

COMMITTEE OF THE WHOLE JUNE 16, 2003

SITE DEVELOPMENT FILE DA.03.029 **FIRST WESTRIDGE SHOPPING CENTRES LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.029 (First Westridge Shopping Centres Ltd.) BE APPROVED, subject to the following:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - b) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department and the Region of York;
 - c) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department;
 - d) all requirements of Hydro Vaughan Distribution Inc. and Vaughan Fire Department shall be satisfied; and
 - e) the required variances from the Committee of Adjustment shall be final and binding.
2. That the site plan agreement contain the following provisions:
 - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a building permit in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - b) all garbage and recyclables shall be stored indoors until ready for pick-up.

Purpose

On April 17, 2003, the Owner submitted a site plan application for adding three buildings (Building "C1", "B1/B2/B3" and "D") having a gross floor area of approximately 4643m² (includes retail and office area), an office and drive-through component is also proposed for Building C1. The remainder of the site will be completed through separate amendments.

Background - Analysis and Options

On July 8, 1997, Council approved Site Development Application DA.97.019 (Westridge Shopping Centres Limited) for the entire site. Subsequently, a site plan agreement was registered only for Phase 1 and Site C.

On November 30, 1998, Council approved Site Development Application DA.98.086 (Westridge Shopping Centres Limited) for Phase 2 development, on the north side of Windflower Gate.

On June 25, 2001, Council approved Site development Application DA.00.126 (Westridge Shopping Centres Limited) for Phase 3 of the Westridge Shopping Centre.

On August 26, 2002, Council approved Site Development Application DA.02.027 (Westridge Shopping Centres Limited) for Phase 3B of the Westridge Shopping Centre.

The subject lands are located at the southwest corner of Weston Road and Fieldstone Drive, being Part 7 on Reference Plan 65R-18505 in Lot 6, Concession 6, (7850 Weston Road), City of Vaughan.

Official Plan

The lands are designated "Major Commercial Centre" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C5 Community Commercial Zone by By-law 1-88, subject to Exception 9(487). The following exceptions required to the C5 Zone standards have been identified:

- 2 loading spaces for Building "C1"
- drive-through facility associated with bank in Building "C1"
- Building "D" requires 1 loading space, whereas none is provided
- Buildings "B" and "D" side yards abutting Windflower Gate are 10.5m and 5m respectively, rather than 11m
- reduced landscape strips are less than 6m

The applicant must obtain Committee of Adjustment approval for the exceptions listed above, prior to the registration of the Site Plan Agreement.

Site Plan

The 4.83 ha site is developed with commercial buildings to the north (Best Buy, and Sport Chek) and to the south (LCBO store). The site has frontage on Weston Road, Fieldstone Drive and Windflower Gate. The current site plan proposes the addition of three building envelopes; Buildings 1, 2 and 3 as one envelope, Building "C1" and Building "D". Pertinent site statistics are as follows:

Site Area	4.83 ha.(Phase 3 and 3B)
Total Gross Floor Area (includes Buildings "B1", "2", "3", "C1" and "D")	4,643.06m ² .
Total parking	536 spaces
Total parking	536 spaces

Access to the site is provided from a right-in/right-out onto Weston Road and a full movement access to Windflower Gate. Both the Region of York and City of Vaughan Engineering Department have approved the access points.

Landscaping

The landscape plan for the site will remain the same. The perimeter of the site remains identical with a mix of deciduous and coniferous trees and shrubs planted in a uniform manner. The latest landscape plan introduces detailed landscape area more within the interiors as it related to each

new building. The extent of the new landscaping is limited to islands located in and around the proposed building.

Reduction in landscape strips along Weston Road are shown and the applicant will require relief from the by-law standards with respect to this. The Urban Design Department must approve the final landscape plan.

Building Elevations

The elevations for this proposal include Buildings "B1", "2" and "3". Building "C1", Building "D" and the remaining units of Building "C" will be dealt with through future development amendments.

Building Elevation "B" (includes "B1", "2" and "3")

This building unit will potentially house three tenants, the largest being "Michaels".

