

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

5

SITE DEVELOPMENT FILE DA.13.113
MAJOR MACKENZIE PROPERTY LIMITED
WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved, subject to the following in accordance with Communication C2, from the Commissioner of Planning, dated March 2, 2015:
 1. That Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Site Development File DA.13.113 (Major Mackenzie Property Limited) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication;
- 2) That Communication C4 from Mr. Rui Mirto, Kale Crescent, Maple, dated March 3, 2015, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1 THAT Site Development File DA.13.113 (Major Mackenzie Property Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a new one-storey, 626 m² bank (TD Bank), a one-storey, 204 m² addition to Building "F" (Shopper's Drug Mart), and a one-storey, 27 m² addition to Building "C" (multi-unit commercial), as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;
 - ii. the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
 - iv. the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 2

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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 site and building features will be included in the proposed development:

- white reflective roofing material
- high efficiency plumbing fixtures
- low-E argon windows
- low volatile organic compound products
- drought tolerant and native plant species to promote water efficiency
- bike racks to promote cycling as an alternative to motor vehicles

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.13.113 for the subject lands shown on Attachments #1 and #2, to facilitate a new one-storey, 626 m² bank (TD Bank), a one-storey, 204 m² addition to Building "F" (Shoppers Drug Mart), and a one-storey, 27 m² addition to Building "C" (multi-unit commercial), as shown on Attachments #3 to #7. The existing TD Bank located on the subject lands will be demolished upon construction of the new bank, as shown on Attachment #3.

Background - Analysis and Options

Location

The 2.48 ha subject lands shown on Attachments #1 and #2 are located at the southeast corner of Jane Street and Major Mackenzie Drive, and are developed with 7 existing commercial buildings, municipally known as 2933, 2937, 2943, 2953 and 2963 Major Mackenzie Drive, and 9801 and 9855 Jane Street, City of Vaughan. The surrounding land uses are identified on Attachment #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 3

Official Plan and Zoning

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), and are identified as being located on Primary Intensification Corridors (Major Mackenzie Drive and Jane Street) and form part of the City’s Intensification Areas in VOP 2010.

The “Mid-Rise Mixed-Use” designation permits retail and office uses. Section 9.2.2.4 d. in VOP 2010 restricts retail uses to no more than 50% of the total gross floor area of all uses on lands located in Intensification Areas. Approximately 82% of the total gross floor area for the subject lands consists of retail uses. Section 10.2.1.4 in VOP 2010 allows for minor extensions and expansions of legally existing land uses without amendment to VOP 2010, provided that the intent of VOP 2010 is not compromised. The proposal is considered a minor expansion to an existing use, and therefore maintains the intent of VOP 2010, as stipulated in Section 10.2.1.4. Accordingly, the proposed bank, which will replace the existing bank, and building additions conform to VOP 2010.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88 and are subject to site-specific Exception 9(1106), which permits the proposed bank and building additions. The following site-specific zoning exceptions to the site-specific C2 Zone standards are required to facilitate the proposed site development:

Table #1:			
	By-law Standard	By-law 1-88 Requirement of the C2 Zone, Exception 9(1106)	Proposed Exceptions to the C2 Zone, Exception 9(1106)
a.	Minimum Stacking Lane for a Drive-Through Facility (TD Bank)	8 cars	5 cars
b.	Minimum Number of Parking Spaces	315 spaces, until such time as the existing Building “D” (TD Bank) is demolished	270 spaces (during construction of Building “D”) 294 spaces (upon demolition of Building “D” – existing TD Bank)
c.	Minimum Landscape Strip Width	6 m	2.8 m abutting Major Mackenzie Drive 1.77 m abutting Jane Street (adjacent to Tim Horton’s drive-through)
d.	Minimum Building Setback from Jane Street	6 m	4.24 m for Building “A”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 4

The Vaughan Planning Department can support the proposed zoning exceptions, which are required to implement the site plan, for the following reasons:

a) Minimum Stacking Lane for a Drive-Through Facility

The proposed drive-through facility will replace the existing TD Bank drive-through located on the subject lands. Zoning By-law 1-88 requires a minimum stacking lane of eight cars. The proposed five-car stacking lane is appropriate given that a drive-through for a bank generates less traffic with less frequency than that of a conventional drive-through facility for an eating establishment. The location of the drive-through stacking lane will also have minimal impact on the internal traffic circulation of the site. On this basis, the Vaughan Planning Department has no objections to the reduction in the minimum vehicle capacity for the stacking lane drive-through facility.

b) Minimum Number of Parking Spaces

The Owner proposes to maintain the existing bank located on the subject lands during construction of the proposed bank, with demolition commencing upon completion of the proposed bank, as shown on Attachment #3. During construction of the new bank, the site will operate with 270 parking spaces. As a result of this interim condition, the minimum parking requirement, as stipulated under Exception 9(1106) to Zoning By-law 1-88, is calculated for both the existing and proposed bank, as follows:

Retail Buildings: $5,646.81 \text{ m}^2 + 421.95 \text{ m}^2$ (existing TD Bank) @ 5 spaces/100 m^2
= 304 spaces

+

Office Building: 314.47 m^2 @ 3.5 spaces/100 m^2 = 11 spaces

Total required parking (304 spaces + 11 spaces) = 315 spaces

Upon demolition of the existing bank, the parking requirement for the subject lands under Zoning By-law 1-88 is calculated as follows:

Retail Buildings: $5,646.81 \text{ m}^2$ @ 5 spaces/100 m^2 = 283 spaces

+

Office Building: 314.47 m^2 @ 3.5 spaces/100 m^2 = 11 spaces

Total required parking (283 spaces + 11 spaces) = 294 spaces

Accordingly, the subject lands will comply with the minimum parking requirements under Zoning By-law 1-88 upon demolition of the existing bank and the construction of a new parking area to the east of the proposed bank, as shown on Attachment #3. The Vaughan Planning Department has no objections to the reduction in parking, as it is an interim condition that will be rectified upon demolition of the existing bank.

c) Minimum Landscape Strip and Building Setback

The reduced landscape strip widths abutting Major Mackenzie Drive and Jane Street are the result of a future road widening to York Region, as the Region is protecting a 45 m right-of-way on Major Mackenzie Drive and Jane Street. The reduced building setback of Building "A" from 6 m to 4.24 m is a result of a York Region road widening requirement

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 5

on Jane Street. Accordingly, the Vaughan Planning Department has no objection to the reduced landscape strips and building setback. The Owner is required to enter into an encroachment agreement with York Region for any proposed landscaping within the Regional right-of-way.

