

10. Approved and Designated Commercial Developments

In order to determine how much additional commercial space will be required within the City, it is first necessary to determine the committed supply (i.e. commercial space that has received some level of approval by the City and has a likelihood of being developed over the study period). In some municipalities, we would also consider the take-up of some vacant space in the committed supply, but the vacancy rate in Vaughan is considered appropriate within a balanced market. A detailed summary map illustrating the locations of approved and designated retail developments is provided at the end of this section (Figure 10.6).

The approved and designated retail development or pipeline development in Vaughan can be grouped into four categories:

1. Developments that have already been issued building permits and can be expected to be completed in the near future and were not included in the inventory of competitive space. Construction on some of these had already begun at the time the inventory was being finalized and is now complete.
2. Developments that have submitted applications for rezoning and/or OPA and have received approval.
3. Developments that have submitted applications for OPA, rezoning or site plan that have not yet been approved, but are likely to be approved pending some modifications to the application.
4. Sites for which applications have not yet been submitted, but which have existing Official Plan designations to develop with commercial uses. These are typically found in greenfield developments where secondary plans have specified the commercial hierarchy, but applications have not yet been received on some commercial sites.

10.1 Developments with Building Permits

The City of Vaughan currently has 38 retail commercial developments concentrated around 14 intersections that have been issued building permits. These developments could supply approximately 577,200 square feet of additional retail and service space. The majority of this space (44%) is located in Carrville where building permits have been issued for approximately 257,000 square feet of commercial space. These approved developments are detailed by intersection as follows:

Figure 10.1
Commercial Developments in Vaughan with
Building Permit Approvals by Major Intersection

Major Intersection	Square Feet
Bass Pro Mills/Jane	85,885
Centre/Bathurst	73,651
Crestmount/Weston	1,087
HWY 407/Keele	6,405
HWY 7/Martin Grove	3,584
Innovation/HWY 27	49,449
Major Mackenzie/Dufferin	180,371
Major Mackenzie/Islington	1,292
Major Mackenzie/Keele	9,774
Major Mackenzie/Weston	5,490
McNaughton/Keele	21,022
Rutherford/Dufferin	77,091
Rutherford/Jane	19,041
Rutherford/Weston	43,056
	577,198

Source: urbanMetrics inc., 2009

10.2 Developments with Approved Applications

The City of Vaughan currently has 28 retail commercial developments that have approved site plan, zoning or official plan amendment applications, but for which building permits have not yet been issued. These developments are concentrated around 16 intersections. These developments could supply almost 520,000 square feet of additional retail and service space. The greatest concentration of approved space is in Maple where approximately 159,000 square feet of retail space has been approved. In addition, although the former Sam’s Club building is to be converted into a Lowes home improvement warehouse, it is not included in this list as the space was captured in our commercial space inventory. These approved developments are detailed by intersection as follows:

Figure 10.2
Approved Commercial Site Plan, Zoning and Official
Plan Applications on Vaughan

Major Intersection	Square Feet
HWY 7 North Side East of Jane	51,936
HWY 7/Keele	126,000
Jane/CNR	6,452
Keele St West side North of McNaughton	5,731
Langstaff/Huntington	119,022
Major Mackenzie/Dufferin	98,839
Major Mackenzie/Ilan Ramon	22,671
Major Mackenzie/Keele	479
Major Mackenzie/McNaughton	25,811
Major Mackenzie/Starling Blvd	37,443
McNaughton/Keele	11,550
Royal Gate Blvd/HWY 27	4,340
Steeles/Islington	2,400
Steeles/Sante	1,646
	514,319

Source: urbanMetrics inc., 2009

10.3 Developments with Applications Under Review

The following section summarizes the applications that have been submitted to the City but have yet to be approved. Although they have not been approved and are in various stages of the review process, we have included them based on consultation with City staff. Although modifications to the applications may be made, there is a reasonable likelihood that some form of commercial development will ultimately be approved for these sites.

There were 40 commercial development applications under review, which fall into this category, as of July 2009. These applications have the potential to add an additional 2.35 million square feet of commercial space to Vaughan’s existing inventory. These applications are detailed below in Figure 10.3 by intersection.