These units are constructed in a similar manner using a combination of precast concrete panels and brick finish. The colours used are similar for all three units. The roofline is relatively flat with the exception of the main unit entrances, which include more detailed architectural treatments. Units B1 and 2 are corner units and have carried the combination finish around to the west elevation, which faces Windflower Gate. This elevation provides a brick and precast combination finish with minimal glazing and appears to be rather attractive. All material colours are muted red/copper (brick) with precast panels of heritage white. Grey precast panels also make up part of this building and tie it in with the existing buildings (Best Buy and Sport Chek).

Building Elevations Building "C1"

This building will house a CIBC, bank with second floor office component and drive-through facility. The building is constructed using a combination of brick stone and glazing.

The north elevation facing the interior of the parking area is the more attractive of the elevations comprised of brick and stone finish, highlighted by a two-storey glazed entry feature. A colonnade feature providing a pedestrian walkway surrounds the north, west and south elevations. The east elevation is a plain brick and stone finish, which will eventually be masked with the addition of a future building unit. All material colours are muted and compatible with the existing buildings on site.

Building "D" - The Beer Store

This building is a freestanding "The Beer Store" outlet and has been designed using the typical corporate design. The colours used appear to be bright yellow with a black band and entry feature with corporate logo. The colour used is a noticeable contrast to rest of the development. A sign band is shown along the west and north elevations. Additional architectural elements and the use of more muted and earth-tone colour schemes would tie this building with the remainder of the development.

The final elevations have been circulated to the Urban Design Department for approval.

Region of York Transportation and Works

The access points for this site were established through previous site development applications. In consideration of this, the Region of York Transportation Department has indicated no objection or conditions of approval. The Region will retain the security amount until the completion of all buildings for this development.

Servicing

The Vaughan Engineering Department has reviewed the site servicing and grading plans and requires additional details and information to complete their review. This department shall approve the final grading plans and stormwater management report.

Transportation

The Engineering Department has reviewed the site plan and requires minor information and details to be included in the final plan. Identification of the intended drive-through function and loading areas for Buildings "C1" and "D" should be shown on future submissions.

Conclusion

Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and recommends approval of the application, subject to conditions. Should the application be approved, the variance applications can proceed to the Committee of Adjustment.

Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations- Buildings B1, 2 and 3 - Michaels
5. Elevations Building C1- CIBC
6. Elevations Building D- Beer Store

Report prepared by:

