

**COMMITTEE OF THE WHOLE JUNE 18, 2001**

**SITE DEVELOPMENT APPLICATION  
WESTRIDGE SHOPPING CENTRES LIMITED  
FILE: DA.00.126**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.00.126 (Westridge Shopping Centres Limited) BE APPROVED, subject to the following conditions;

1. Prior to the registration of the site plan agreement:
  - i) the final site plan shall be to the satisfaction of the Community Planning and Urban Design Departments;
  - ii) the final grading and servicing plans shall be to the satisfaction of the Engineering Department;
  - iii) the final landscaping plan shall be to the satisfaction of the Department of Urban Design;
  - iv) access to Weston Road shall be approved by the Region of York;
  - v) any minor variances required for the proposed development be approved by the Committee of Adjustment and be final and binding;
  - vi) additional architectural screening shall be included on the rear roof elevation of the north building, facing the residential area;
  - vii) no commercial signage shall be permitted on the rear of the northerly building and all signage facing the residential area shall be removed from the site plan drawings; and
  - viii) the final elevations shall be to the satisfaction of the Community Planning Department, including a reduction in the area and height of the front façade signage in scale with the building mass.

**Purpose**

On November 22, 2000, the Owner submitted a Site Development Application to permit the development of 2 multi-tenant commercial buildings, which is the final phase of the Westridge Shopping Centre.

**Background - Analysis and Options**

**Background**

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 Site A - Phase 1 and Site C.

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

### Location

- northwest of Weston Road and north of Regional Road #7
- Part 7 on Plan 65R-18505, 7850 Weston Road
- Lot 6, Concession 6, City of Vaughan

### Land Use Status

- Designation - "Major Commercial Centre" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345
- Zoning - C5 Community Commercial Zone by By-law 1-88, subject to exception 9(487)

### Site Description

- a 4.38 ha site with frontage on Weston Road, Fieldstone Drive and Windflower Gate
- vacant
- the surrounding land uses are:

North- Fieldstone Drive; fire station, detached residential, street townhouses (R5 Residential Zone, RA2 Apartment Residential Zone)

South - car dealership (C2 General Commercial Zone)

East - Weston Road; commercial (C7 Service Commercial Zone)

West - Windflower Gate; commercial (C5 Community Commercial Zone)

### Official Plan/Zoning

The "Major Commercial Centre" designation permits a shopping centre use, and requires developed in accordance with a comprehensive design scheme. The proposed retail commercial development conforms to the Official Plan.

The C5 Community Commercial Zone, subject to Exception 9(487), permits the proposal use.

### Site Plan

The site plan consists of a north and south building, with the following site statistics:

Lot Area		- 4.38 ha
Gross Floor Area	- Building 'A'	- 2230 sq.m
	- Building 'B'	- 1858 sq.m
	- Building 'C'	- 4162 sq.m
	- 'Best Buy'	- 2787 sq.m
	- TOTAL	- 11037 sq.m
Parking Required		- 552 parking spaces
Parking Provided		- <u>522 parking spaces</u>
Parking Deficit		- 30 parking spaces

### Access

A right-in/right-out access is proposed from Weston Road, which is subject to the approval of the Region of York.

A full movement access to Windflower Gate is also proposed. The Engineering Department is reviewing this access and the Traffic Study and this access is subject to the Department's approval.

The site has been designed with a parking lot aisle to function as a type of 'roadway' between Windflower Gate and Weston Road. The purpose of this is to provide an alternative to Fieldstone Drive for vehicles entering and exiting Phase III and the earlier development. With residences along the north side of Fieldstone Drive, this may serve to divert some of the traffic volume generated by the Westridge Shopping Centre away from Fieldgate Drive.

### Parking

The plan proposes 522 parking spaces, where 552 are required by the zoning by-law, for a deficiency of 30 spaces. To address the deficiency, either the gross floor area must be slightly reduced to accommodate additional parking or a minor variance application must be approved by the Committee of Adjustment.

### Landscaping

The landscaping consists primarily of deciduous trees and shrubs around the perimeter of the site. The islands in the parking lot will also be landscaped in a similar manner. There is an entrance feature at the corner of Weston Road and Fieldstone Drive. The Landscape Plan must be approved by the Department of Urban Design prior to completing the site plan agreement.

