

**1.      OFFICIAL PLAN AMENDMENT FILE OP.07.006  
ZONING BY-LAW AMENDMENT FILE Z.07.040  
MAJOR WESTON CENTRES LIMITED**

**P.2009.1**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.006 and Z.07.040 (Major Weston Centres Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On December 19, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands; and to the lands bounded by Canada Drive and Stanton Avenue to the north, Ashberry Boulevard and Davos Road to the south, Fossil Hill Road to the west, and Highway #400 and Vellore Woods Boulevard to the east, as shown on Attachment #1; and to the Millwood Woodend Ratepayers' Association and Vellore Woods Ratepayers' Association. As of January 6, 2009, one written comment has been received from Bratty and Partners on behalf of the Block 33 West Landowners Group respecting the Owner entering into the Block 33 West Landowners Cost Sharing Agreement, as well as, any other agreement with the City and/or York Region concerning the servicing infrastructure that has been provided, constructed and/or financed by the Block 33 West Landowners Group. This response, as well as, any other responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.07.006) to redesignate the subject lands from "Low Density Residential" and "Medium Density Residential/Commercial" in OPA #600, and "Low-Rise Residential" in OPA #650 (Vellore Village District Centre Plan), to a "District Centre Commercial Area" designation, and maintain the "Village Core" designation, but modify the "Village Core" policies as follows:
  - i) to specifically permit office buildings, apartment dwellings, multiple residential dwellings, mixed use residential/commercial buildings, commercial uses (i.e., personal service shops, business and professional offices, retail stores, including department store formats, supermarkets, pharmacies, eating establishments, including drive-throughs and places of entertainment), institutional, civic and community uses, including libraries, theatres, day care, day nursery and government services, and places of worship;

- ii) to permit a maximum gross leasable floor area of 55,284 m<sup>2</sup>;
  - iii) to maintain the land uses on the portion of the subject lands currently designated "Medium Density Residential/Commercial" in OPA #600, which permits detached, semi-detached, street townhouses, duplex, triplex, fourplex and block townhouse dwellings, local convenience commercial uses, schools, parks and open space, community facilities, other institutional uses, places of worship, day cares and day nurseries; and,
  - iv) to modify specified road right-of-ways as indicated in OPA #650 (i.e., 23 m primary roads including ring road, 20 m no median local roads (Village Core), 17.5 m no median local roads (Low-Rise Residential), and 7.5 m to 10 m laneway), to indicate that the width of the road right-of-ways are approximate for the subject lands.
2. A Zoning By-law Amendment Application (File Z.07.040) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C5 Community Commercial Zone, with the following exceptions:
- i) permit the additional commercial uses of department store, office and stationary supply store, clinic, pharmacy, print shop, and public parking lot/parking garage;
  - ii) to add residential uses permitted within the RVM Residential Urban Village Multiple Zone which would be RVM1(A) Zone for street townhouse dwellings, RVM1(B) Zone for detached and semi-detached dwellings, RVM1(A,B) Zone for detached, semi-detached and street townhouse dwellings, RVM1(WS-A) Zone for street townhouse dwellings on wide and shallow lots, RVM1(WS-B) Zone for detached and semi-detached dwellings on wide and shallow lots, RVM1(WS-A,B) Zone for detached, semi-detached and street townhouse dwellings on wide and shallow lots, and RVM2 Zone for apartment, multiple dwelling and block townhouse dwellings;
  - iii) to add a definition for department store, which includes food, wine, garden centre, restaurants that include a take-out and/or drive through component, automobile rental and service and repair, gas bar, car wash, and children's amusement facility uses;
  - iv) to permit a maximum gross leasable floor area of 55,284 m<sup>2</sup> for the subject lands including a maximum gross leasable floor area of 17,012 m<sup>2</sup> for a department store;
  - v) to permit a maximum lot area for the C5 Community Commercial Zone of 18.5 ha instead of 2.5 ha;
  - vi) to permit a minimum setback of 1 m from Weston Road, Major Mackenzie Drive and Vellore Park Avenue, with the setback to be determined for the north property line instead of minimum 11 m setbacks for the front, and interior and exterior side yards, and 15 m for the rear yard; and,
  - vii) to provide minimum parking at a rate of 3.9 parking spaces per 100 m<sup>2</sup> equivalent to 2,169 parking spaces instead of 6 parking spaces per 100 m<sup>2</sup> equivalent to 3,337 parking spaces.

The Owner has also submitted a related Site Development Application (File DA.08.088), which is not subject to this Public Hearing, to develop Phase 1 of the proposal. The development statistics for the overall proposal, shown on Attachments #2 to #6 inclusive, are as follows:

### Site Details

Phase 1 = 7.97 ha  
Phase 2 = 9.45 ha  
Proposed North-South Road = 0.86 ha  
Total Site Area = 18.28 ha  
Total Landscaped Area = 3.59 ha  
Total Gross Floor Area = 55,613.84 m<sup>2</sup>  
Total Coverage = 26.46%

Total Parking Provided = 2177 Spaces

#### Phase 1:

Building A (Wal-mart)	= 17,012.31 m <sup>2</sup>
Building J	= 910.42 m <sup>2</sup>
Building K	= 371.60 m <sup>2</sup>
Building L	= 1765.10 m <sup>2</sup>
Building L2	= 1161.25 m <sup>2</sup>
Building N	= <u>603.85 m<sup>2</sup></u>
Total Area	= 21,824.53 m <sup>2</sup>

Total Ground Floor Area = 21,824.53 m<sup>2</sup>  
Coverage = 27.38%

Parking Provided = 1087 Spaces

#### Phase 2:

Building B	= 13,165.51 m <sup>2</sup>
Building C	= 1932.32 m <sup>2</sup>
Building D	= 1932.32 m <sup>2</sup>
Building E	= 1709.36 m <sup>2</sup>
Building F1	= 2062.38 m <sup>2</sup>
Building F2	= 4291.98 m <sup>2</sup>
Building G	= 418.05 m <sup>2</sup>
Building H	= 2322.50 m <sup>2</sup>
Building I	= <u>2629.07 m<sup>2</sup></u>
Total Area	= 30,463.49 m <sup>2</sup>

Total Ground Floor Area = 24,267.06 m<sup>2</sup>  
Coverage = 25.68%

Parking Provided = 1090 Spaces

### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the north-east corner of Weston Road, and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan (Ward 1). The subject lands have an area of 18.28 ha, with 333.14 m of frontage along Weston Road and 493.37 m of frontage along Major Mackenzie Drive.

