

COMMITTEE OF THE WHOLE JUNE 7, 2004

**SITE DEVELOPMENT FILE DA.02.022
MAJORWEST DEVELOPMENT CORPORATION**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board be advised that Council endorses Site Development File DA.02.022 (Majorwest Development Corporation) subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans shall be approved by the Engineering Department;
 - iii) the final landscape plan shall be approved by the Urban Design Department;
 - iv) the Region of York must approve access to Weston Road and Major Mackenzie Drive;
 - b) That the site plan agreement contain the following clauses:
 - i) The Owner shall pay to Vaughan 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 Section 42 of 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;
 - ii) In accordance with Sections 6.7.1.c) and 6.2.1.e) of OPA 650, (Vellore Village District Centre Plan), and as part of a major redevelopment of these lands, the approval of all plans and drawings under Section 51 (Plan of Subdivision Approvals) may in the future require the Owner to convey lands required for the local roads, as identified conceptually on Schedule A to OPA 650;
2. THAT the Ontario Municipal Board be requested to include any additional exceptions necessary to implement the site plan within the approved zoning by-law prior to issuance of the Board's Order.

Purpose

On March 15, 2002, the Owner submitted a Site Plan Application to permit the development of a District Centre commercial site for a total Gross Floor Area of 10,103m² within 6 buildings.

Background - Analysis and Options

The subject lands are located at the southeast corner of Major Mackenzie Drive and Weston Road, in Part of Lots 20 and 21, Concession 5, City of Vaughan. The vacant rectangular-shaped lot has an area of 42,678m². The surrounding land uses are:

- North - Major Mackenzie Drive; vacant (A Agricultural Zone)
- South - street townhouses (RVM1(WS-A) Residential Urban Village Multiple Zone One (Wide Shallow - A))
- East - vacant (C1(H) Restricted Commercial Zone)
- West - Weston Road; vacant (A Agricultural Zone)

The Owner has appealed the Site Development application to the Ontario Municipal Board, in conjunction with appeals related to their applications to amend the Official Plan (File OP.01.006) and Zoning By-law (File Z.01.011) and residential Draft Plan of Subdivision 19T-01V08.

On June 24, 2002, Council adopted the following resolution:

- “2. That the Ontario Municipal Board be advised that the City of Vaughan has no objections to the approval of Zoning By-law Amendment Application File Z.01.011 (Majorwest Development Corporation) to rezone the subject lands to C5 Community Commercial Zone, and requests that should the Board approve said application:
 - a) that the Board withhold its Order until such time as the City has advised the Board that the site plan is to the satisfaction of the City, and the implementing by-law is reflective of the site plan.
 - b) that the Board require that prior to the execution of the site plan agreement, the owner shall fulfill the conditions of the Toronto and Region Conservation Authority as outlined in this report.
3. That the Board be requested to withhold the issuance of its Order respecting the Site Development Application File: DA.02.022 (Majorwest Development Corporation) until such time as the City has had the opportunity to receive and review the complete site plan, including landscaping, engineering and building plans and has advised the Board that it is satisfied with the revised site plan, building elevations, landscape plans, final site servicing and grading plans, stormwater management report, site circulation/parking/access, utilities and environmental conditions, as outlined in this report.”

The Ontario Municipal Board issued their decision on July 9, 2002, approving Official Plan Amendment #649 and the zoning by-law and the site plan applications. The Board withheld its Order at the request of the parties. The site plan approval was subject to the above conditions requested by Council.

Official Plan

The lands are designated “Vellore Village South East Tertiary Plan Area” by OPA #649. The Official Plan limits the development to a maximum of 15,500m² of gross floor area. Uses include both residential and commercial, including food stores, retail stores, restaurants, personal and business services and business and professional offices. The proposed development conforms to the policies of the Official Plan.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. The Ontario Municipal Board approved a zoning by-law application that will rezone the lands to C5 Community Commercial Zone. The Board is withholding their Order with respect to the zoning by-law until the City advises that the site plan application has been approved.

The OMB-approved zoning by-law also provides exceptions to the C5 Community Commercial Zone standards. The minimum front and exterior sideyards are 1 metre, the minimum rear yard is 15m and the minimum setback from a residential zone is 15m. The by-law also establishes a minimum landscape strip of 3m along the roads and a parking standard of 4.5 spaces/100m² GFA, and exempts and eliminates the requirement for loading docks for buildings less than 900m².

If any additional exceptions are identified through the site plan review, the Board will be advised so they may be included in the final by-law issued under the Board's Order.

Site Design

The rectangular site will have a total of 8 buildings on the site, 3 of which are combined into one plaza along the south side of the property. The development statistics are as follows:

<u>Building</u>	<u>Gross Floor Area</u>
Building A	554.39m ²
Building B	260.12m ²
Building C	542.50m ²
Building D	398.45m ²
Building E	1454.84m ²
Building F	2240.84m ²
Building G	319.8m ²
Building H	4191.50m ²
Services	<u>140.88m²</u>
TOTAL	10,103.32m ²

Five buildings are scattered along the Major Mackenzie Drive frontage and around the Weston Road and Major Mackenzie Drive intersection. The building along the south side of the property is made up of 3 buildings, including a pharmacy at the Weston Road end and a multi-unit retail building and a supermarket at the east end.

