

COMMITTEE OF THE WHOLE MARCH 31, 2009

**SITE DEVELOPMENT FILE DA.07.089
MILLWICK ACQUISITION CORPORATION
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.089 (Millwick Acquisition Corporation) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Development Planning Department;
 - ii) the final site grading, servicing, stormwater management and lighting plans, and noise and traffic reports shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy final the requirements of the Region of York; and,
 - iv) Minor Variance Application File A332/08 and Consent Application File B054/08 shall be approved by the Committee of Adjustment.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachment #1 with a commercial development as shown on Attachment #2, consisting of the following:

- i) a 408.27 m² eating establishment with an 81 m² outdoor patio (Building "A");
- ii) a 707.56 m² building (Building "B") to be used for 198.32 m² convenience retail uses and a 509.24 m² daycare use with a 251.43 m² playground for the daycare located between Buildings "B" and "C"; and,
- iii) a 405.19 m² commercial building (Building "C") comprised of a 197.17 m² dental office and 208.02 m² of retail store uses.

Background - Analysis and Options

Location

The subject lands are located at the southeast corner of Weston Road and Canada Drive, being Parts 23 and 36, on Reference Plan 65R-28421, in Part of Lot 23, Concession 5, City of Vaughan, as shown on Attachment #1.

Official Plan/Zoning By-law

The subject lands are designated "Medium Density Residential/Commercial", with an overlay "Neighbourhood Commercial" designation by OPA #600, as amended. The proposed commercial development conforms to the Official Plan and are located within the approved Block 33 West Plan.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Paragraph 9(1224). The lands (Phase 1) for the commercial development are proposed to be severed from a larger parcel of land, the balance of which is proposed for a residential development (Phase 2) as shown on Attachment #2. The proposed severance will result in zoning deficiencies being created on the commercial property. The following zoning exceptions to the C4 Neighbourhood Commercial Zone of By-law 1-88 are required to facilitate the proposal:

Standard	By-law 1-88 C4 Neighbourhood Commercial Zone Requirements	Exceptions to the C4 Neighbourhood Commercial Zone
Minimum Front Yard Setback (Canada Dr.)	11.0 m	6.0 m
Minimum Rear Yard Setback (south)	15.0 m	6.0 m
Minimum Interior Yard Setback (east)	11.0 m	3.0 m
Minimum Exterior Yard Setback (Weston Road)	11.0 m	6.0 m
Minimum Yard Setback (Institutional Use – day care)	15.0 m	6.0 m
Minimum Number of Parking Spaces	149 spaces (based on 16 spaces/100m ² GFA for the eating establishment and outdoor patio use; 6 spaces/100 m ² GFA for the shopping centre use)	109 spaces (based on 6.55 spaces/100m ² GFA)
Maximum Driveway Width on Weston Road and Canada Dr.	7.5 m	9.0 m

The front, interior and exterior side yard setback deficiencies are due to the siting of the proposed buildings closer to the street, which is preferred from an urban design perspective. The variances for the rear yard setback of Building "C" and the minimum yard setback for an institutional use (daycare) occur along most of the south property line of the subject lands. The variances for the interior side yard setback (Building "B") and minimum yard setback for an institutional use (daycare) occur along the southern portion of the east property line of the subject lands. An 1.8 m privacy fence and a 2.4 and 5 m wide landscaped area are proposed along the east and south lot lines respectively, to buffer the commercial development from the future residential uses. The Development Planning Department is satisfied that the requested variances are appropriate for the development of the subject lands.

The Applicant has submitted a Minor Variance Application (File A332/08) and a Consent Application (File B054/08) to create separate parcels of land for the commercial and residential portions of the Applicant's lands and to create servicing easements with the Committee of Adjustment. The Committee of Adjustment decision respecting the minor Variance and Consent application shall be final and binding prior to the execution of the Letter of Undertaking.

