

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 4, Report No. 47, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 19, 2013.

4

SITE DEVELOPMENT FILE DA.13.063
GLEN SQUARE LTD.
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 5, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.063 (Glen Square Ltd.) BE APPROVED, to permit new building elevations (south and east facades) for the existing multi-unit commercial building (Building “B”), as shown on Attachments #3 and #4, on the subject lands shown on Attachments #1 and #2.
2. THAT the site plan and landscape plan be amended to include two (2) pedestrian walkway connections as shown on Attachment #3.
3. THAT the final site plan, landscape plan and landscape cost estimate be approved by the Vaughan Development Planning Department.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.3: To create a City with sustainable built form.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable building features will be included in the proposed refacing of the south and east elevations for Building “B”:

- i) LED exterior lighting and signage.

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 4, CW Report No. 47 – Page 2

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.063 for the subject lands shown on Attachments #1 and #2, to permit new building elevations (south and east facades) for the existing multi-unit commercial building (Building “B”) as shown on Attachments #3 and #4.

The existing building elevations for Building “A” (Longo’s), Building “C” (McDonalds) and Building “D” (Scotiabank) also located on the subject lands will remain unchanged.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 have frontage on the north side of Major Mackenzie Drive and on the east side of Jane Street, municipally known as 2810 Major Mackenzie Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Community Commercial Centre” by in-effect OPA #350 (Maple Community Plan), as amended by OPA #501, as further amended by OPA #575; and, “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The proposal to permit new building elevations for the existing commercial building conforms to the Official Plan.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1064). The proposal complies with Zoning By-law 1-88.

Site Design/ Building Elevations

The 6.5 ha site is developed with 4 commercial buildings, Building “A” - Longo’s, Building “B” - the multi-unit commercial building subject of this application, Building “C” - McDonald’s that was the subject of previously approved Site Development File DA.12.016 to permit two building additions and new building elevations, and Building “D” - Scotiabank, as shown on Attachment #3.

The Owner proposes to upgrade the existing south and east building elevations facing Major Mackenzie Drive and Melville Avenue, respectively. The extent of the existing canopies will be retained, however the design of the canopies will be altered to provide for a modern design, which includes metal panels, clear glazing and wood-coloured cladding as shown on Attachment #4. The Development Planning Department is satisfied with the proposed building elevations shown on Attachment #4.

Through the review of the proposed building elevations, opportunities were explored for enhancing pedestrian connectivity through the site. The Owner has agreed to provide two (2) pedestrian walkway connections as shown on Attachment #3. A walkway will be provided from Major Mackenzie Drive north along the west side of the main driveway, which will connect through to Jane Street via the existing pedestrian walkway along the north side of the existing Scotiabank building and the sidewalk along the east edge of the stormwater management pond.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 4, CW Report No. 47 – Page 3

Three dead trees located along the west side of the existing driveway will be removed to facilitate this connection. A second pedestrian connection is proposed that will connect the sidewalk in front of the existing building to the sidewalk on Melville Avenue. The existing curb will be cut and painted lines provided to create this connection. A revised site plan, landscaping plan and landscape cost estimate is required to facilitate these connections prior to final approval. A condition in this respect has been included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in Vaughan Vision 2020/Strategic Plan:

i) **Manage Growth and Economic Well Being**

The proposed changes to the exterior building elevations implements the City's current Official Plan and Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

Site Development File DA.13.063 has been reviewed in accordance with the policies of OPA #350, as amended, Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is satisfied with the proposed building elevations and the site plan for the existing multi-unit commercial building. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.063.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations – South and East

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)