Figure 10.3
Commercial Developments in Vaughan with
Site Plan, Zoning and Official Plan Applications
In Progress or Under Review

Major Intersection	Square Feet
Canada Drive/Weston	16,372
Huntington North of Fogal	93,377
HWY 407/Weston Rd	141,891
Hwy 7/Woodstream	29,250
Innovation/HWY 27	93,307
Islington/CPR	59,869
Killian/Keele	664
Major Mackenzie/Fossil Hill	21,528
Major Mackenzie/Hwy 400	217,566
Major Mackenzie/Jane	7,119
Major Mackenzie/McNaughton	247,950
Major Mackenzie/Vellore ave	28,524
Major Mackenzie/Weston	542,287
Meeting House Rd/Kipling	70,956
Nashville east of Huntington	3,060
Portage/Jane	7,758
Rutherford Rd North Side East of Dufferin	25,026
Rutherford/Bathurst	279,862
Rutherford/Thomas Cook	27,179
Rutherford/Weston	26,393
Steeles/Hilda	5,427
Teston/HWY 400	33,215
Weston Rd west side north of Major Mackenzie	21,824
Woodbridge Ave	26,232
Woodbridge Avenue/Clarence	7,621
Major Mackenzie/Huntington	201,700
Grand Total	2,235,955

Source: urbanMetrics inc., 2009

10.4 Greenfield Sites with Commercial Development Potential

Applications have yet to be made on the following sites however they are designated as neighbourhood and district level commercial centres in OPA 600 and various secondary plans. As such, they are included in our analysis as potential commercial developments. Based on their current designations, together they could support approximately 1.67 million square feet of retail and service space.

Figure 10.4
Greenfield Sites with Commercial Development

Major Intersection	Square Feet	Percentage of Total
America/Jane	215,300	12%
Major Mackenzie/Bathurst	215,300	12%
Major Mackenzie/Weston	339,300	19%
Rutherford/Dufferin	334,300	19%
Rutherford/Vellore Woods	430,600	24%
Teston/Bathurst	215,300	12%
Teston/Pine Valley	21,500	1%
Teston/Weston Rd	35,000	2%
	1,806,600	100%

Source: urbanMetrics inc., 2009

Notes: 1) Carrville District Centre minus building permits already issued

10.5 Major Development Proposals in Vaughan

Approximately 80% of the space that makes up Vaughan’s development pipeline is comprised of sites that are greater than 80,000 square feet. These sites are shown in Figure 10.5 below. In cases where multiple smaller sites are being proposed on various corners of an intersection they have been considered together to reflect the functional nature of such a cluster. It is also important to note that this table only reflects pipeline developments and does not consider existing commercial space which is captured in our existing commercial space inventory.

