

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

17 SITE DEVELOPMENT FILE DA.13.030
MAJORWEST COMMERCIAL II INC.
WARD 3 – VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved;
- 2) That the deputation of Mr. David Rezmovitz, Fieldgate Commerical, Yonge Street, Toronto, be received; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

1. THAT Site Development File DA.13.030 (Majorwest Commercial II Inc.) BE APPROVED, to permit the development of a 1 storey, 636 m² multi-unit commercial building (Building "C") as shown on Attachments #3 to #6 inclusive, subject to the following conditions:

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- iii) low volatile organic compound paints and sealants;
- iv) high efficiency plumbing fixtures; and,
- v) high efficiency lighting and occupancy sensors.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.030 (Majorwest Commercial II Inc.) for the subject lands shown on Attachments #1 and #2, to permit the development of a 1 storey, 636 m², multi-unit commercial building (Building “C”), within an existing multi-building commercial campus, as shown on Attachments #3 to #6, inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the south east corner of Major Mackenzie Drive and Weston Road, municipally known as 3737 Major MacKenzie Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Village Core” by in-effect OPA #650 (Vellore Village District Centre). The proposed multi-unit commercial building is a permitted use in OPA #650, and therefore, conforms to the policies of the in-effect Official Plan.

The subject lands are designated “Mid-Rise Mixed-Use” by the new Vaughan Official Plan 2010 (VOP 2010) that was adopted by Vaughan Council on September 7, 2010 (as modified on 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 is pending approval from the Ontario Municipal Board. The “Mid-Rise Mixed-Use” designation allows retail uses to be located on the ground floor frontage of mid-rise buildings and in association with a variety of uses, such as residential and professional office uses. The proposal to permit the development of a multi-unit one-storey commercial building does not conform to the policies of VOP 2010; however, the proposed retail uses conform to the Official Plan, and it is the policies of the in-effect OPA #650 that prevail at this time.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1019A), which permits the proposed multi-unit commercial building. The proposal complies with Zoning By-law 1-88, as amended.

Site Plan Review

The subject lands are currently developed as a commercial campus consisting of five commercial buildings with retail and office uses, two of which are multi-unit buildings, as shown on Attachment #3. On June 14, 2004, Council Vaughan approved Site Development File DA.02.022 (Majorwest Development Corporation) for the existing commercial development, which included the future footprint of the proposed multi-unit commercial Building “C”. The Owner has now submitted the subject Site Development File DA.13.030 (Majorwest Commercial II Inc.) to finalize the building location and elevations for Building “C”.

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The proposed building elevations shown on Attachments #5 and #6, consist of architectural natural stone, concrete block, clay brick, clear glass and spandrel panels. The main entrance to each unit is located on the west elevation, facing the northwest corner of Major Mackenzie Drive and Weston Road and includes fabric canopies. The other building sides will be appropriately dressed, particularly the east façade that will have a front-like appearance. The proposed building elevations are consistent with the elevations of the existing buildings on the subject lands. The Owner will be required to demonstrate that all roof-top mechanical will be appropriately screened.

Exception 9(1019A) to Zoning By-law 1-88 requires that 4.5 parking spaces / 100 m² of commercial gross floor area be provided on the overall property. The required parking for the existing development and the proposed Building “C” is calculated as follows:

$$10,322 \text{ m}^2 @ 4.5 \text{ spaces} / 100 \text{ m}^2 = 465 \text{ parking spaces}$$

A total of 562 parking spaces are provided on the site, which complies with Zoning By-law 1-88.

The landscape plan shown on Attachment #4 shows new planting consisting of a mix of deciduous and coniferous trees, shrubs and sodded areas. Deciduous trees are proposed on the east side of the proposed building adjacent the existing driveway, which is consistent with the existing landscape treatment on the east side of the driveway.

The Development Planning Department will continue to work with the Owner to finalize the details for the proposed development. The final site plan, elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Owner has submitted a site grading and servicing plan, and a stormwater management brief, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that no cash-in-lieu of parkland dedication is required as it was paid in full through the Subdivision Agreement.

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 & Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development will utilize the central waste disposal system that all buildings within this commercial campus currently use that is located internal to Building “F”, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

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The proposed landscape plan includes drought tolerant plant material to promote water efficiency to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

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

The proposed development implements the in-effect Official Plan and complies with the City's Zoning By-law.

Regional Implications

The application was circulated to the Region of York Transportation and Community Planning Department for review and comment. The Owner must satisfy all requirements and conditions of the Region of York Transportation and Community Planning Department. A condition to this effect is included in the recommendation of this report.

