

**COMMITTEE OF THE WHOLE JUNE 5, 2012**

**SITE DEVELOPMENT FILE DA.12.006**

**DEV-WEST PROPERTIES INC.**

**WARD 3 – VICINITY OF WESTON ROAD AND HIGHWAY 7**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.006 (Dev-West Properties Inc.) BE APPROVED, to permit new facades and signage for the 3 existing multi-unit commercial buildings, and the addition of painted crosswalks, concrete planters, benches and bicycle racks within the Woodbridge Square plaza, as shown on Attachments #3 to #9 inclusive, subject to the following conditions:
  - a) that the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department; and,
  - b) that the Owner submit a revised Waste Management Plan and a revised Waste Collection Design Standards Sheet for review and approval by the Vaughan Public Works Department.

**Contributions to Sustainability**

The Applicant has advised that the following sustainable features will be provided within the site design:

- i) drought tolerant plant species in the proposed concrete planters (Attachment #3);
- ii) additional water efficient landscaping; and,
- iii) bicycle racks to promote alternatives to cars.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted Site Development File DA.12.006 on the subject lands shown on Attachments #1 and #2 to permit new exterior building elevations for the three existing multi-unit commercial buildings (Buildings "A", "B", and "C") as shown on Attachments #3 to #9 inclusive. The proposal also includes upgrades to the existing signage, and the addition of painted crosswalks, concrete planters, benches and bicycle racks as shown on Attachment #3. No additional floor area will be added to the existing building footprints. A total of 11 parking spaces are proposed to be relocated to the westerly side of the property in order to facilitate the addition of concrete planters in the main easterly parking area as shown on Attachment #3.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are located on the south west corner of Regional Road #7 and Weston Road (7600 Weston Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are designated "Corporate Centre District" by in-effect OPA #500, as amended by OPA #663. The subject lands are also designated "High-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal to reface the existing commercial plaza with updated building elevations and the addition of painted crosswalks, concrete planters, benches and bicycle racks conforms to the Official Plans.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, subject to Exception 9(720). The proposal complies with Zoning By-law 1-88.

### **Site Plan Review and Building Design**

The 4.07 ha site is developed with three single-storey multi-unit commercial buildings (Buildings "A", "B" and "C"), as shown on Attachment #3. The Owner has proposed new elevations to the three existing commercial buildings as shown on Attachments #5 to #8 inclusive. Each building will be refaced with cream coloured EIFS finishing and framed by a grey band of sandblasted dryvit. Neutral coloured (sepia and grey) masonry block is proposed at the base of the buildings. The existing signature towers will be refaced with a combination of dark grey EIFS finishing, white and grey prefinished metal panels, frosted illuminated glass and neutral coloured (white) masonry. The 6 existing signature towers on "Building A" will be reduced to 4 as shown on Attachments #5 and #6.

The proposal also includes the renovation of the 3 existing pylon signs located at the entrances of Regional Road #7 and Weston Road, and on the northeast corner of the subject lands, as shown on Attachment #9. The renovation will match the architectural style and colour scheme of the proposed refaced building elevations. The installation of additional concrete planters, bike racks, benches, and painted crosswalks at the Regional Road #7 and Weston Road entrances are also proposed, as shown on Attachments #3 and #4. To facilitate the installation of new concrete planters, a total of eleven (11) parking spaces are to be relocated to the westerly side of the subject lands, as shown on Attachment #3. The site will continue to comply with the minimum parking requirements of Zoning By-law 1-88.

The Vaughan Development Planning Department is satisfied with the proposed changes to the existing site plan as shown on Attachments #3 and #4, and building elevations and pylon signage as shown on Attachments #5 to #9 inclusive, and will continue to work with the applicant to finalize the details. The final site layout and building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The Vaughan Public Works Department requires the Owner to submit a revised Waste Management Plan and a revised Waste Collection Design Standards Sheet in order to ensure that all waste bins are stored in their designated areas, that all waste enclosures are kept in good repair, and that the enclosures are of sufficient size to enclose all waste bins on-site (i.e. garbage bins, cardboard only bins, general recycling bins, and used cooking oil bins). A condition to this effect is included in the recommendation of this report.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

### **Regional Implications**

There are no Regional implications associated with the proposal.

### **Conclusion**

Site Development File DA.12.006 has been reviewed in consideration of the policies of OPA #500, as amended by OPA #663, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed new building elevations and additions to the site in the form of painted crosswalks, concrete planters, benches and bicycle racks as discussed in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building "A" Elevations
6. Building "A" Elevations Continued
7. Building "B" Elevations
8. Building "C" Elevations
9. Proposed Pylon Signs

