

**COMMITTEE OF THE WHOLE APRIL 20, 2010**

**SITE DEVELOPMENT FILE DA.10.004  
WESTON PRODUCE INC. AND F & F REALTY HOLDINGS INC.  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the southerly front building elevation shown on Attachment #4 for Site Development File DA.10.004 (Weston Produce Inc. and F&F Realty Holdings Inc.) BE APPROVED.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To permit revisions to the front (south) elevation of an existing multi-unit commercial plaza.

**Background - Analysis and Options**

**Location**

The subject lands are located at the northwest corner of Martin Grove Road and Regional Road 7, as shown on Attachments #1 and #2.

**Official Plan and Zoning**

The subject lands are designated "Prestige Areas – Centres + Avenue Seven Corridor" by OPA No. 661 (Avenue Seven Corridor Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(133). The proposed site development complies with By-law 1-88.

**Site Plan Review**

The Development Planning Department is satisfied with the proposed revisions to the front elevation of the plaza, as shown on Attachment #4. The revisions relate primarily to the store front that was previously tenanted by Weston Produce, which will now be tenanted by Shoppers Drug Mart, and the entrances along the front portion of the plaza with frontage onto Regional Road 7, as shown on Attachments #3 and 4. The revisions include incorporating EIFS and spandrel units to replace portions of the existing masonry wall, and new signage to reflect the new tenant and the mall entrance.

### **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**

N/A

### **Conclusion**

The Vaughan Development Planning Department is satisfied that the proposed revisions to the southerly front building elevations for the existing commercial plaza are appropriate. Accordingly, the Development Planning Department can support the approval of the Site Development Application, to facilitate the refacing of the main building elevation.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Regional Road 7 Elevations