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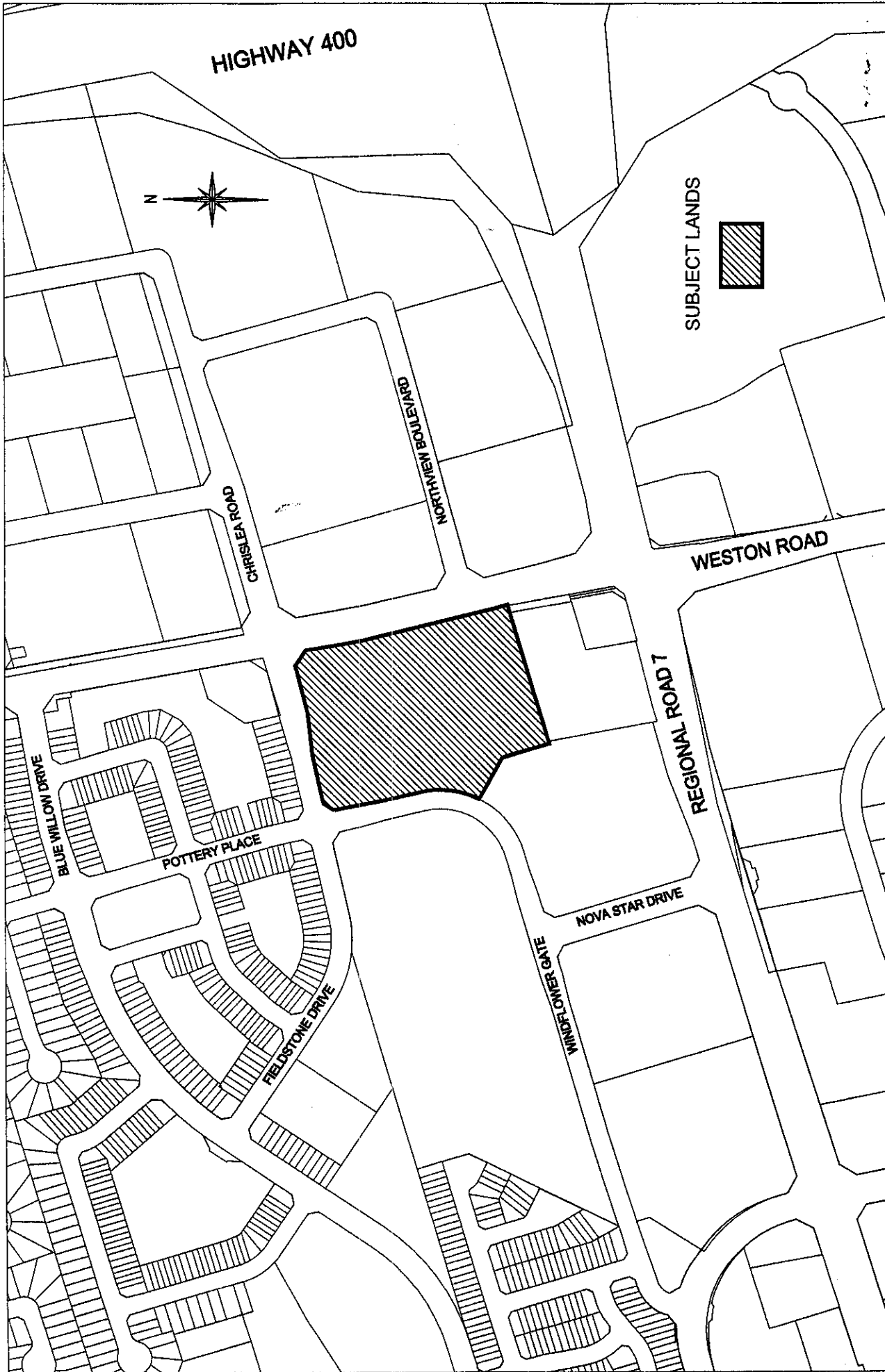
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R.ARBOUR
Director of Community Planning

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Attachment 1

FILE No.:
DA-03.029
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April 28, 2003