### **Report prepared by:**

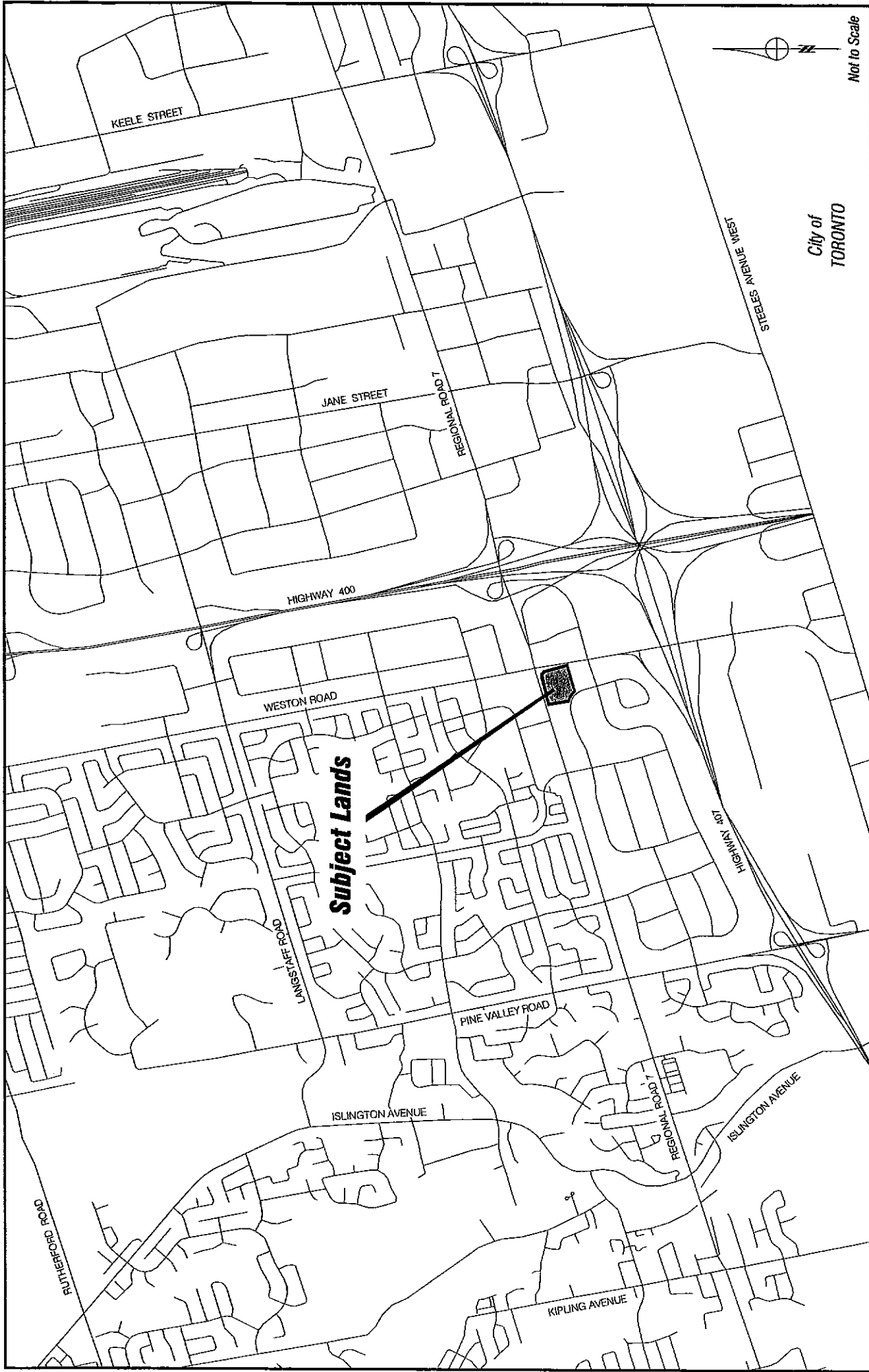
Mark Antoine, Planner 1, ext. 8212  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEHAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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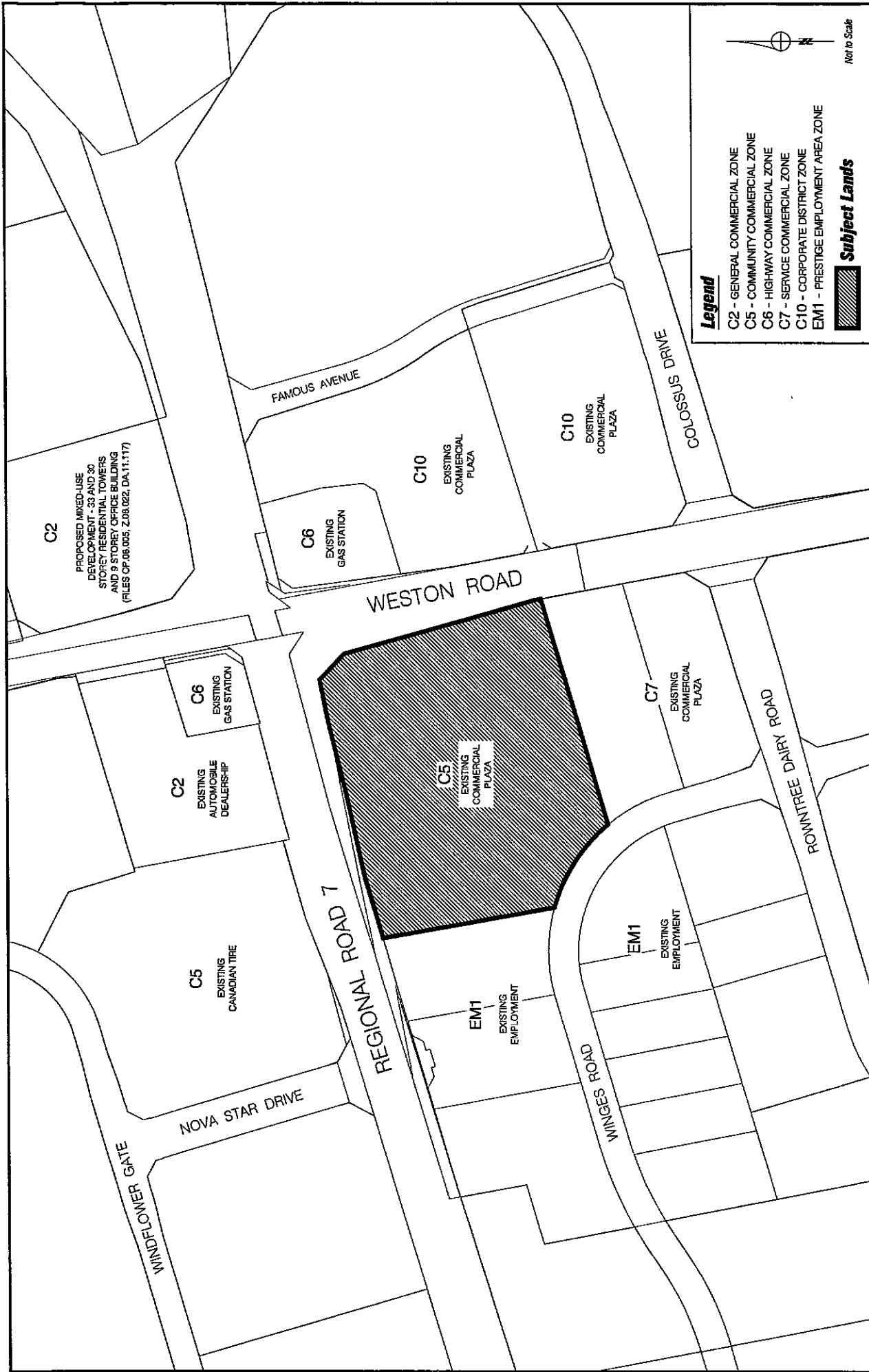


## Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

1



## Location Map

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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## Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

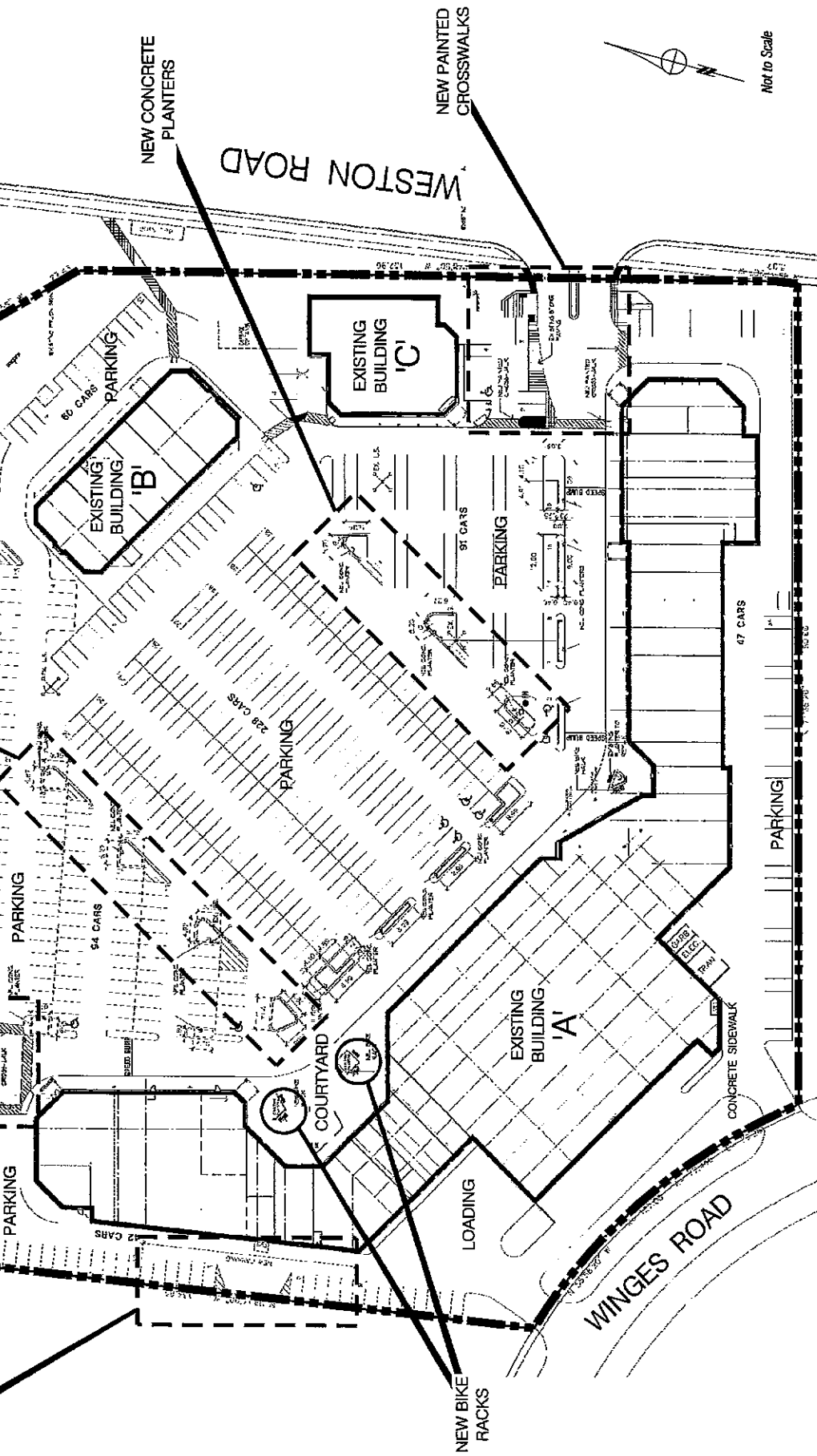
DATE:  
May 01, 2012

# 2

REGIONAL ROAD 7

NEW CONCRETE PLANTERS  
NEW PAINTED CROSSWALKS

11 RELOCATED  
PARKING SPACES



Subject Lands

# Site Plan

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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# Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