The applicant has submitted a Traffic Impact and Parking Study, dated October 17, 2007, prepared by Cole Engineering in support of the application. The study concludes that the parking supply for the uses proposed on the subject lands is sufficient to accommodate the on-site parking demand. The proposed variances for the driveway egress/ingress are proposed in order to improve the on-site circulation of vehicles. The Engineering Department has reviewed the Traffic Impact and Public Study and are generally satisfied with its conclusions. The final report must be to the satisfaction of the Engineering Department.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #2, and #4 to #6 inclusive. The final plans must be approved to the satisfaction of the Development Planning Department.

Sustainability

The sustainable features proposed for the development will include the collection and storage of recyclables, the use of certified wood, low emitting adhesives, sealants, paints, coatings and carpets, and composite wood.

Development/Transportation Engineering Department

The Engineering Department has no objections to the proposal and requires that site grading, servicing, stormwater management and lighting plans, and noise and traffic reports be addressed to the satisfaction of the Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed development, and requires that the final site grading, servicing, stormwater management and landscaping plans, and noise and traffic reports be approved to the satisfaction of the Region of York. The Applicant will be required to enter into a Regional Site Plan Agreement.

Conclusion

Site Development Application File DA.07.089 (Millwick Acquisition Corporation) has been reviewed in accordance with the policies of OPA #600, the requirements of Zoning By-law 1-88, as amended, comments from the City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed commercial development consisting of a proposed eating establishment and two multi-unit buildings as shown on Attachment #2, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan - Commercial (Phase 1)
3. Site Plan - Commercial and Residential Phases
4. Elevations - Buildings "A"
5. Elevations - Buildings "B" and "C"
6. Landscape Plan

Report prepared by:

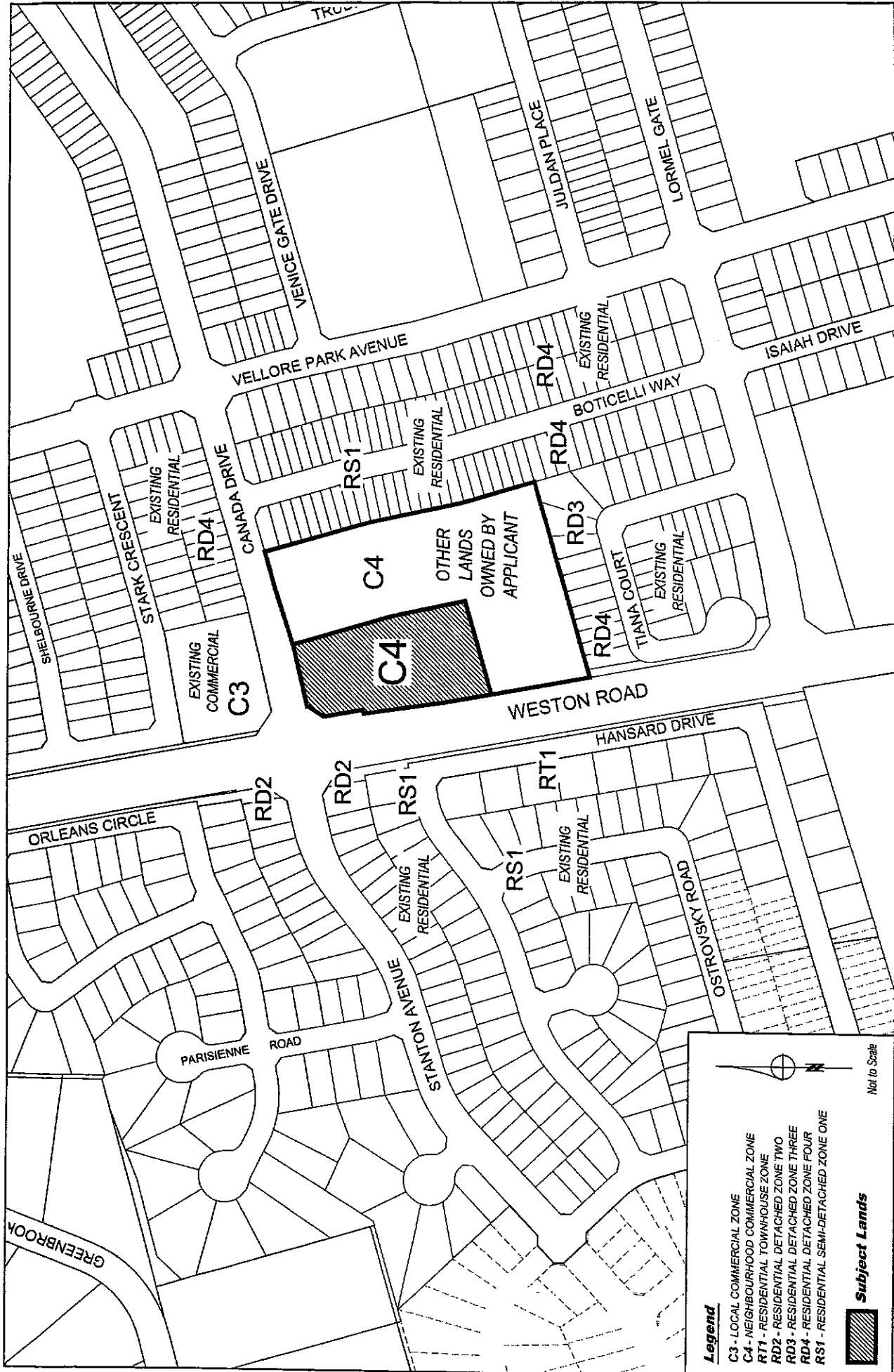
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Manager of Development Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Legend

- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

Subject Lands

Not to Scale

Location Map

Part of Lot 23,
Concession 5
APPLICANT:
MILLWICK ACQUISITION CORPORATION



The City Above Toronto

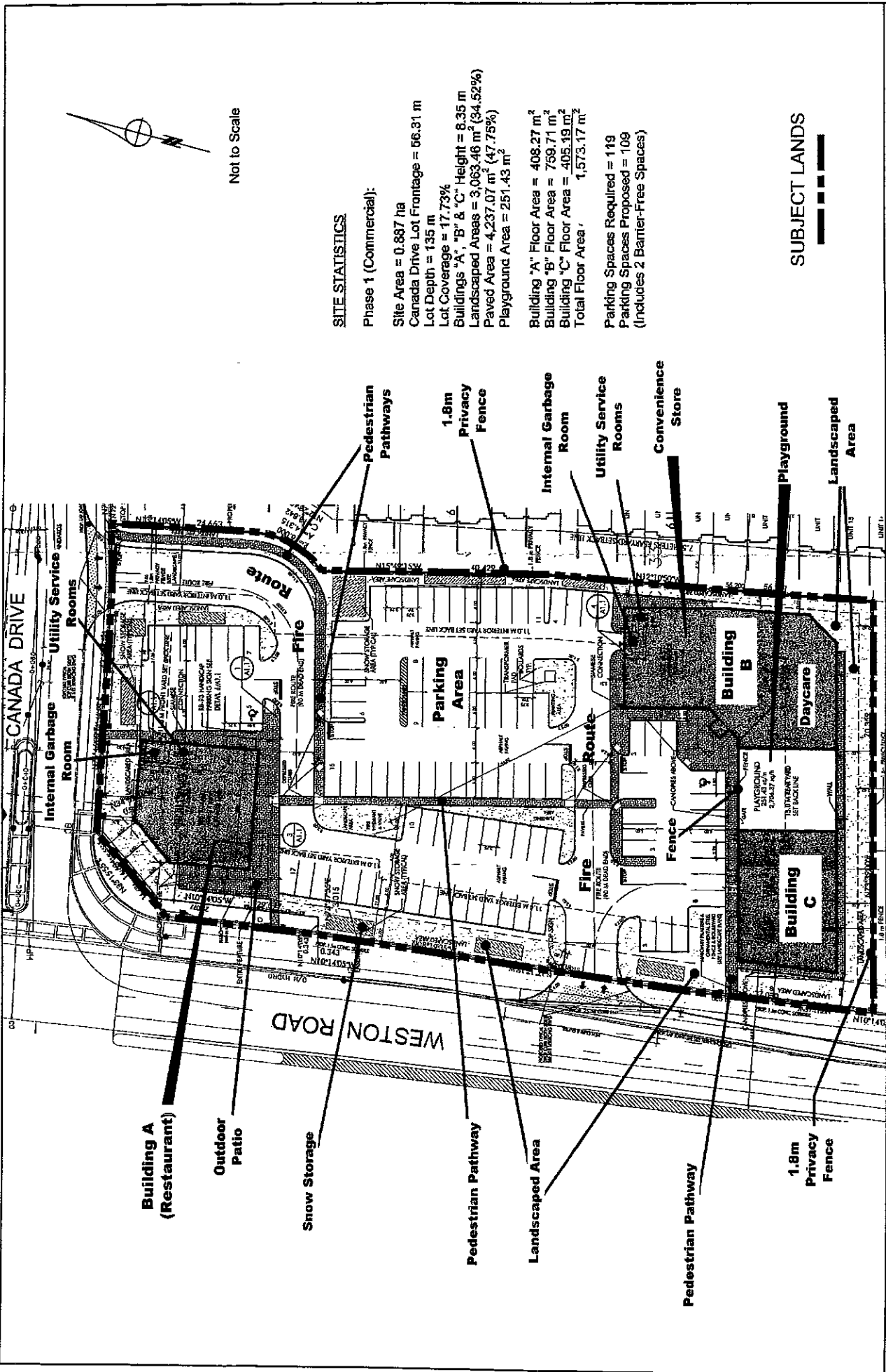
Development Planning Department

Attachment 1

FILE No.: DA.07.089
RELATED FILE(S):
Z.00.04/3/19T-00V09

March 3, 2009

M:\DPT\1 ATTACHMENTS\DA.07.089.dwg



Not to Scale

SITE STATISTICS

Phase 1 (Commercial):

- Site Area = 0.887 ha
- Canada Drive Lot Frontage = 56.31 m
- Lot Depth = 135 m
- Lot Coverage = 17.73%
- Buildings "A", "B" & "C" Height = 8.35 m
- Landscaped Areas = 3,063.46 m² (34.52%)
- Paved Area = 4,237.07 m² (47.75%)
- Playground Area = 251.43 m²
- Building "A" Floor Area = 408.27 m²
- Building "B" Floor Area = 759.71 m²
- Building "C" Floor Area = 405.19 m²
- Total Floor Area = 1,573.17 m²
- Parking Spaces Required = 119
- Parking Spaces Proposed = 109 (Includes 2 Barrier-Free Spaces)