OMB Approved Site Plan

There are a number of changes to the site plan from the one that received approval at the Ontario Municipal Board. The most significant change has occurred at the corner of Weston Road and Major Mackenzie Drive, where the originally proposed 2-storey building was to provide a presence at the major intersection. The current site plan has since been revised to show two 1-storey buildings at the corner.

Also, the site plan approved by the Board had a GFA of 12,548m², whereas the GFA has been reduced to 10,103.32m².

Access/Parking

Three accesses are proposed for the site. The accesses from Weston Road and Starling Boulevard will be for full movement. Access to Major Mackenzie Drive will be restricted to right-

in/right-out. Access to the Regional roads require approval from the Region of York prior to execution of the site plan agreement.

The parking requirement for this development is 4.5 parking spaces/100m² GFA, as established in the Board-approved zoning by-law. Based on this parking standard, a total of 455 parking spaces are required. The site plan includes 582 parking spaces, including 19 handicap spaces.

Servicing

The servicing and stormwater management drawings must be approved by the Engineering Department prior to the registration of the site plan agreement.

Landscaping

The site will be ringed by deciduous trees and shrub plantings. All 3 street frontages will be sodded and treed with additional coniferous trees. The landscape strip abutting the residential properties to the south will primarily feature coniferous trees, with a few deciduous trees.

The main entrance from Major Mackenzie Drive will be lined with deciduous trees. Plantings will be used to screen the drive-through lanes from the street, and the parking lot islands will be planted with trees and shrubs.

Pedestrian areas will feature concrete paving with unit paver banding. This same type of material will be used within the parking lot and driveways to identify pedestrian crossings.

Building Elevations

The buildings in the proposed development, while sharing the overall style, will each have their own unique elevations as described below.

Building "A" (Bank of Montreal)

This building will have elevations facing Major Mackenzie Drive and Weston Road that are predominantly glazed. Along the top of the windows, there will be colour-matched spandrel glazing. The west elevation will feature an artificial stone veneer at the south end of the building, and a blue panel running from the ground to above the main roof, on which a sign will be located. The north elevation will have a larger sign running across the top of the roof, with a blue panel from the ground to above the roof.

The south elevation will feature the main entrance, along with a significant amount of windows. Blue aluminum panels will be used at the corner of the building and a large sign will run above the entrance. Coloured concrete block will complete the elevation.

The east elevation, where the drive-through will be located, will be primarily coloured concrete block. Another blue panel running from the ground to above the roof, featuring a sign, will also be located on this elevation.

Building "B"

The predominant feature of Building "B" will be its semi-circular roof. All four elevations contain a significant amount of windows and the exterior walls will feature a cultured stone veneer. Limited signage will be found on 3 sides of the building and the main entrance will be on the south elevation.

Building “D”

On Building “D”, another bank, the exterior materials will be brick with a lower band of coloured concrete block. The main entrance on the south elevation will feature many windows and a signage band. The east elevation will have some windows and the drive-through ATM.

The west and north elevations will be predominantly brick and concrete block. The north elevation facing Major Mackenzie Drive will have a door sided by 2 windows and surrounded with spandrel glazing.

Building “E”

Building “E” will be a pharmacy, with the main entrance and a long length of windows on the north elevation. An artificial stone veneer will be used on the bottom half of the elevation, with the top half being white stucco panels. A large sign, finished in red stucco, projects above the main roofline.

The west elevation, facing Weston Road, will feature a combination of windows and white stucco panels with a band of artificial stone veneer along the bottom. A large sign finished in red stucco will project above the main roofline.

The south elevation, facing the residential subdivision, will be completely white stucco panels with a small band of artificial stone veneer along the bottom. Lighting fixtures will be included. The small east elevation will be concrete block and include a loading door.

Building “F”

Building “F” will be a multi-tenant commercial building. The north frontage, will be predominantly glass, with artificial stone veneer columns supporting a sloping glass canopy. Signage will be located above the windows. A projecting stone veneer roof feature will be located near the east end of this building.

The south elevation, facing the residential development will be concrete block and white stucco panels. Lighting fixtures and a number of doors to the retail units extend across this elevation.

Building “H”

A supermarket will be located within Building “H”. The north elevation will feature the main entrance which projects out from the main building. The entire elevation will be finished with brick, and decorative brick piers and soldier coursing will be used to add visual interest. A metal canopy will run the length of the building. Signage will be located above the entrance and to the sides of the entrance.

The east elevation, facing Starling Boulevard, will feature a mixture of brick along the bottom half and white stucco panels along the top half, with some signage.

The south elevation, facing the residential development, will be a mixture of brick along the bottom half and with white stucco panels along the top half. Lighting fixtures will be included.

Loading doors are on the west elevation, which will be constructed of a combination of concrete block and white stucco panels.

Buildings “C” and “G”

Both of these buildings have been identified as “Future Buildings”. Elevations for these buildings will need to be approved by Council in an application to amend the site plan agreement.

