

**COMMITTEE OF THE WHOLE    SEPTEMBER 18, 2006**

**SITE DEVELOPMENT FILE DA.06.070**  
**MAJORWEST DEVELOPMENT CORPORATION**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.070 (Majorwest Development Corporation) BE APPROVED.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application to facilitate the development of two multi-unit retail/commercial buildings, shown as Buildings "B" and "G" on Attachment #2, and having gross floor areas of approximately 265m<sup>2</sup> and 483m<sup>2</sup>, respectively.

**Background - Analysis and Options**

The subject lands shown on Attachment #1, are located on the southeast corner of Weston Road and Major Mackenzie Drive, being Part of Lots 20 and 21, Concession 5, and municipally known as 3737 Major Mackenzie Drive, City of Vaughan.

The subject lands are designated "Vellore Village South East Tertiary Plan Area" by OPA #649, which was approved by the Ontario Municipal Board on November 19, 2003. The subject lands are zoned C5 Community Commercial Zone by By-law 1-88, subject to Exception 9(1019A). The proposed use conforms to the Official Plan and complies with the Zoning By-law in all respects.

The subject lands are developed with an existing commercial development consisting of a supermarket and a drug store connected by a multi-unit building and two freestanding bank buildings as shown on Attachment #2. The existing commercial development is subject to a site plan agreement (File DA.02.022), which was registered on July 12, 2005 and includes an approved site plan for the subject lands, which incorporates building footprints for both of the proposed buildings as shown on Attachment #3, and elevations only for Building "B". The Owner is proposing to change the approved elevations for Building "B". A clause is included in the site plan agreement requiring that the elevations for Building "G" be approved by Council through a subsequent site plan application.

The surrounding land uses are:

- North - Major Mackenzie Drive; vacant land (A agricultural Zone and C5(H) Community Commercial Zone with the addition of the Holding Symbol "H")
- South - street townhouse dwellings (RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One)
- East - Starling Boulevard; street townhouse dwellings (RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One), vacant land (C1(H) General Commercial Zone with the addition of the Holding Symbol "H")
- West - Weston Road; vacant land (A Agricultural Zone)

## Site Plan

The proposed location of Buildings "B" and "G" as shown on Attachment #2 is consistent with the approved site plan for the subject lands shown on Attachment #3, however the footprint for each building has been slightly modified. The setbacks for Building "G" from Major Mackenzie Drive and Starling Boulevard have been changed from approximately 4.5m and 4.55m to 3.5m and 10.5m, respectively. The number of parking spaces on the site has been reduced from 578 on the approved site plan to 566, however, this still exceeds the minimum parking requirement of 475 spaces for the subject lands. The proposed changes to the footprints for Buildings "B" and "G" are minor in nature, and accordingly, is supported by the Development Planning Department.

It is noted that the site plan shown on Attachment #2 does not incorporate several of the landscaping features (i.e. interlock, planting, etc.) approved throughout the site as part of the original site plan approval. The Owner is required to install all landscaping features in accordance with the approved and executed site plan agreement.

## Building Elevations

The proposed elevations for Building "B" are shown on Attachment #4. Building "B" will be a multi-unit building constructed to a main height of approximately 5.4m and the roof-top mechanical equipment will be screened from street view. The material colours consist of earth tone coloured stucco and face brick, natural stone veneer, glazing and a copper painted metal fascia. Entry doors to the units are shown on the west (Weston Road) and east (parking lot) elevations. Tenant signage is proposed along the west and east elevations of the proposed building and is comprised of individual metal edged illuminated lettering located above a copper painted fascia. A proposed man door is shown on the west elevation facing Weston Road, which should be either upgraded or relocated to a less visible location.

The proposed elevations for Building "G" are shown on Attachment #5. Building "G" is comprised of the same building materials as Building "B" and will be constructed to a main building height of approximately 5.4m. Tenant signage is comprised of individual illuminated metal edged letters located on the painted copper fascia that wraps around the building. The main entry doors to the units face west (parking lot), however substantial glazing in the form of clear glass windows is provided on the north, south and east elevations. A decorative structure comprised of natural stone and stucco is provided at the southeast corner of the building.

