

Communication : C 7  
Committee of the Whole (1)  
June 7, 2022  
Agenda Item # 4



# **SMARTCENTRES VAUGHAN NORTHWEST**

COMMITTEE OF THE WHOLE PRESENTATION

**OFFICIAL PLAN AMENDMENT FILE OP.20.008  
ZONING BY-LAW AMENDMENT FILE Z.20.016  
SITE PLAN APPLICATION FILE DA.20.022**

**3600 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON  
ROAD**

June 7<sup>th</sup>, 2020

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REAL ESTATE INVESTMENT TRUST

# AGENDA

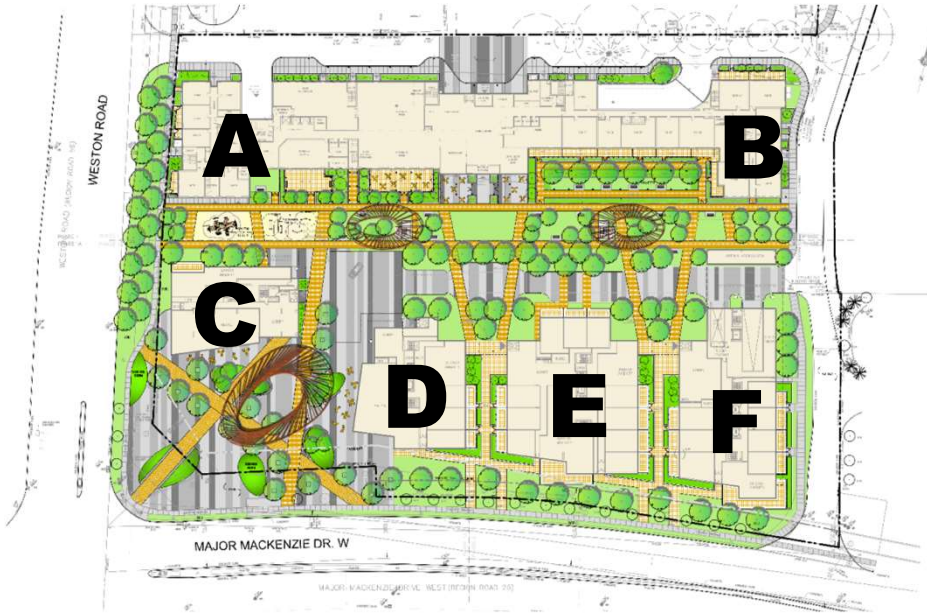
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- 1. SURROUNDING AREA & CONTEXT**
- 2. APPLICATION DETAILS**
- 3. PLANNING DETAILS**
- 4. Q&A**