Relationship to Vaughan Vision 2007

Section 4.7 of Vaughan Vision 2007 encourages managed growth through the implementation of OPA #600. Site plan approval is an important part of managing the growth and ensuring that new development is compatible with the surrounding area.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff have reviewed the proposed site plan and consider it to be appropriate development for the area. Staff have met with the owners and ratepayers to address concerns arising through the site plan review. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
- 4A. Elevations - Building A
- 4B. Elevations - Building B
- 4C. Elevations - Building C
- 4D. Elevations - Building E
- 4E. Elevations - Building F
- 4F. Elevations - Building H

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryran, Senior Planner, ext. 8212

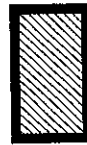
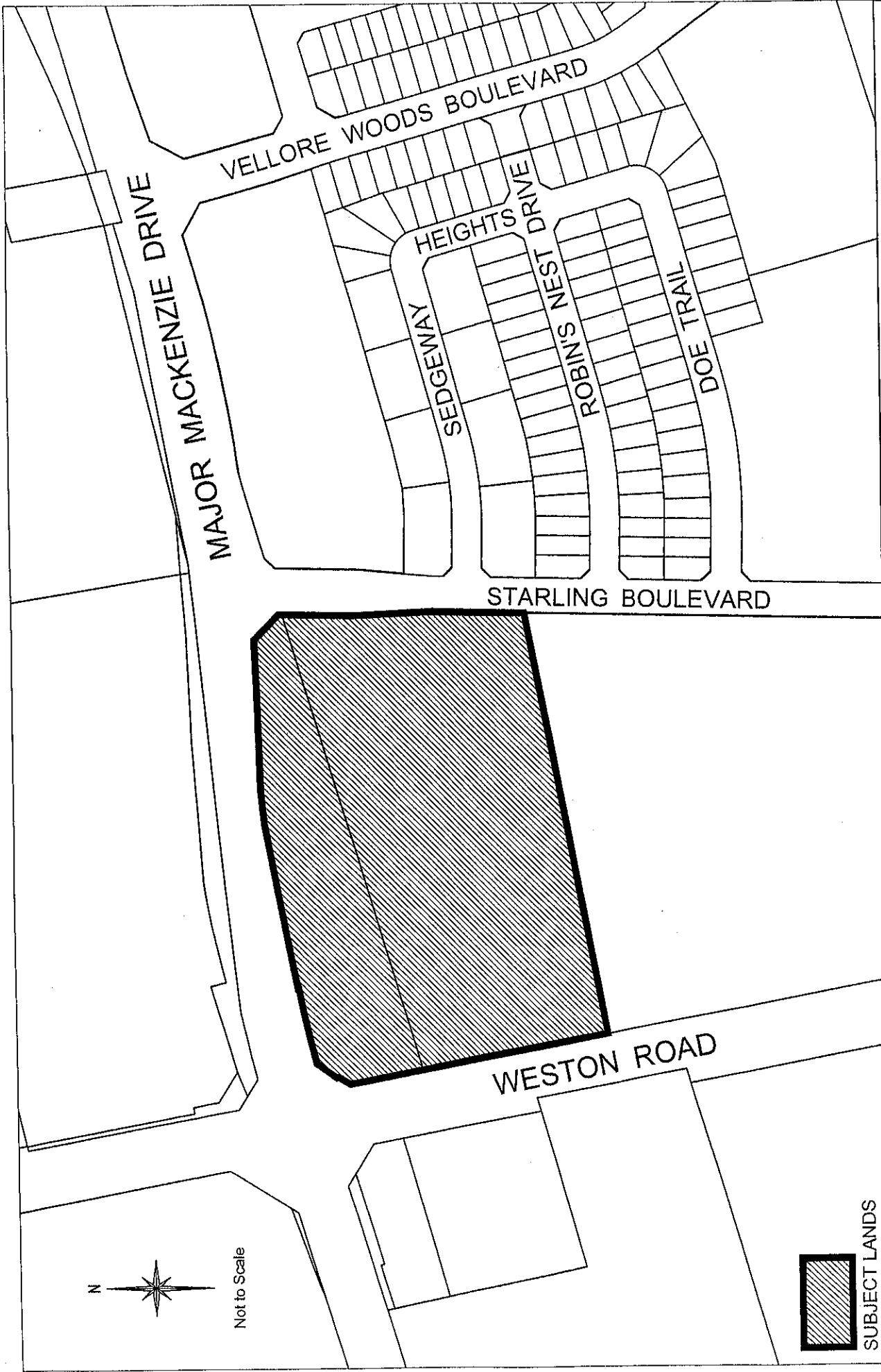
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG

R:\WORKING\COLESTMAJORWEST_SITE PLAN



SUBJECT LANDS

Location Map

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\DFTV\ ATTACHMENTS\DA\96-02-022-01.011