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment and successfully obtain the Committee's approval for the proposed zoning exceptions, and the Committee's decision shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Design / Building Elevations

The 2.48 ha subject lands are developed with seven commercial buildings consisting of eating establishment, office and retail uses. The development proposal shown on Attachment #3 consists of a 626 m² bank (TD Bank), a 204 m² addition to Building "F" (Shoppers Drug Mart) and a 27 m² addition to multi-unit commercial Building "C". The proposed bank will replace the existing TD Bank currently operating on the subject lands, with the existing bank continuing to operate during construction of the proposed bank.

The proposed bank is located on the northeast corner of the subject lands approximately 20 m west of the existing bank and adjacent to the main entrance driveway from Major Mackenzie Drive, as shown on Attachment #3. A drive-through facility and new parking area is located to the east of the proposed bank. Bicycle racks are located east of the main entrance and on the north side of the building in proximity to Major Mackenzie Drive. The proposed building elevations, as shown on Attachment #5, consist primarily of brick together with spandrel and clear vision glazing. An image tower proposed at the northeast corner of the building consists of brick with a limestone accent and corporate signage for the TD Bank.

Landscaping surrounding the proposed bank consists of deciduous and coniferous trees, shrubs and grasses, as shown on Attachment #4. The existing metal fence located at the northeast corner of the subject lands will be extended westerly. There are no other proposed landscaping changes for the remainder of the subject lands.

The proposed 204 m² addition to Building "F" will replace the existing Shoppers Drug Mart drive-through facility located along the west elevation. The proposed building elevations shown on Attachment #6 will match the existing prefinished gray wood siding and cultured stone at the base of the building. Lifestyle signage is also proposed along the west elevation in proximity to the base of the existing image tower.

The proposed 27 m² addition to the west elevation of Building "C" consists of horizontal wood siding and double glazing to match the existing building, as shown on Attachment #7. The Owner is proposing lifestyle signage to the existing north elevation of the building to provide variety and animate the streetscape along Major Mackenzie Drive.

Through the review of the proposal, opportunities were explored for enhancing pedestrian connectivity to the site. The Vaughan Planning Department discussed with the Owner the opportunity for a pedestrian connection from the signalized intersection at Major Mackenzie Drive. However, the existing driveway and sidewalk are located on the abutting property to the east, which is under separate ownership. As a result, the Owner has proposed two pedestrian connections from Major Mackenzie Drive located on the subject lands, as shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 6

A 2.5 m wide walkway is provided from Major Mackenzie Drive extending on the west side of the proposed bank, which connects to the existing internal pedestrian walkways located on the subject lands. A second 1.5 m wide walkway from Major Mackenzie Drive is provided northeast of the proposed bank, which connects to the multi-unit commercial building at the southeast corner of the subject lands. Additional sidewalks are located north and south of the proposed bank, measuring 1.5 m and 3 m in width, respectively. A 1.5 m wide walkway connection is also proposed from the private road located south of the subject lands along the west side of the addition to Building “F”, as shown on Attachment #3.

The Vaughan Planning Department will continue to work with the Owner to finalize the details of the proposal, and must approve the final site layout, building elevations, and landscape plan, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department has reviewed Site Development File DA.13.113 and has no objections to the proposal. This department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has reviewed the proposal and has advised that a road widening will be required along both Major Mackenzie Drive and Jane Street to protect for a right-of-way width of 45 m. The Owner is also required to enter into an encroachment agreement for the proposed landscaping in the Region's right-of-way. The Region requests that prior to final site plan approval, the Region shall complete their Site Plan Agreement with the Owner and provide final approval to the City of Vaughan. A condition of approval is included in the recommendation requiring the owner to satisfy all requirements of the York Region Transportation and Community Planning Department.

Conclusion

Site Development File DA.13.113 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposed redevelopment of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 5, CW Report No. 12 – Page 7

the subject lands is permitted by Zoning By-law 1-88, is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.13.113, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan (TD Bank)
5. Elevation Plan, Building D (TD Bank)
6. Elevation Plan, Building F (Shoppers Drug Mart)
7. Elevation Plan, Building C (Multi-unit Commercial)

Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

(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.)

c 2
Communication
cw: Mar 3/15
Item: 5

DATE: MARCH 2, 2015

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION
ITEM #5 - COMMITTEE OF THE WHOLE – MARCH 3, 2015

**SITE DEVELOPMENT FILE DA.13.113
MAJOR MACKENZIE PROPERTY LIMITED
WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE**

Recommendation

The Commissioner of Planning recommends:

1. THAT Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Site Development File DA.13.113 (Major Mackenzie Property Limited) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication.

Background

On February 27, 2015, Vaughan Planning staff received a revised site plan (see Revised Attachment #3 attached to this Communication) from the applicant, showing an additional 1.5 m wide pedestrian connection adjacent to the easterly property line of the subject lands. The new pedestrian connection will provide enhanced access from the existing signalized intersection at Major Mackenzie Drive into the multi-unit commercial complex, and will improve access between the commercial lands located on the north and south side of the road.

In order to facilitate the new pedestrian connection, the proposed bank has been shifted approximately 1.0 m to the west, and some curbs have been slightly reduced in width, which still facilitates a 1.65 m wide pedestrian walkway on the west side of the proposed bank. All of the pedestrian walkways will better connect to the existing internal pedestrian walkway system located on the subject lands.

Should the Committee concur, Attachment #3 in the staff report, can be deleted and replaced with Revised Attachment #3, attached hereto in this Communication.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

Attachment: Revised Attachment #3 – Revised Site Plan

MA/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

Revised Attachment

Location: Part of Lot 20,
Concession 4

Applicant:
Major Mackenzie Property Limited



VAUGHAN
Development Planning Department

Development Planning Department

File: DA.13.113

Not to Scale

Date: March 3, 2015

99

SUBJECT LANDS

CW - MAR3/15
Site Dev. Application DA 13.113
Ward 1 - Jane St + Major Mackenzie TC

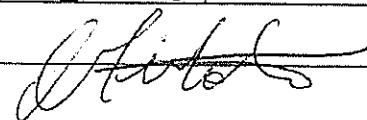
c4
Communication
cw: Mar 3/15
Item: 5

MY NAME IS MIRTO THAT I RESIDED AT 152 KALE CRES, MAPLE ON. L6A-3R2 SINCE MY RESIDENCE IN THE CITY OF VAUGHAN (ABOUT 12 YEARS) I APPROACHED COUNCELLORS: R. DE-FRANCESCA, M. DE-BIASE, M. IAFRATE AND MANY MORE.