The architectural style and materials proposed for both buildings is consistent with and will complement the existing buildings on the subject lands. Accordingly, the Development Planning Department can support the proposed building elevations.

## Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The Development Planning Department is satisfied with the proposed elevations for Buildings 'B' and "G" as shown on Attachments #4 and #5, respectively.

**Attachments**

1. Location Map
2. Site Plan Buildings "B" and "G" (Proposed)
3. Approved Site Plan
4. Proposed Elevations – Building "B"
5. Proposed Elevations – Building "G"

**Report prepared by:**

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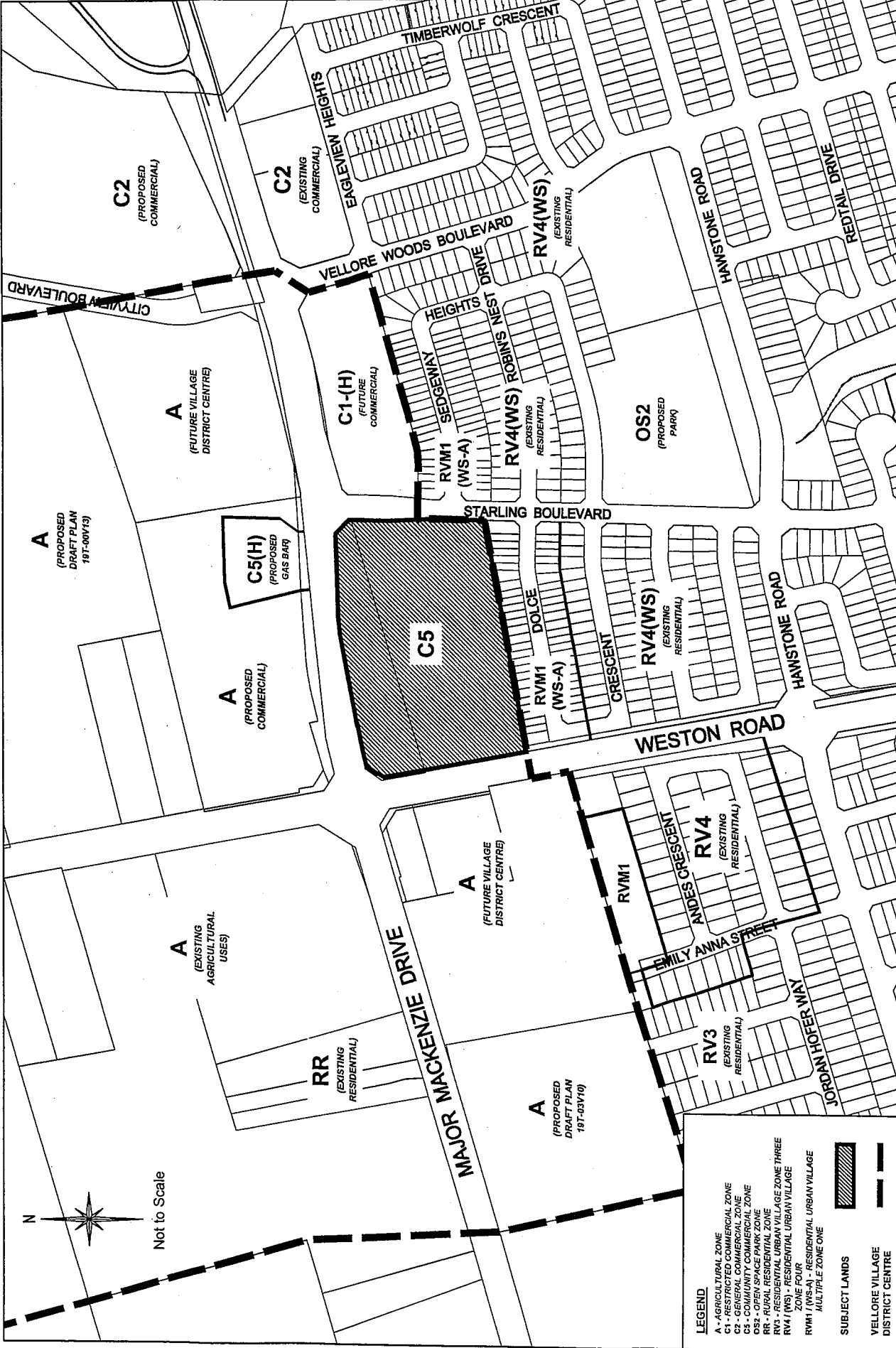
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**LEGEND**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C5 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 (WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1 (WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