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM

# Attachment 1

File:  
DA.10.004

Date:  
March 29, 2010

## Context Location Map

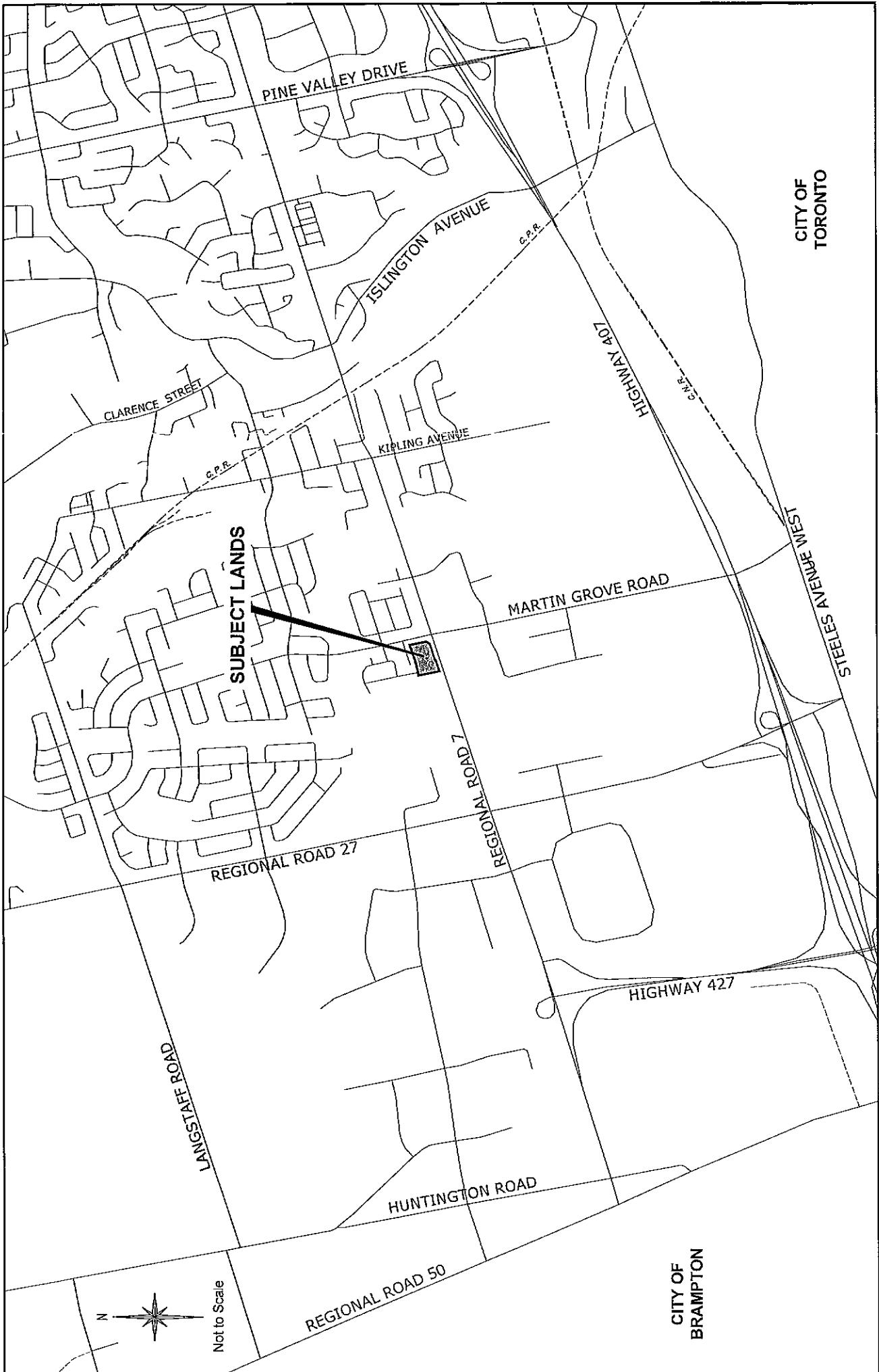
Location: Part of Lot 6  
Concession 8

Applicant:  
Western Produce Inc. and F & F Realty Holdings Inc.

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**Vaughn**  
*The City Above Toronto*

Development Planning Department



# Location Map

Location: Part of Lot 6,  
Concession 8

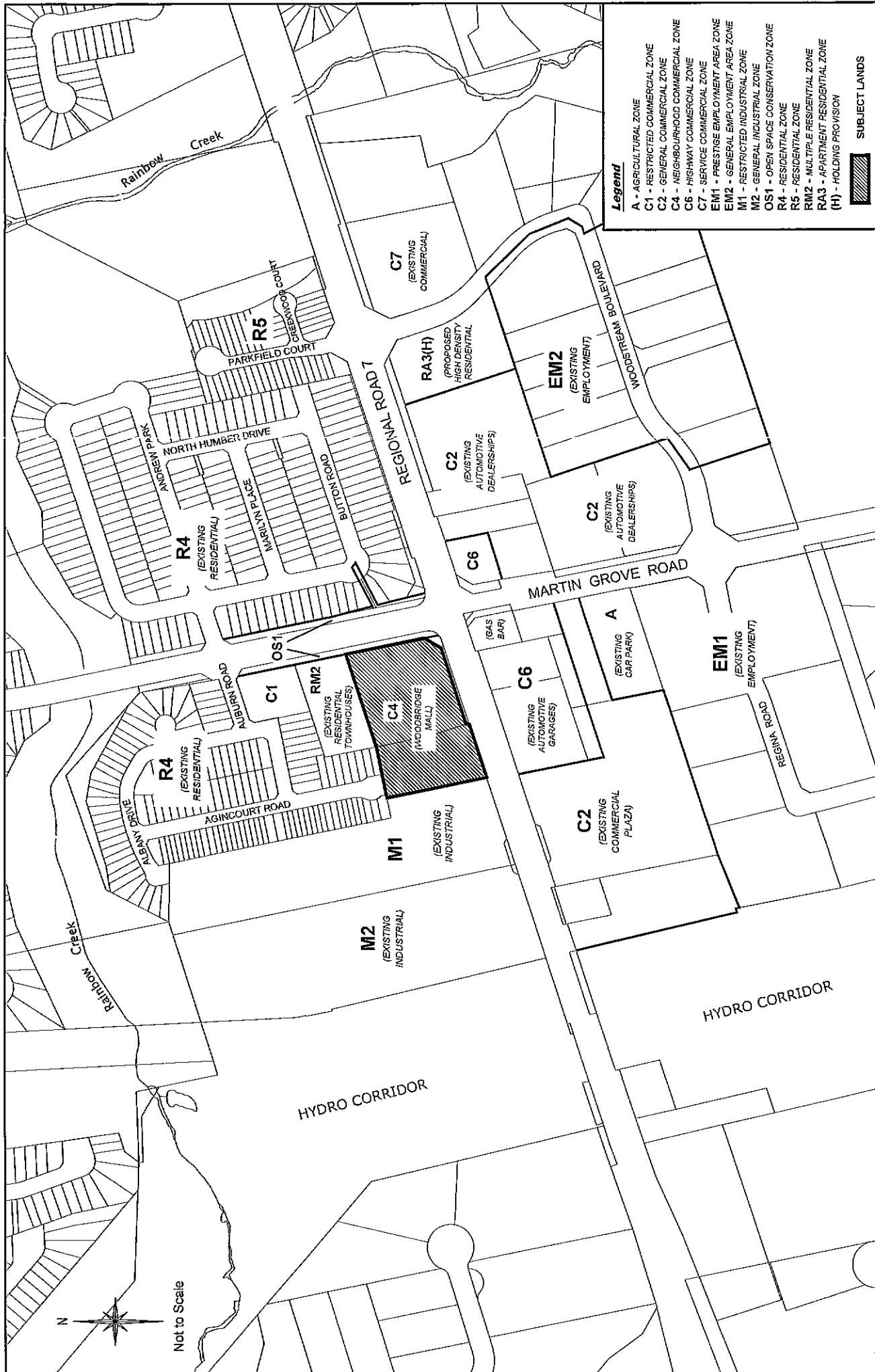
Applicant:  
Weston Produce Inc. and F & F Realty Holdings Inc.

