

Context Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

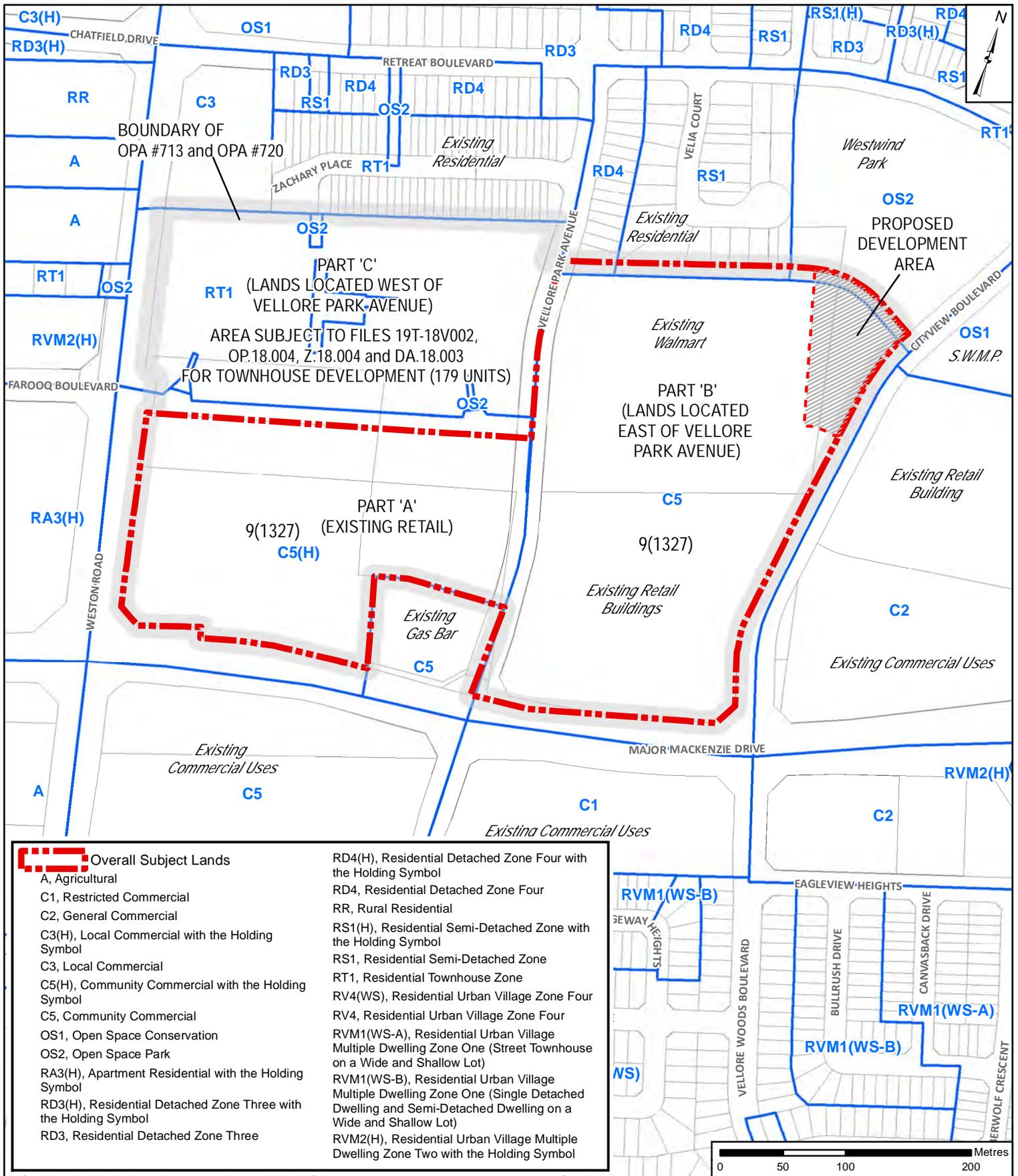


Attachment

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

1



Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