# SITE AERIAL

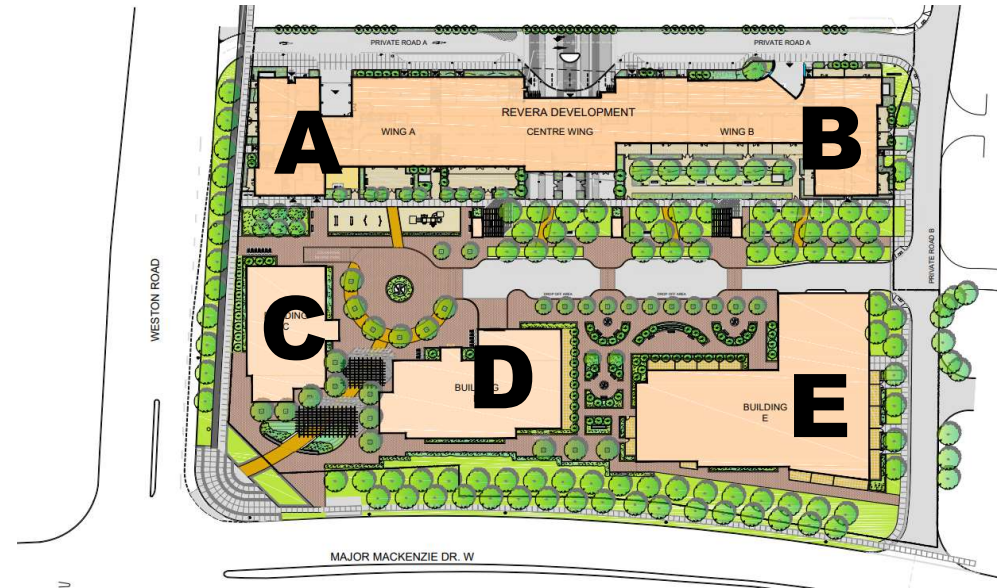


## ORIGINAL PROPOSAL



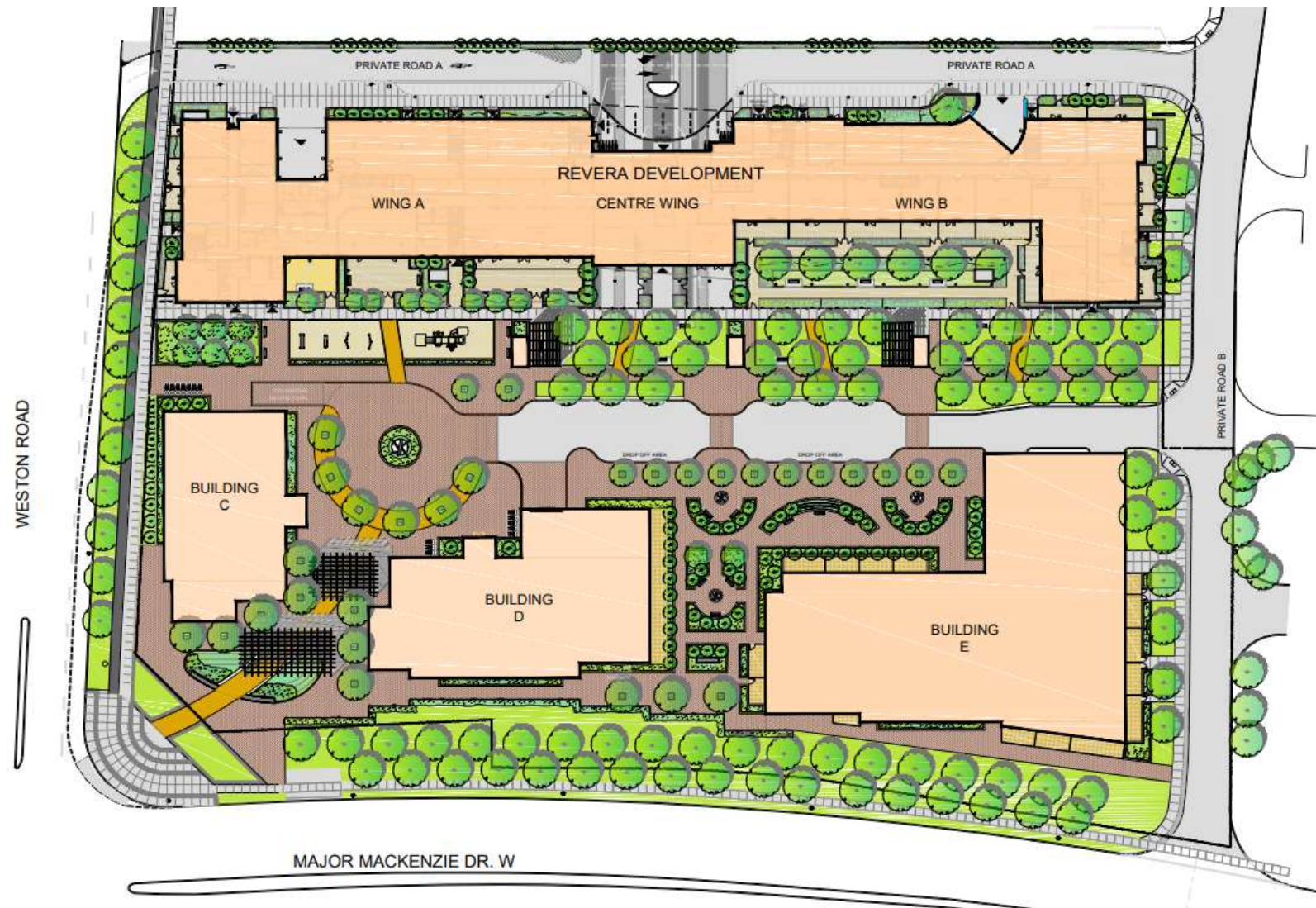
BUILDING	HEIGHTS (storeys)	# OF UNITS	SQUARE METERS
A	10	222	19,127
B	12	238	21,703
C	12	124	9,634
D	16	158	12,514
E	20	240	17,555
F	24	286	23,061
<b>TOTAL</b>		<b>1268</b>	<b>103,593</b>