### Elevations

The site plan includes 2 buildings, north and south. Elevations for the south building have not been submitted, as it will be built at a later date. Elevations for the south building must be approved by Council for inclusion into an amending site plan agreement, prior to the issuance of any building permits.

The front of the north building (south elevation) faces the internal parking lot. The "Best Buy" portion of the building features rough-faced, salmon-coloured, pre-cast concrete panels. There are 3 rows of smooth faced, concrete panels as an accent. The main entrance to the store is glazed glass rising almost to the roof. Light fixtures are placed evenly across the entire front of the building. The predominant feature is the large blue surface rising from the ground to a peak that is 13.1 m (43') high, upon which a large "Best Buy" sign is located.

The remainder of the front elevation consists of white rough and smooth-faced pre-cast concrete panels. The front of each unit features a large false-façade above the roof-line, to be used for signage. Each entrance will be a glassed area.

The west elevation, facing Windflower Gate, features an entrance, over which there is a large signage area. The colour scheme of the sign area will be determined by the tenant. Both the west and east elevations will use the concrete panels in the colours used for "Best Buy".

The rear (north) elevation, facing the residences on Fieldstone Drive, is predominantly pre-cast concrete panels, matching the colours on the front (salmon on the "Best Way" and white for the remainder). There are several loading areas that will be screened using architectural walls. The Best Buy has large bay doors to serve the car audio installation area.

The Owner has previously agreed to erect screening on the building on the west side of Windflower Gate, to buffer the roof-top mechanicals and the backs of the front signs from the adjacent residential uses. Similar screening should be added to this building for the same reasons. A condition has been included that the rear signage be removed and that screening be added.

## Signage

Sign By-law 203-92 provides that signage which is approved through a site plan, is deemed to comply with the Sign By-law. The signs shown on the front elevations are generic and will change to suit the tenant, with the exception of the Best Buy signs. There are no dimensions or areas of the signs provided, but they appear to be substantially larger than what would be permitted by the sign-by law and not in proportion with the building design. Since the size, colour, and design of the proposed signage are not available at this time, the elevations need to be revised to reduce the signage area and height and to provide detail, in order to have the signage approved with the site plan application.

The rear elevation also features several large false facades that rise above the main roofline, to be used for signage. Planning Staff do not support any signage on this wall, facing the residential dwellings, except required safety or directional signs. The elevations need to be amended to remove the proposed signage.

## Conclusion

The proposed development conforms to the policies of the Official Plan and generally meets the zoning requirements of the By-law. Minor variances for parking and setbacks are required and must be approved by the Committee of Adjustment prior to the registration of a site plan agreement.

The elevations are in keeping with the developed portion of Westridge Shopping Centre development, with the exception of the signage. Community Planning Staff are concerned with the potential effect on the residential area and have recommended that all signage on the north elevation be removed. Screening along the north roofline should also be added to provide visual relief from the roof-top mechanicals and back sides of the signs on the front of the building, in a manner similar to the building on the west side of Windflower Gate. The false façade frontage on the front appears to be excessive in relation to the building and the elevations need to be revised to reduce the area of the signage, and to provide the required signage detail.

Should Committee concur that the proposed development is appropriate, subject to the revisions to the north elevation, the "Recommendation" can be adopted.

## Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (TO BE PROVIDED ON JUNE 18, 2001)