Conclusion

The Site Development Application has been reviewed in consideration of OPA #650, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed one storey multi-unit commercial building (Building "C") is appropriate and compatible with the existing and planned development in the surrounding area. The proposed development conforms to the in-effect Official Plan and complies with Zoning By-law 1-88. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.030, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations
6. Perspective Rendering

Report prepared by:

Mary Caputo, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

COMMITTEE OF THE WHOLE JUNE 11, 2013

**SITE DEVELOPMENT FILE DA.13.030
MAJORWEST COMMERCIAL II INC.
WARD 3 – VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.030 (Majorwest Commercial II Inc.) BE APPROVED, to permit the development of a 1 storey, 636 m² multi-unit commercial building (Building “C”) as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management brief shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - iii) the Owner shall satisfy all requirements of the Region of York 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 2.3: 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 site and building features will be included in the proposed development:

- i) white membrane roofing for greater solar reflectance index;
- ii) drought tolerant and native plant species to promote water efficiency;
- iii) low volatile organic compound paints and sealants;
- iv) high efficiency plumbing fixtures; and,
- v) high efficiency lighting and occupancy sensors.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.030 (Majorwest Commercial II Inc.) for the subject lands shown on Attachments #1 and #2, to permit the development of a 1 storey, 636 m², multi-unit commercial building (Building "C"), within an existing multi-building commercial campus, as shown on Attachments #3 to #6, inclusive.

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2. Location Map
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Report prepared by:

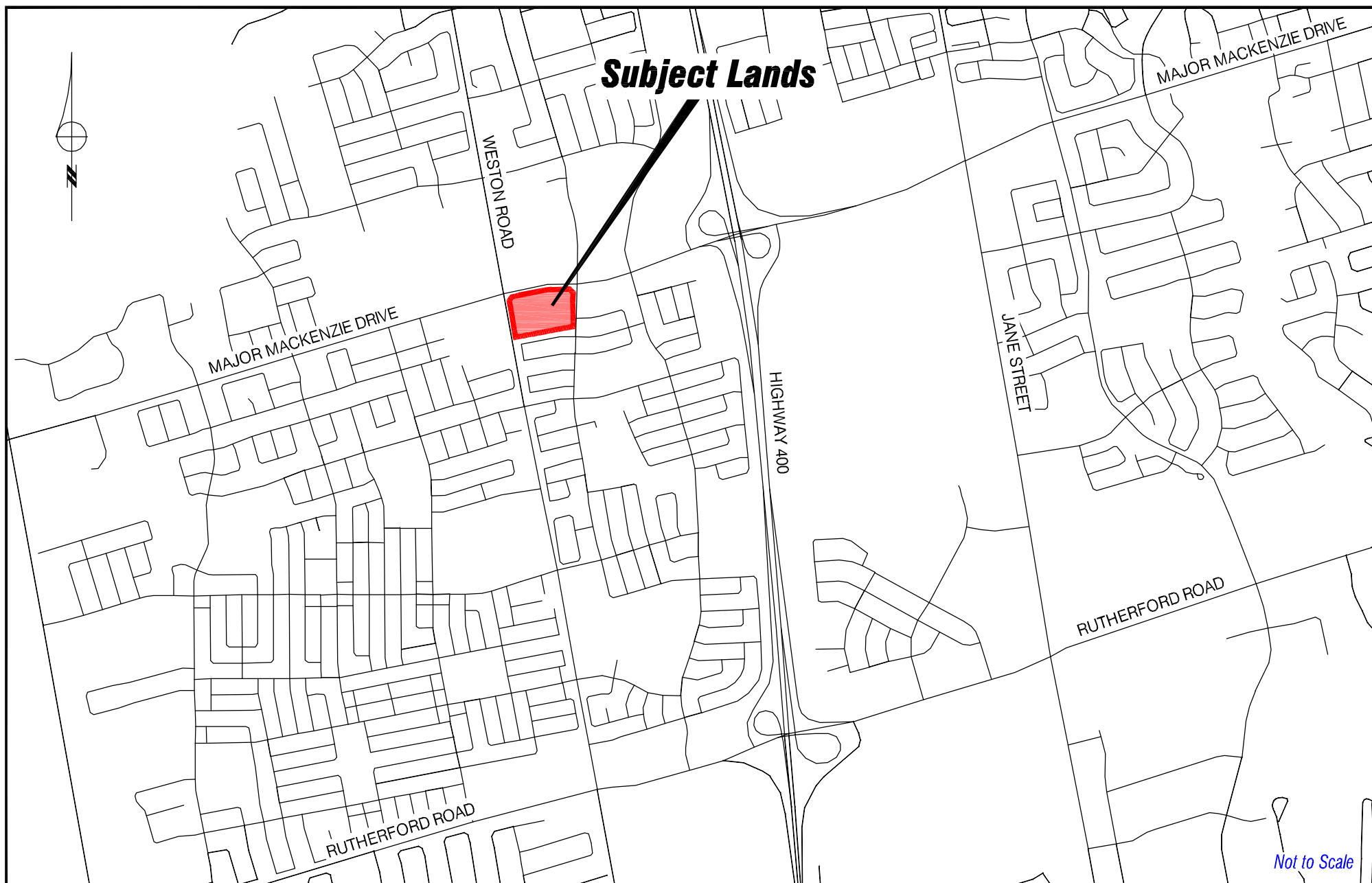
Mary Caputo, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 20, Concession 5