ALL OF THEM GAVE ME THE SAME REASON IT WAS IMPOSSIBLE BECAUSE IT WAS A PRIVATE PROPERTY... BUT TWO OF THEM THAT INSISTED THAT REWARDED US WITH A PEDESTRIANS WALKING PATH AT THE NORTH SIDE (THANKS TO MS. IAFRATE & MS. SCHULTE) AT THE SOUTH SIDE, THE PROBLEM IS STILL THERE THAT PEDESTRIANS, SENIOR AND WHEELCHAIR USERS MUST WALK IN BETWEEN CARS THAT MAKE THE SITUATION VERY DANGER.

TO AVOID A TRAGEDY, PLEASE ACCEPT MY REQUEST AND SUPPLY US WITH A PATH FOR WALKING IN SAFETY MANNER IN BETWEEN THE MALLS, THERE IS A TRAFFIC LIGHT WITH A PUSH BOTTOMS FOR PEDESTRIANS BUT WITHOUT THE WALKING FACILITY ON BOTH SIDE THAT MAKE THE PUSH BOTTOMS USELESS!

MANY THANKS IN ADVANCE... YOUR TRULY



Roi Mirto
152 Kale Cr.
Maple

COMMITTEE OF THE WHOLE MARCH 3, 2015

SITE DEVELOPMENT FILE DA.13.113
MAJOR MACKENZIE PROPERTY LIMITED
WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.13.113 (Major Mackenzie Property Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a new one-storey, 626 m² bank (TD Bank), a one-storey, 204 m² addition to Building "F" (Shopper's Drug Mart), and a one-storey, 27 m² addition to Building "C" (multi-unit commercial), as shown on Attachments #3 to #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;
 - ii. the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii. the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
 - iv. the Owner shall satisfy all requirements of the York Region Transportation and Community 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 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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 site and building features will be included in the proposed development:

- white reflective roofing material
- high efficiency plumbing fixtures
- low-E argon windows
- low volatile organic compound products
- drought tolerant and native plant species to promote water efficiency
- bike racks to promote cycling as an alternative to motor vehicles

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.13.113 for the subject lands shown on Attachments #1 and #2, to facilitate a new one-storey, 626 m² bank (TD Bank), a one-storey, 204 m² addition to Building "F" (Shoppers Drug Mart), and a one-storey, 27 m² addition to Building "C" (multi-unit commercial), as shown on Attachments #3 to #7. The existing TD Bank located on the subject lands will be demolished upon construction of the new bank, as shown on Attachment #3.

Background - Analysis and Options

Location

The 2.48 ha subject lands shown on Attachments #1 and #2 are located at the southeast corner of Jane Street and Major Mackenzie Drive, and are developed with 7 existing commercial buildings, municipally known as 2933, 2937, 2943, 2953 and 2963 Major Mackenzie Drive, and 9801 and 9855 Jane Street, City of Vaughan. The surrounding land uses are identified on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Mid-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), and are identified as being located on Primary Intensification Corridors (Major Mackenzie Drive and Jane Street) and form part of the City's Intensification Areas in VOP 2010.

The "Mid-Rise Mixed-Use" designation permits retail and office uses. Section 9.2.2.4 d. in VOP 2010 restricts retail uses to no more than 50% of the total gross floor area of all uses on lands located in Intensification Areas. Approximately 82% of the total gross floor area for the subject lands consists of retail uses. Section 10.2.1.4 in VOP 2010 allows for minor extensions and expansions of legally existing land uses without amendment to VOP 2010, provided that the intent of VOP 2010 is not compromised. The proposal is considered a minor expansion to an existing use, and therefore maintains the intent of VOP 2010, as stipulated in Section 10.2.1.4. Accordingly, the proposed bank, which will replace the existing bank, and building additions conform to VOP 2010.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88 and are subject to site-specific Exception 9(1106), which permits the proposed bank and building additions. The following site-specific zoning exceptions to the site-specific C2 Zone standards are required to facilitate the proposed site development:

Table #1:			
	By-law Standard	By-law 1-88 Requirement of the C2 Zone, Exception 9(1106)	Proposed Exceptions to the C2 Zone, Exception 9(1106)
a.	Minimum Stacking Lane for a Drive-Through Facility (TD Bank)	8 cars	5 cars
b.	Minimum Number of Parking Spaces	315 spaces, until such time as the existing Building "D" (TD Bank) is demolished	270 spaces (during construction of Building "D") 294 spaces (upon demolition of Building "D" – existing TD Bank)
c.	Minimum Landscape Strip Width	6 m	2.8 m abutting Major Mackenzie Drive 1.77 m abutting Jane Street (adjacent to Tim Horton's drive-through)
d.	Minimum Building Setback from Jane Street	6 m	4.24 m for Building "A"

The Vaughan Planning Department can support the proposed zoning exceptions, which are required to implement the site plan, for the following reasons:

a) Minimum Stacking Lane for a Drive-Through Facility

The proposed drive-through facility will replace the existing TD Bank drive-through located on the subject lands. Zoning By-law 1-88 requires a minimum stacking lane of eight cars. The proposed five-car stacking lane is appropriate given that a drive-through for a bank generates less traffic with less frequency than that of a conventional drive-through facility for an eating establishment. The location of the drive-through stacking lane will also have minimal impact on the internal traffic circulation of the site. On this basis, the Vaughan Planning Department has no objections to the reduction in the minimum vehicle capacity for the stacking lane drive-through facility.

b) Minimum Number of Parking Spaces

The Owner proposes to maintain the existing bank located on the subject lands during construction of the proposed bank, with demolition commencing upon completion of the proposed bank, as shown on Attachment #3. During construction of the new bank, the site will operate with 270 parking spaces. As a result of this interim condition, the minimum parking requirement, as stipulated under Exception 9(1106) to Zoning By-law 1-88, is calculated for both the existing and proposed bank, as follows:

Retail Buildings: $5,646.81 \text{ m}^2 + 421.95 \text{ m}^2$ (existing TD Bank) @ 5 spaces/100 m^2
= 304 spaces

+

Office Building: 314.47 m^2 @ 3.5 spaces/100 m^2 = 11 spaces

Total required parking (304 spaces + 11 spaces) = 315 spaces

Upon demolition of the existing bank, the parking requirement for the subject lands under Zoning By-law 1-88 is calculated as follows:

Retail Buildings: $5,646.81 \text{ m}^2$ @ 5 spaces/100 m^2 = 283 spaces

+

Office Building: 314.47 m^2 @ 3.5 spaces/100 m^2 = 11 spaces

Total required parking (283 spaces + 11 spaces) = 294 spaces

Accordingly, the subject lands will comply with the minimum parking requirements under Zoning By-law 1-88 upon demolition of the existing bank and the construction of a new parking area to the east of the proposed bank, as shown on Attachment #3. The Vaughan Planning Department has no objections to the reduction in parking, as it is an interim condition that will be rectified upon demolition of the existing bank.

c) Minimum Landscape Strip and Building Setback

The reduced landscape strip widths abutting Major Mackenzie Drive and Jane Street are the result of a future road widening to York Region, as the Region is protecting a 45 m right-of-way on Major Mackenzie Drive and Jane Street. The reduced building setback of Building "A" from 6 m to 4.24 m is a result of a York Region road widening requirement on Jane Street. Accordingly, the Vaughan Planning Department has no objection to the reduced landscape strips and building setback. The Owner is required to enter into an encroachment agreement with York Region for any proposed landscaping within the Regional right-of-way.