The subject lands are designated "Low Density Residential" and "Medium Density Residential/Commercial" by OPA #600, as shown on Attachment #7; and, "Low-Rise Residential", "Village Core" and "Village Square" by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #8.

The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1, which permits agricultural uses.

The eastern portion of the subject lands are within the approved Block 33 West Plan (Attachment #9). The subject lands currently consist of agricultural lands. The surrounding land uses are shown on Attachment #1.

The subject lands are related to Official Plan Amendment File OP.08.010 and Zoning By-law Amendment File Z.08.039 (Cicchino Holdings Ltd.) for the north-west corner of Major Mackenzie Drive and Weston Road, as shown on Attachment #1, with respect to the private landowners *Vellore Village District Centre North Land Use Study* dated October 2008 by Bousfields Inc. and

Weston Consulting Group Inc., which was prepared in support of both the Major Weston Centres Ltd. and Cicchino Holdings Ltd. proposals.

### **Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; and the City's OPA #600, OPA #650, and the Block 33 West Plan, with respect to conformity of the subject lands to the applicable policies and requirements;
- ii) the applications propose to develop commercial uses on the portions of the subject lands which were to develop in conjunction with lands to the north that are planned for an elementary school site and neighbourhood park, and to the east for residential uses within the Block 33 West Plan; the proposal needs to demonstrate that the planned land uses can still be provided in accordance with the Block 33 West Community with facility fit designs for the elementary school site to the satisfaction of the York Region Public School Board, and facility fit designs for the neighbourhood park, and demonstrate the future use for the residential land to the satisfaction of the City;
- iii) the applications propose service/loading areas which are to face draft approved street townhouses, an elementary school site and neighbourhood park within Plan of Subdivision 19T-00V03 (Lormel Developments (Weston) Inc. and Ozner Corporation (South)); the appropriateness of the building and service/loading area placement will need to be reviewed, including addressing noise attenuation, fencing/screening and urban design;
- iv) the Block Plan conditions for the Block 33 West Plan respecting the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, to the satisfaction of the City;
- v) a proposal that is considered to be a major traffic generator and within 800 m of a controlled-access highway (ie. Highway 400), would be within the Ministry of Transportation's (MTO) Permit Control jurisdiction, and therefore, subject to MTO approval; City and Regional review of traffic, transportation and parking will also need to be reviewed;
- vi) the proposal must demonstrate how the sustainability objectives of York Region, the Toronto and Region Conservation Authority and City will be achieved;
- vii) the following supporting reports were submitted for the applications: *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.; *Planning Rationale - Weston Road/Major Mackenzie Drive*, dated October 2008 by Bousfields Inc.; *Vaughan North West Centre Urban Design Guidelines*, dated October 8, 2008 by Turner Fleischer Architects Inc. and Terraplan Landscape Architects; *Retail Market Analysis and Impact Study Weston Road and Major Mackenzie Drive Vellore Village District Centre*, dated September 10, 2007 by UrbanMetrics Inc.; *Functional Servicing and Stormwater Management Report - Commercial Development Major Weston Centres Limited*, dated September 2008 by Sernas Associates; *Stormwater Management Report Phase 1 - Commercial Development Major Weston Centres Limited*, dated October 2008 by Sernas Associates; *Major Weston Centres Ltd. Weston - Major Mackenzie Retail Traffic Study*, dated September 2007 by Itrans Consulting Inc., and *Major Weston Centres Ltd. Weston - Major Mackenzie Updated Traffic Study*, dated

November 2008 by Itrans Consulting Inc.; the applications and supporting documents will be reviewed by the applicable City Departments and external public agencies;

- viii) the appropriateness of the proposed land uses, road patterns, pedestrian connections and building placement for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses, the Official Plan and Zoning By-law, and the Block 33 West Plan.

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

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the conformity to the applicable policies of the Provincial Policy Statement; Places To Grow-Growth Plan; Region Official Plan; the City's OPA #600, OPA #650, and the Block 33 West Plan; and the appropriateness and compatibility of the proposed commercial and residential land uses in consideration of the Official Plan and Zoning By-law and with adjacent land uses.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations – Wal-Mart
4. Elevations Buildings J & K
5. Elevations Building L
6. Elevations Building N
7. OPA #600 – Schedule “B”, Vellore Urban Village 1
8. OPA #650 – Vellore Village District Centre Plan
9. Block 33 West Community Plan

