

COMMITTEE OF THE WHOLE AUGUST 19, 2002

SITE DEVELOPMENT APPLICATION FILE: DA.02.027
WESTRIDGE SHOPPING CENTRES LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.027 (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 and the Region of York;
 - iii) the final elevations shall be to the satisfaction of the Community Planning and Urban Design Departments;
 - iv) the final landscape plan shall be to the satisfaction of the Urban Design Department; and,
 - v) any minor variances that may be required for the proposed development be approved by the Committee of Adjustment and be final and binding.

Purpose

On April 11, 2002, the Owner submitted a Site Development Application to permit the development of 2 multi-unit commercial buildings and revisions to an existing multi-tenant commercial building on the site, Phase 3B of the Westridge Shopping Centre.

On July 22, 2002, the Owner amended the subject application to develop only the south end of the site. The development would include only a portion of the easterly building (2 units) and the entire westerly building at this time. The development of the remaining portions will be dealt with in a future phase(s).

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 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.

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

The subject lands are located northwest of Weston Road and Regional Road #7, (7850 Weston Road), in Lot 6, Concession 6, City of Vaughan.

The lands are designated “Major Commercial Centre” by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, and zoned C5 Community Commercial Zone by By-law 1-88, subject to exception 9(487).

Site Plan

The 4.38 ha site is currently developed with a commercial building to the north (“Best Buy” and “Sport Check”). The site has frontage on Weston Road, Fieldstone Drive and Windflower Gate.

The current site plan application consists of the addition of 2 multi-unit commercial buildings at the south end of the site. The easterly building will only be partially developed with two units at this time. The site statistics are as follows:

Lot Area	4.38 ha
Gross Floor Area	
Portion of Building C (Units C4 & C5)	2090.25 m ²
Building D	371.6 m ²
Total Gross Floor Area	2461.85 m ²
Parking Provided	208 spaces

Access to the site is provided from a right-in/right-out access onto Weston Road and a full movement access to Windflower Gate, previously approved by Vaughan Engineering and the Region of York Transportation and Works Department.

Landscaping

The owner has provided a detailed landscape plan for the south portion of the site that identifies a mix of deciduous and coniferous trees and shrubs along the perimeter. Additional planting is also provided internally, adjacent to the parking aisles. All waste is proposed to be stored internally within each building. The final landscape plan and landscape cost estimate shall be to the satisfaction of the Urban Design Department.

Elevations

The elevations included for this phase include 2 buildings; a portion of Building C and the whole of Building D. The remaining units of Building C will be dealt with through a future phase of development.

Building C (Units C4 & C5 only) (Attachment 4)

This proposed easterly building is approximately 5.5 m in height to a flat roof, and extends to a 7.8 m parapet wall for the majority of the building, and to a 9.6 m parapet wall for the east corner. The roof is topped with a prefinished metal cap flashing, and a white decorative cornice moulding. The building materials used are acrylic stucco for the majority and a salmon coloured clay brick around the base. Spandrel glazing and glazed doors and windows in prefinished aluminum frames are also provided.

The front (north elevation) faces the internal parking area. The easterly unit is proposed for an “LCBO” outlet, and is typical of the building design being used for the new “LCBO” outlets. The front façade is comprised of aggregate-finish stucco columns and panels in a combination of green and beige colours. There are three large glass symmetrical windows along the front of the unit with dark green awnings above, two of which contain the “LCBO” logo. The main entrance area is located at the end of the unit at the corner of this elevation. The entrance component slightly projects beyond the rest of the unit in height and length, and contains a double glass door

entry, surrounded by spandrel glazing and stucco panels and columns. The “LCBO” logo is located above this element but is not proposed to extend beyond the roof-line. The adjacent unit (Unit C4) is proposed for a commercial retail store, “DESIRREE” gifts. This façade is proposed to be an orange/rust in colour with aggregate finish stucco columns and panels. The double glass door entrance is centrally located on the elevation, and surrounded by spandrel glazing. A red awning is provided above this entrance way. Two large glass windows are located on either end of the unit, matching the height of the entrance. A “DESIRREE” sign is centrally located above the entrance, and does not extend beyond the roofline.