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment and successfully obtain the Committee's approval for the proposed zoning exceptions, and the Committee's decision shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Design / Building Elevations

The 2.48 ha subject lands are developed with seven commercial buildings consisting of eating establishment, office and retail uses. The development proposal shown on Attachment #3 consists of a 626 m^2 bank (TD Bank), a 204 m^2 addition to Building "F" (Shoppers Drug Mart) and a 27 m^2 addition to multi-unit commercial Building "C". The proposed bank will replace the existing TD Bank currently operating on the subject lands, with the existing bank continuing to operate during construction of the proposed bank.

The proposed bank is located on the northeast corner of the subject lands approximately 20 m west of the existing bank and adjacent to the main entrance driveway from Major Mackenzie Drive, as shown on Attachment #3. A drive-through facility and new parking area is located to the east of the proposed bank. Bicycle racks are located east of the main entrance and on the north

side of the building in proximity to Major Mackenzie Drive. The proposed building elevations, as shown on Attachment #5, consist primarily of brick together with spandrel and clear vision glazing. An image tower proposed at the northeast corner of the building consists of brick with a limestone accent and corporate signage for the TD Bank.

Landscaping surrounding the proposed bank consists of deciduous and coniferous trees, shrubs and grasses, as shown on Attachment #4. The existing metal fence located at the northeast corner of the subject lands will be extended westerly. There are no other proposed landscaping changes for the remainder of the subject lands.

The proposed 204 m² addition to Building "F" will replace the existing Shoppers Drug Mart drive-through facility located along the west elevation. The proposed building elevations shown on Attachment #6 will match the existing prefinished gray wood siding and cultured stone at the base of the building. Lifestyle signage is also proposed along the west elevation in proximity to the base of the existing image tower.

The proposed 27 m² addition to the west elevation of Building "C" consists of horizontal wood siding and double glazing to match the existing building, as shown on Attachment #7. The Owner is proposing lifestyle signage to the existing north elevation of the building to provide variety and animate the streetscape along Major Mackenzie Drive.

Through the review of the proposal, opportunities were explored for enhancing pedestrian connectivity to the site. The Vaughan Planning Department discussed with the Owner the opportunity for a pedestrian connection from the signalized intersection at Major Mackenzie Drive. However, the existing driveway and sidewalk are located on the abutting property to the east, which is under separate ownership. As a result, the Owner has proposed two pedestrian connections from Major Mackenzie Drive located on the subject lands, as shown on Attachment #3.

A 2.5 m wide walkway is provided from Major Mackenzie Drive extending on the west side of the proposed bank, which connects to the existing internal pedestrian walkways located on the subject lands. A second 1.5 m wide walkway from Major Mackenzie Drive is provided northeast of the proposed bank, which connects to the multi-unit commercial building at the southeast corner of the subject lands. Additional sidewalks are located north and south of the proposed bank, measuring 1.5 m and 3 m in width, respectively. A 1.5 m wide walkway connection is also proposed from the private road located south of the subject lands along the west side of the addition to Building "F", as shown on Attachment #3.

The Vaughan Planning Department will continue to work with the Owner to finalize the details of the proposal, and must approve the final site layout, building elevations, and landscape plan, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department has reviewed Site Development File DA.13.113 and has no objections to the proposal. This department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has reviewed the proposal and has advised that a road widening will be required along both Major Mackenzie Drive and Jane Street to protect for a right-of-way width of 45 m. The Owner is also required to enter into an encroachment agreement for the proposed landscaping in the Region's right-of-way. The Region requests that prior to final site plan approval, the Region shall complete their Site Plan Agreement with the Owner and provide final approval to the City of Vaughan. A condition of approval is included in the recommendation requiring the owner to satisfy all requirements of the York Region Transportation and Community Planning Department.

Conclusion

Site Development File DA.13.113 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposed redevelopment of the subject lands is permitted by Zoning By-law 1-88, is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.13.113, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan (TD Bank)
5. Elevation Plan, Building D (TD Bank)
6. Elevation Plan, Building F (Shoppers Drug Mart)
7. Elevation Plan, Building C (Multi-unit Commercial)

Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

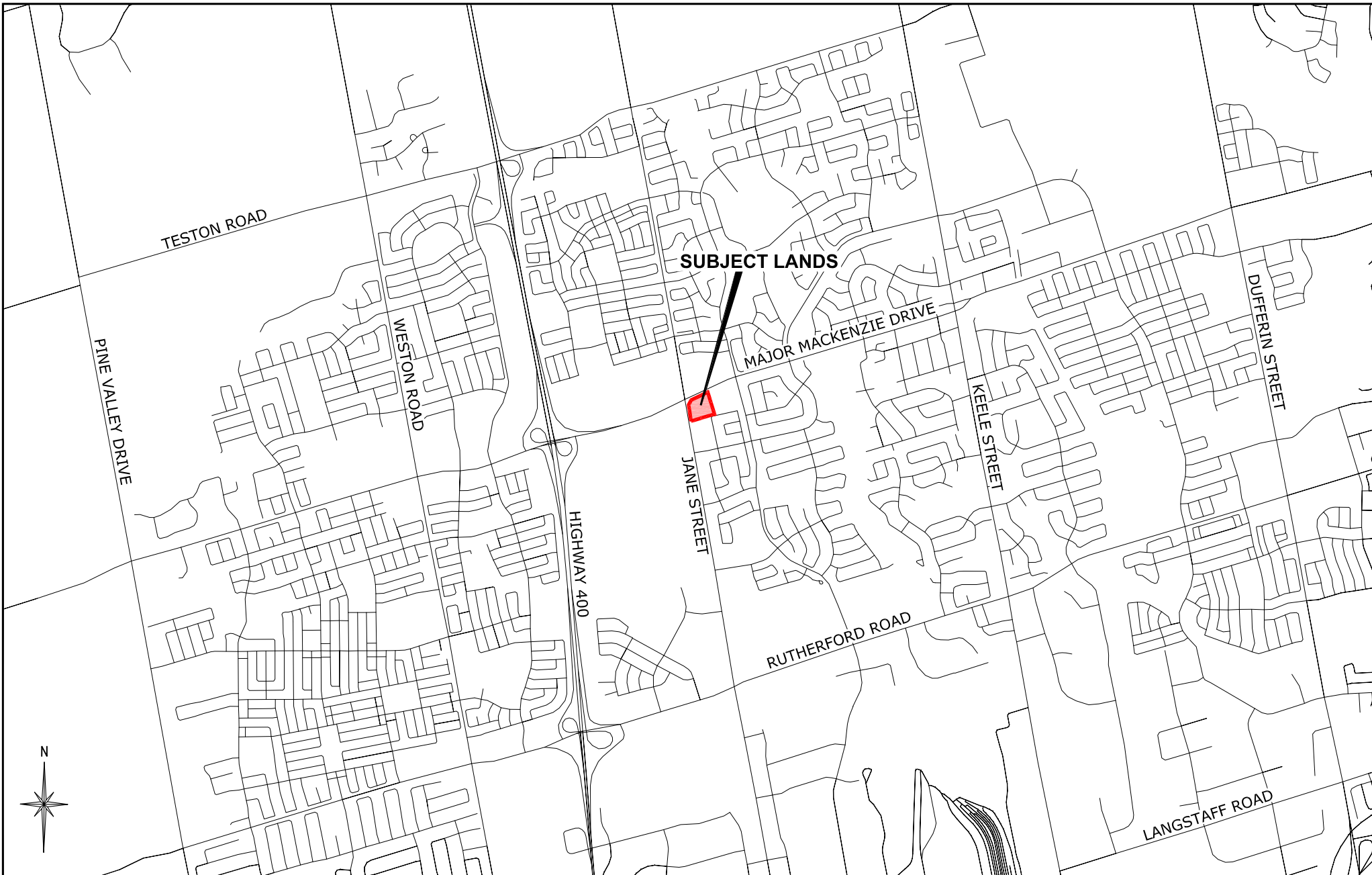
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning



Context Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Major Mackenzie Property Limited



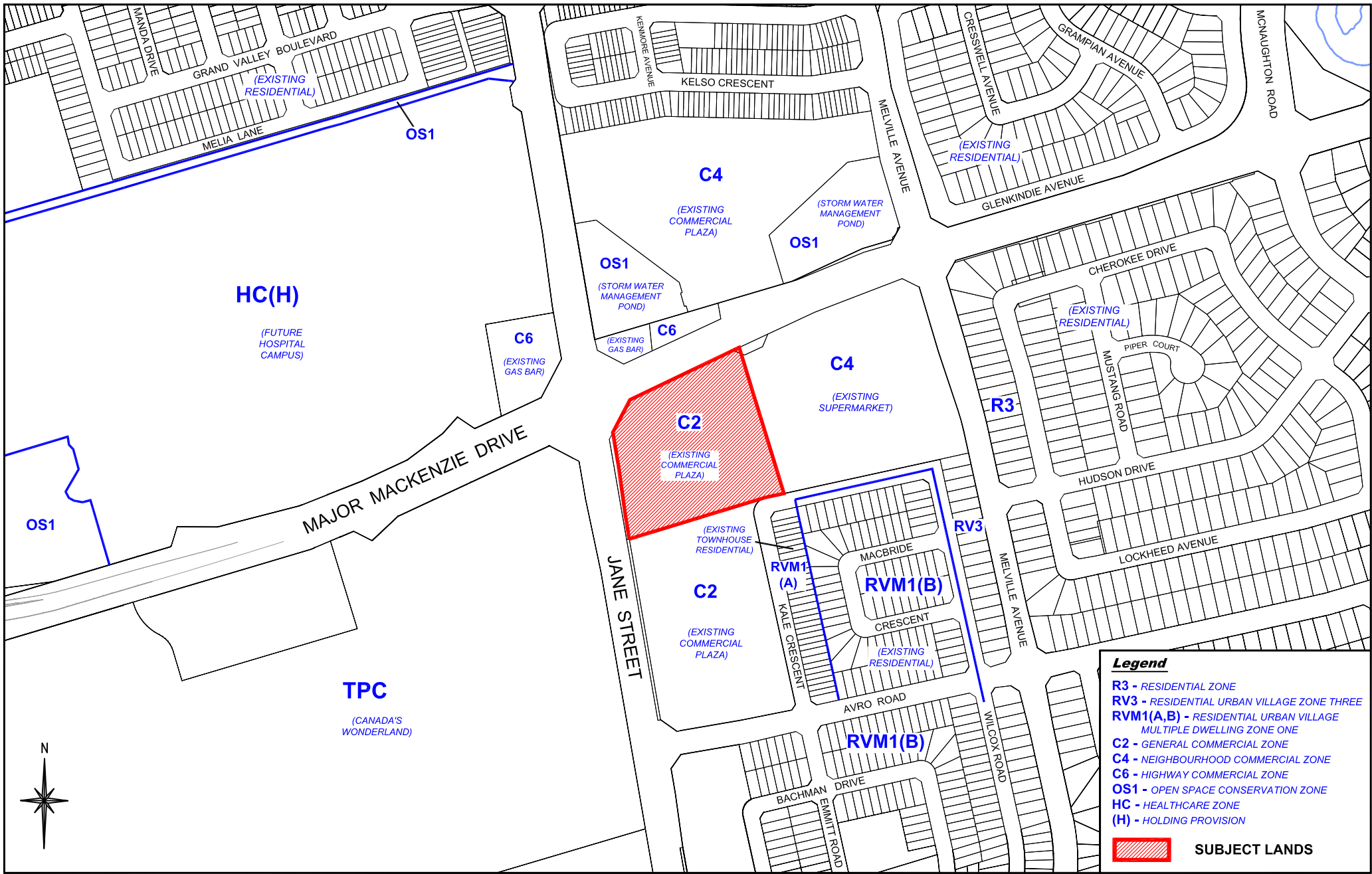
Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

1



Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Major Mackenzie Property Limited



