

**1. OFFICIAL PLAN AMENDMENT FILE OP.10.006
ZONING BY-LAW AMENDMENT FILE Z.10.027
MAJOR WESTON CENTRES LIMITED
WARD 3**

P.2011.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.10.006 and Z.10.027 (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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: December 17, 2010
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association, the Vellore Woods Ratepayers' Association, and the East Woodbridge Community Association
- c) Comments Received as of January 4, 2011: None

Background

On June 30, 2009, Council approved the June 23, 2009 Committee of the Whole recommendation to redesignate and rezone the subject lands, excluding the not yet acquired "Expansion Lands" shown on Attachment #3, to permit a retail commercial campus development, which includes a pedestrian-only promenade and an urban square at the northwest corner of Weston Road and Major Mackenzie Drive, and a Wal-mart retail store to be located northeast of Major Mackenzie Drive and Cityview Boulevard. The implementing Official Plan (OPA #713) and Zoning By-law 210-2009 for the retail commercial use were approved in September 2010.

The current proposal is primarily to redesignate and rezone the recently acquired "Expansion Lands" shown on Attachment #3 from residential to commercial to be consolidated and developed in the same ownership with the approved retail commercial lands. The proposal also provides for minor modifications to the approved Official Plan policies and Zoning By-law requirements to include the additional gross floor area of 1,532m² with the acquisition of the "Expansion Lands" and to adjust all gross floor area totals, and to redistribute approved gross floor area on the property as a result of the reduction in the size of the Wal-mart retail store.

Purpose

The Owner has submitted the following applications on the subject lands (Phase I, Phase II and Expansion Lands) shown on Attachments #1 and #2:

- 1. An Official Plan Amendment Application (File OP.10.006) to redesignate the recently acquired the "Expansion Lands" shown on Attachments #2 to #5 from "Low Density Residential" (OPA #600) to "District Centre Commercial" (OPA #600, as amended by OPA #650 and OPA #713); and, to permit the following amendments to the Official Plan

policies in OPA #713 for Phase I and the Expansion Lands (both located east of future Vellore Park Avenue):

	Official Plan Policy, OPA #713	Proposed Amendment to OPA #713
a.	The maximum gross floor area shall be 24,810 m ² for the District Centre Commercial area on the east side of Vellore Park Avenue.	The maximum gross floor area shall be 24,532 m ² for the District Centre Commercial area on the east side of Vellore Park Avenue, which includes the gross floor area for the Phase I lands and 1,532 m ² for commercial uses on the "Expansion Lands", and removes 1,810 m ² for the Retail Nursery (Greenhouse) use.
b.	A drive-through facility use in association with a bank or financial institution use shall not be permitted.	One (1) drive-through facility associated with a bank or financial institution use shall be permitted on the east side of Vellore Park Avenue (Phase I).
c.	The maximum combined gross floor area shall be 52,810 m ² for the Phase I and Phase II lands with 24,810 m ² of this gross floor area devoted to the District Centre Commercial area on the east side of Vellore Park Avenue (Phase I).	The maximum combined gross floor area for Phase I and Phase II and the Expansion Lands shall be 52,532 m ² , with 24,532 m ² of this gross floor area devoted to the District Centre Commercial Area on the east side of Vellore Park Avenue (Phase I and Expansion Lands). This calculation removes the 1,810 m ² of GFA devoted to the retail nursery (greenhouse) use, as shown on Attachment #2.
d.	The maximum gross floor area is 11,000m ² for the District Centre Commercial area, on the west side of Vellore Park Avenue.	Providing a maximum gross floor area of 11,000m ² for commercial uses and a maximum gross floor area of 1,810 m ² for the greenhouse use as shown on Attachment #2, for the District Centre Commercial area, on the west side of Vellore Park Avenue.