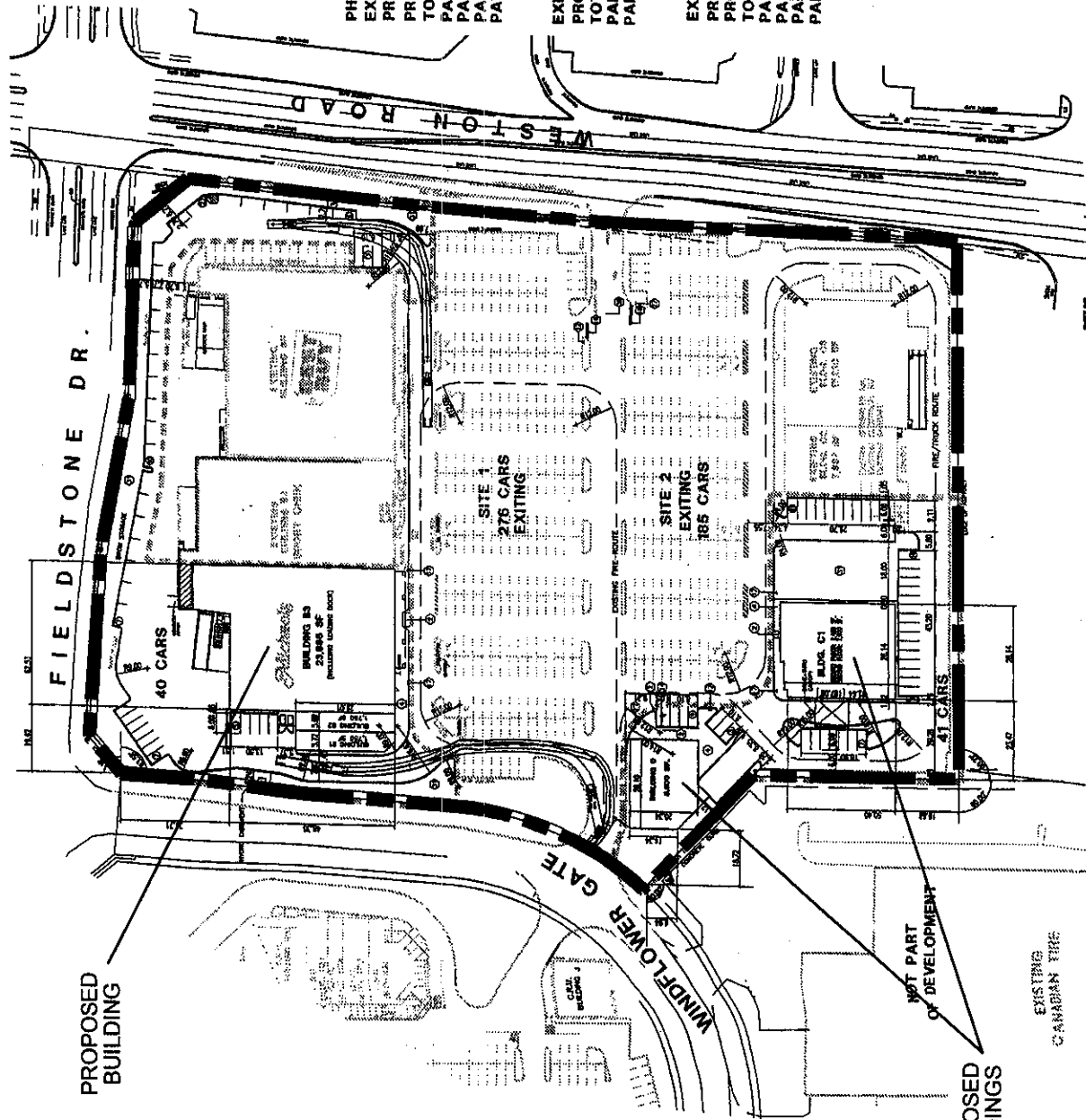
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Community Planning Department

Location Map

Lot 6,
Concession 6

APPLICANT:
FIRST WESTRIDGE SHOPPING
CENTRE LIMITED



STATISTICS PHASE -3-
 PHASE -3- AREA : 169,889.81 SF. = 3.89 ACRES
 EXISTING GROSS RETAIL AREA : 74,247 SF (6,897.55 SM)
 PROPOSED GROSS RETAIL AREA : 42,366 SF (3,935.8 SM)
 PROPOSED GROSS OFFICE AREA : 7,620 SF (707.9 SM)
 TOTAL GROSS RETAIL AREA : 116,613 SF (10,833.35 SM)
 PARKING REQUIRED (RETAIL) : 513 STALLS (4.73/100 SM)
 PARKING REQUIRED (OFFICE) : 23 STALLS (3.00/1000 SF)
 PARKING PROVIDED (TOTAL) : 536 STALLS
 PARKING PROVIDED : 542 STALLS

STATISTICS SITE 1
 EXISTING GROSS BUILDING AREA : 51,700 SF (4,802.93 SM)
 PROPOSED GROSS BUILDING AREA : 27,386 SF (2,544.16 SM)
 TOTAL GROSS BUILDING AREA : 79,086 SF (7,347.09 SM)
 PARKING REQUIRED : 348 STALLS (4.79/100 SM)
 PARKING PROVIDED : 316 STALLS (4.31/100 SM)

STATISTICS SITE 2
 EXISTING GROSS BUILDING AREA : 22,547 SF (2,094.6 SM)
 PROPOSED GROSS RETAIL AREA : 14,980 SF (1,391.64 SM)
 PROPOSED GROSS OFFICE AREA : 7,620 SF (707.9 SM)
 TOTAL GROSS RETAIL AREA : 37,527 SF (3,486.25 SM)
 PARKING REQUIRED (RETAIL) : 165 STALLS (4.73/100 SM)
 PARKING REQUIRED (OFFICE) : 23 STALLS (3.00/1000 SF)
 PARKING PROVIDED (TOTAL) : 188 STALLS
 PARKING PROVIDED : 226 STALLS