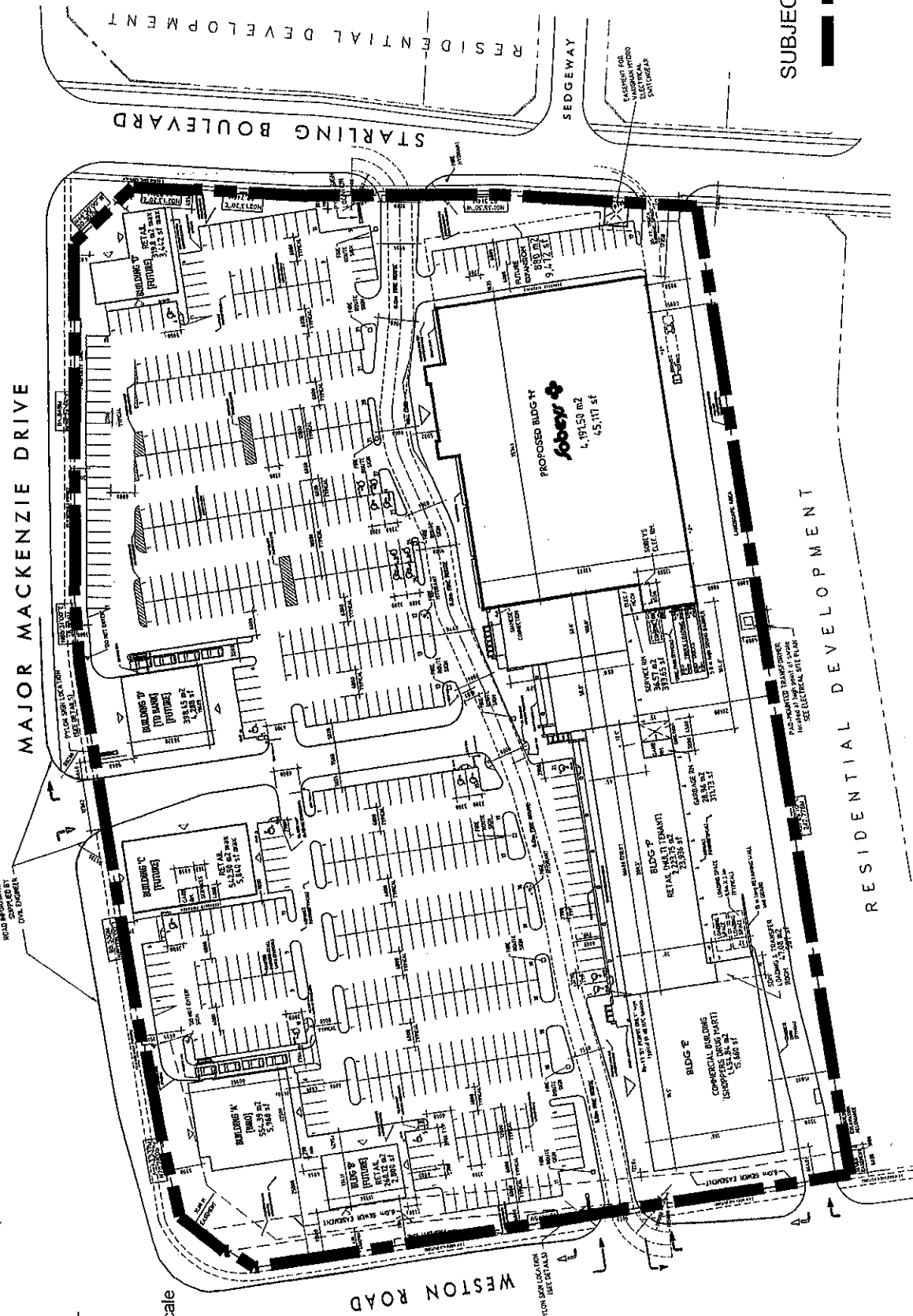
Community Planning Department

Attachment



FILE No.:
DA-02.022 &
Z-01.011

May 18, 2004



Not to Scale

MAJOR MACKENZIE DRIVE

STARLING BOULEVARD

SEDGEWAY

WESTON ROAD

SUBJECT LANDS



Attachment 2

FILE No.:
DA.02.022 &
Z.01.011

May 18, 2004

City of Vaughan

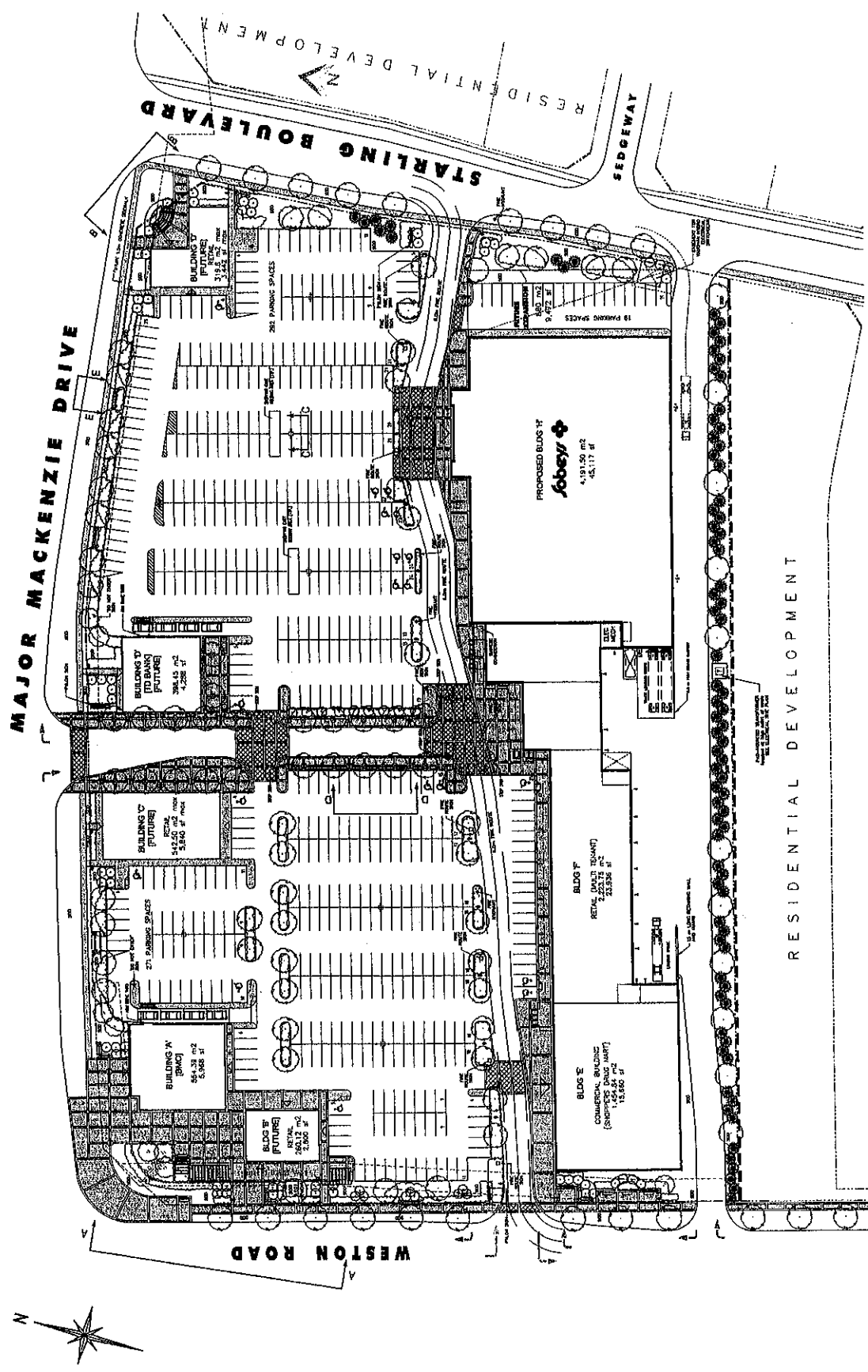
Community Planning Department

Site Plan

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\OPT\1 ATTACHMENTS\DA\da.02.022z.01.011