**SUBJECT LANDS**

VELLORE VILLAGE DISTRICT CENTRE

# Location Map

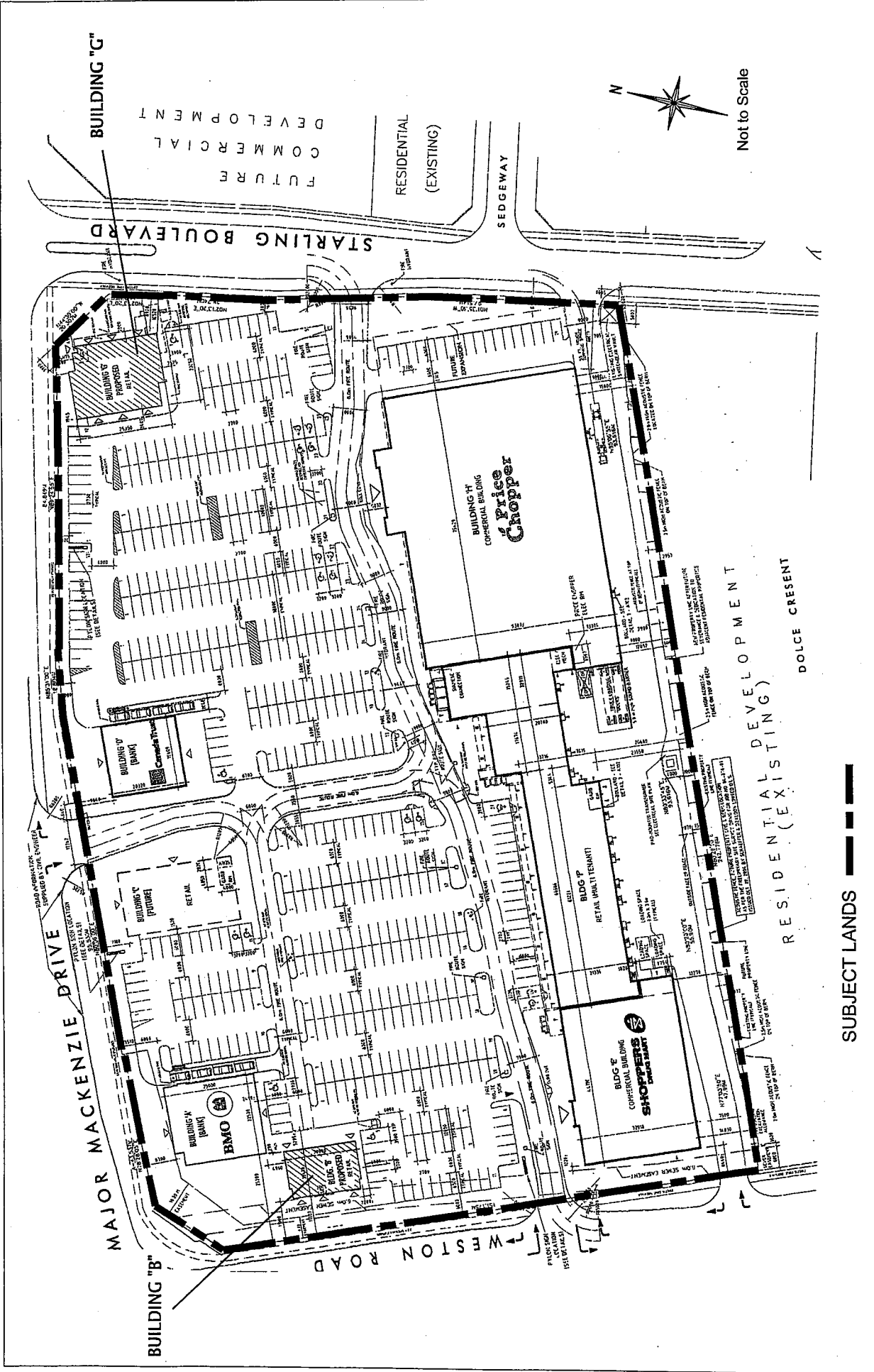
Lots 20 & 21  
 Concession 5  
 APPLICANT:  
 MAJORWEST DEVELOPMENT CORPORATION  
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Development Planning Department