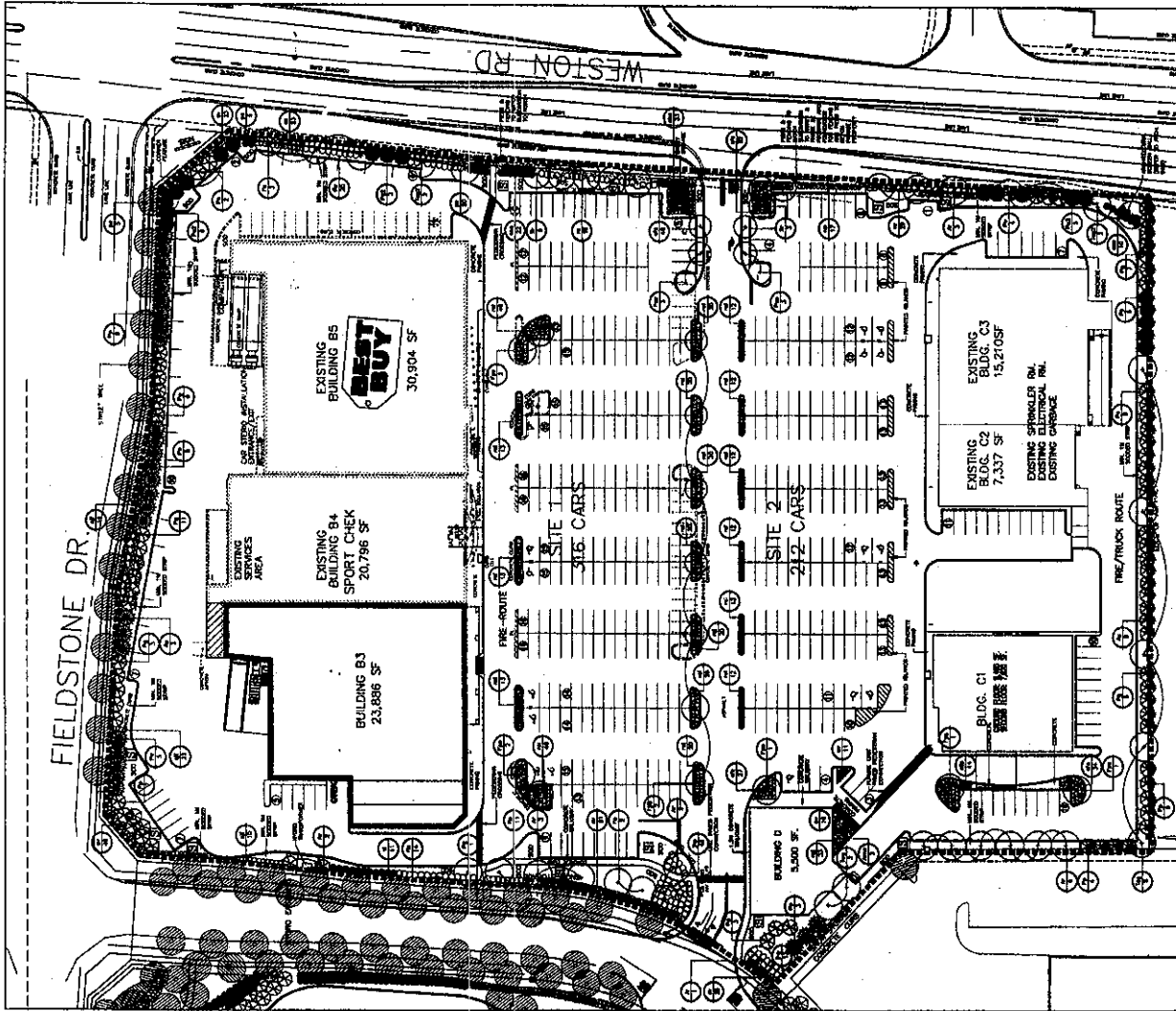
SUBJECT LANDS
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Attachment 2
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City of **Vaughan**
 Community Planning Department