### **Report prepared by:**

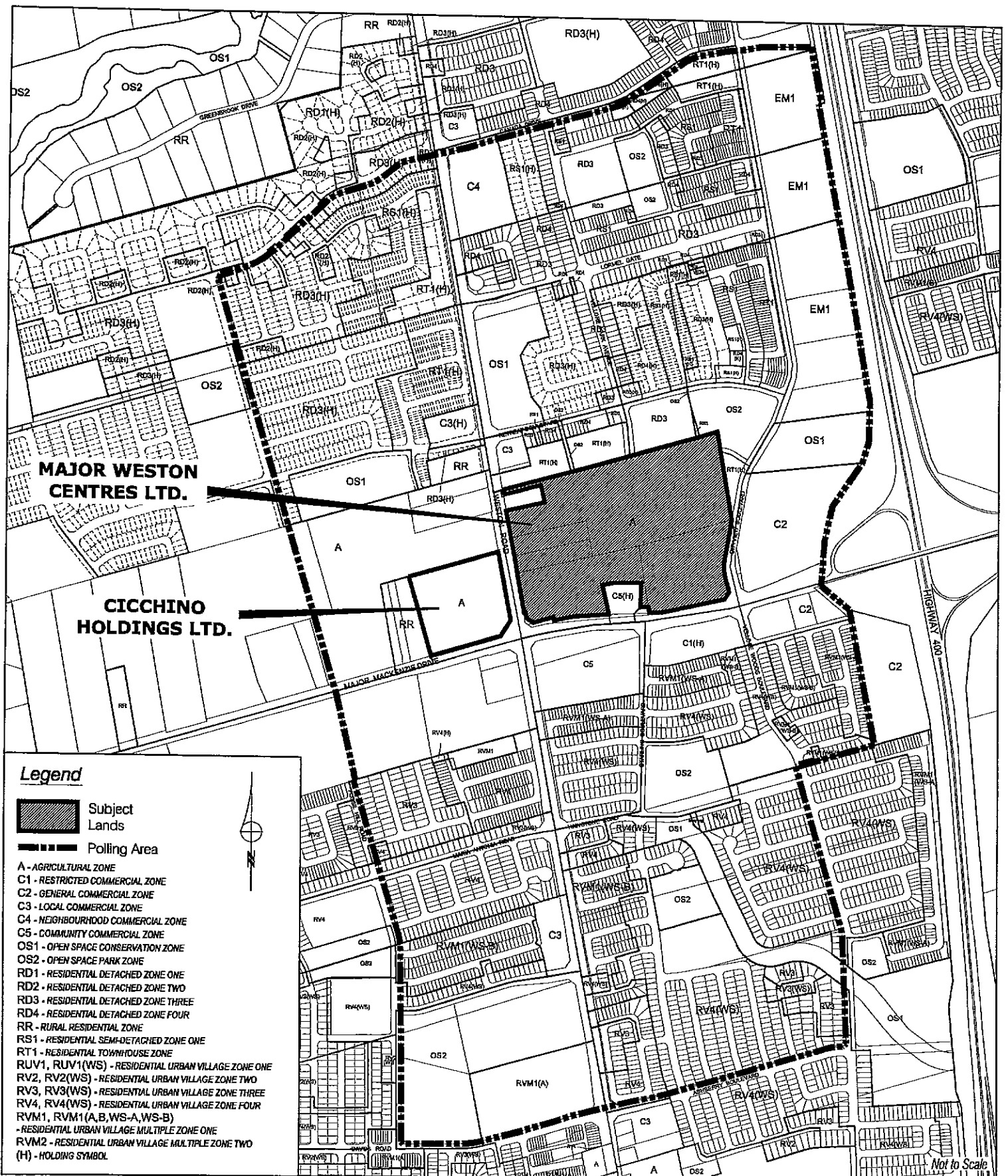
Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Location Map

Part Lot 21, Concession 5

Applicant: Major Weston Centres Ltd.



The City Above Toronto

Development Planning Department

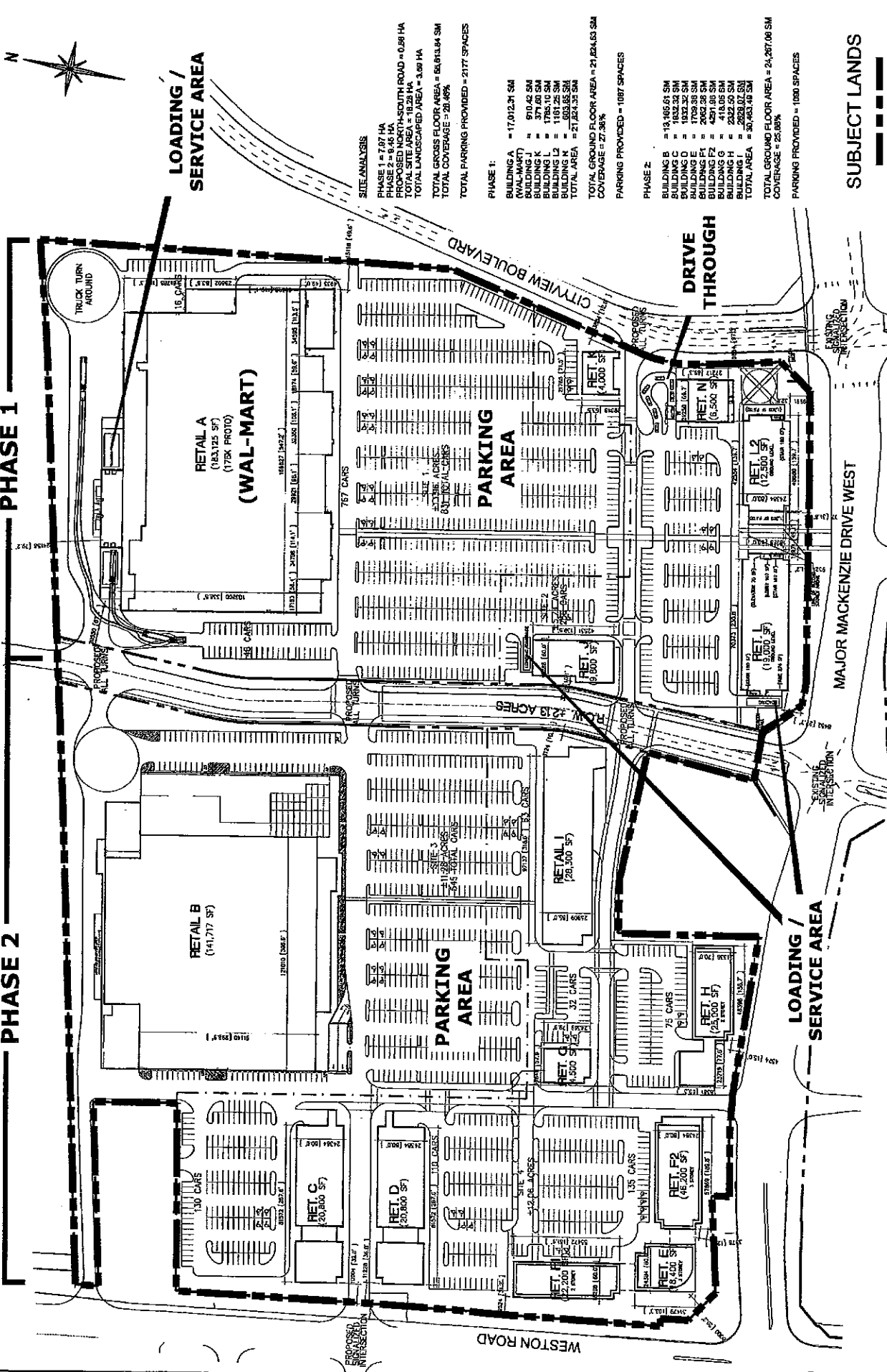
# Attachment

Files: OP.07.006/Z.07.040  
 (Related file: DA.08.088)