APPLICANT:
Major West Commercial II Inc.

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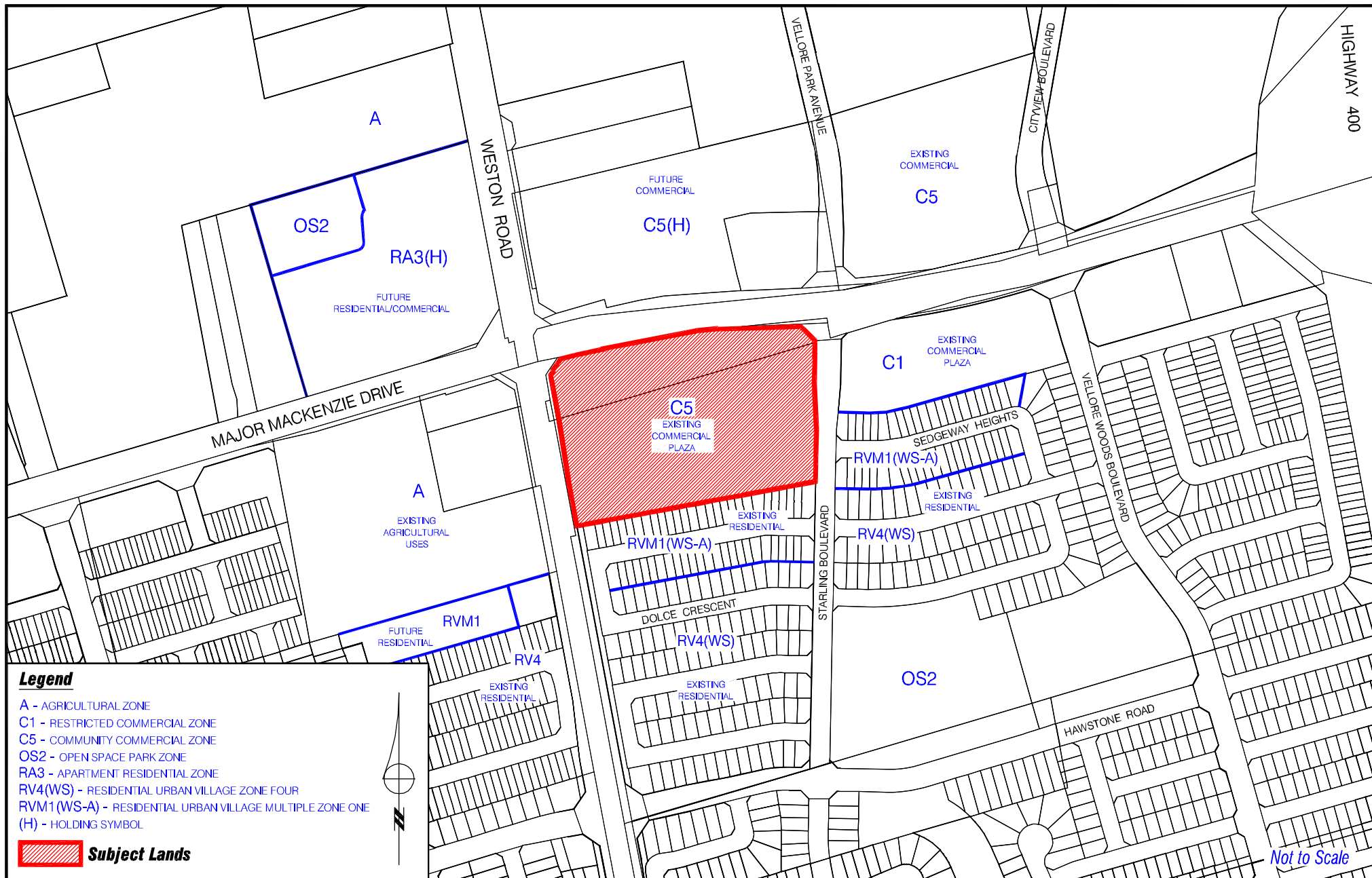


Attachment

FILES:
DA.13.030

DATE:
April 30, 2013

1



Location Map

LOCATION:
Part of Lot 20, Concession 5

APPLICANT:
Major West Commercial II Inc.