Not to Scale

Landscape Plan

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\A\PT\1 ATTACHMENTS\DA\36-02-0222-01-011

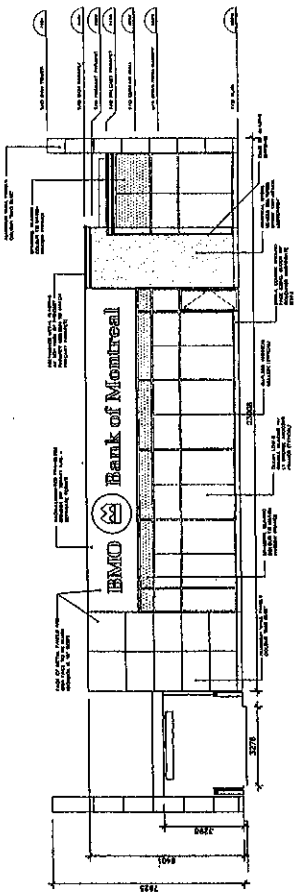
Attachment 3

FILE No.:
DA.02.022 &
Z.01.011

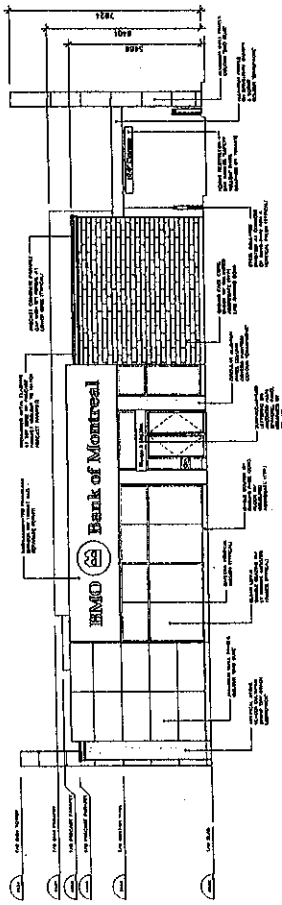
May 18, 2004



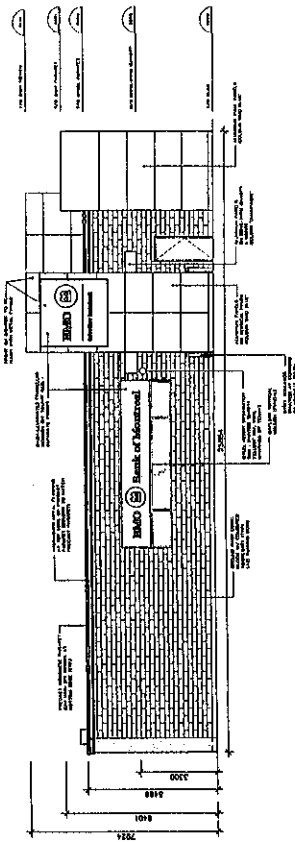
Community Planning Department



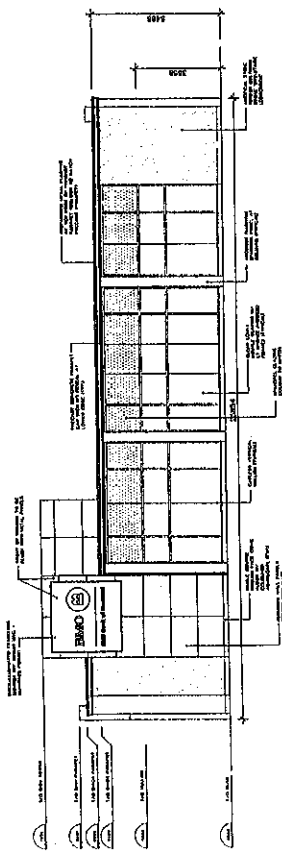
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Not to Scale