SUBJECT LANDS



Attachment 2

FILE No.: DA.07.089
 RELATED FILE(S):
 Z.00.043/19T-00V09

March 3, 2009



The City Above Toronto

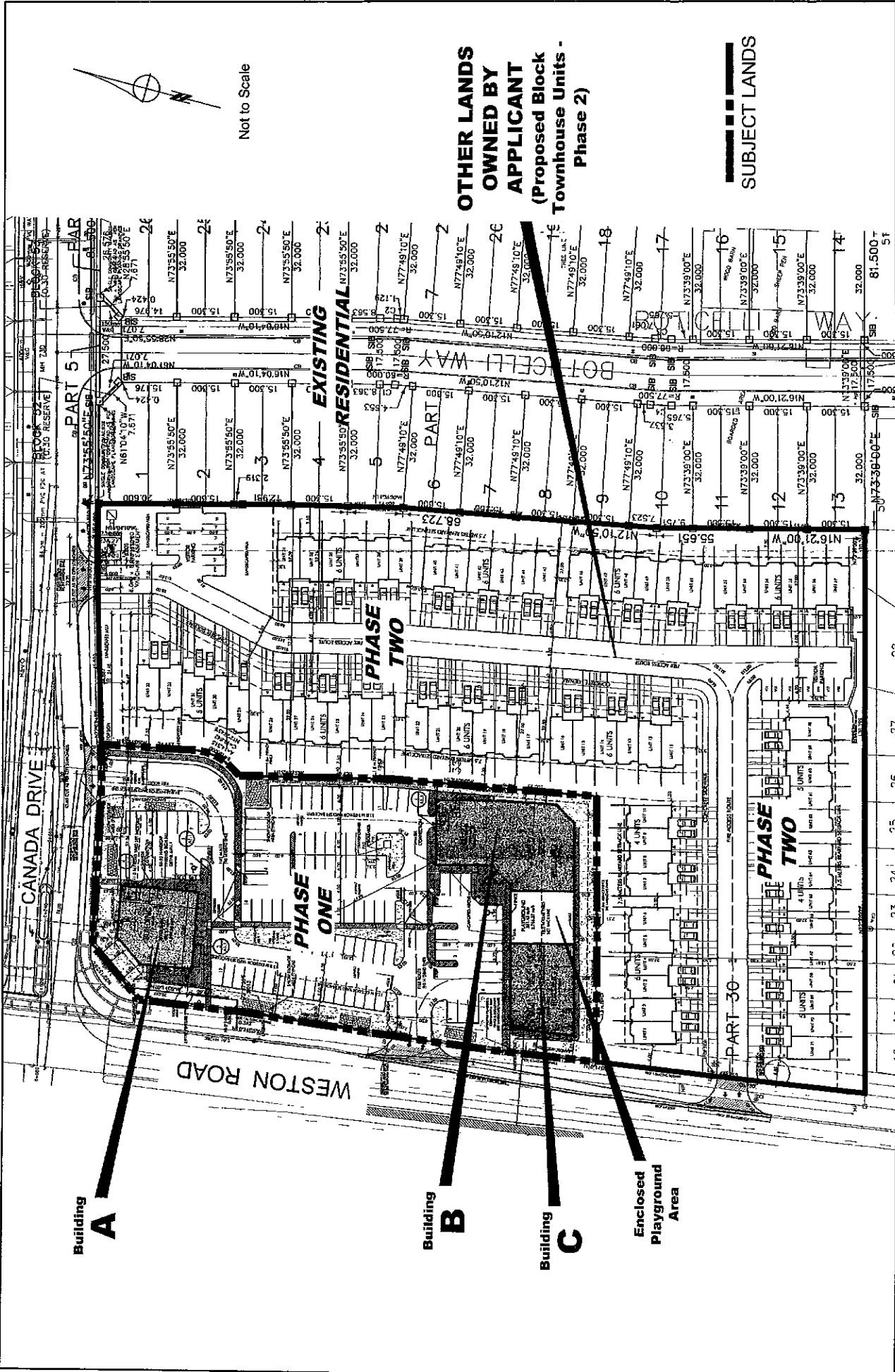
Development Planning Department

Site Plan - Commercial (Phase 1)

Part of Lot 23,
 Concession 5

APPLICANT: MILLWICK
 ACQUISITION CORPORATION

W:\OPTV_1_ATTACHMENTS\DA\da.07.089.dwg



Not to Scale

OTHER LANDS OWNED BY APPLICANT (Proposed Block - Townhouse Units - Phase 2)