3

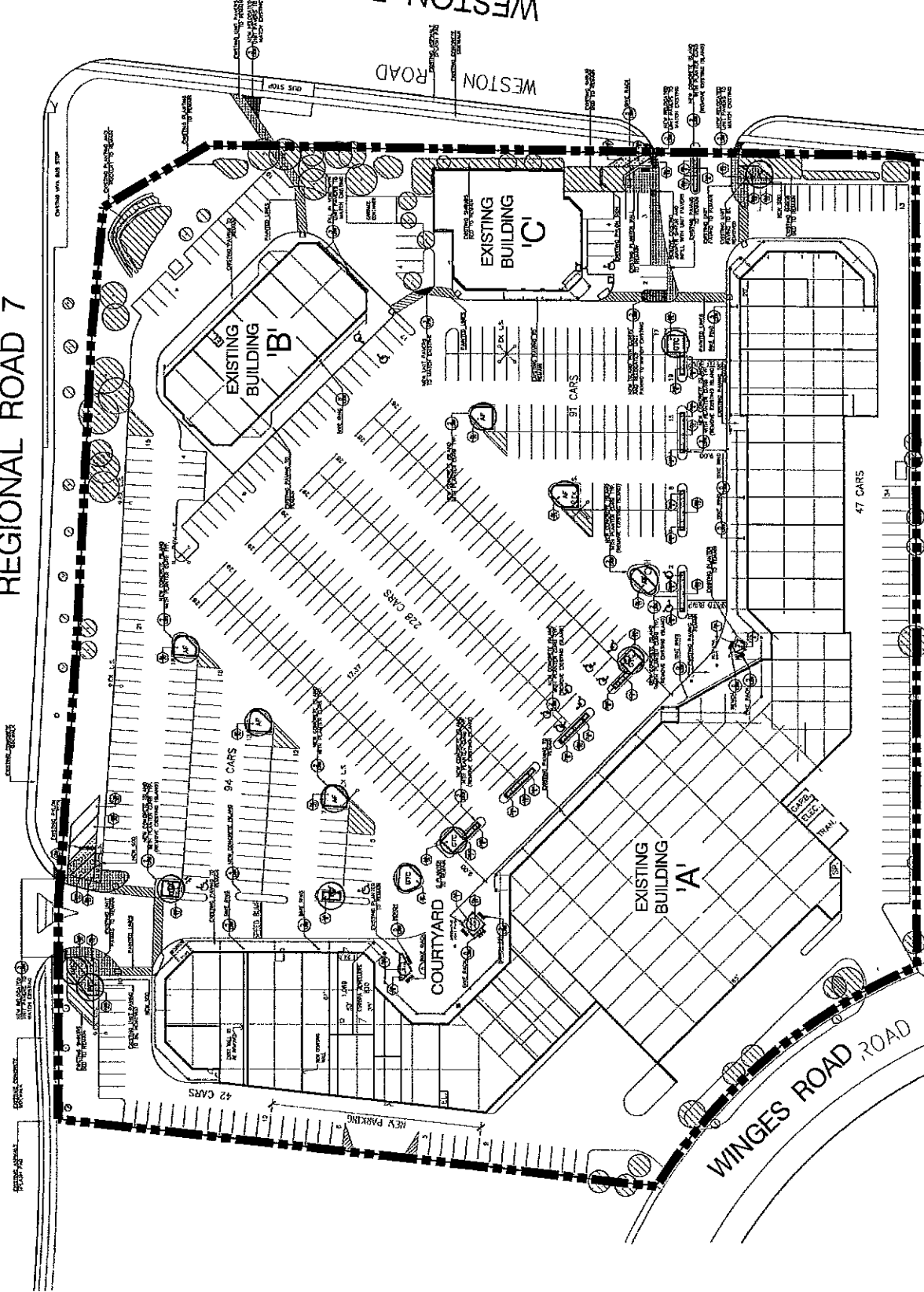
REGIONAL ROAD 7

WESTON ROAD



Not to Scale

Subject Lands



# Landscape Plan

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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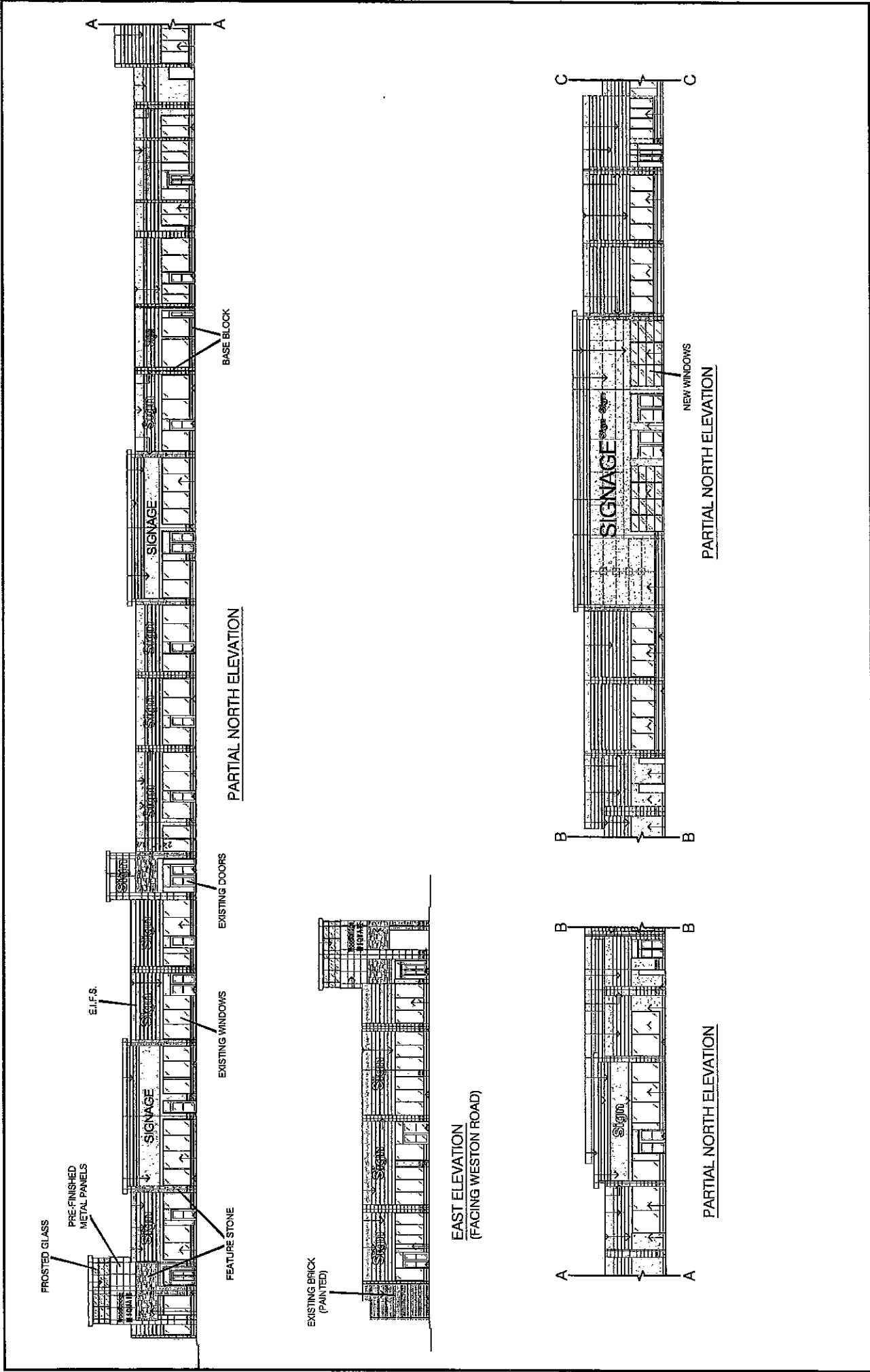


# Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

4



## Building 'A' Elevations

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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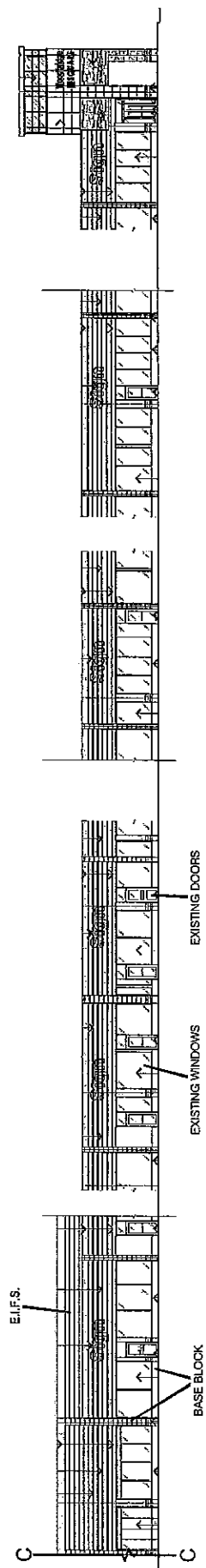
## Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

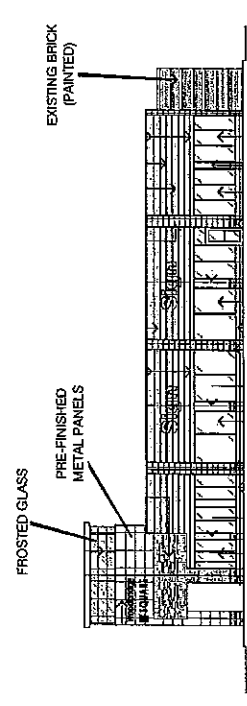
DATE:  
May 01, 2012

# 5

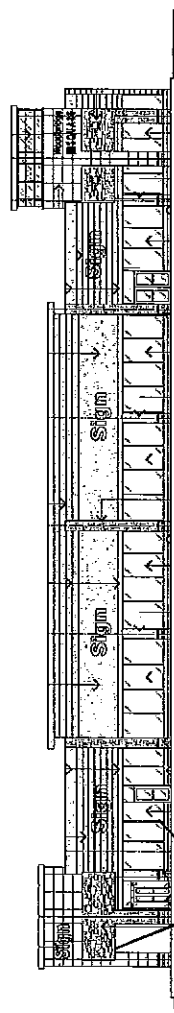




COURTYARD ELEVATIONS



NORTH ELEVATION  
(FACING REGIONAL ROAD 7)