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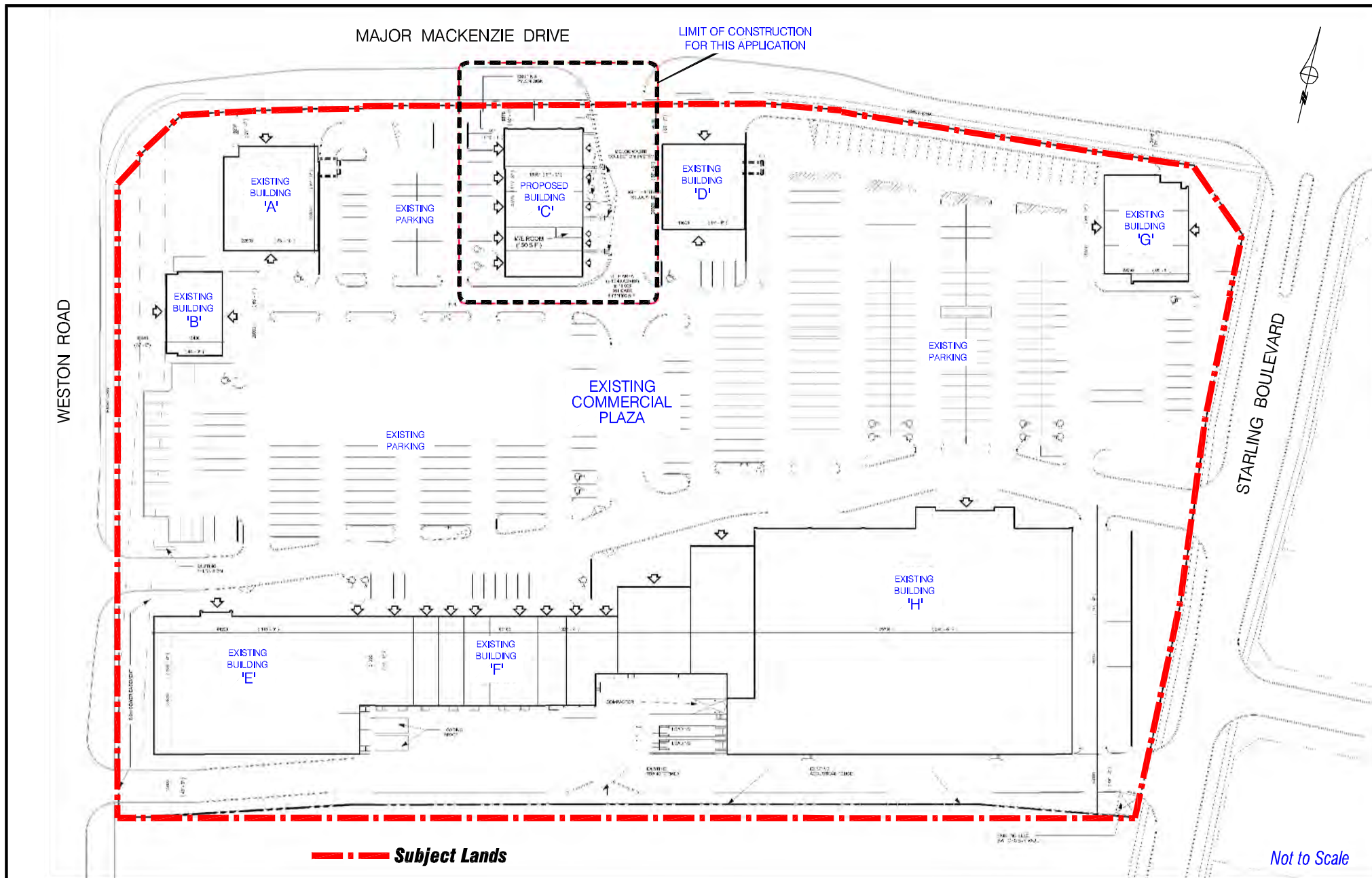


Attachment

FILES:
DA.13.030

DATE:
April 30, 2013

2



Site Plan

LOCATION:
Part of Lot 20, Concession 5

APPLICANT:
Major West Commercial II Inc.