Figure 10.5
Largest Pipeline Developments by Size and Intersection

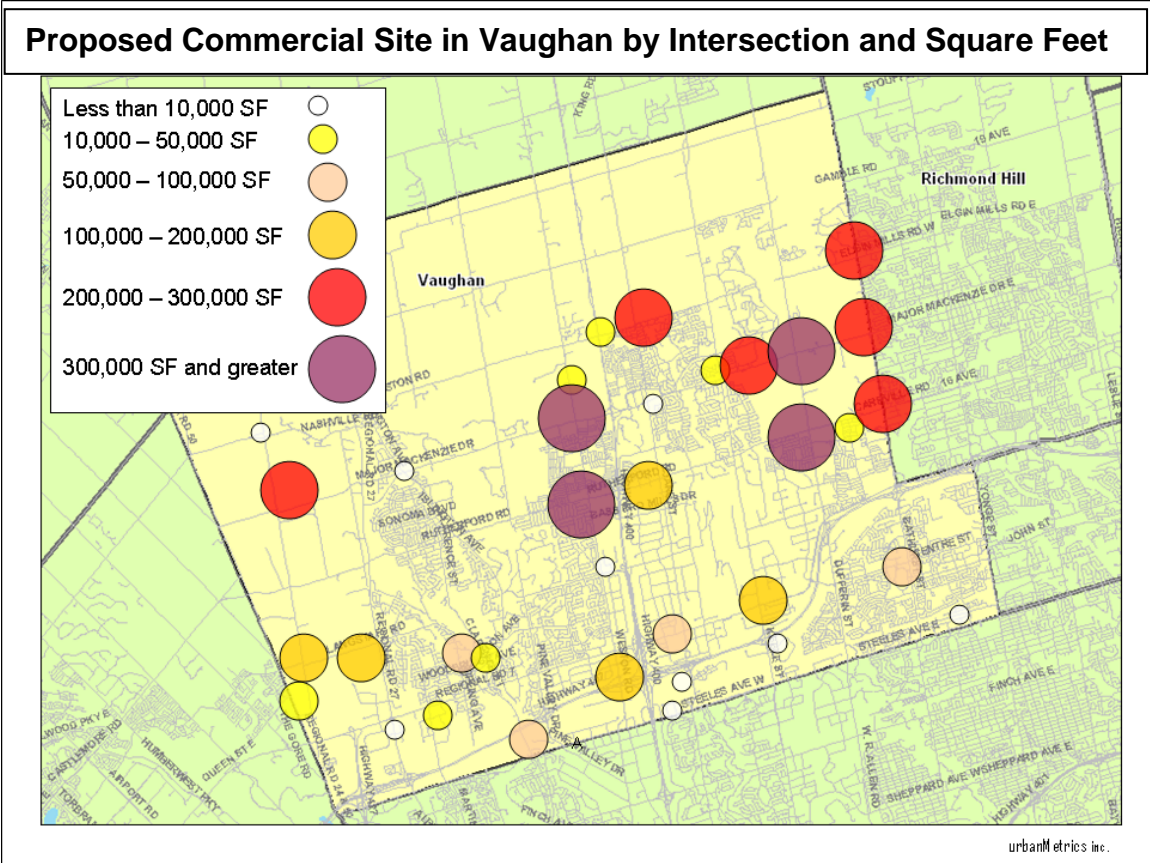
Major Intersection	Approved Site Plan, Zoning and Official Plan Applications	Site Plan, Zoning and Official Plan Applications In Progress or Under Review	Greenfield Sites with Commercial Development Potential	Developments with Building Permit Approvals	Grand Total
Major Mackenzie/Weston	529,150				529,150
Rutherford/Dufferin			334,300	77,100	411,400
Rutherford/Bathurst	279,850				279,850
Major Mackenzie/McNaughton	247,950	25,800			273,750
Major Mackenzie/Hwy 400	217,550				217,550
Teston/Bathurst			215,300		215,300
Major Mackenzie/Bathurst			215,300		215,300
Rutherford/Vellore Woods			215,300		215,300
Rutherford/Vellore Woods			215,300		215,300
Major Mackenzie/Weston			215,300		215,300
America/Jane			215,300		215,300
Major Mackenzie/Huntington	201,700				201,700
HWY 407/Weston Rd	141,900				141,900
Major Mackenzie/Dufferin				138,150	138,150
HWY 7/Keele		126,000			126,000
Huntington North of Fogal	93,400				93,400
Innovation/HWY 27	93,300				93,300
Langstaff/Huntington		84,850			84,850
Major Mackenzie/Dufferin		81,800			81,800
Total	1,804,800	318,500	1,625,950	215,250	3,964,500

Source: urbanMetrics inc., 2009

Historically sites and clusters of these magnitudes have largely been comprised of Non Food Store Retail and Food Store Retail type uses. Based on our analysis of these and other commercial proposals in the City, it is estimated that approximately 75% of the committed commercial space outlined in Figures 10.1 to 10.4 in Vaughan will be built out as NFSR and FSR type space. This represents approximately 3.7 million square feet of the committed supply and is important when comparing the future warranted space with what has already been committed. The remaining space would represent services and local serving office space. We would stress that with the exception of sites where building permits have been issued, the tenant mix of the proposed development cannot be known at this time. So the committed NFSR and FSR space should be only considered as a general estimate.

The following map (Figure 10.6) illustrates the committed commercial supply. The map illustrates significant potential in the Carrville and Vellore Urban Villages. Much of this space is clustered in the areas designated as District Centres and Neighbourhood Commercial Centres.