EAST ELEVATION

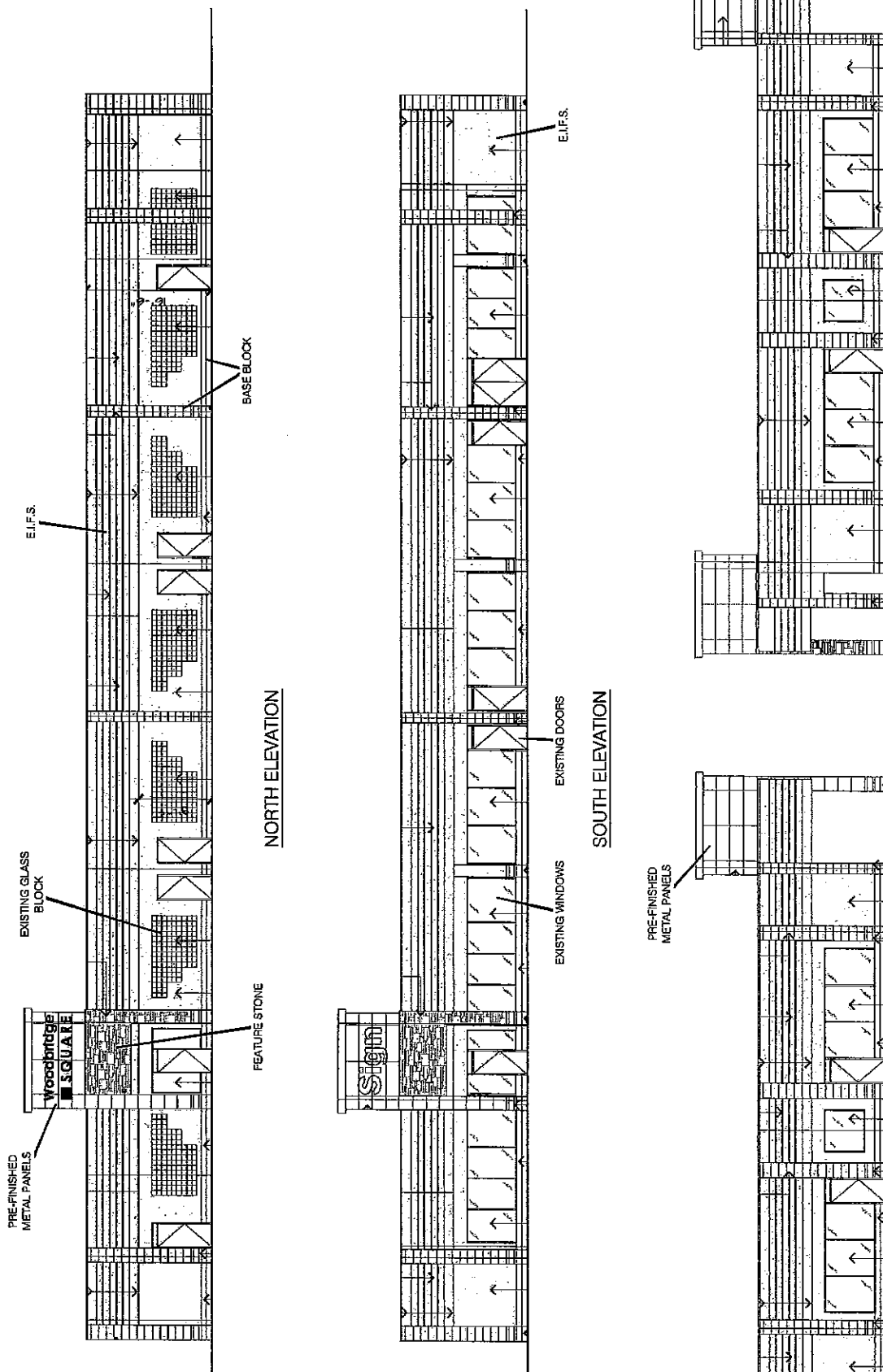
# Building 'A' Elevations Continued

# Attachment 6

FILE: DA.12.006  
RELATED FILE: DA.95.030  
DATE: May 01, 2012



APPLICANT: Dev-West Properties Inc.  
LOCATION: Part of Lot 5, Concession 6  