# Attachment 1

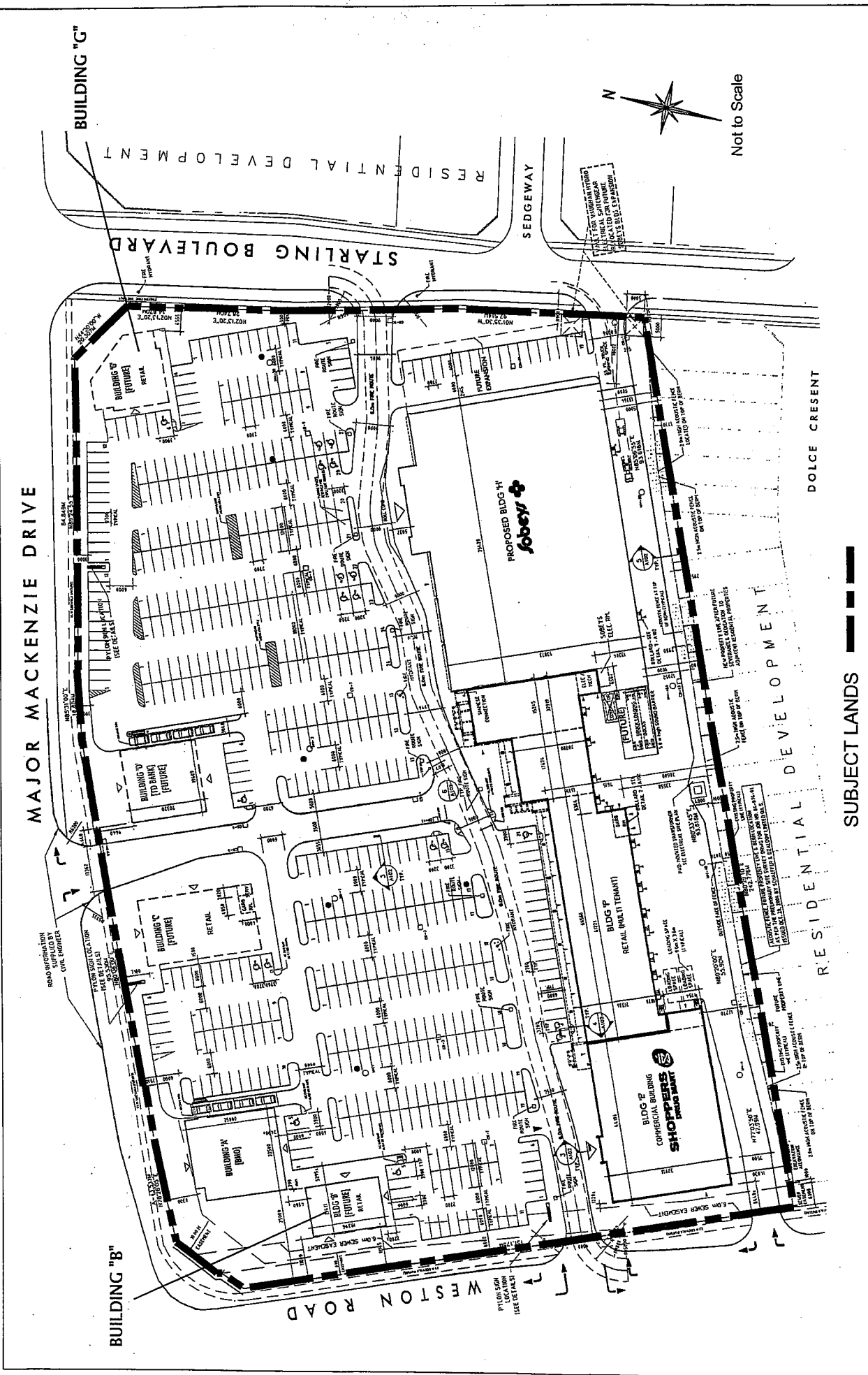
FILE No.:  
 DA.06.070  
 RELATED FILE:  
 DA.02.022  
 August 22, 2006



