

COMMUNICATION – C37
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020



SMARTCENTRES VAUGHAN NORTHWEST

PUBLIC MEETING PRESENTATION

**OFFICIAL PLAN AMENDMENT FILE OP.20.008
ZONING BY-LAW AMENDMENT FILE Z.20.016**

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

OCTOBER 6, 2020

SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

AGENDA

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

SITE AERIAL



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

Major Transit Networks

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

York Region Transit

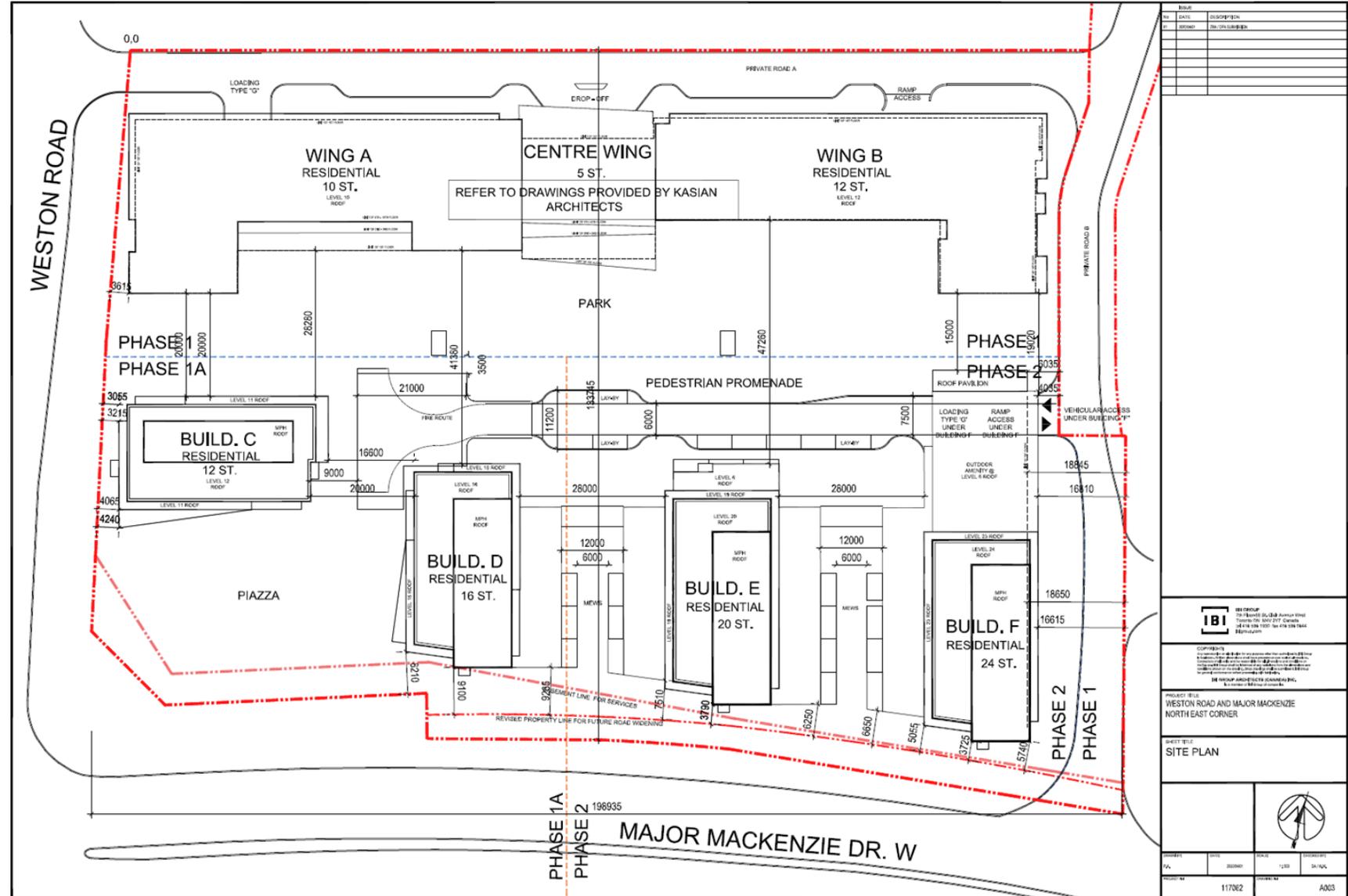
- Bus Route 4A
- Bus Route 21
- Bus Route 165
- Bus Route 165F