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# Building 'B' Elevations

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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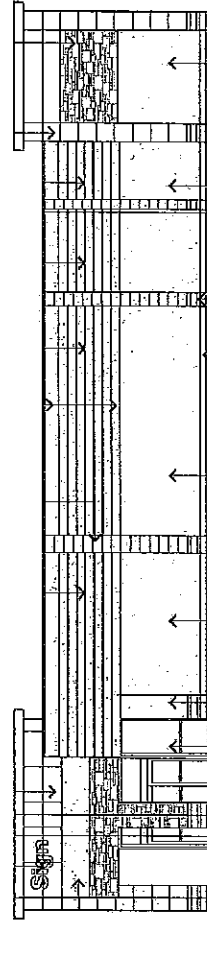
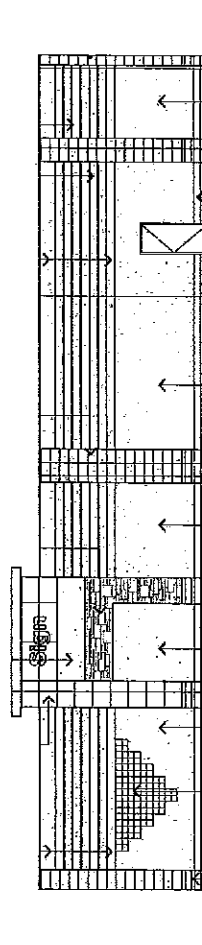
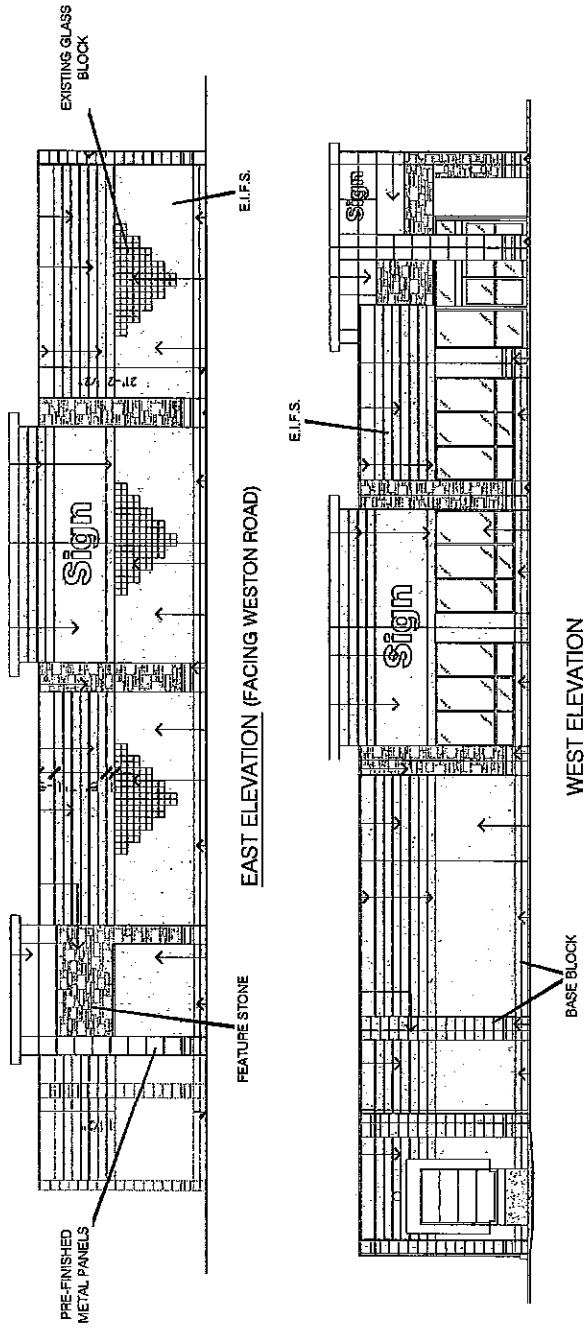


# Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

# 7



## Building 'C' Elevations

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

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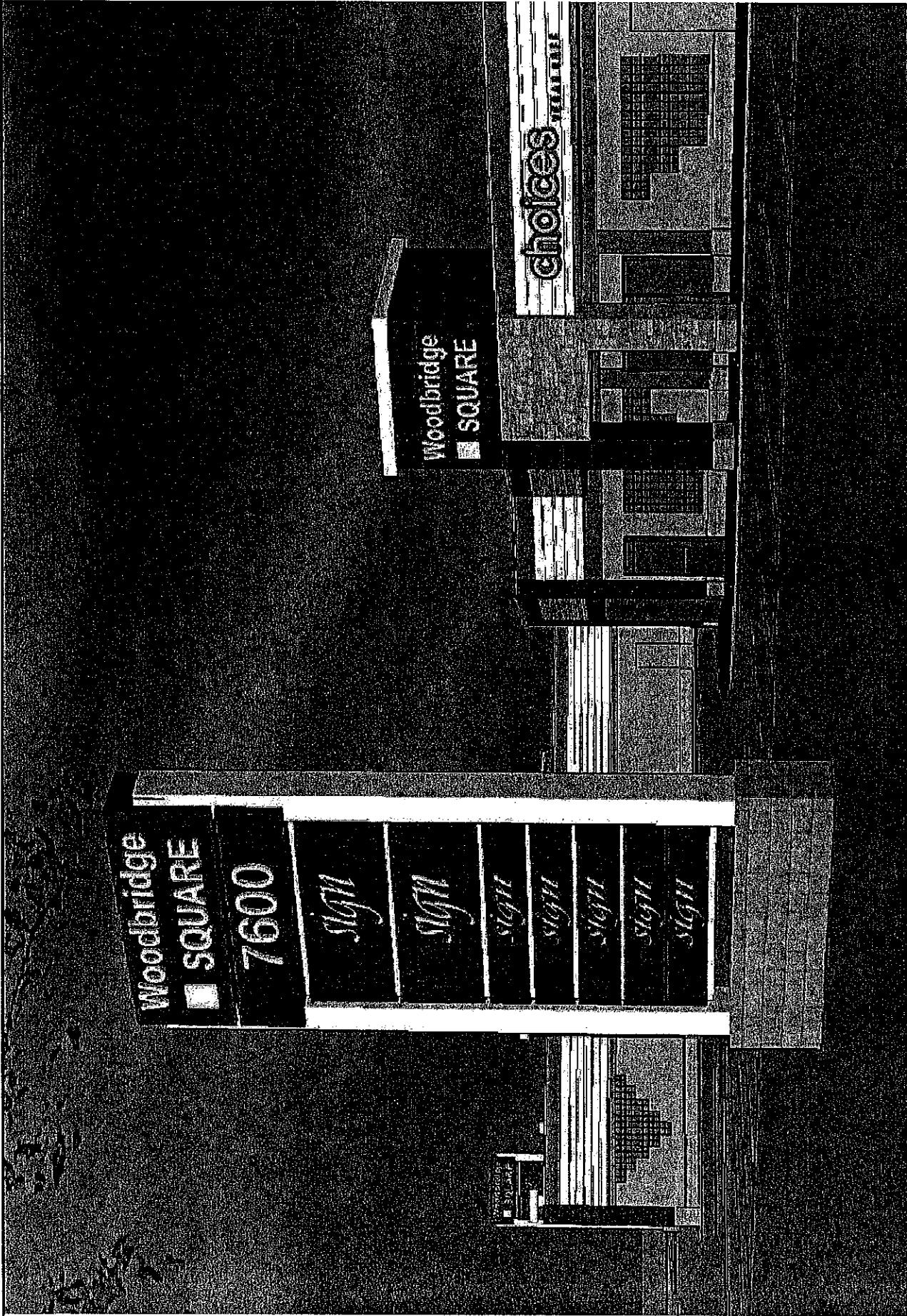


## Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

8



## Proposed Pylon Signs

LOCATION:  
Part of Lot 5, Concession 6

APPLICANT:  
Dev-West Properties Inc.

N:\DFT\1 ATTACHMENTS\DA\da.12.006.dwg



## Attachment

FILE: DA.12.006  
RELATED FILE: DA.95.030

DATE:  
May 01, 2012

9