**Attachment 2**  
 FILE No.: DA.06.070  
 RELATED FILE: DA.02.022  
 August 22, 2006

City of **Vaughan**  
 Development Planning Department

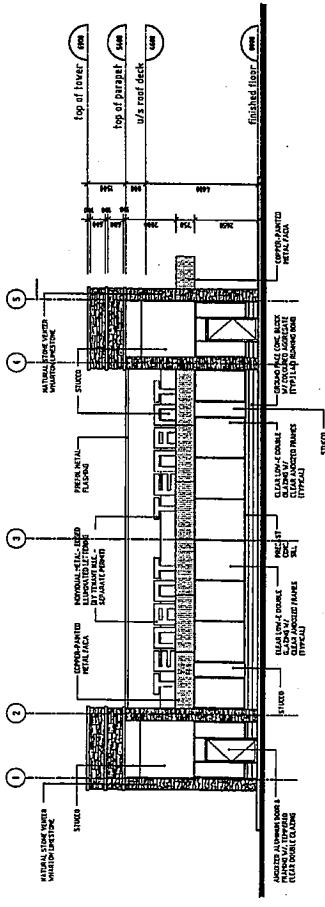
**Site Plan - Buildings 'B' & 'G' (Proposed)**  
 APPLICANT: MAJORWEST DEVELOPMENT CORPORATION  
 Lots 20 & 21, Concession 5  
 N:\DPT\1 ATTACHMENTS\DA.06.06.070



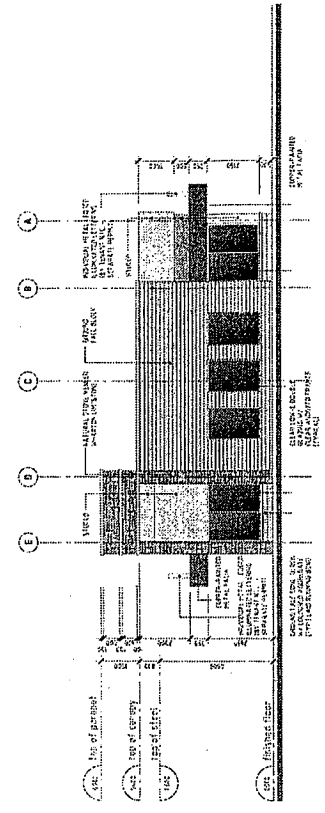
**Attachment 3**  
 FILE No.: DA.06.070  
 RELATED FILE: DA.02.022  
 August 22, 2006

City of **Vaughan**  
 Development Planning Department

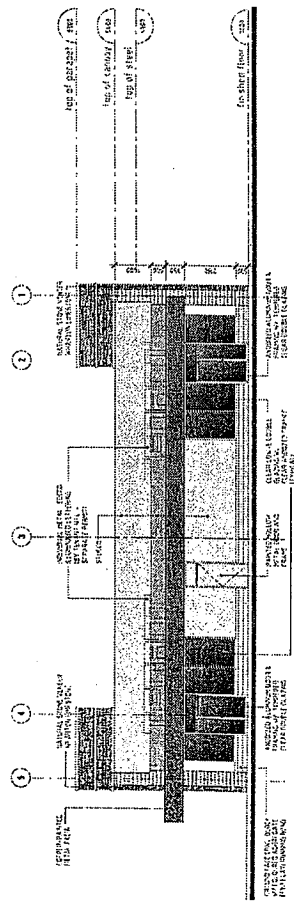
**Approved Site Plan**  
**(File DA.02.022)**  
 APPLICANT: MAJORWEST DEVELOPMENT CORPORATION  
 Lots 20 & 21, Concession 5  
 NS/DPT/1 ATTACHMENTS.DWG.06.06.070