# 1

**PHASE 1**

**PHASE 2**



**LOADING / SERVICE AREA**

**LOADING / SERVICE AREA**

**SUBJECT LANDS**

**SITE ANALYSIS**  
 PHASE 1 = 7.07 HA  
 PHASE 2 = 8.45 HA  
 PROPOSED NORTH-SOUTH ROAD = 0.89 HA  
 TOTAL SITE AREA = 16.29 HA  
 TOTAL LANDSCAPED AREA = 3.89 HA  
 TOTAL GROSS FLOOR AREA = 65,813.64 SM  
 TOTAL COVERAGE = 28.46%  
 TOTAL PARKING PROVIDED = 2177 SPACES

**PHASE 1:**  
 BUILDING A (WAL-MART) = 17,012.31 SM  
 BUILDING B = 919.43 SM  
 BUILDING K = 371.60 SM  
 BUILDING L = 1785.19 SM  
 BUILDING M = 1167.24 SM  
 BUILDING N = 600.85 SM  
 TOTAL AREA = 21,856.62 SM  
 TOTAL GROUND FLOOR AREA = 21,824.63 SM  
 COVERAGE = 27.36%  
 PARKING PROVIDED = 1087 SPACES

**PHASE 2:**  
 BUILDING D = 14,465.61 SM  
 BUILDING E = 1832.39 SM  
 BUILDING F = 1709.39 SM  
 BUILDING G = 2669.39 SM  
 BUILDING H = 4571.06 SM  
 BUILDING I = 2329.50 SM  
 BUILDING J = 2829.07 SM  
 BUILDING O = 30,493.49 SM  
 TOTAL AREA = 70,400.80 SM  
 TOTAL GROUND FLOOR AREA = 24,267.06 SM  
 COVERAGE = 23.08%  
 PARKING PROVIDED = 1000 SPACES

**Site Plan**

Part of Lot 21,  
 Concession 5  
 APPLICANT: MAJOR WESTON  
 CENTRES LTD. (SMART CENTRES)  
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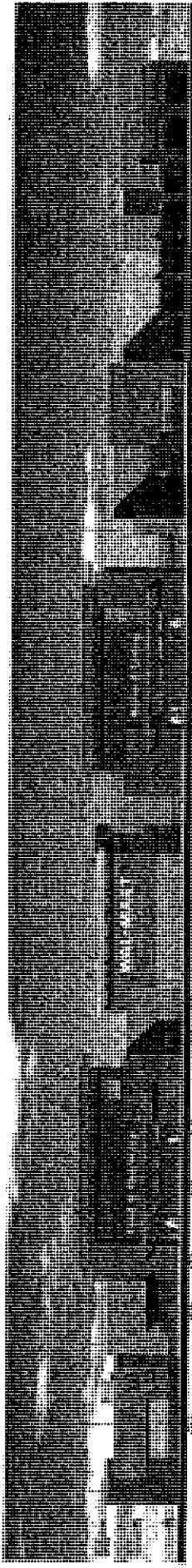


*The City Above Toronto*

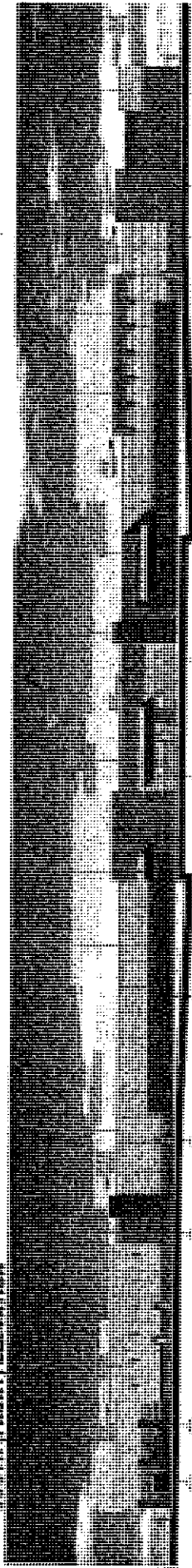
Development Planning Department

**Attachment 2**

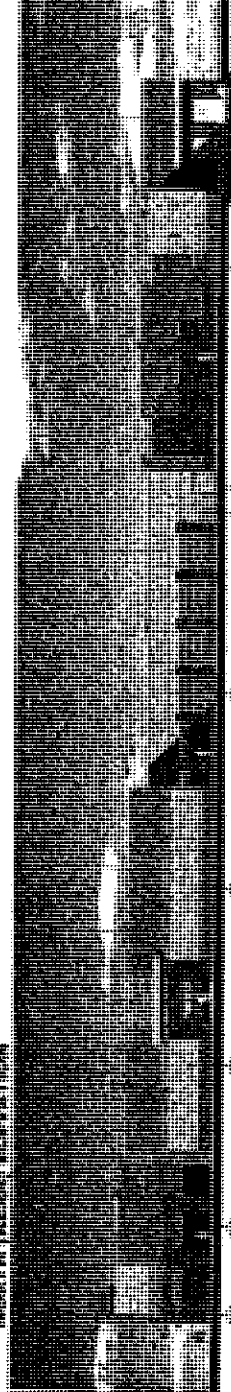
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 November 24, 2008



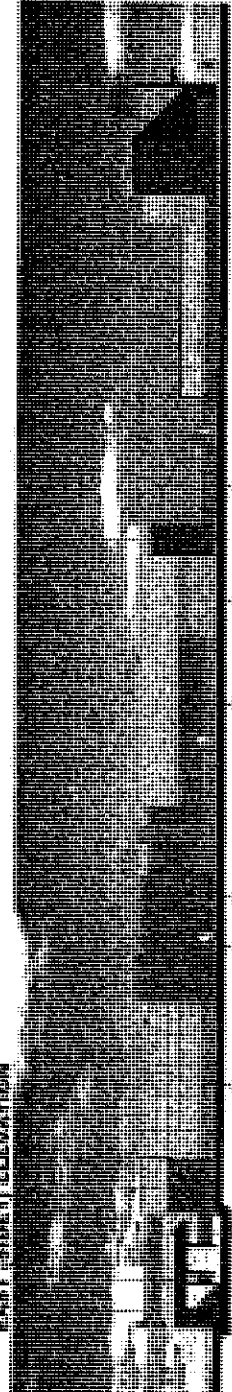
WEST SIDE ELEVATION



EAST SIDE ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION

LEGEND:

- 1- PREFINISHED METAL FLASHING - CC 6074 - TAN
- 2- E.L.F.S. - DRYVT - SW 6082 - COBBLE BROWN
- 3- E.L.F.S. - DRYVT - SW 6354 - ARMAGNAC
- 4- E.L.F.S. - DRYVT - SW 7519 - MEXICAN SAND
- 5- E.L.F.S. - DRYVT - SW 7678 - GOLDEN GATE
- 6- E.L.F.S. - DRYVT - SW 7887 - AUGUST MOON
- 7- SPLIT-FACE ARCHITECTURAL CONCRETE BLOCKS - SW 6082 - COBBLE BROWN
- 8- SPLIT-FACE ARCHITECTURAL CONCRETE BLOCKS - SW 6354 - ARMAGNAC
- 9- SPLIT-FACE ARCHITECTURAL CONCRETE BLOCKS - SW 7519 - MEXICAN SAND
- 10- SPLIT-FACE ARCHITECTURAL CONCRETE BLOCKS - SW 7678 - GOLDEN GATE
- 11- SPLIT-FACE ARCHITECTURAL CONCRETE BLOCKS - SW 7887 - AUGUST MOON
- 12- PRECAST CONCRETE SILICAP - SW 6082 - COBBLE BROWN
- 13- PRECAST CONCRETE SILICAP - SW 6354 - ARMAGNAC
- 14- PRECAST CONCRETE SILICAP - SW 7519 - MEXICAN SAND
- 15- PRECAST CONCRETE SILICAP - SW 7678 - GOLDEN GATE
- 16- PRECAST CONCRETE SILICAP - SW 7887 - AUGUST MOON
- 17- GLAZING IN CLEAR ANODIZED FRAME
- 18- SPANDREL GLAZING IN CLEAR ANODIZED FRAME
- 19- FLAG POLE
- 20- HOLLOW METAL DOOR
- 21- DECORATIVE METAL FENCE
- 22- METAL CANOPY
- 23- BOLLARDS
- 24- REVEALS

# Elevations - Wal-mart

Part of Lot 21,  
Concession 5  
APPLICANT: MAJOR WESTON  
CENTRES LTD. (SMART CENTRES)  
N:\DFT\1 ATTACHMENTS\OP\op-07.006s.07.040



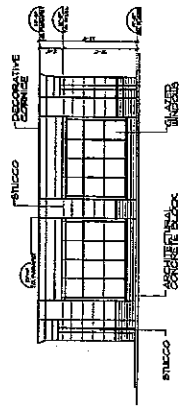
The City Above Toronto

Development Planning Department

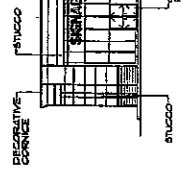
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FILE No.:  
OP-07.006, Z-07.040 &  
DA.08.088  
Not to Scale  
November 24, 2008

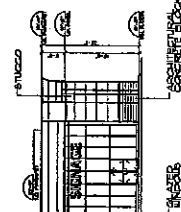




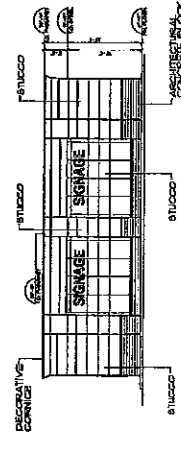
WEST ELEVATION - RETAIL K



NORTH ELEVATION - RETAIL K

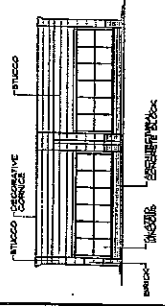


SOUTH ELEVATION - RETAIL K

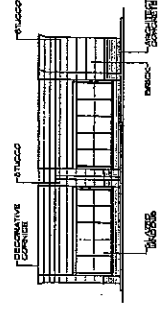


EAST ELEVATION - RETAIL K

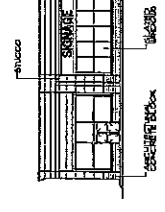
**BUILDING "K"**



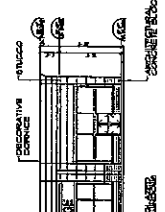
SOUTH ELEVATION - RETAIL J



NORTH ELEVATION - RETAIL J



EAST ELEVATION - RETAIL J



WEST ELEVATION - RETAIL J

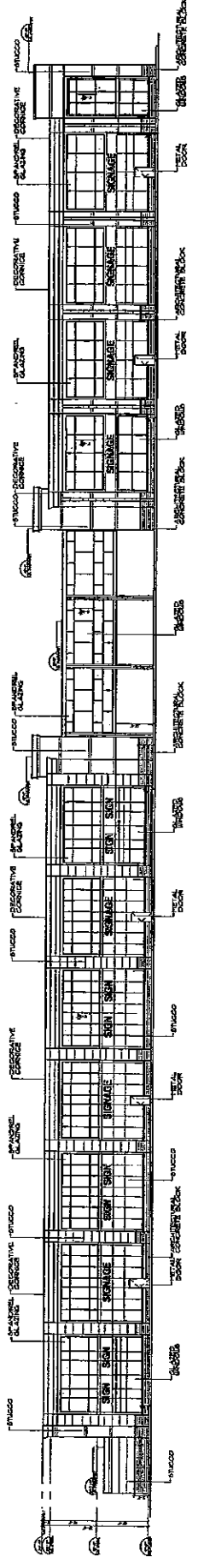
**BUILDING "J"**

**Elevations -  
Buildings J & K**

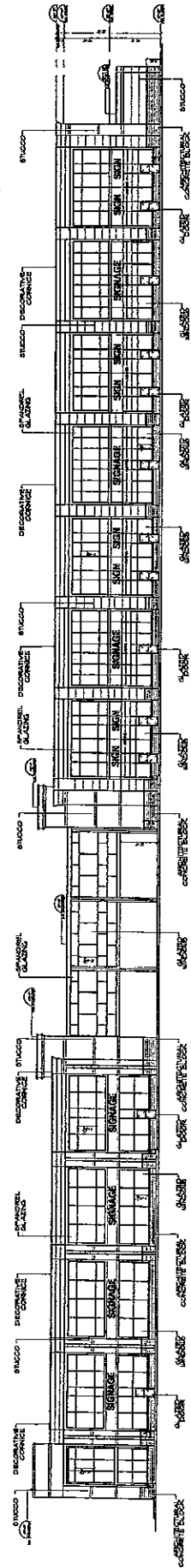
APPLICANT: MAJOR WESTON  
CENTRES LTD. (SMART CENTRES)  
Part of Lot 21,  
Concession 5  
NA.DFT\1\_ATTACHMENTS\OP\07.0005.07.040