Figure 10.6



In addition to the commercial developments listed above, there are 7 retail and service developments that are speculated or are in the early stages of the planning process. These include:

- A SmartCentres development has been proposed at the intersection of Highway 427 and Highway 7, in the Vaughan Enterprise Zone.
- Various commercial retail units near the intersection of Highway 27 and Innovation Drive that would be part of the proposed Lowes site. Together these proposed units, which have been appealed to the OMB, could accommodate 18,800 square feet of commercial space.
- A mixed-use development on the northeast corner of Highway 7 and Weston Road that when complete could accommodate approximately 39,600 square feet of commercial uses.
- A high density commercial/residential development on the southwest corner of Highway 7 and Kipling. Commercial uses on the site could yield approximately 5,000 square feet of additional retail space.
- A residential high rise on the south side of Major Mackenzie West of Dufferin that would contain ancillary commercial uses.
- Potential ancillary commercial uses on the property adjacent to the site of the future Vaughan Hospital at the northwest corner of the intersection of Jane and Major Mackenzie.
- A proposed retail warehouse zone at the intersection of Highway 50 and Rutherford Rd. This designation permits commercial uses of almost 16,150 square feet if the proposed development contains a pharmacy or 10,760 square feet if it is primarily composed of food related uses.
- A development currently under appeal at the OMB on the northwest corner of the intersection of Arnold and Yonge which could accommodate 5,650 square feet of commercial uses.

These proposed developments have not been included in the committed supply indicated in Figures 10.1 – 10.6. It should be recognized, however, that a possibility exists that they may be approved in the future, and would therefore draw from the warranted demand identified previously.

10.6 Developments Outside Vaughan

Neighbouring communities are also developing and changing their retail structures. While for the most part, these developments are local serving in nature, undoubtedly new regional scale facilities will be developed that will influence the Vaughan market. Commercial developments that exert an influence on the market for commercial development in Vaughan include the following:

- A proposed regional shopping centre in west **Brampton**, which would add to the City's regional retail facilities, including: Bramalea City Centre, Shoppers World, Trinity Common and Orion Gate.
- A major commercial component as part of **Markham Centre**, designated as a Growth Centre under the Places to Grow legislation.
- A regional commercial corridor along **Green Lane in East Gwillimbury**, north of Newmarket. This is a local municipal initiative and has not yet been approved at the regional level.
- The intensification of **Newmarket Centre** in the vicinity of Yonge and Davis Drive. Intensification may or may not contain a significant employment component.
- Preliminary discussions have been held with the planning departments with regards to **new lifestyle centres in Markham and Richmond Hill**.
- **Langstaff Gateway**, which is divided between Richmond Hill and Markham and abuts Vaughan, would be the northern terminus of the proposed Yonge Street Subway extension. It presently contains a terminal for the VIVA bus rapid transit system and a GO station on the Richmond Hill Line. Designated as a Provincial Growth Centre, Langstaff Gateway is also targeted for significant intensification. Similar to Vaughan Metropolitan Centre, the Richmond Hill portion of Langstaff Gateway is presently characterised by power centre uses.
- Continued intensification is proposed throughout the City of Toronto together with applications for retail conversions. In some cases, obsolete retail space, such as Northtown Plaza and Honeydale Mall, is being converted to high density residential.

In the future this will likely mean that the surrounding suburban municipalities may be less dependent on Vaughan to meet their retail needs as they mature and increase the supply of large scale retail space. However, the lack of large scale redevelopment areas in Toronto appropriate for commercial development, together with the planned

subway extensions into Vaughan, will likely mean that Vaughan retailers will continue to draw a significant portion of their sales from Toronto.

10.7 Summary

In total, approximately 5.1 million square feet of commercial space is committed in Vaughan through building permits issued, approved applications, applications under review and Greenfield sites with commercial designations. We estimate that approximately 75% of this space or 3.9 million square feet could be developed as NFSR and FSR type space.

Figure 10.7

Commercial Pipeline in Vaughan by Type

Type of Pipeline Development	Square Feet
Greenfield Sites with Commercial Development Potential	1,806,600
Commercial Developments with Building Permit Approvals by Major Intersection	577,200
Site Plan, Zoning and Official Plan Applications In Progress or Under Review	2,236,000
Approved Site Plan, Zoning and Official Plan Applications	514,300
Total	5,134,100

Source: urbanMetrics inc., 2009