Attachment 4a

FILE NO.:
DA.02.022 &
Z.01.011

May 18, 2004



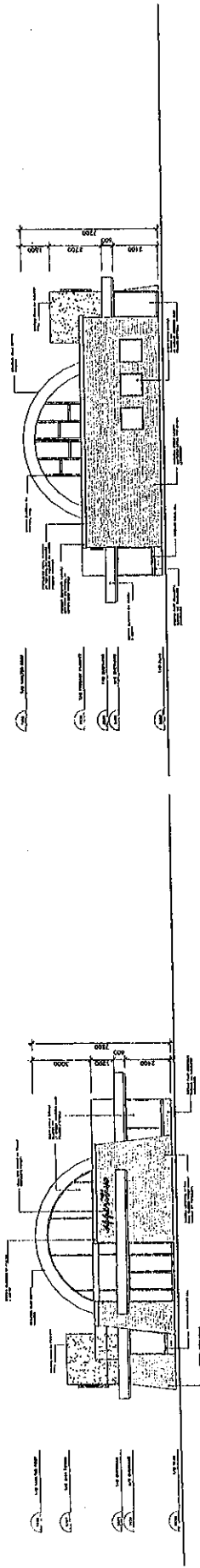
Community Planning Department

Elevations - Building A

Lots 20 & 21,
Concession 5

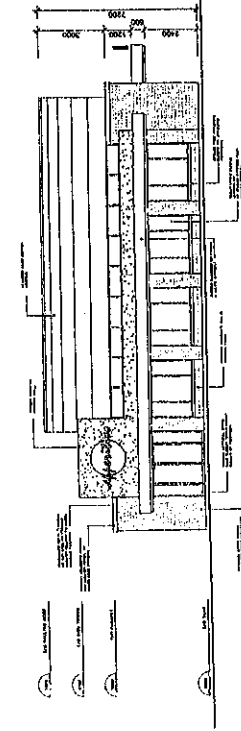
APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\DFT\1 ATTACHMENTS\DA\602.022+01.011

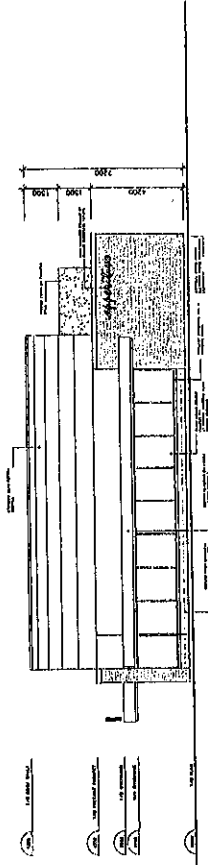


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

Elevations - Building B

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\PFT\1 ATTACHMENTS\QA\pca.02.022z.01.011