## REVISED PROPOSAL



BUILDING	HEIGHTS (storeys)	# OF UNITS	SQUARE METERS
Wing A	10	222	18,412
Wing B	12	238	20,830
C	12	121	8,896
D	12	161	12,915
E	12	243	18,813
<b>TOTAL</b>		<b>985</b>	<b>80,263</b>



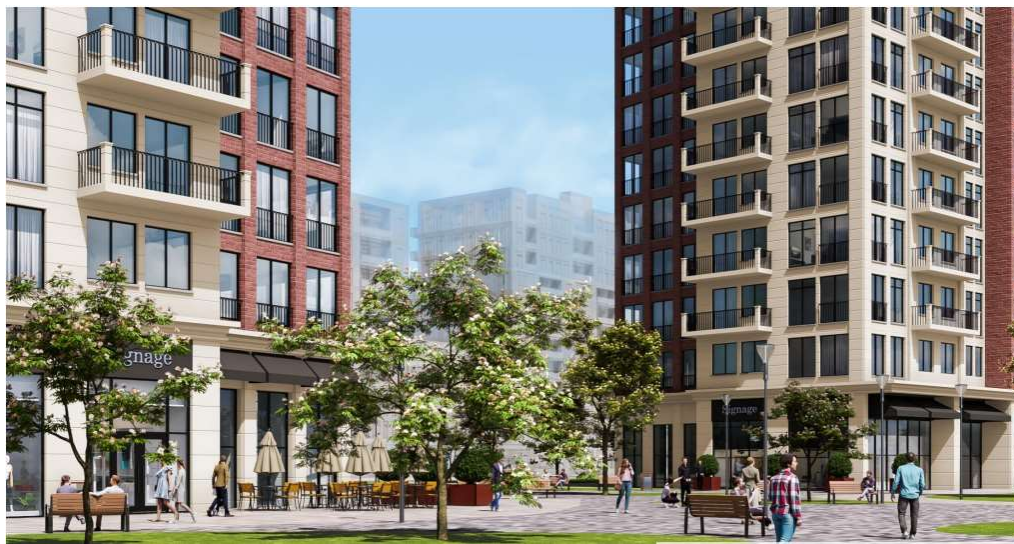


# ORIGINAL DEVELOPMENT PLANS





# REVISED DEVELOPMENT PLANS





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# APPENDIX

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# SURROUNDING AREA

- Direct access to HWY 400
- Located on two major arterial Roads
- Public transit connectivity (YRT bus route connects to Maple GO Station)
- Direct connection to future VIVA Rapid Transit Station – connects to the TTC via Vaughan Metropolitan Centre
- 1km West of the new, state-of-the-art Cortellucci Vaughan Hospital