File: D4.10.004  
Date: March 29, 2010

# Attachment 2



Development Planning Department



## Attachment



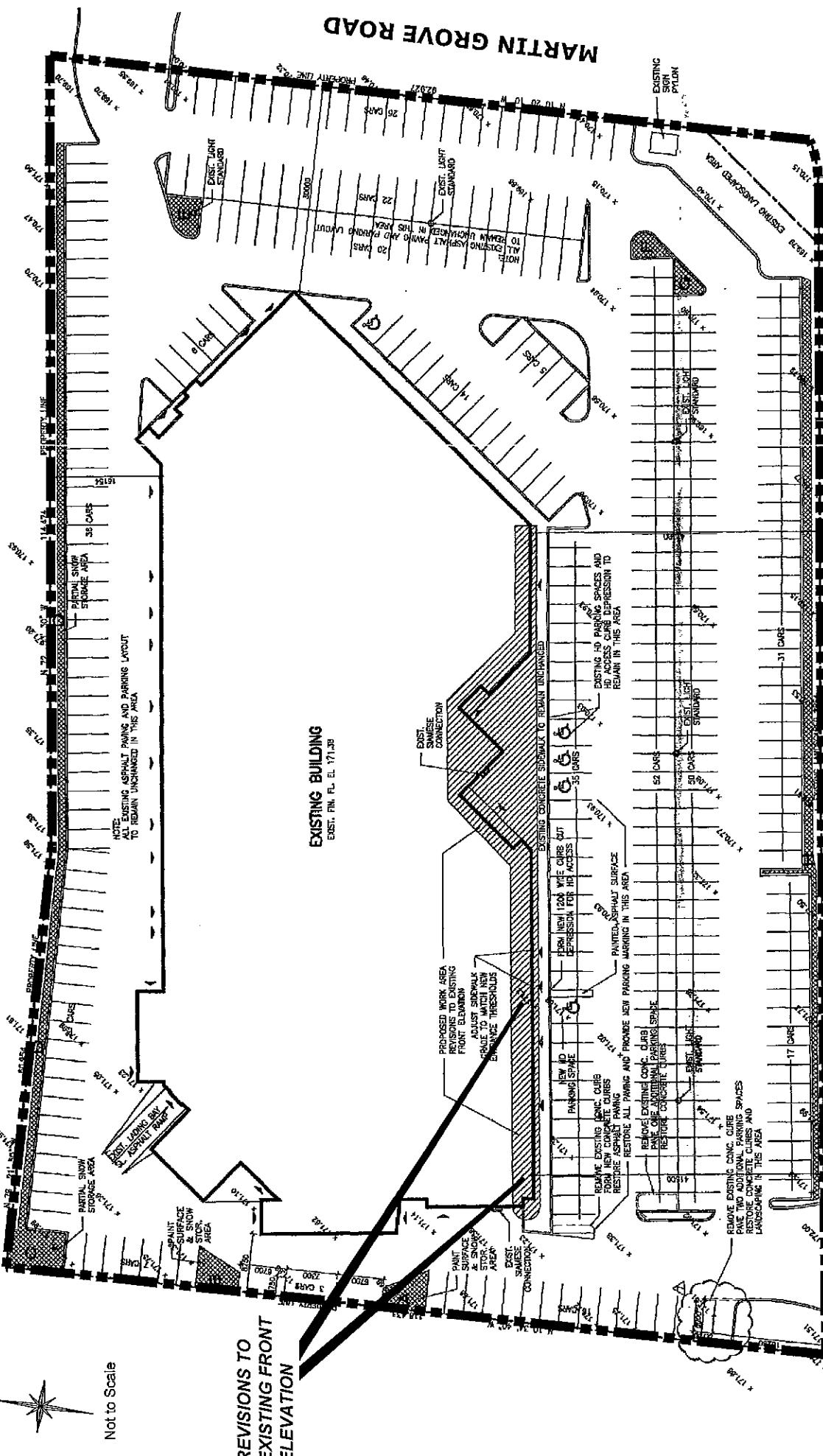
*The City Above Toronto*

Development Planning Department

## Site Plan

Location: Part of Lot 6,  
Concession 8

Applicant:  
Weston Produce Inc. and F & F Realty Holdings Inc.