2. A Zoning By-law Amendment Application (File Z.10.027) to amend By-law 1-88, as amended by site-specific By-law 210-2009, specifically to rezone the "Expansion Lands" shown on Attachments #2 to #5 from RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to C5(H) Community Commercial Zone with the Holding Symbol "(H)"; to add one (1) drive-through facility associated with a bank or financial institution use on the east side of Vellore Park Avenue (Phase I); and, to permit the following site-specific amendments to existing Zoning Exception 9(1327) that applies to the subject lands:

	By-law 210-2009 Standard	By-law 1-88 Requirements of Exception 9(1327), C5(H) Zone	Proposed Exceptions to C5 (H) Zone, Exception 9(1327)
a.	Maximum Gross Floor Area (GFA) for Parts "A" and "B" as referred to in By-law 210-2009, (Phase I and II lands)	Maximum 51,000 m ² GFA for Parts "A" and "B" (Phase I and II lands)	Maximum 52,532 m ² GFA for Parts "A" and "B" (Phase I, Phase II and Expansion Lands)
b.	Maximum GFA for Part "B", as referred to in By-law 210-2009 east of Vellore Park Avenue (Phase I)	Maximum 5,500 m ² GFA, excluding the maximum 17,500 m ² GFA devoted to a Department Store (Wal-Mart)	Maximum 24,532 m ² GFA, including 1,532 m ² GFA for the Expansion Lands

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Major Mackenzie Drive between Cityview Boulevard and Weston Road, shown as subject lands on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The recently acquired "Expansion Lands" are designated "Low Density Residential" by OPA #600, as shown on Attachment #4; and, "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval. ▪ The Phase I and II lands are designated "Village Core" and "District Centre Commercial" by OPA #600 as amended by OPA #650 (Vellore Village District Centre Plan) and OPA #713, as shown on Attachment #5; and, "Village District" and "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010. ▪ The proposed amendments to site-specific OPA #713 are identified in the "Purpose" section of this report. If the proposed amendments to OPA #713 are approved, they will be reflected in the new COVOP 2010 (Volume 2) upon coming into effect.
Zoning	<ul style="list-style-type: none"> ▪ The recently acquired "Expansion Lands" are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1221). ▪ The Phase I and Phase II lands are zoned C5(H) Community Commercial Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1327). ▪ The proposed amendments to Zoning By-law 1-88 are identified in the "Purpose" section of this report.

Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.
-----------------------	---

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the applicable City Official Plan policies. ▪ The proposed redesignation and rezoning of the "Expansion Lands" are required in order to incorporate the acquired "Expansion Lands" with the Phase I and Phase II lands (owned by Applicant) to the south and west, where the Official Plan policies and the zoning are in place for a commercial development.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed commercial and drive-through uses on the subject lands will be reviewed in the context of the compatibility with other uses on the site and the surrounding land use context. ▪ Review will be given to the location, design and screening of the proposed drive-through facility, if appropriate.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines, including addressing enhanced elevations for the rear of buildings and screening service areas from adjacent lands and streets. ▪ The proposal must comply with the District Centre Commercial policies in OPA #713 with respect to providing attractive facades and creating a pedestrian-oriented environment facing Cityview Boulevard. Official Plan policies and Zoning By-law requirements will be applied and/or established to secure these requirements.
d.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ The related Site Development Application (File DA.08.088) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, and the review will include the application of the Official Plan policies and Zoning requirements to achieve an attractive built form and pedestrian-oriented environment.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Traffic Impact Study	<ul style="list-style-type: none"> The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Ministry of Transportation, the Region of York and the Vaughan Engineering Department.
f.	Stormwater Management	<ul style="list-style-type: none"> The applicant must revise the Stormwater Management Report to address the Ministry of Transportation, Toronto and Region Conservation Authority and Vaughan Engineering Department comments related to stormwater strategy and drainage.
g.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
h.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase 1 Environmental Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Phase I and Expansion Lands
4. OPA #600 - Schedule "B" Vellore Urban Village 1
5. OPA #713 - Vellore Village District Centre Plan - Schedule A

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Christina Napoli, Acting Senior Planner, ext. 8483