SUBJECT LANDS

Site Plan - Commercial & Residential Phases

APPLICANT: MILLWICK ACQUISITION CORPORATION

Part of Lot 23, Concession 5



The City Above Toronto

Development Planning Department

Attachment

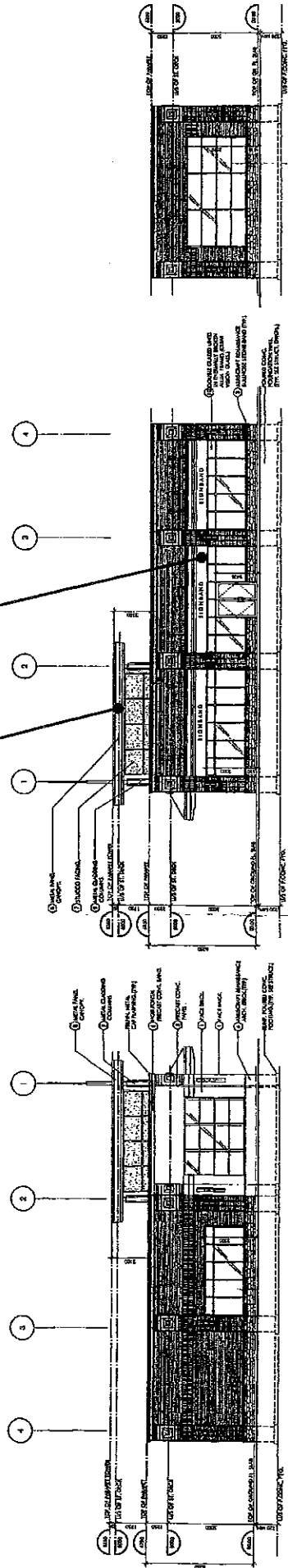
3

FILE No.: DA.07.089
RELATED FILE(S):
Z.00.043/19T-00V09

March 3, 2009

DARK BROWN METAL CANOPY

DARK BROWN SIGN BAND



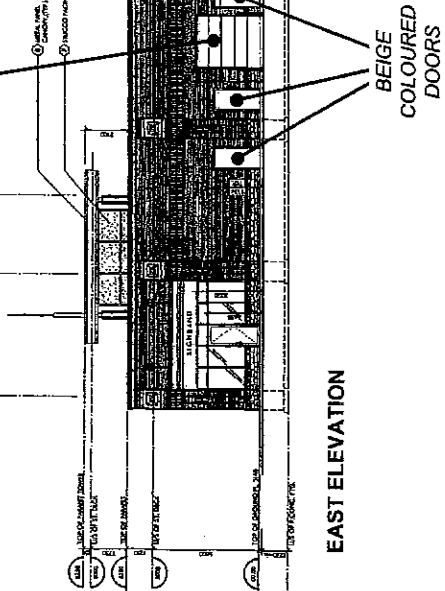
NORTH ELEVATION (FACING CANADA DRIVE)

SOUTH ELEVATION

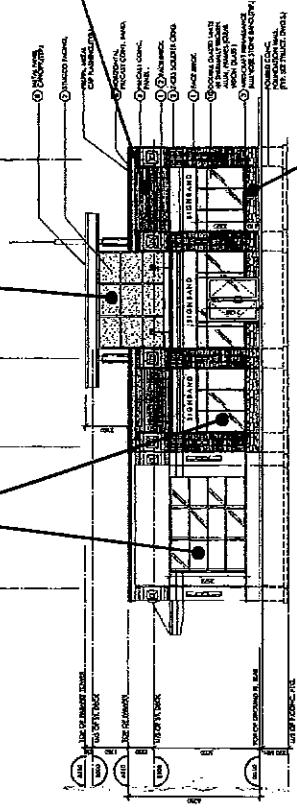
(PARTIAL) NORTHWEST ELEVATION

BEIGE COLOURED OVERHEAD DRIVE-IN DOOR

CLEAR VISION GLAZING



EAST ELEVATION



WEST ELEVATION (FACING WESTON ROAD)

(TYPICAL MATERIAL & COLOUR)