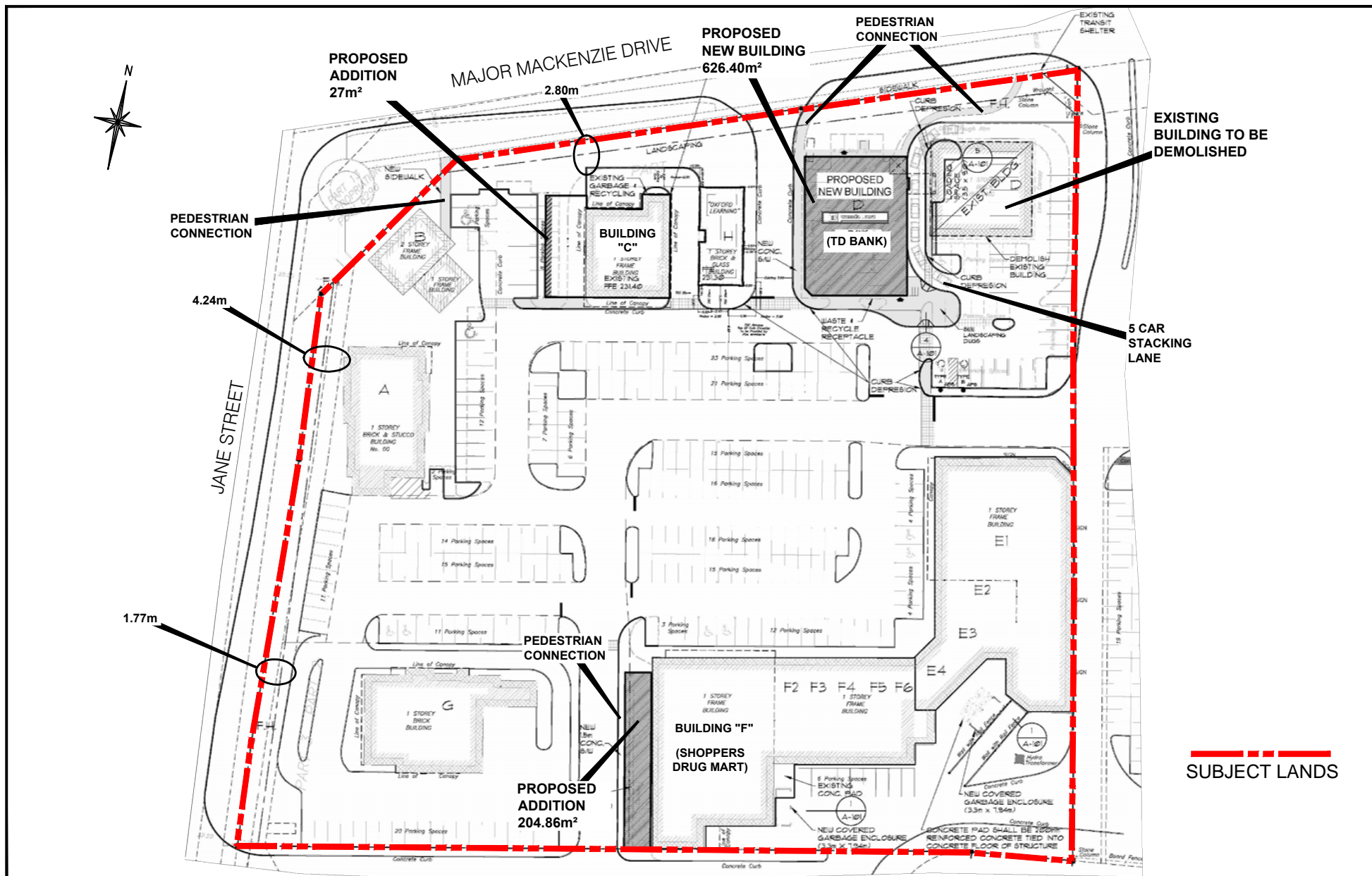
Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

2



Site Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Major Mackenzie Property Limited



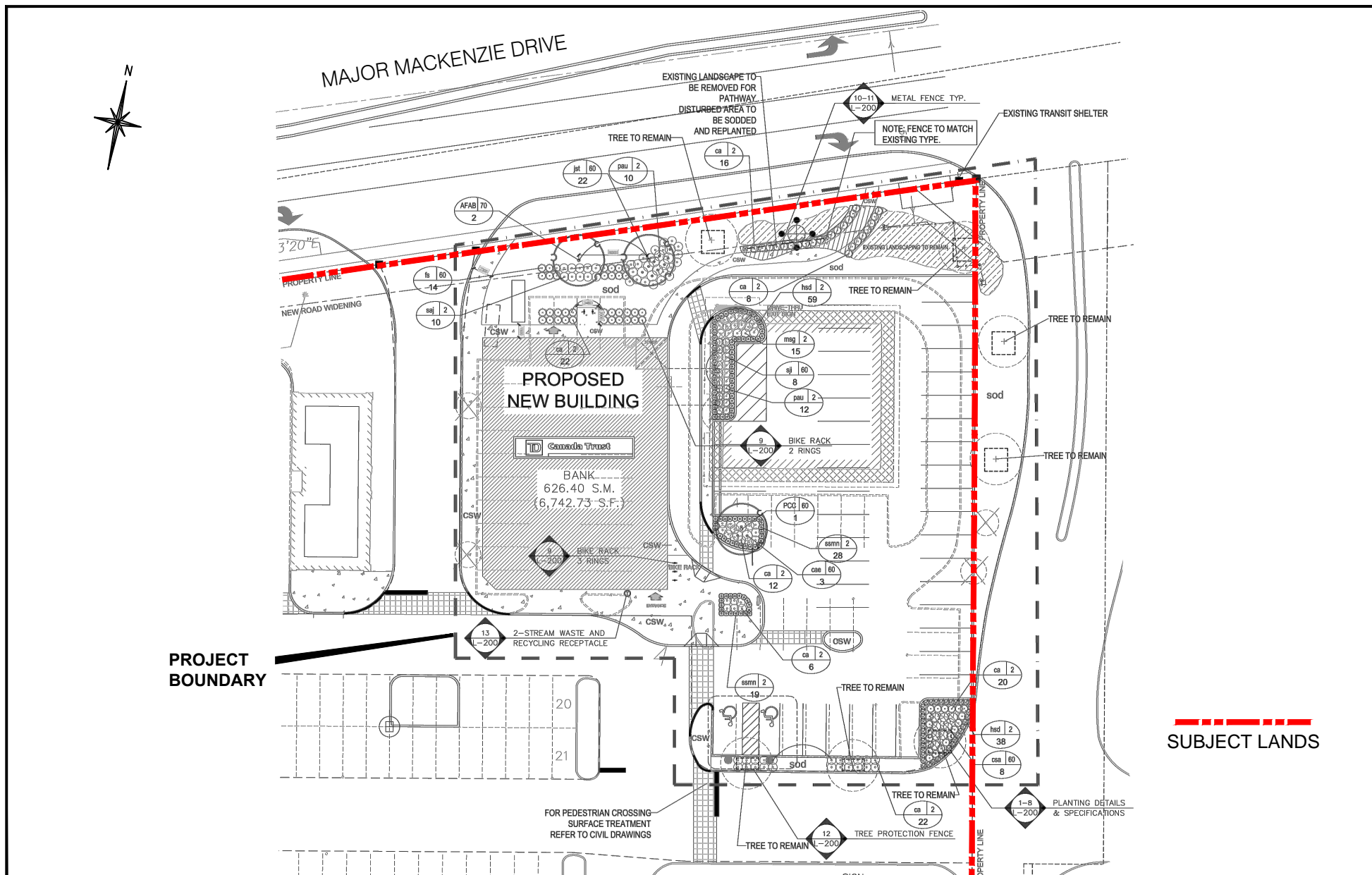
Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