Site Plan
 Lot 6,
 Concession 6
 APPLICANT:
 FIRST WESTRIDGE SHOPPING
 CENTRE LIMITED

14/03/03 ATTACHMENT'S CA/03.029



Landscape Plan

Lot 6,
Concession 6

APPLICANT:
FIRST WESTRIDGE SHOPPING
CENTRE LIMITED

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Attachment 3

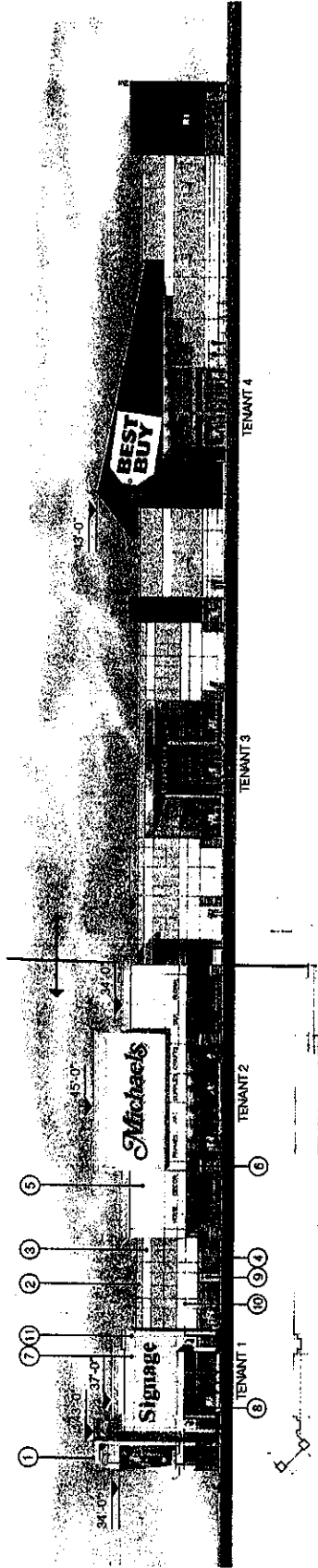
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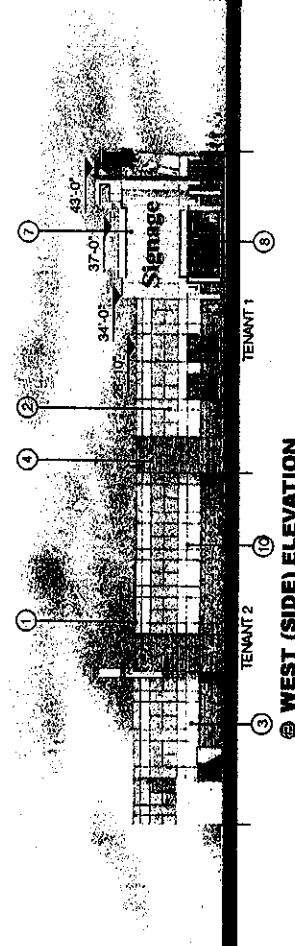
PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT



● **SOUTH (FRONT) ELEVATION**

● **NORTH (REAR) ELEVATION**



● **WEST (SIDE) ELEVATION**

- 1- PREFINISHED METAL FLASHING - VW 6161 WHITE
- 2- E.L.F.S. - DRYVIT - QUARZPUTZ - COLOUR # 104 DOVER SKY
- 3- E.L.F.S. - DRYVIT - SANDBLAST - COLOUR # 310 CHINA WHITE
- 4- FACE BRICK - CANADA BRICK - COPPER MATTE
- 5- E.L.F.S. - DRYVIT - SANDBLAST - COLOUR # 108 MANOR WHITE
- 6- PAINTED METAL COLUMNS - SW 2810 - RED
- 7- E.L.F.S. - DRYVIT - QUARZPUTZ - COLOUR # 117 COLONIAL TAN
- 8- GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
- 9- PAINTED HOLLOW METAL DOOR - COLOUR TO MATCH BRICK
- 10- REVEALS 3"
- 11- REVEALS 1"