# Attachment

**4**

File:  
D4.10.004

Date:  
March 29, 2010

**Vaughan**  
*The City Above Toronto*

Development Planning Department

Not to Scale

## Regional Road 7 Elevations

Location: Part of Lot 6,  
Concession 8

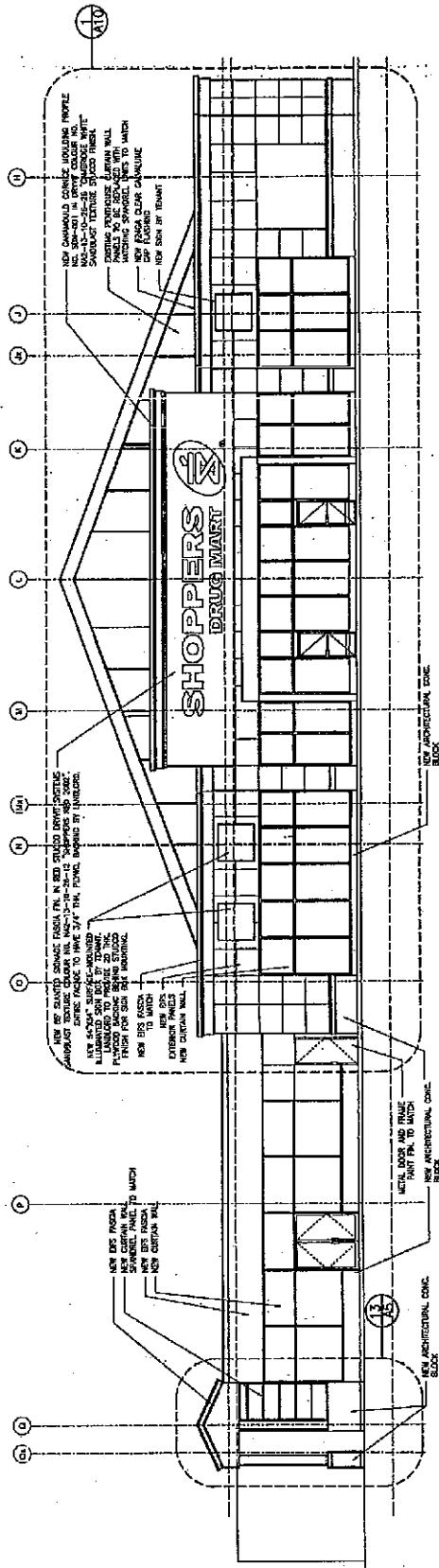
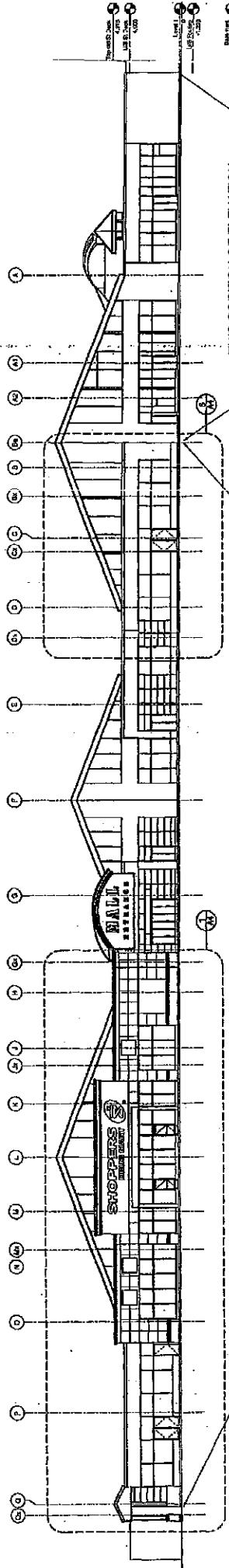
Applicant:  
Weston Produce Inc. and F & F Realty Holdings Inc.

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### SOUTH ELEVATION - FRONT ELEVATION FACING REGIONAL ROAD 7

REPLACE EXISTING CURTAIN WALL AND BASE  
ARCHITECTURAL CONCRETE BLOCK, REPLACE  
EXISTING FASCIA AND SIGN BOXES

THIS PORTION OF ELEVATION  
TO REMAIN UNCHANGED



### PARTIAL SOUTH ELEVATION

Not to Scale