3



Landscape Plan (TD Bank)

Location: Part of Lot 20,
Concession 4

Applicant:
Major Mackenzie Property Limited



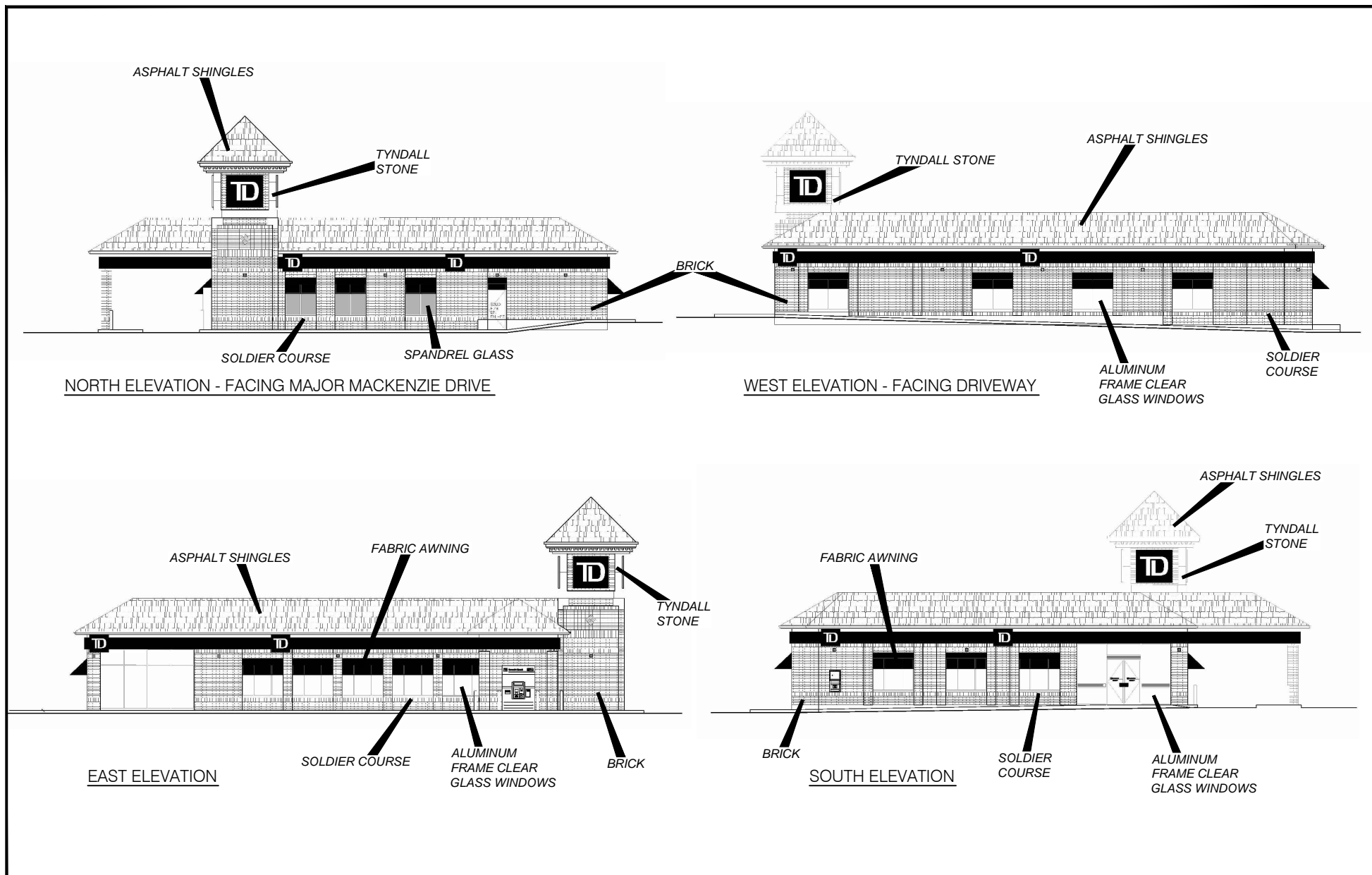
Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

4



Elevation Plan - Building "D" (TD Bank)