BROWN COLOURED BRICK

BROWN COLOURED BRICK

BEIGE COLOURED STUCCO

Elevations - Building A

Part of Lot 23, Concession 5

APPLICANT: MILLWICK ACQUISITION CORPORATION

NA\PT\1 ATTACHMENTS\DA\6-07.089.dwg

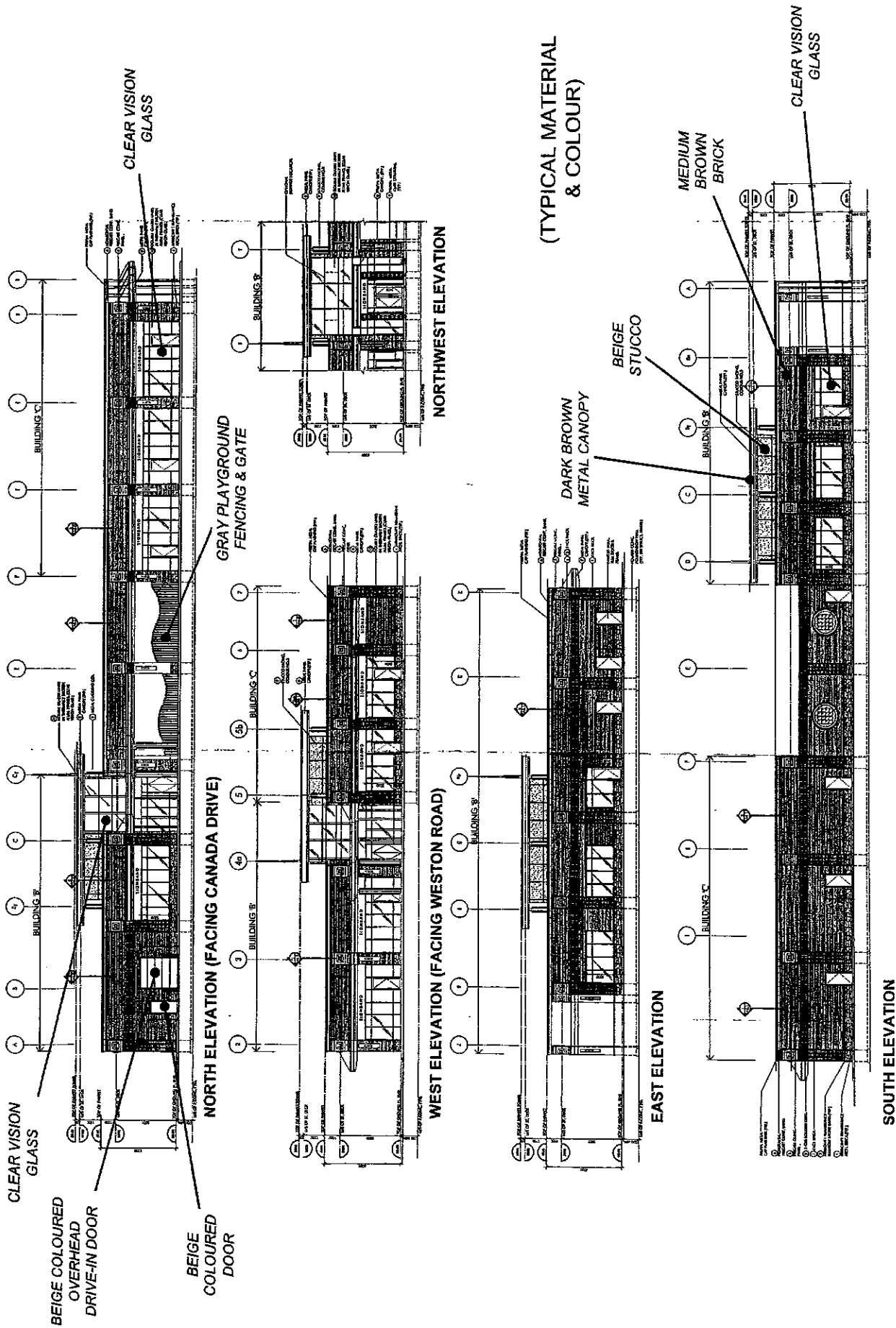


The City of Vaughan Toronto

Development Planning Department

FILE No.: DA.07.089
RELATED FILE(S): Z.00.043/19T-00V09

March 3, 2009



(TYPICAL MATERIAL & COLOUR)