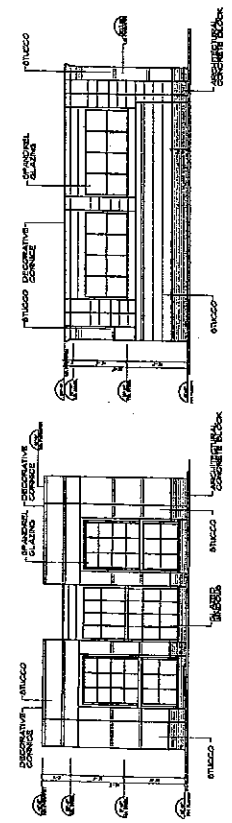
Development Planning Department



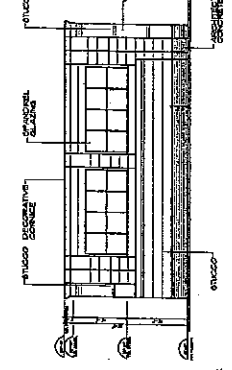
SOUTH ELEVATION - RETAIL L



NORTH ELEVATION - RETAIL L



EAST ELEVATION - RETAIL L



WEST ELEVATION - RETAIL L

# Elevations - Building L

Part of Lot 21,  
Concession 5

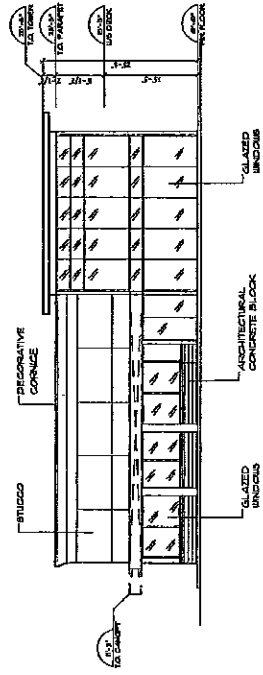
APPLICANT: MAJOR WESTON  
CENTRES LTD. (SMART CENTRES)

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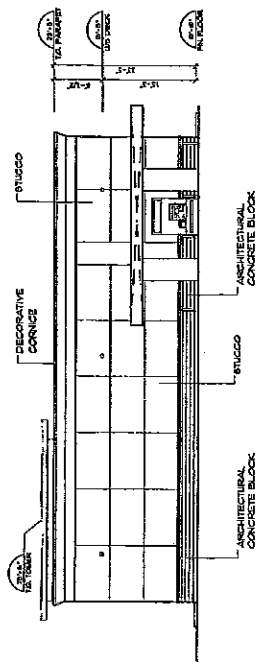


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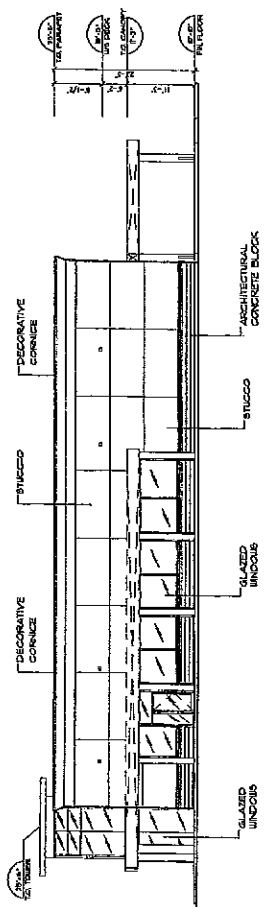
Development Planning Department



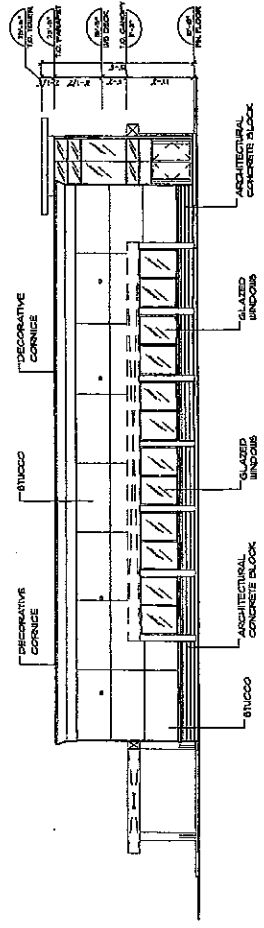
SOUTH ELEVATION - RETAIL N



NORTH ELEVATION - RETAIL N



EAST ELEVATION - RETAIL L



WEST ELEVATION - RETAIL L

# Elevations - Building N

Part of Lot 21,  
Concession 5  
APPLICANT: MAJOR WESTON  
CENTRES LTD. (SMART CENTRES)  
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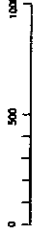