The east elevation faces Weston Road and contains a high parapet wall at the corner. This taller portion of the building contains one large glass window and spandrel glazing, as well as the “LCBO” logo centered above. The remainder of this elevation is comprised of stucco panels and columns and two green awnings containing the “LCBO” logo.

The south elevation (rear) faces the existing car dealership, and is comprised of stucco columns and panels, with no additional treatments for either unit, except of signage. A loading space is provided at this location, which is screened from view from Weston Road, by an architectural screen wall within the landscape strip provided at the southeast corner of the site.

Building D (Attachment 5)

The westerly building (Building D) is approximately 7.8 metres in height to the top of parapet, and consists of 2 units. The main building materials used are acrylic stucco and clay brick. The building consists of white acrylic stucco around the majority of the building, and salmon coloured brick around the base. The entire building is topped with a metal cap flashing, and a decorative white cornice moulding.

The front of the building (north elevation) faces the internal parking lot. Two separate façades project from the main building, which are similar in design yet differ in colour and accent treatment. One unit is characterized by an aggregate-finish yellow stucco façade that includes two large glazed windows and a main double-glass door entrance. The door is topped with a green coloured awning that aligns with the top of the adjacent windows. A decorative white cornice moulding runs above the windows and doors, along the front of the façade. The second unit contains a salmon-coloured stucco façade. Two large rectangular windows and one large double-glass door entrance are evenly centred on this element, separated by salmon-coloured brick columns. The windows and doors are topped with small blue metal canopies.

The west and east elevations do not contain any entrances. The west elevation facing Windflower Gate contains the salmon-coloured stucco façade with brick columns that projects from the main building wall. The centre of this elevation includes spandrel glazing. The east elevation includes the yellow coloured stucco façade, and includes a small window in the centre.

The south elevation provides two service doors for each unit, and no window treatments. Both the salmon and yellow coloured facades project from the main building on this elevation.

Signage for the two units are proposed to be centered at the top of each unit, on all four elevations, and do not extend above the roof-line.

Staff notes that all roof-top mechanical equipment for both buildings shall be screened from view.

Conclusion

The proposed development conforms to the policies of the Official Plan and generally meets the zoning requirements of the By-law. The elevations are in keeping with the developed portion of the development.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building C (Units C4 & C5 only)
5. Elevations - Building D

Report prepared by:

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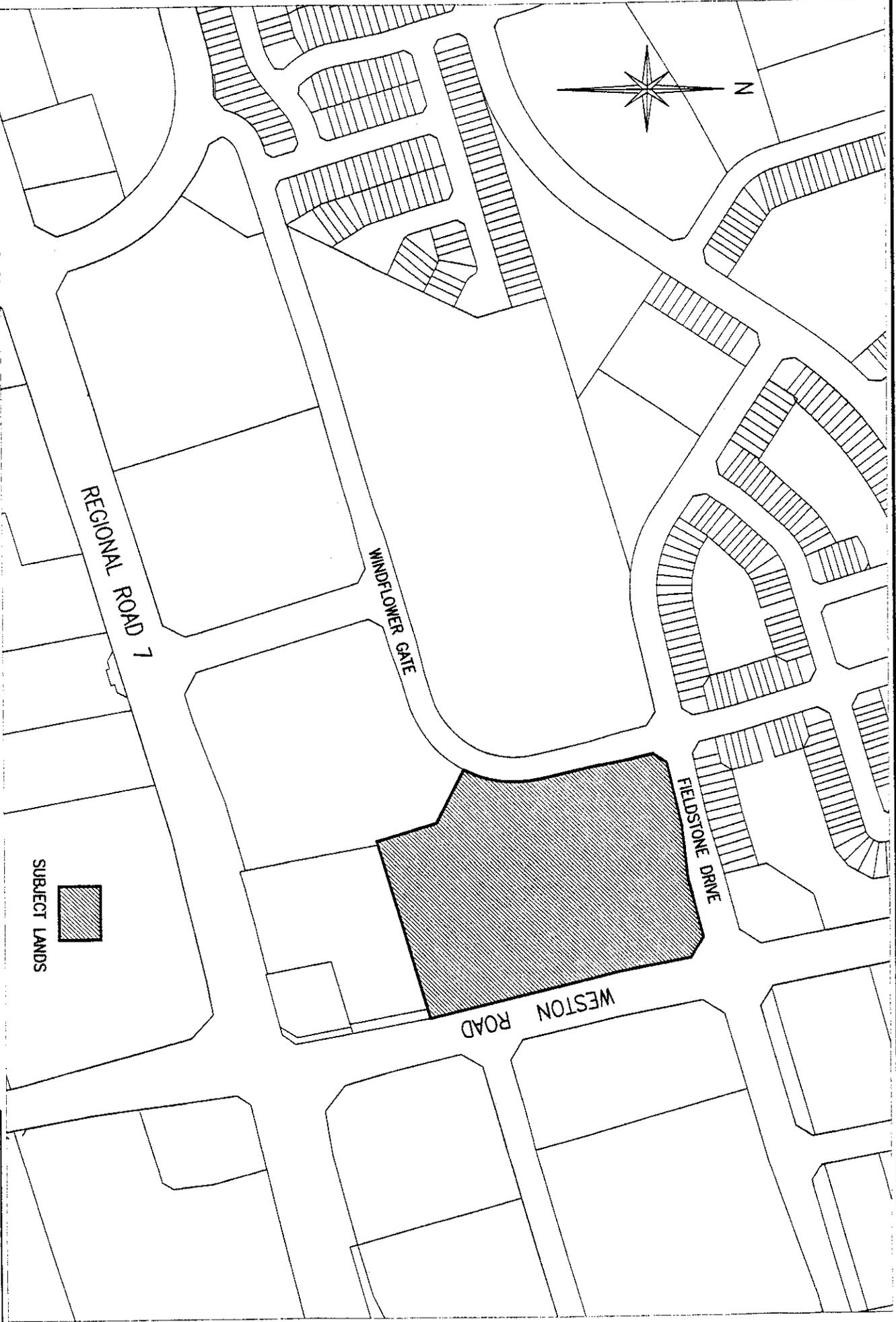
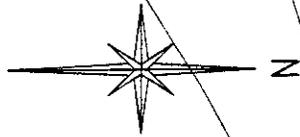
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP

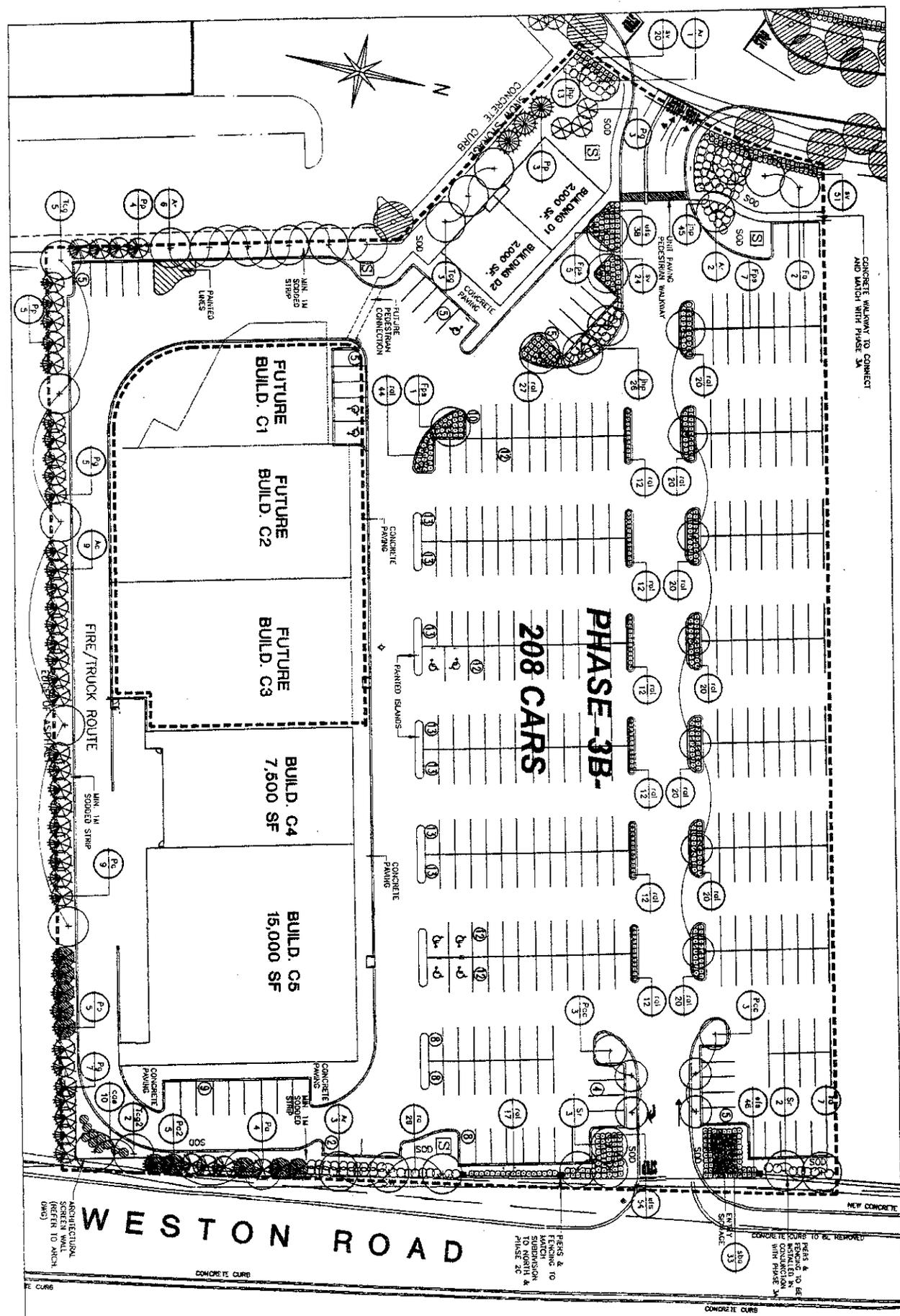
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DA.02.027	PART OF LOT 6, CONCESSION 6		
DATE: 04/22/2002		SCALE: NOT TO SCALE	