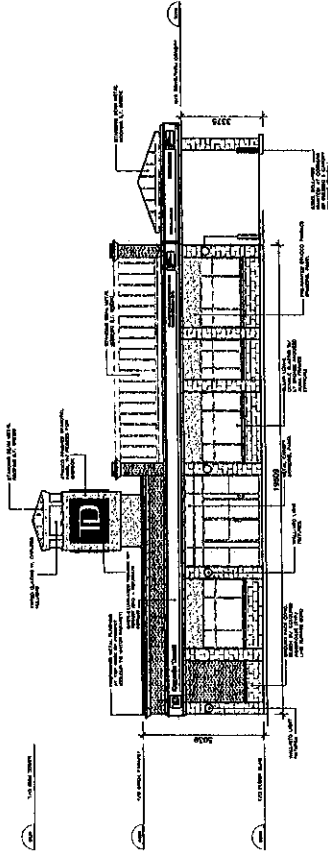
Community Planning Department

Attachment

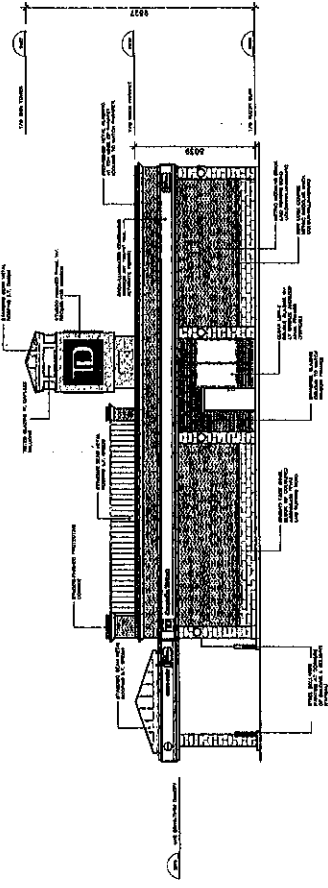
4b

FILE No.:
DA.02.022 &
Z.01.011

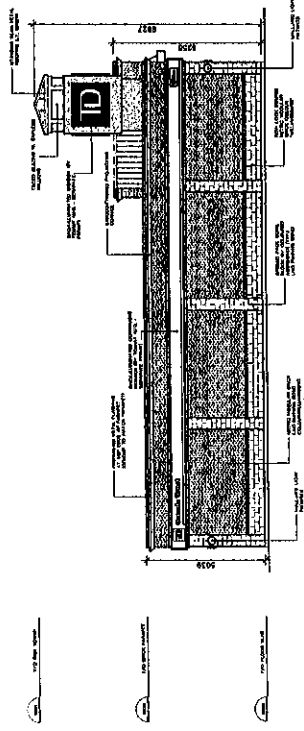
May 18, 2004



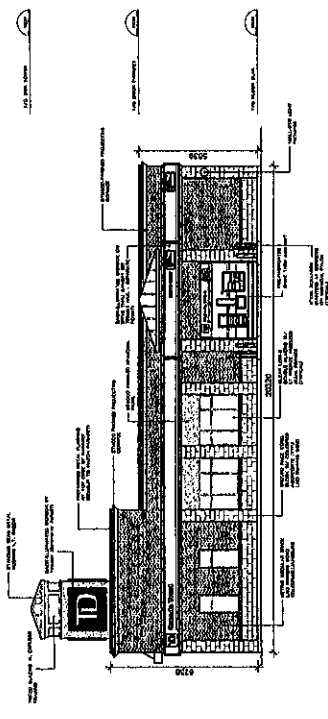
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

