief from Section 9.4 b) which requires that 35% of the length of the main wall oriented toward the flankage yard be within the minimum and maximum flankage yards;

In our professional opinion, as outlined below, the proposed variance satisfies the four tests under Section 45(1) of the *Planning Act*: (1) maintains the general intent and purpose of the Official Plan, (2) maintains the general intent and purpose of the Zoning By-law, (3) is desirable for the appropriate development or use of the land and (4) is minor in nature. The following outlines our assessment of how the requested variances meet these four tests.



1. Does the variance maintain the general intent and purpose of the Official Plan?

The proposed variance maintains the intent and purpose of the Official Plan. The site is identified as Major Commercial Areas per the Town's Urban Structure, and is designated as Core Commercial. These lands are intended to provide major concentrations of commercial facilities, which are intended to serve the broader Regional community, located in proximity to arterial roads, major intersections and highway access. This proposed Costco WMC will serve the Town of Oakville and the surrounding community. The proposed development supports the Major Commercial Areas policies of the Official Plan which promote intensification and redevelopment of existing commercial centres, as the primary means of accommodating additional retail uses to meet future growth needs. Core Commercial areas should be developed with integrated access, parking, loading and landscaping design features. The proposed variance will support the implementation of the site design and layout, providing surface and underground parking, and will implement robust landscaping of the flankage yard and proposed retaining wall, which is required to support the layout of the site. It is our opinion that the proposed variance meets the intent and purpose of the Official Plan.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

The subject site is zoned Core Commercial (C3), Special Provision 259. The requested variance is to facilitate the redevelopment of a portion of the Burloak RioCan Centre for a Costco WMC, which is a permitted use by the Official Plan designation, and site-specific zoning standards identified in Zoning By-law 2014-014. The requested variance will facilitate the revitalization of the RioCan Burloak Centre, supporting this as a Major Commercial Area with access to arterial roads and proximity to highways. The requested variance will facilitate the site's design and layout, maintaining the intent and purpose of the flankage yard to maintain a desirable relationship between the street, and the proposed development. As previously mentioned, the variance to the flankage yard is required in order to site Costco's building in the most efficient location and provide a well distributed parking field around Costco's entrance. Previously, the zoning standards were tied to the existing development providing a horseshoe shaped retail centre. The requested variance will help implement the Core Commercial vision and policies of the Official Plan, contributing to a vibrant commercial establishment serving the broader Regional Area. The public realm will be enhanced along South Service Road as a result of the proposed flankage yard due to the retaining wall and robust landscaping. It is our opinion that the general intent and purpose of the Zoning By-law is maintained.

3. Is the variance desirable for the appropriate development or use of the land in question?

The requested variance is desirable as it will facilitate the development of the new Costco WMC, and will contribute to the overall redevelopment and revitalization of the RioCan Burloak Centre. The redevelopment of this site, facilitated by the requested flankage yard



variance will contribute to a functional Commercial use, integrated within an established Commercial area, close to major arterial roads and highway access which will serve the surrounding and broader Regional community. The proposed Costco is compatible with surrounding land uses. The proposed flankage yard will not result in any negative impacts to land uses east of the site, as these are existing commercial uses part of the RioCan Burloak Centre. Robust landscaping along the proposed retaining wall will enhance the public realm around the site. The redevelopment will establish a new Costco location that will serve Oakville residents contributing to additional retail, and employment opportunities in the municipality. It is our opinion that the requested variance is desirable and appropriate for the redevelopment of the site.

4. Is the variance minor in nature?

The test of minor in nature speaks to a question of fit. The adjustment to the maximum flankage yard will not result in any changes to the land use, and will continue to align with the intent of the Official Plan and Zoning By-law policies which permit major commercial uses on Core Commercial lands. The requested variance will facilitate the redevelopment of the site further enhancing an area intended for commercial uses, including retail stores. This change will be largely unnoticeable in terms of visual impact from South Service Road, due to the retaining wall and incorporated landscaping that's being proposed as part of the development. The flankage yard will transition in depth moving towards Wyecroft Road. The gas bar canopy will be setback 25.79 metres from South Service Road, and the gas bar kiosk will be setback 36.75 metres from South Service Road. The placement of these structures within the maximum flankage yard, along with the gradual retaining wall and robust landscaping will help transition the increase in maximum flankage yard for the main Costco building towards Wyecroft Road, reducing visual impact. No other changes are being proposed to the other C3 lot provisions or requirements. It is our opinion that the requested variance is minor in nature.

SUBMISSION MATERIALS

We are kindly requesting the proposed application to be heard at the first available meeting of the Committee of Adjustment. As part of the application, the following materials are being submitted:

- SP46 – Site Plan
- SP46 – Site Plan Flankage Yard Exhibit
- Conceptual Renders
- A301.3 – Building Elevations
- LA100 - Landscape Layout Plan
- Survey
- Complete Application Form



It is our understanding that the required fee for a Minor Variance Application is \$4,182.00. Upon acceptance of the application and confirmation of the fee, payment will be remitted to the Town.

Given the above, we are of the opinion that the proposed Minor Variance application meets the four tests as established by the *Planning Act*. Overall, the proposed variance will allow for the revitalization of a site intended for Core Commercial uses, and would facilitate appropriate redevelopment of the site. We therefore recommend that the Minor Variance Application be approved.

Should there be any questions, or requests for additional information, please do not hesitate to contact the undersigned at Darryl.bird@wsp.com/289-982-4351.

Sincerely,

A handwritten signature in black ink that reads 'Darryl Bird'.

Darryl Bird, MCIP, RPP
Senior Director of Operations
Planning, Transportation and Infrastructure
WSP Canada Inc.

DB/km

Encl.













COSTCO OAKVILLE

MARKETING RENDERINGS

WYECROFT ROAD & SOUTH SERVICE ROAD WEST
OAKVILLE, ON

TOR23-0014-00
JULY 22, 2024



DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.

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