Future York Region VIVA Rapidway

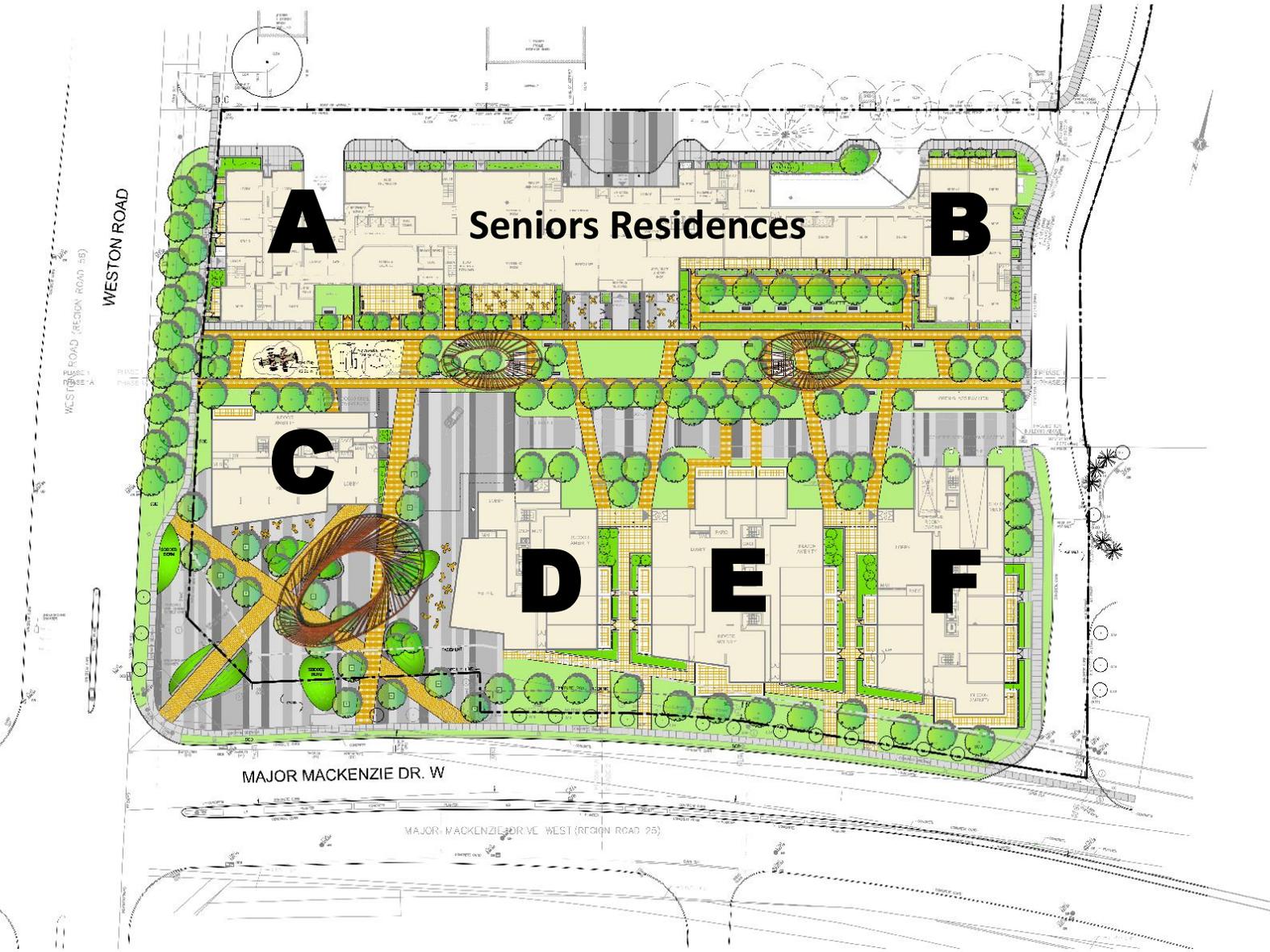


PROPOSED SITE PLAN

BUILDING	HEIGHTS (storeys)	# OF UNITS	SQUARE FOOTAGE
A	10	222	205,881
B	12	238	233,609
C	12	124	103,698
D	16	158	134,696
E	20	240	188,958
F	24	286	248,228



PROPOSED PLANS



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

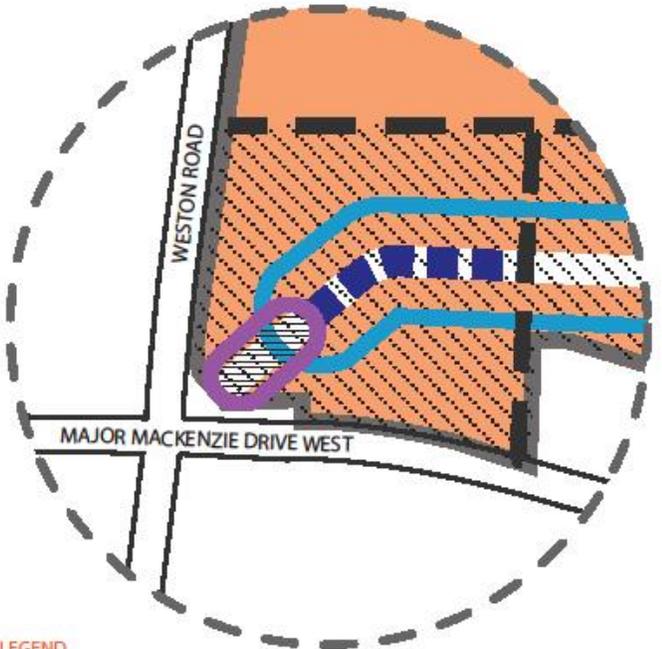
- These lands are within the local centers intensification areas and designated as 'Mid-Rise Mixed-Use'.
- The property is subject to Area Specific policies - located in the Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Specific Plan.
- the Subject Lands have been further delineated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





THANKYOU

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