## Report prepared by:

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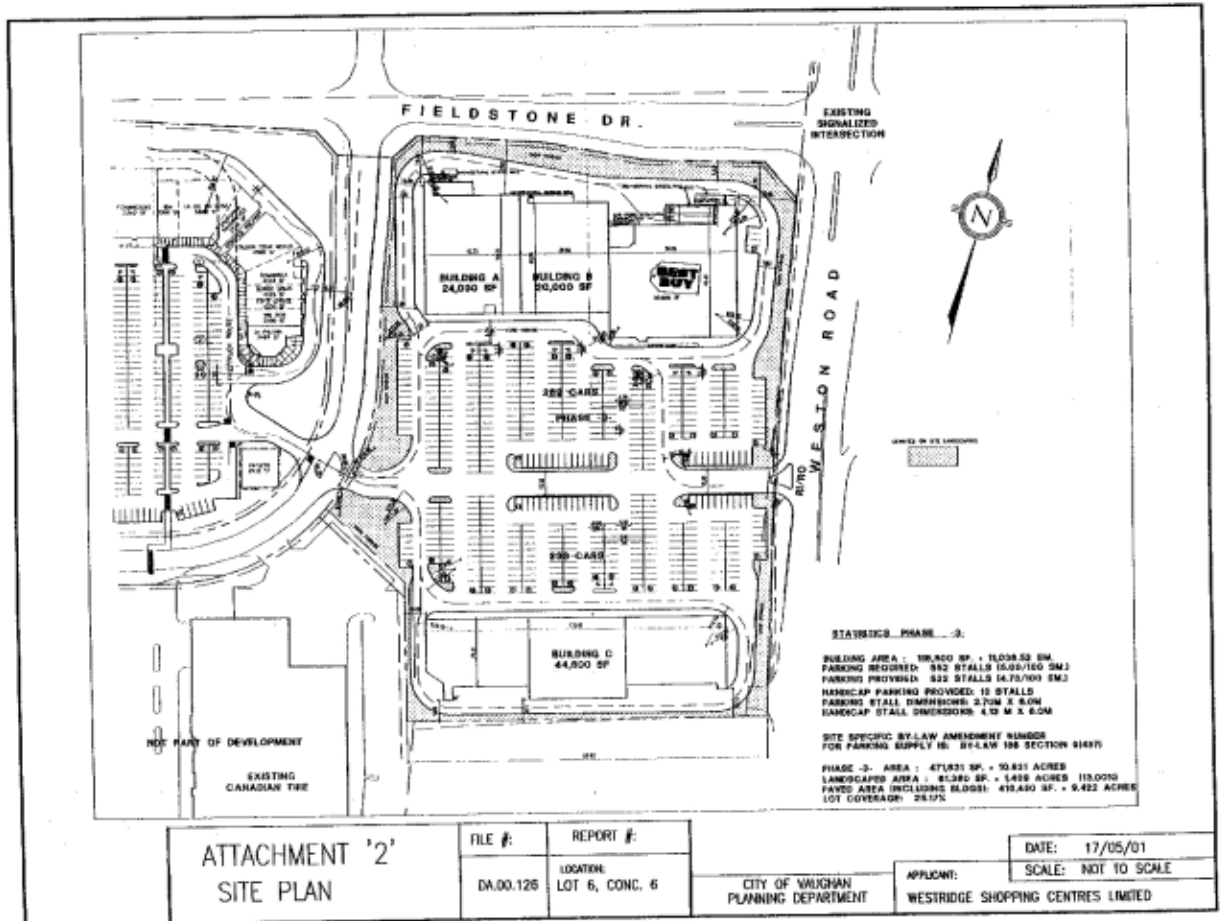
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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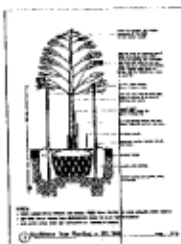
**ATTACHMENT '2'**  
**SITE PLAN**

<b>FILE #:</b>	<b>REPORT #:</b>
DA.00.126	LOCATION: LOT 6, CONC. 6

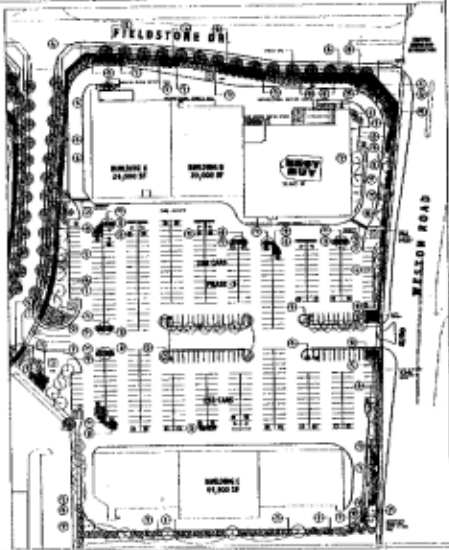
**CITY OF VAUGHAN  
 PLANNING DEPARTMENT**

**APPLICANT:**  
 WESTRIDGE SHOPPING CENTRES LIMITED

**DATE:** 17/05/01  
**SCALE:** NOT TO SCALE



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**ATTACHMENT '3'**  
**LANDSCAPE PLAN**

FILE #: DA.00.126  
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