# SITE CONTEXT PLAN



**Legend**

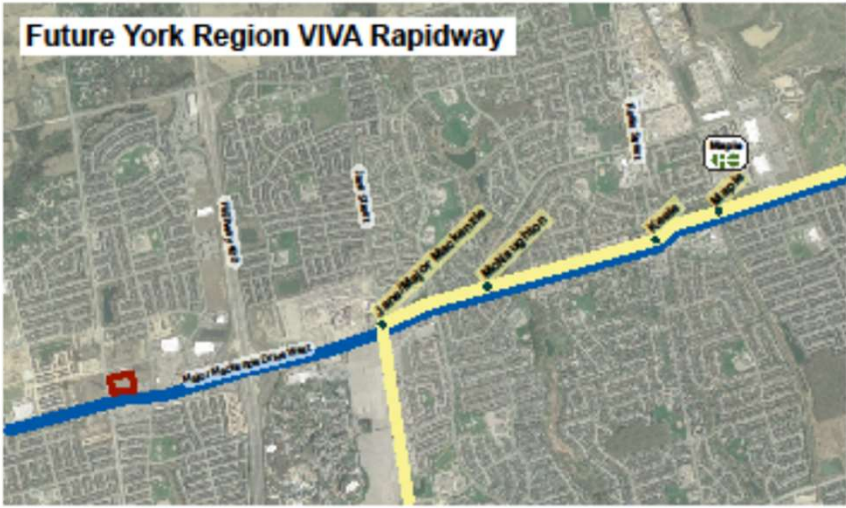
Park	Commercial / Retail
Elementary School	Parking
Secondary School	Gas Station
Canada's Wonderland	Bus Stop

**Major Transit Networks**

Local Road
Regional Transit Priority Network
Regional Rapid Transit Corridor
Highway Bus Service

**York Region Transit**

Bus Route 4A
Bus Route 21
Bus Route 165
Bus Route 165F





# REVERA RETIREMENT RESIDENCES



- A leading owner and operator in the senior living sector, committed to helping older adults live life to the fullest.
- Owns or operates more than 500 properties across Canada, the United States and the United Kingdom, serving more than 55,000 seniors.
- Aims to provide exceptional senior living options by offering senior's apartments, independent living, assisted living, memory care, and long-term care.
- Revera is proud to be a long-standing contributor to this Region, with 1 retirement residence in Markham – Glynnwood, which employs approximately 75 employees.



# LAND USE DESIGNATIONS

## CURRENT LAND USE DESIGNATIONS AND AREA SPECIFIC POLICIES

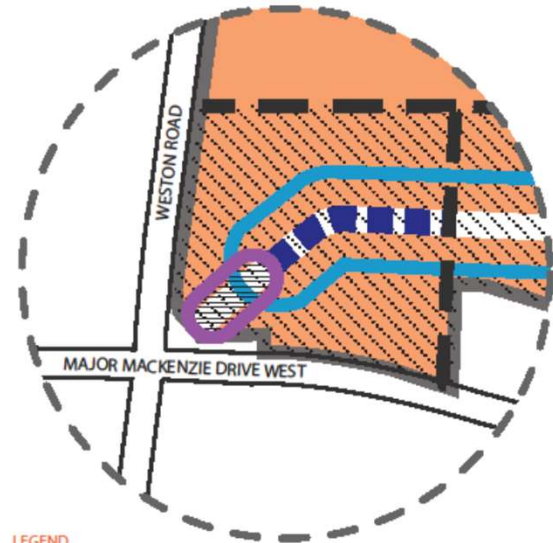
- These lands are within the local centers intensification areas and designated as 'Mid-Rise Mixed-Use'.
- The property is subject to Area Specific policies - located in the Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Specific Plan.
- the Subject Lands have been further delineated as Village District.
- The lands were originally intended to facilitate a more commercial-centric development.



**Schedule 14-B, VOP 2010**  
**Area Specific Plan, Map 12.6.A:**  
*Northeast Quadrant of Major Mackenzie Drive & Weston Road*

# VILLAGE DISTRICT

Schedule 14-B, VOP 2010  
Area Specific Plan, Map 12.6.A:  
Northeast Quadrant of Major Mackenzie  
Drive & Weston Road



## LEGEND

- Village District
- Urban Square
- Village Promenade
- Pedestrian Only Promenade

\*Excerpt from City of Vaughan Official Plan, section 12.6.A

Proposed Site Plan