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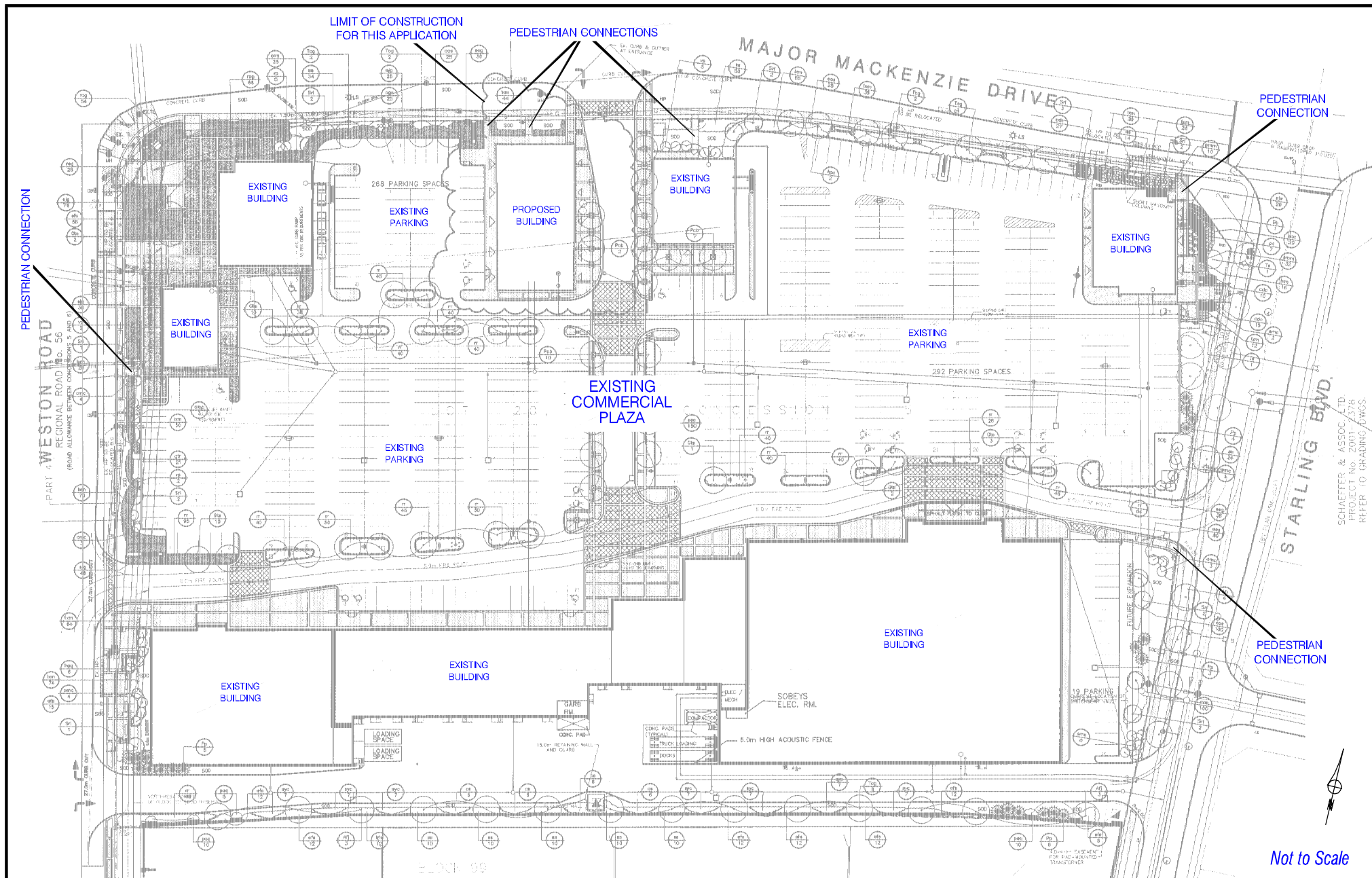


Attachment

FILES:
DA.13.030

DATE:
April 30, 2013

3



Landscape Plan

LOCATION:
Part of Lot 20, Concession 5

APPLICANT:
Major West Commercial II Inc.

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Attachment

FILES:
DA.13.030

DATE:
April 30, 2013

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View to the South-East

Not to Scale

Perspective Rendering

LOCATION:
Part of Lot 20, Concession 5

APPLICANT:
Major West Commercial II Inc.

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Attachment

FILES:
DA.13.030

DATE:
April 30, 2013

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