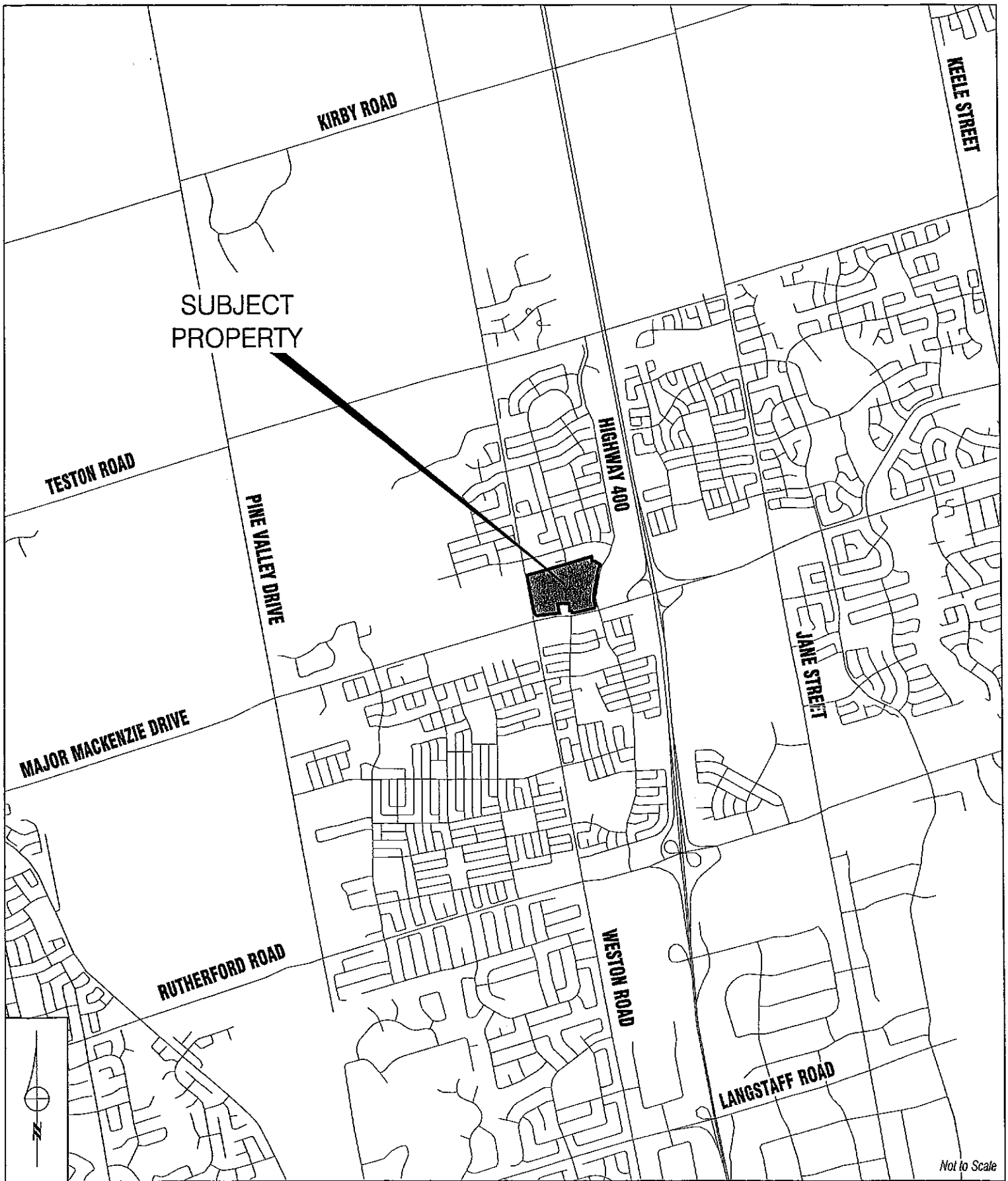
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part Lot 22, Concession 6