Development Planning Department

# Attachment 6

FILE No.:  
OP.07.006, Z.07.040 &  
DA.08.088  
Not to Scale  
November 24, 2008

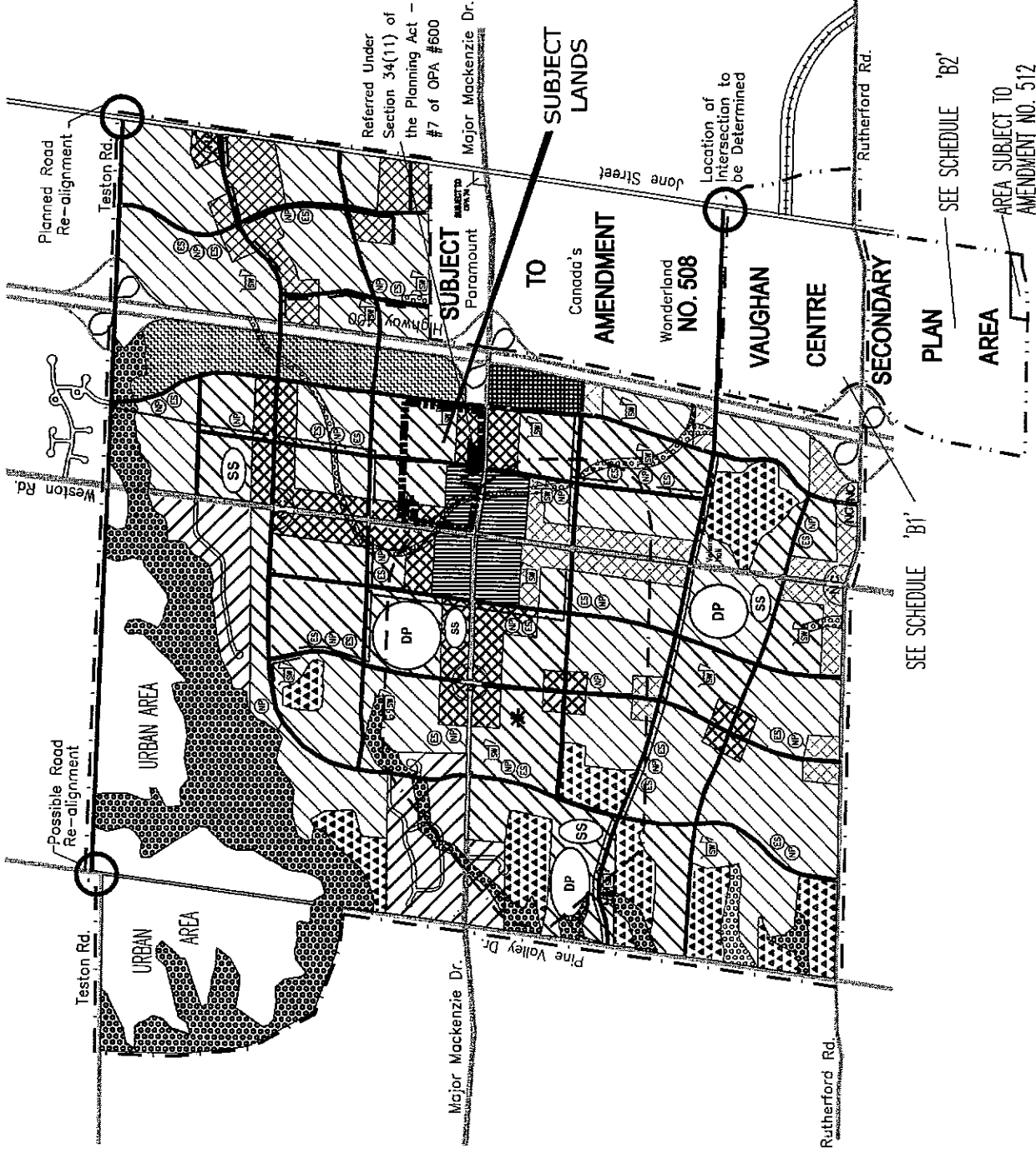
**VELLORE URBAN VILLAGE 1**



**LEGEND**

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (CC) Neighbourhood Commercial Cen.
- (L) Lands Subject to Vellore - Urban Village Area #1
- (LD) Low Density Residential
- (MD) Medium Density Residential/Commercial
- (V) Vellore Village Centre
- (ER) Estate Residential
- (UR) Urban Area
- (H) High Performance Employment Area
- (V) Valley Lands
- (SC) Stream Corridor
- (GS) Greenway System
- (TW) Tableland Woodlots
- (GC) General Commercial
- (SM) Storm Water Management
- (VC) Vaughan Centre
- (WDA) Waste Disposal Assessment Area (Proser Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT #600



**OPA 600 - Schedule 'B' Vellore Urban Village 1**

APPLICANT: MAJOR WESTON CENTRES LTD. (SMART CENTRES)  
 Part of Lot 21, Concession 5  
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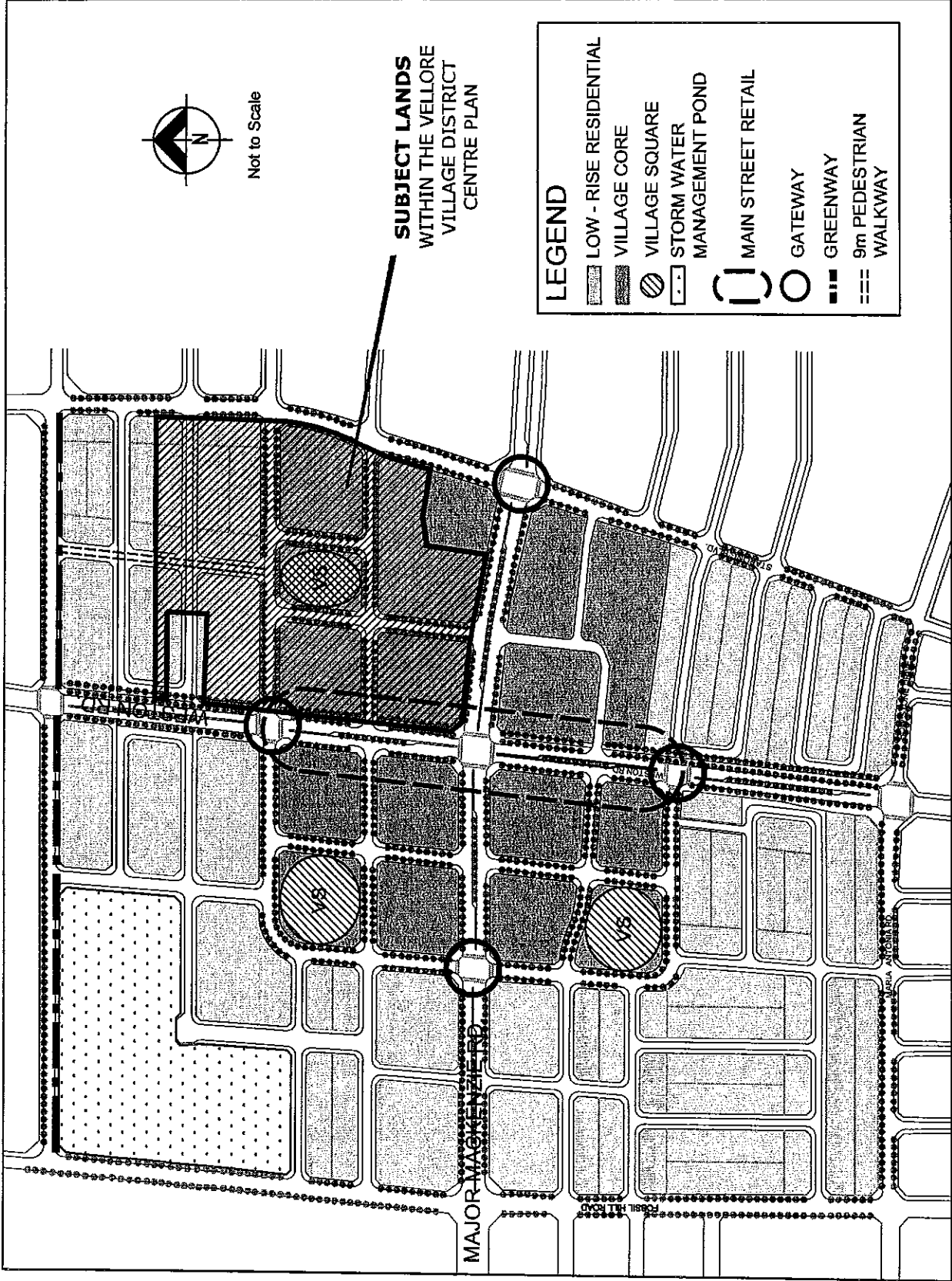