ATTACHMENT '3' LANDSCAPE PLAN

FILE #: DA.02.027
 REPORT #: PART OF LOT 6, CONCESSION 6

CITY OF VAUGHAN
 PLANNING DEPARTMENT

APPLICANT: WESTRIDGE SHOPPING CENTRES LTD.
 DATE: 07/30/2002
 SCALE: NOT TO SCALE

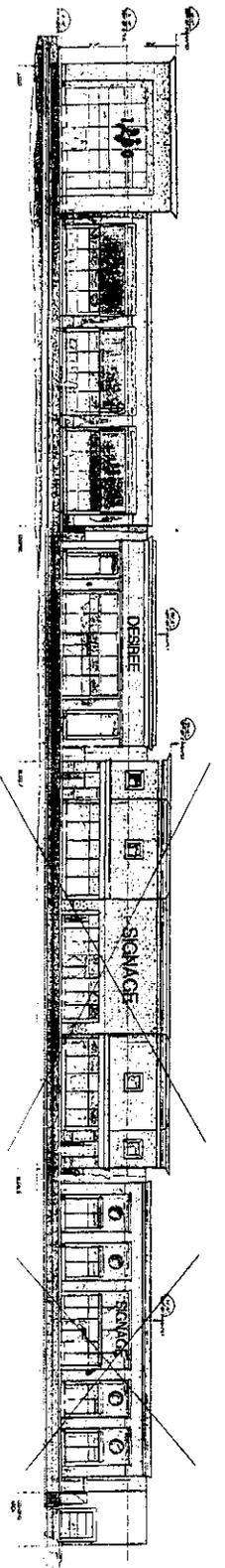


WESTON ROAD

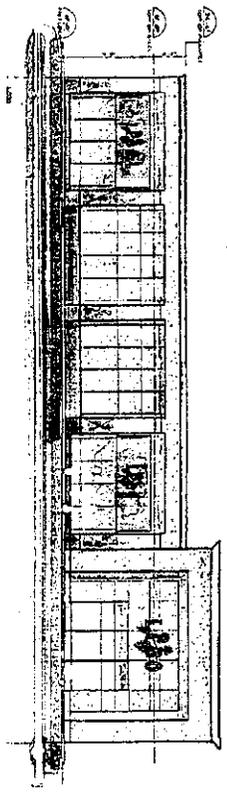
PIERS & TO BE REMOVED TO BE MATCHED WITH PHASE 3A

PIERS & TO BE REMOVED TO SUBDIVISION TO NORTH & PHASE 2C

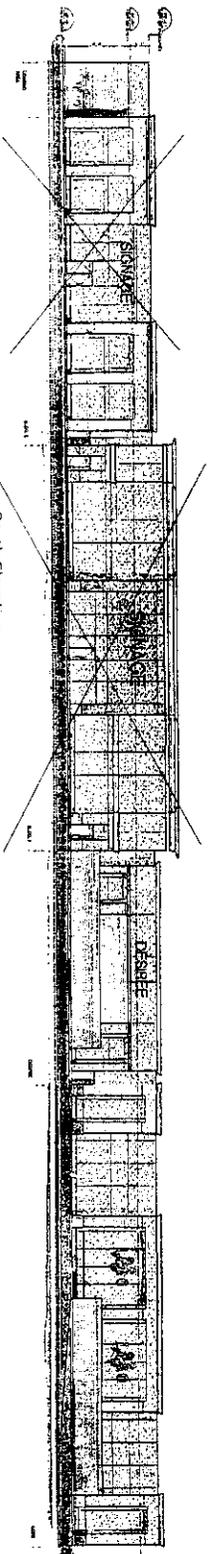
ARCHITECTURAL SCREEN WALL (REFER TO ARCH. DWG)