APPLICANT:
Major Weston Centres Limited

N:\DFT\1 ATTACHMENTS\OP\ep.10.006.dwg

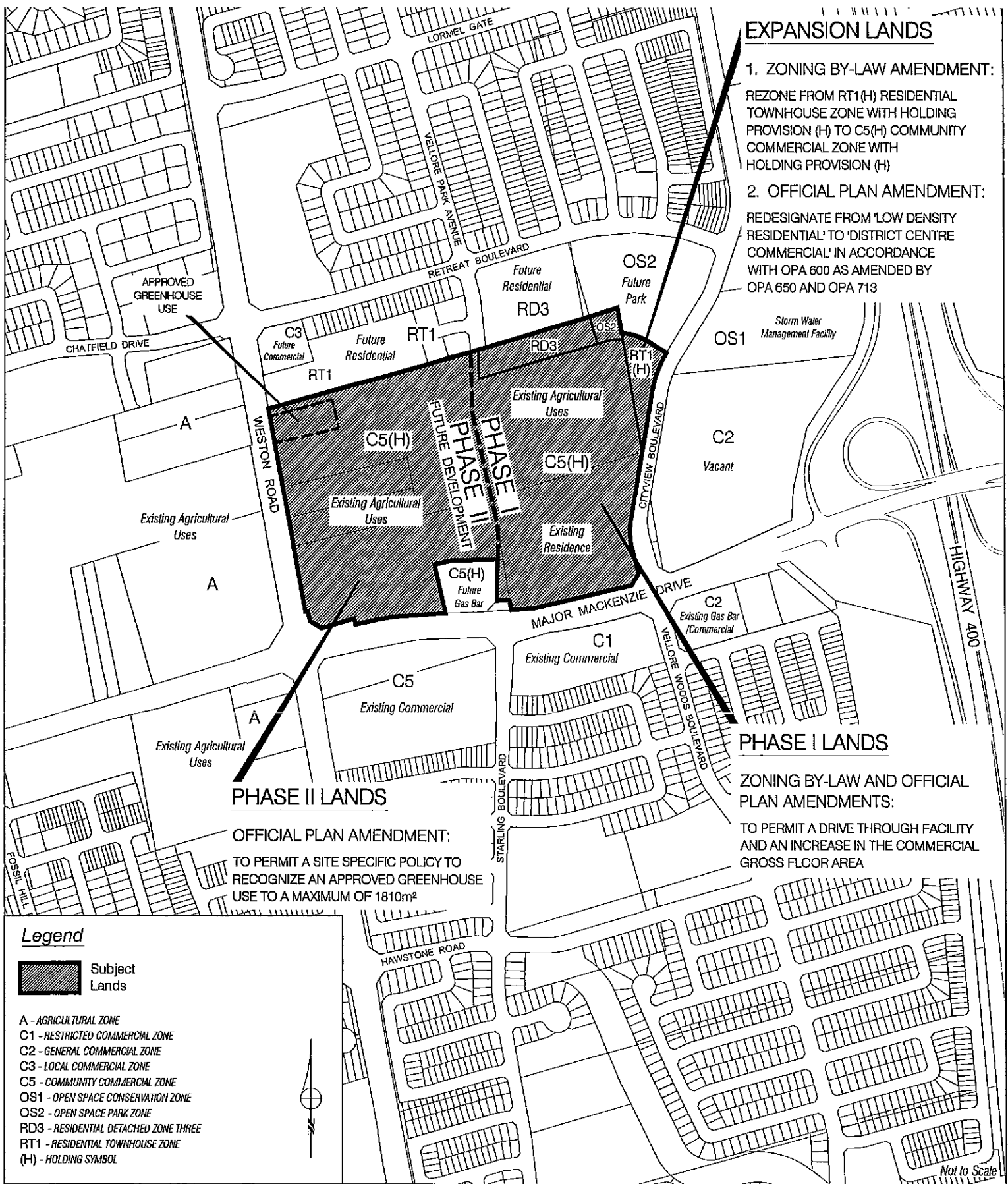


Attachment

FILES: Z.10.027, OP.10.006
RELATED FILE: DA.08.088

DATE:
December 10, 2010

1



EXPANSION LANDS

- 1. ZONING BY-LAW AMENDMENT:**
REZONE FROM RT1(H) RESIDENTIAL TOWNHOUSE ZONE WITH HOLDING PROVISION (H) TO C5(H) COMMUNITY COMMERCIAL ZONE WITH HOLDING PROVISION (H)
- 2. OFFICIAL PLAN AMENDMENT:**
REDESIGNATE FROM 'LOW DENSITY RESIDENTIAL' TO 'DISTRICT CENTRE COMMERCIAL' IN ACCORDANCE WITH OPA 600 AS AMENDED BY OPA 650 AND OPA 713


PHASE II LANDS

OFFICIAL PLAN AMENDMENT:
TO PERMIT A SITE SPECIFIC POLICY TO RECOGNIZE AN APPROVED GREENHOUSE USE TO A MAXIMUM OF 1810m²

PHASE I LANDS

ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS:
TO PERMIT A DRIVE THROUGH FACILITY AND AN INCREASE IN THE COMMERCIAL GROSS FLOOR AREA

Legend

-  Subject Lands
- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING SYMBOL