Elevations - Bldg B1, B2, B3

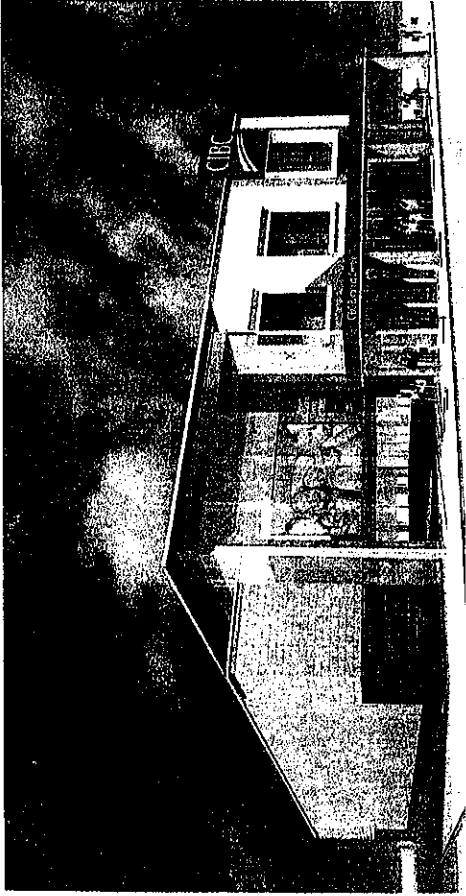
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APPLICANT:
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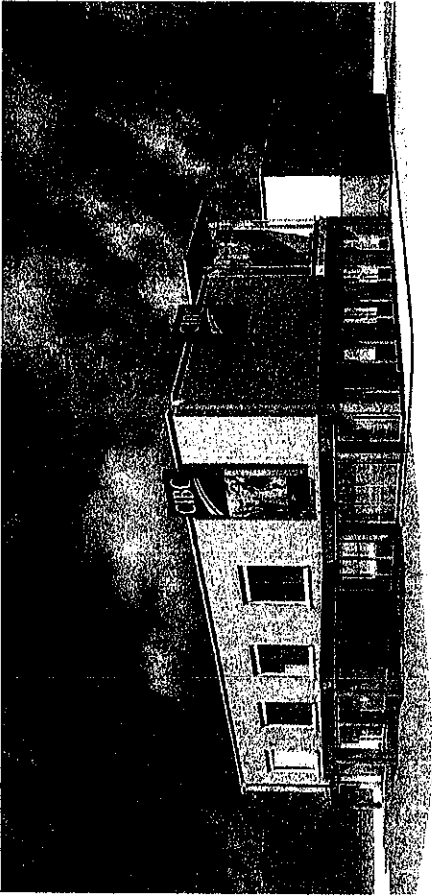
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⊙ NORTH VIEW