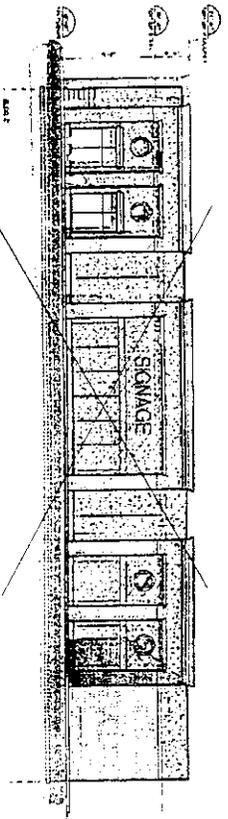
North Elevation



East Elevation



South Elevation



West Elevation

- E1) GALLERY WALLS
APPROXIMATE FINISHANCE
ASHT C90 - SEE FLOOR AND
FLOOR PLAN FOR
FINISHES AND JOINT
CALL OUTS. COLOURS TO MATCH
THEIR UNIT COLOUR
FINISHES TO BE SELECTED BY
THE ARCHITECT
- E2) CLAY BRICK
CANADA BRICK
SEE FLOOR AND
FLOOR PLAN FOR
FINISHES AND JOINT
CALL OUTS TO
MATCH BRICK COLOUR
- E3) GYPSUM BOARD
EXTERIOR FINISH
FINISH & COLOURS TO BE
SELECTED BY THE ARCHITECT
- E4) METAL SIDING
A. FINISHES: HORIZONTAL
METAL SIDING
B. FINISHES: VERTICAL
METAL SIDING AND
FINISHES TO
MATCH UNIT
FINISHES
- E5) ALUMINUM DOORS AND WINDOWS
R40 ALUMINUM
FINISHES TO MATCH
UNIT FINISHES
- E6) DECORATIVE CORNICE
DECORATIVE CORNICE
FINISHES TO MATCH
UNIT FINISHES
FINISHES TO MATCH
UNIT FINISHES
- E7) LIGHTING
FINISHES TO MATCH
UNIT FINISHES
- E8) FINISHES
FINISHES TO MATCH
UNIT FINISHES
- E9) FINISHES
FINISHES TO MATCH
UNIT FINISHES
- E10) FINISHES
FINISHES TO MATCH
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- E11) FINISHES
FINISHES TO MATCH
UNIT FINISHES
- E12) FINISHES
FINISHES TO MATCH
UNIT FINISHES

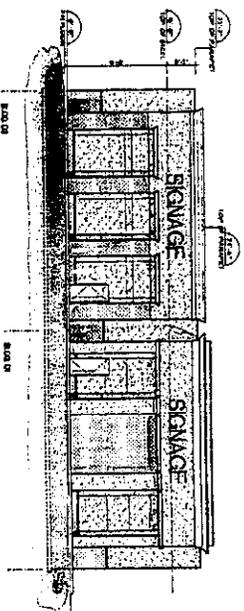
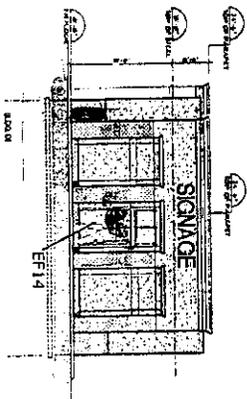
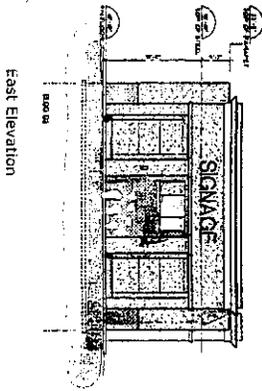
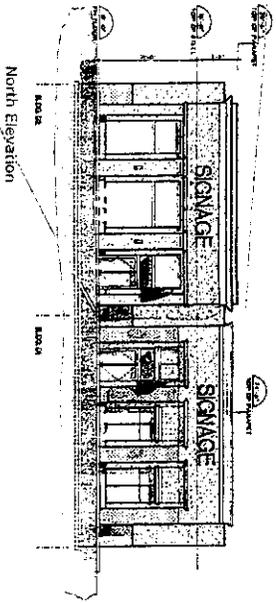
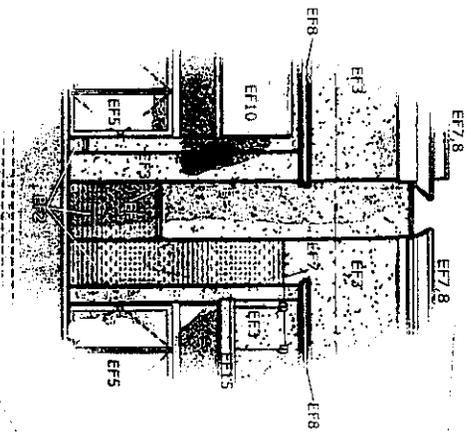
ATTACHMENT '4'
ELEVATIONS - BUILDING C
UNITS C4 & C5

FILE #: DA.02.027
REPORT #: PART OF LOT 6,
CONCESSION 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT: WESTRIDGE SHOPPING CENTRES LTD.
DATE: 07/31/2002
SCALE: NOT TO SCALE

ATTACHMENT '5' ELEVATIONS - BUILDING D



FILE #:

REPORT #:

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

DATE: 07/31/2002

DA.02.027

PART OF LOT 6,
CONCESSION 6

WESTRIDGE SHOPPING CENTRES LTD.

SCALE: NOT TO SCALE