Development Planning Department

**Attachment 7**

FILE NO.: OP.07.006, Z.07.040 & DA.08.088

November 24, 2008



**OPA 650: Vellore Village  
District Centre Plan**

APPLICANT: MAJOR WESTON CENTRES LTD. (SMART CENTRES)  
Part of Lot 21, Concession 5  
NS-UPPT-V1 ATTACHMENTS\OP\op\_07.006s.07.010



Development Planning Department

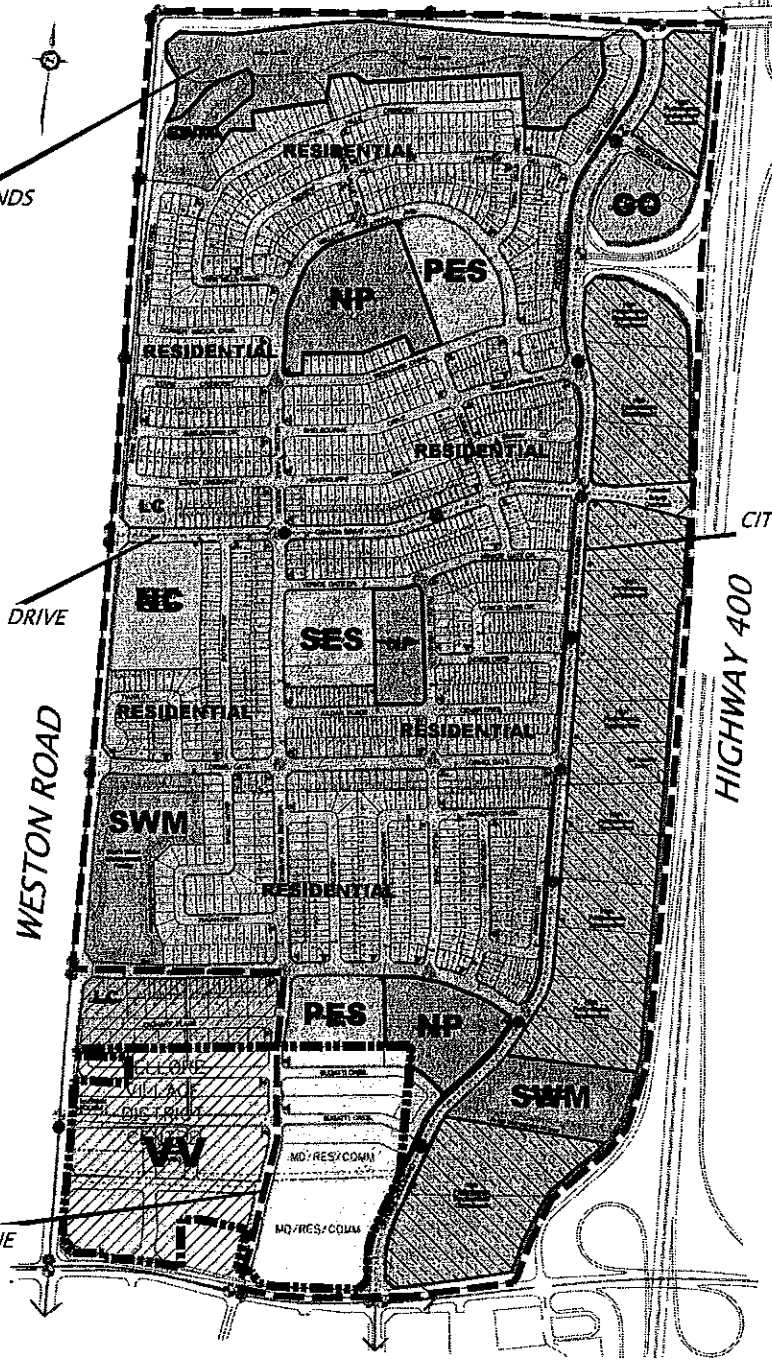
TESTON ROAD

VALLEY LANDS

CANADA DRIVE

WESTON ROAD

VELLORE PARK AVENUE














CITYVIEW BOULEVARD

HIGHWAY 400

MAJOR MACKENZIE DRIVE

**LEGEND**

	SUBJECT LANDS		GO TRANSIT COMMUTER PARKING
	BLOCK 33 WEST PLANNING AREA		SEPARATE ELEMENTARY SCHOOL
	VELLORE VILLAGE DISTRICT CENTRE		PUBLIC ELEMENTARY SCHOOL
	HIGH PERFORMANCE EMPLOYMENT LANDS		LOCAL COMMERCIAL
	STORMWATER MANAGEMENT FACILITY		NEIGHBOURHOOD COMMERCIAL
	NEIGHBOURHOOD PARK		

**Attachment 9**  
 FILE No.: DA.08.088, OP.07.006 & Z.07.040  
 January 06, 2009

**City of Vaughan**  
 Development Planning Department

**Block 33 West Community Plan**  
 APPLICANT: MAJOR WESTON CENTRES LTD. (SMART CENTRES)  
 Part of Lot 21, Concession 5  
 NA\DEPT1 - ATTACHMENTS\18\197-0003-00.022