⊙ WEST VIEW



⊙ EAST VIEW

Elevations - Bldg C1

Lot 6,
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CENTRE LIMITED

City of
Vaughan

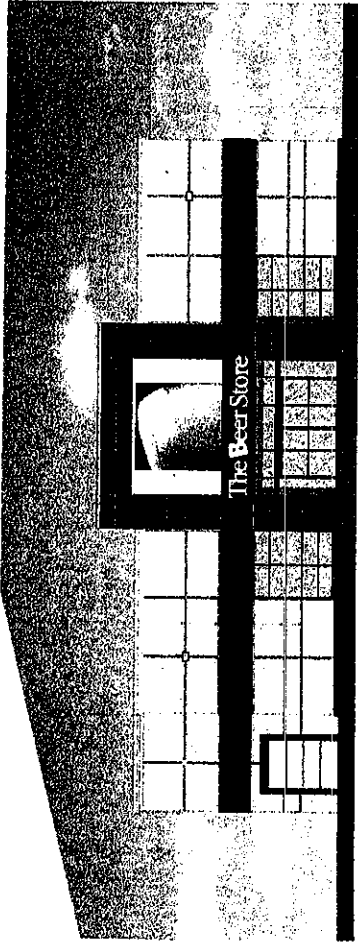
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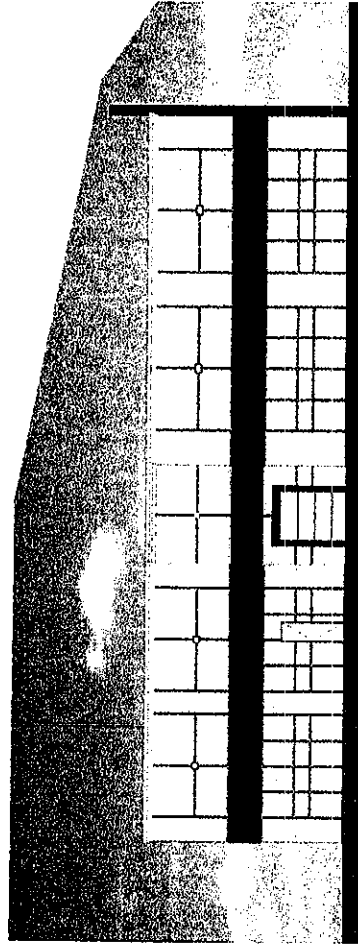
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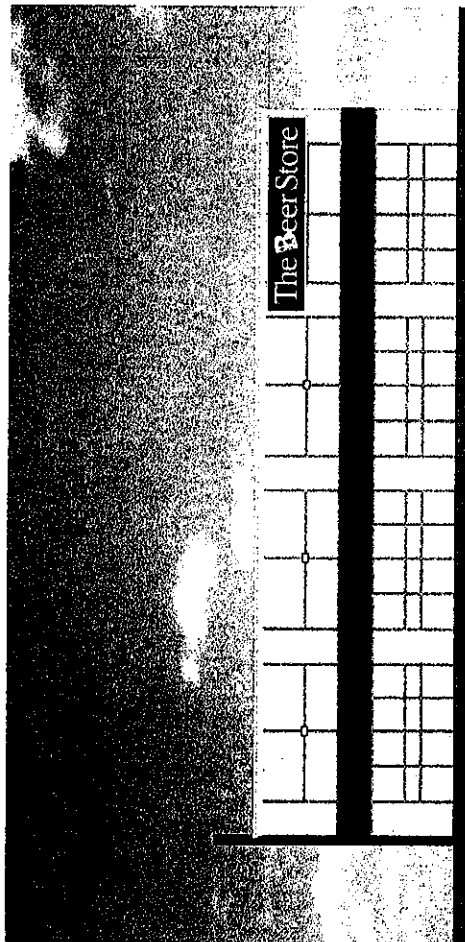
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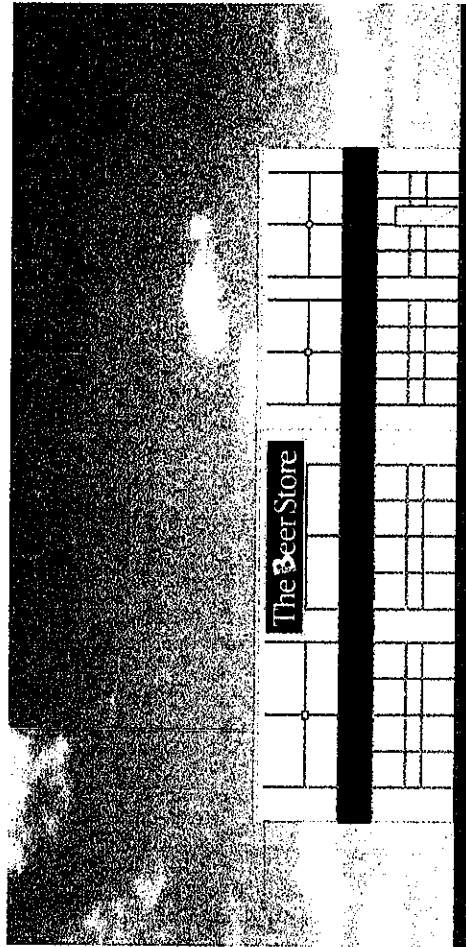
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

Elevations - Bldg D

Lot 6,
Concession 6

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Attachment 6

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