Applicant:
Major Mackenzie Property Limited

Location: Part of Lot 20,
Concession 4



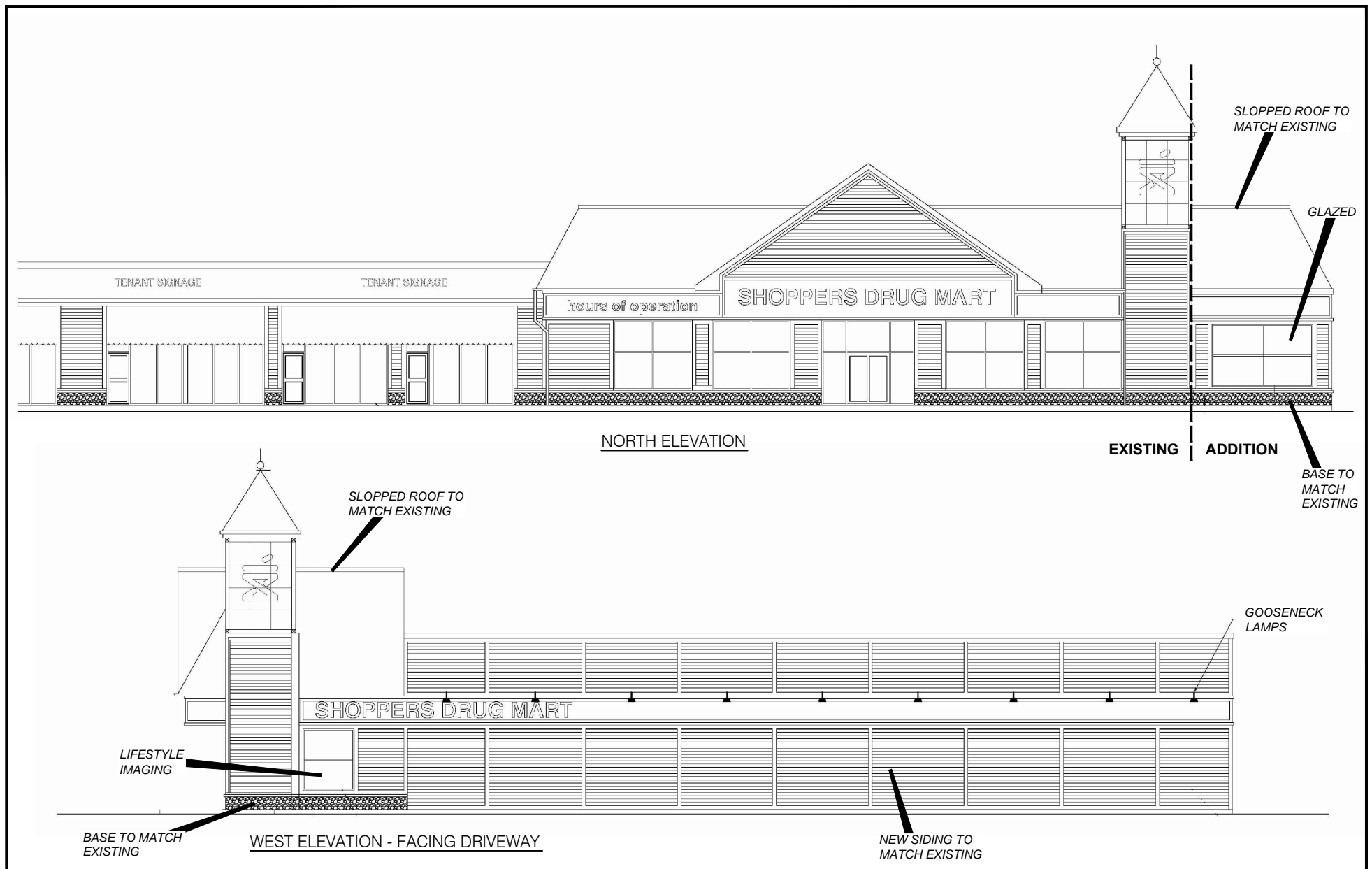
Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

5



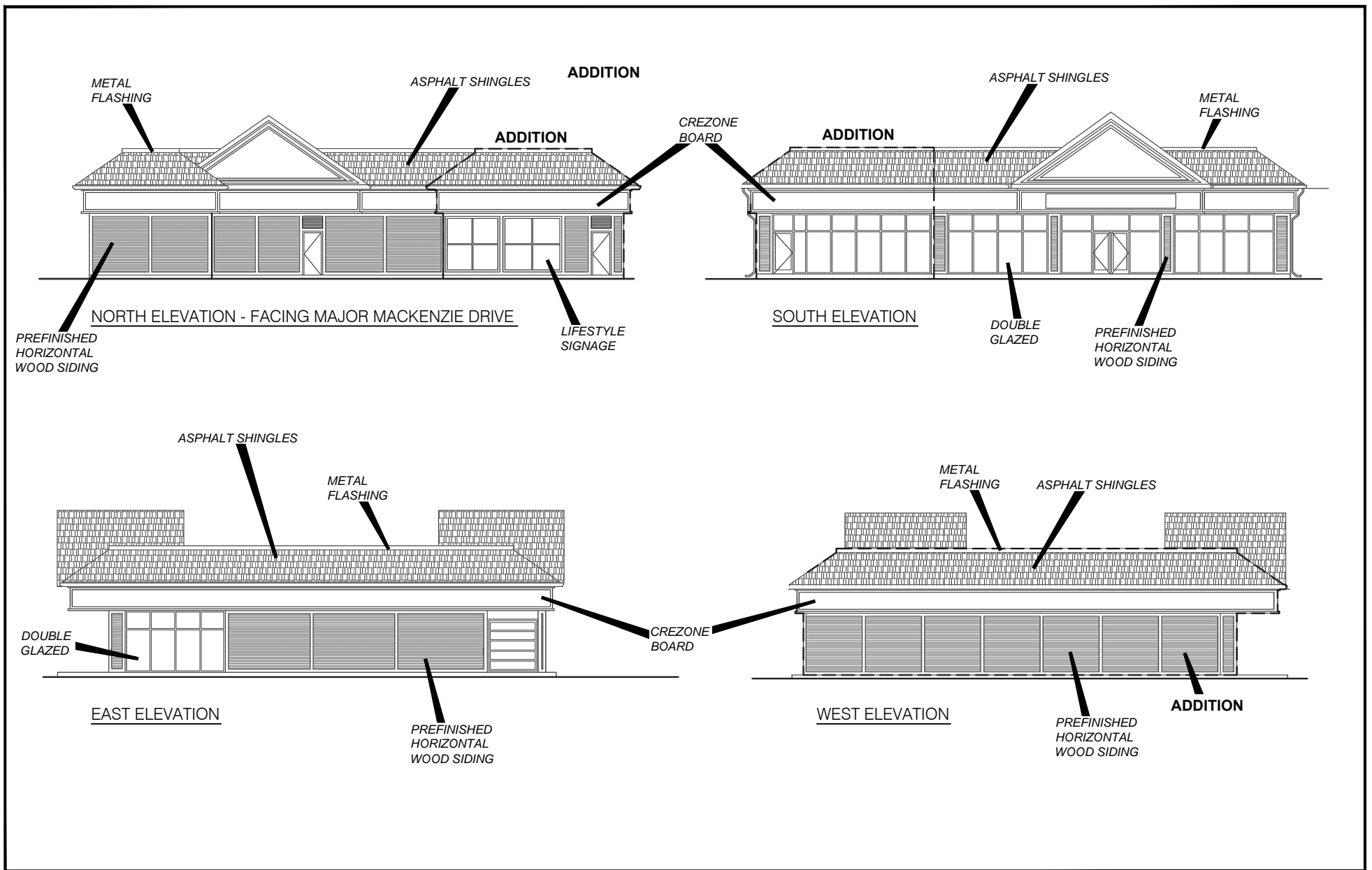
Elevation Plan - Building "F" (Shoppers Drug Mart)

Applicant: Major Mackenzie
Property Limited

Location: Part of Lot 20,
Concession 4



Attachment
6
File: DA.13.113
Not to Scale
Date: March 3, 2015



Elevation Plan - Building "C"

Applicant: Major Mackenzie
Property Limited

Location: Part of Lot 20,
Concession 4



Attachment

File: DA.13.113

Not to Scale

Date: March 3, 2015

7