Location Map

LOCATION:
Part Lot 22, Concession 6

APPLICANT:
Major Weston Centres Limited

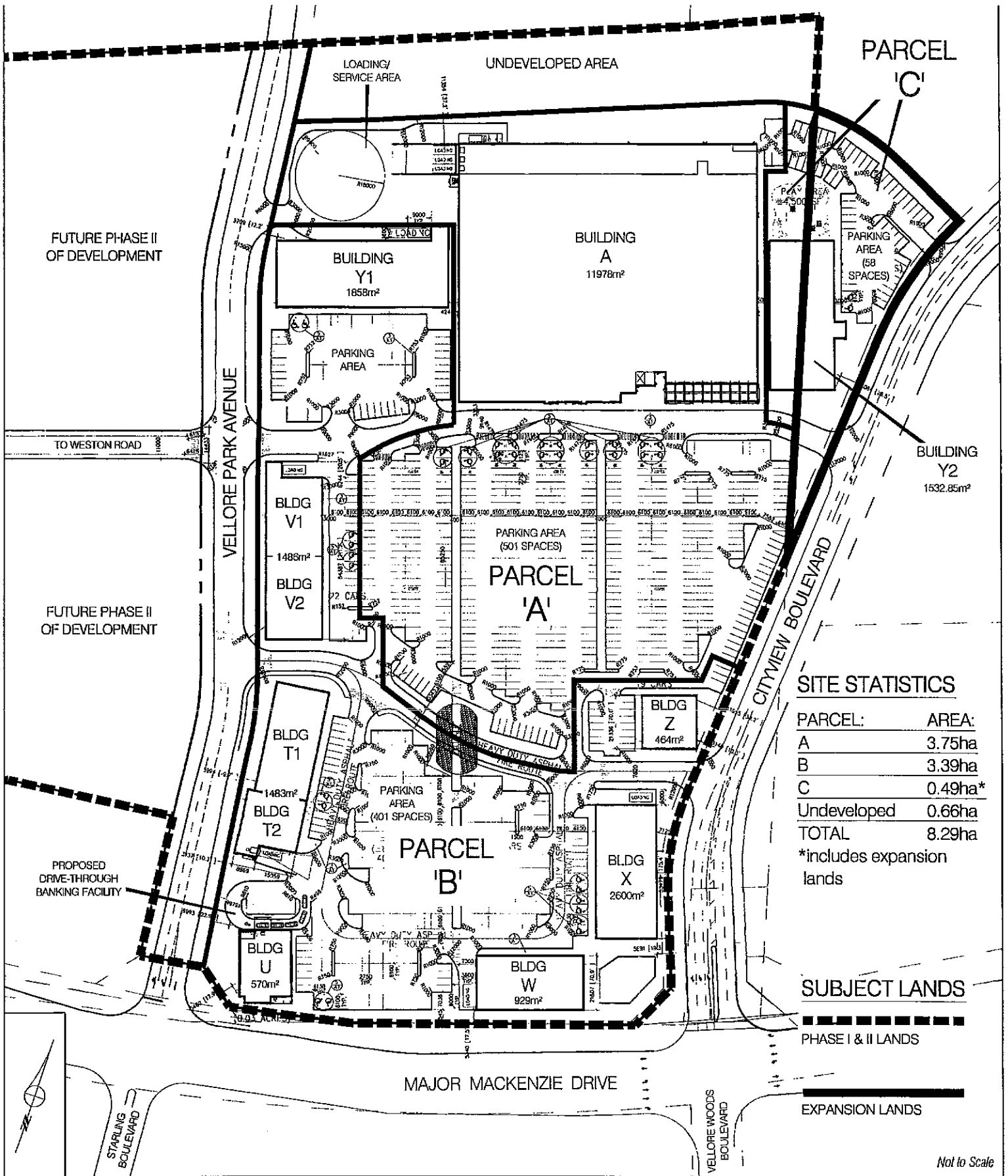
N:\DFT\1 ATTACHMENTS\OP\op.10.006.dwg



Attachment

FILES: Z.10.027, OP.10.006
RELATED FILE: DA.08.088

DATE:
December 10, 2010



Site Plan - Phase I & Expansion Lands



Attachment

FILES: Z.10.027, OP.10.006
 RELATED FILE: DA.08.088

APPLICANT:
 Major West Centres Limited

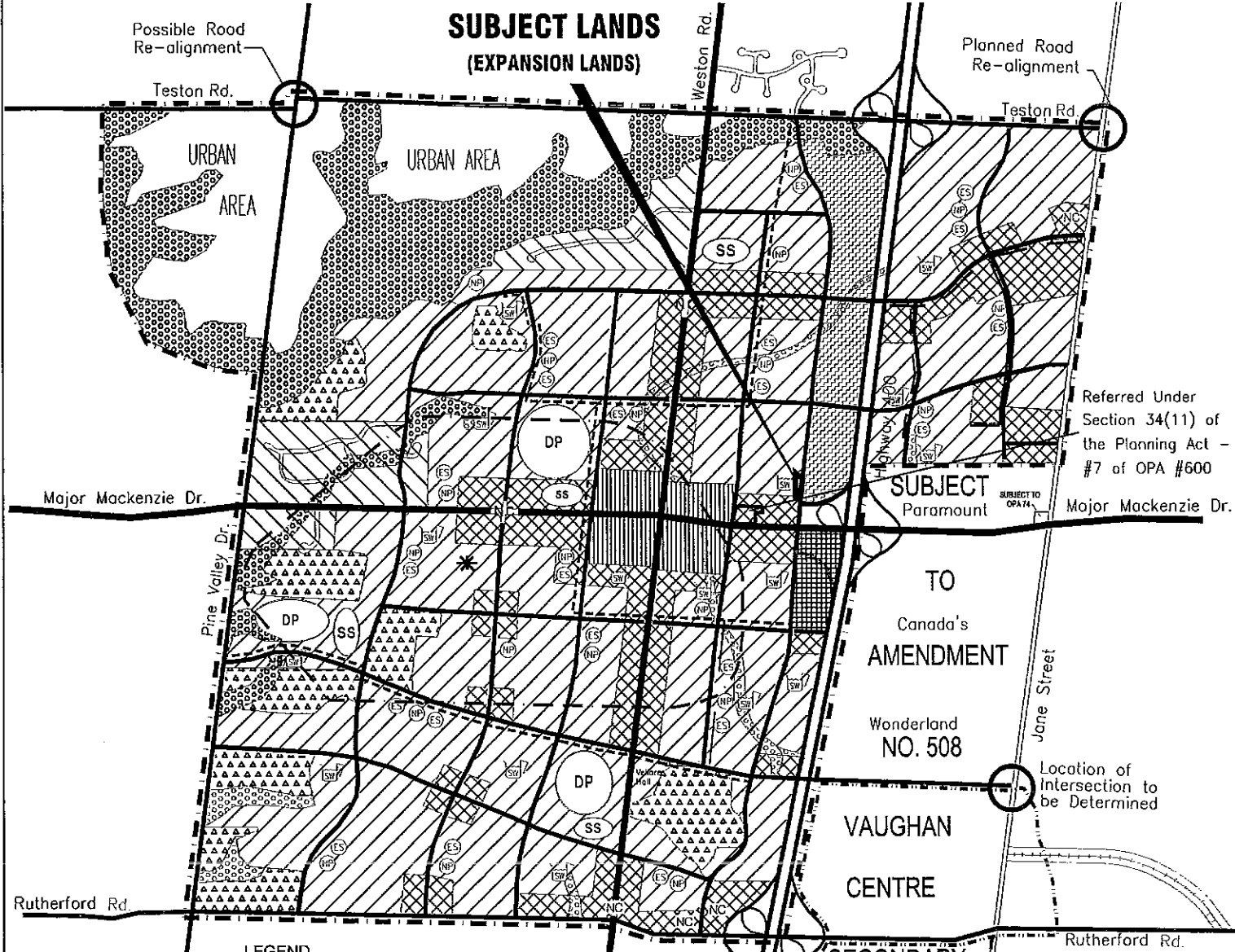
LOCATION:
 Part Lot 22, Concession 6

DATE:
 December 10, 2010

3

Not to Scale

**SUBJECT LANDS
(EXPANSION LANDS)**



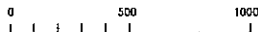
- LEGEND**
- (ES) Elementary School
 - (SS) Secondary School
 - (NP) Neighbourhood Park
 - (DP) District Park
 - (NC) Neighbourhood Commercial Cen.
 - ▬ Lands Subject to Vellore - Urban Village Area #1
 - ▨ Low Density Residential
 - ▩ Medium Density Residential/Commercial
 - ▧ Vellore Village Centre
 - ▦ Estate Residential
 - ▤ Urban Area
 - ▣ High Performance Employment Area
 - ▢ Valley Lands
 - Stream Corridor
 - Greenway System
 - ▤ Tableland Woodlots
 - ▣ General Commercial
 - ▢ Storm Water Management
 - Vaughan Centre
 - Waste Disposal Assessment Area (Passer Estate)

SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

VELLORE URBAN VILLAGE 1



THIS IS SCHEDULE 'B' TO AMENDMENT 600

Not to Scale

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



Attachment

FILES: Z.10.027, OP.10.006
RELATED FILE: DA.08.088

APPLICANT:
Major West Centres Limited

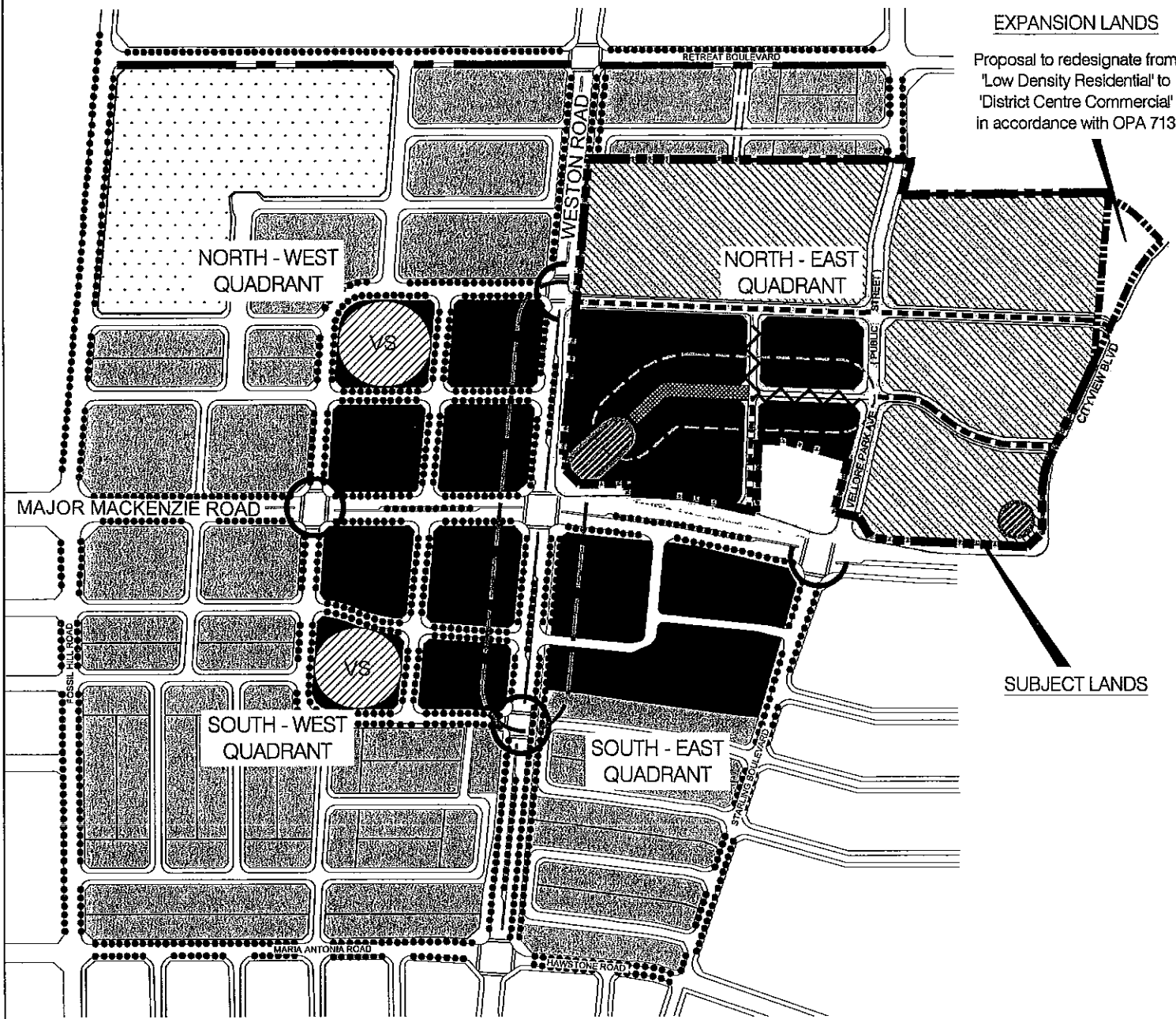
LOCATION:
Part Lot 22, Concession 6

DATE:
December 10, 2010

4















EXPANSION LANDS

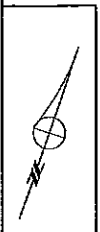
Proposal to redesignate from 'Low Density Residential' to 'District Centre Commercial' in accordance with OPA 713



SUBJECT LANDS

LEGEND

-  LOW - RISE RESIDENTIAL
-  VILLAGE CORE
-  VILLAGE SQUARE
-  URBAN SQUARE
-  DISTRICT CENTRE COMMERCIAL
-  STORM WATER MANAGEMENT POND
-  MAIN STREET RETAIL
-  GATEWAY
-  GREENWAY
-  VILLAGE CORE PROMENADE
-  9m PEDESTRIAN WALKWAY
-  PROMENADE AREA 'A'
-  PRIVATE DRIVEWAY
-  PEDESTRIAN ONLY PROMENADE



Not to Scale

OPA 713 - Vellore Village
District Centre Plan - Schedule A



Attachment

FILES: Z.10.027, OP.10.006
 RELATED FILE: DA.08.088

APPLICANT: Major West Centres Limited
 LOCATION: Part Lot 22, Concession 6

DATE: December 10, 2010

5

N:\DFT\1 ATTACHMENTS\OP\op.10.006.dwg