Elevations - Building C

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

NA\DTA\1 ATTACHMENTS\VA\46.02.0225.01.011



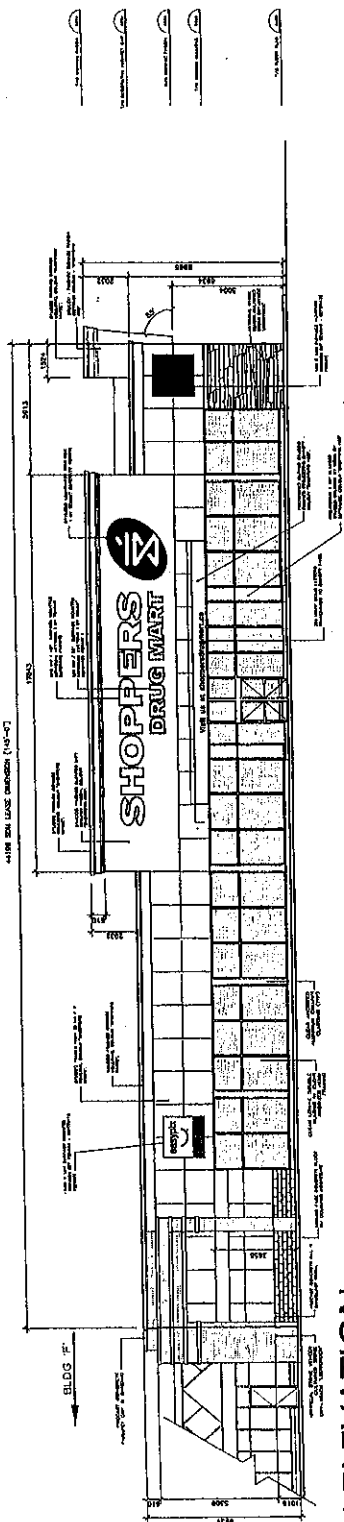
Community Planning Department

Attachment

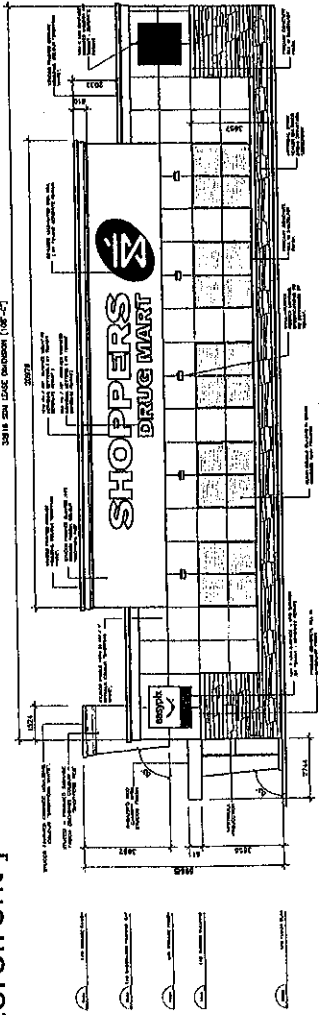
4C

FILE No.:
DA.02.022 &
Z.01.011

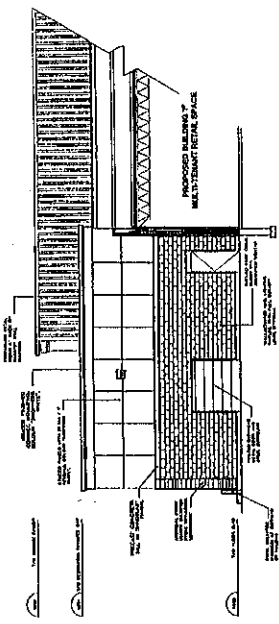
May 18, 2004



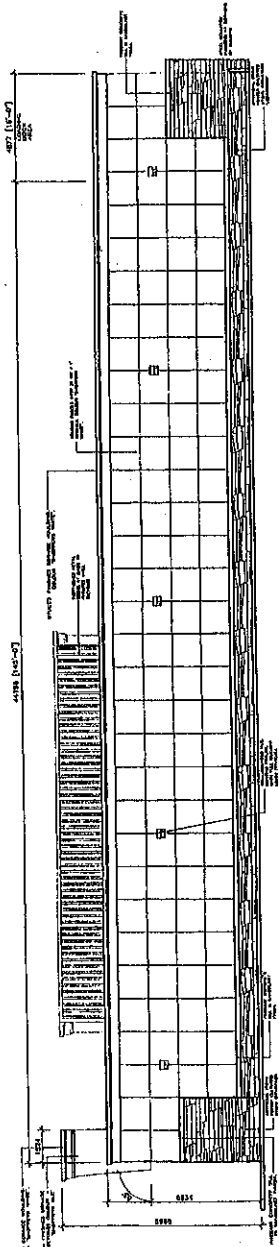
NORTH ELEVATION
[Storefront]



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Not to Scale

Elevations - Building E

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\DFTV\ ATTACHMENTS\VA\06_02_022z\01_011



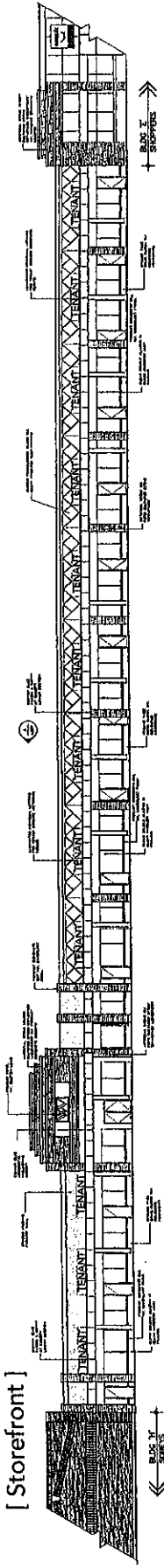
Community Planning Department

Attachment
4d

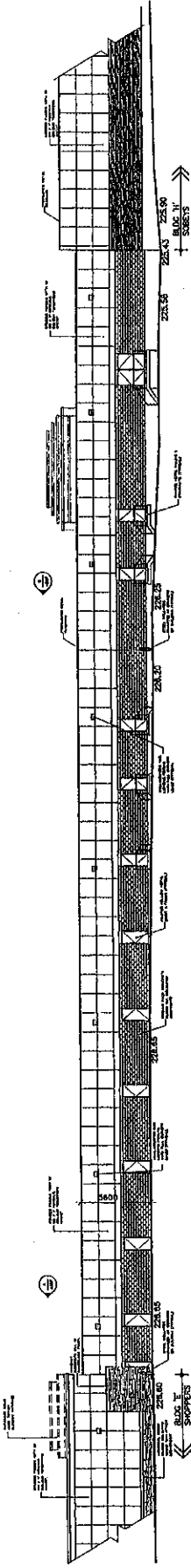
FILE No.:
DA.02.022 &
Z.01.011

May 18, 2004

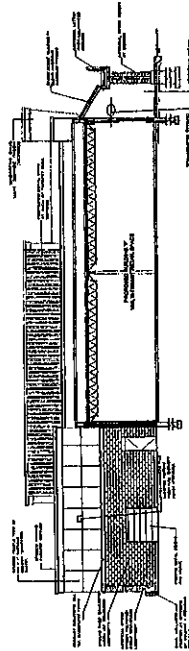
NORTH ELEVATION
[Storefront]



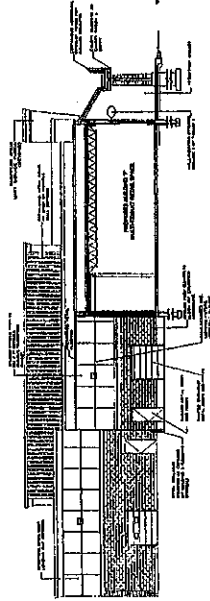
SOUTH ELEVATION



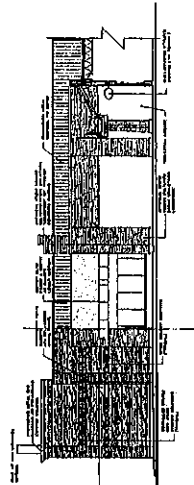
EAST ELEVATION 'A'



EAST ELEVATION 'B'



WEST ELEVATION 'A'



Not to Scale

Elevations - Building F

Lots 20 & 21,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENT CORP.

N:\DPT\1 ATTACHMENTS\VA\dm.02.022z.01.011

City of
Vaughan

Community Planning Department

Attachment

4e

FILE No.:
DA.02.022 &
Z.01.011

May 18, 2004