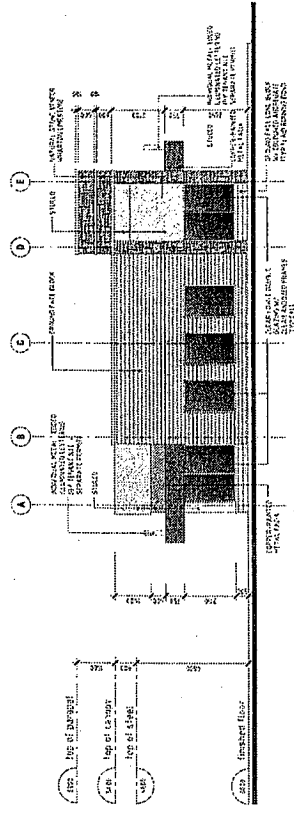
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Not to Scale

**Proposed Elevations - Building 'B'**

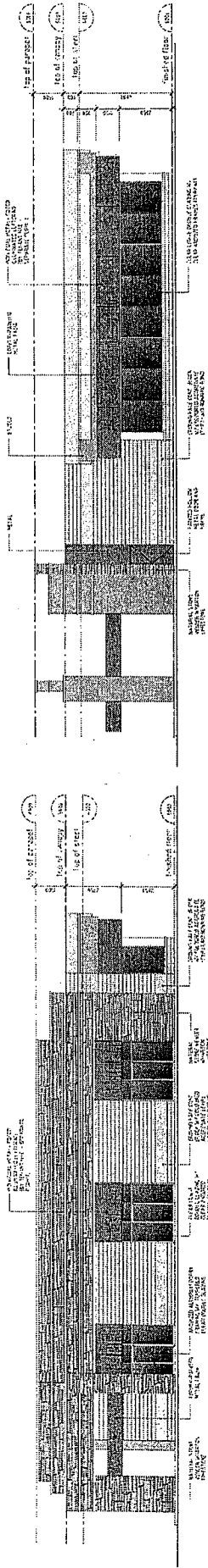
APPLICANT: MAJORWEST DEVELOPMENT CORPORATION  
 Lots 20 & 21, Concession 5  
 NA(DP) - ATTACHMENTS/DA/da-06.070



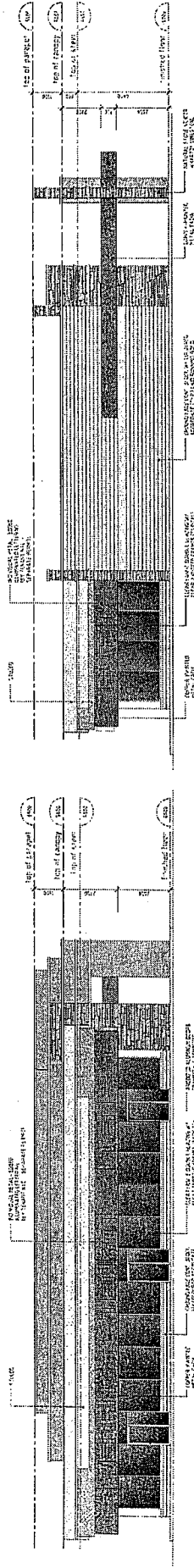
Development Planning Department

**Attachment 4**

FILE No.: DA.06.070  
 RELATED FILE: DA.02.022  
 August 25, 2006



NORTH ELEVATION



SOUTH ELEVATION

Not to Scale

City of  
**Vaughan**

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**Attachment 5**  
FILE No.: DA.06.070  
RELATED FILE: DA.02.022  
August 22, 2006

**Proposed Elevations - Building 'G'**

Lots 20 & 21,  
Concession 5

APPLICANT:  
MAJORWEST DEVELOPMENT CORPORATION  
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EAST ELEVATION

WEST ELEVATION