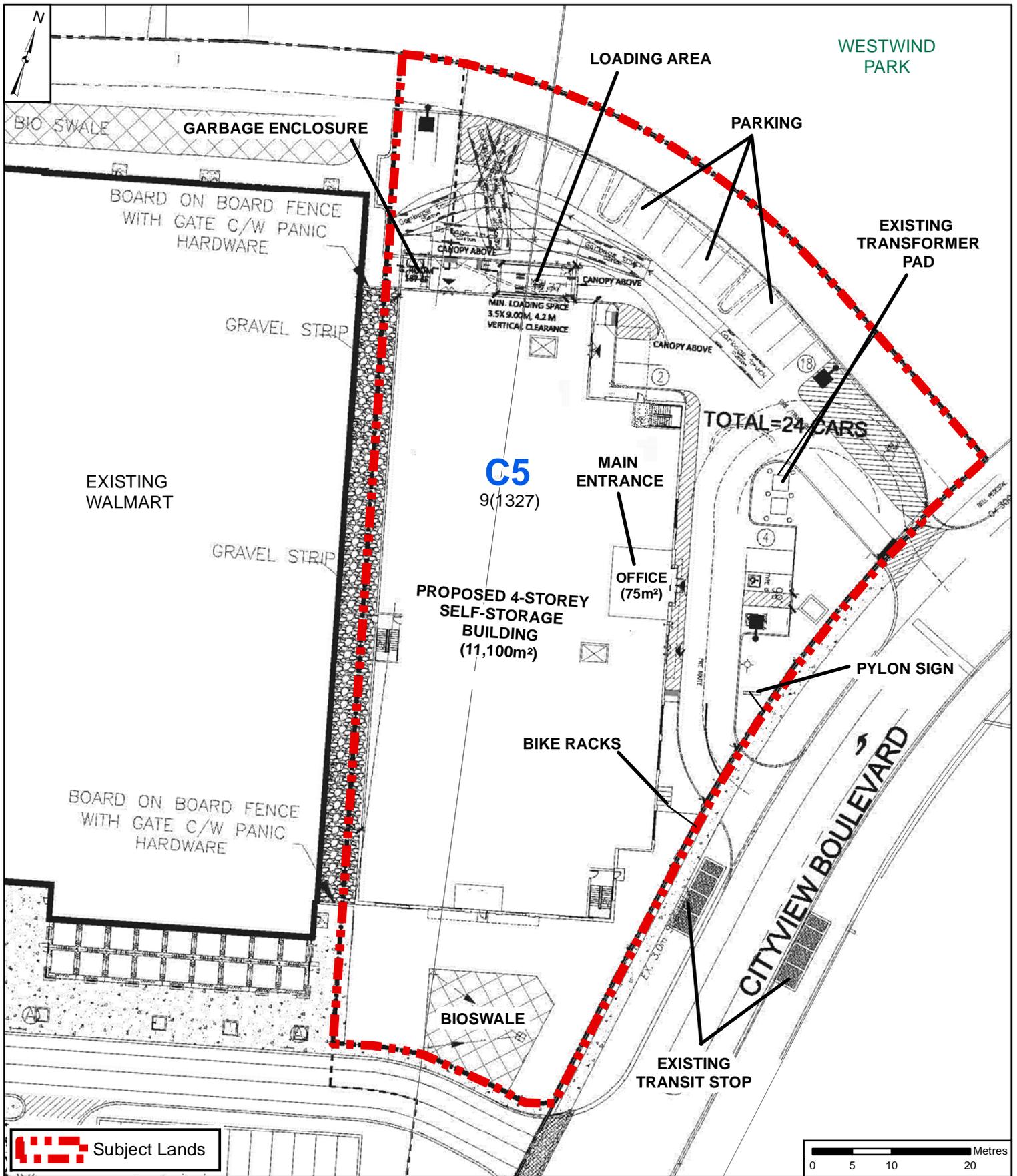


Attachment

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Proposed Site Plan and Rezoning

Attachment

LOCATION:
Part of Lot 21, Concession 5

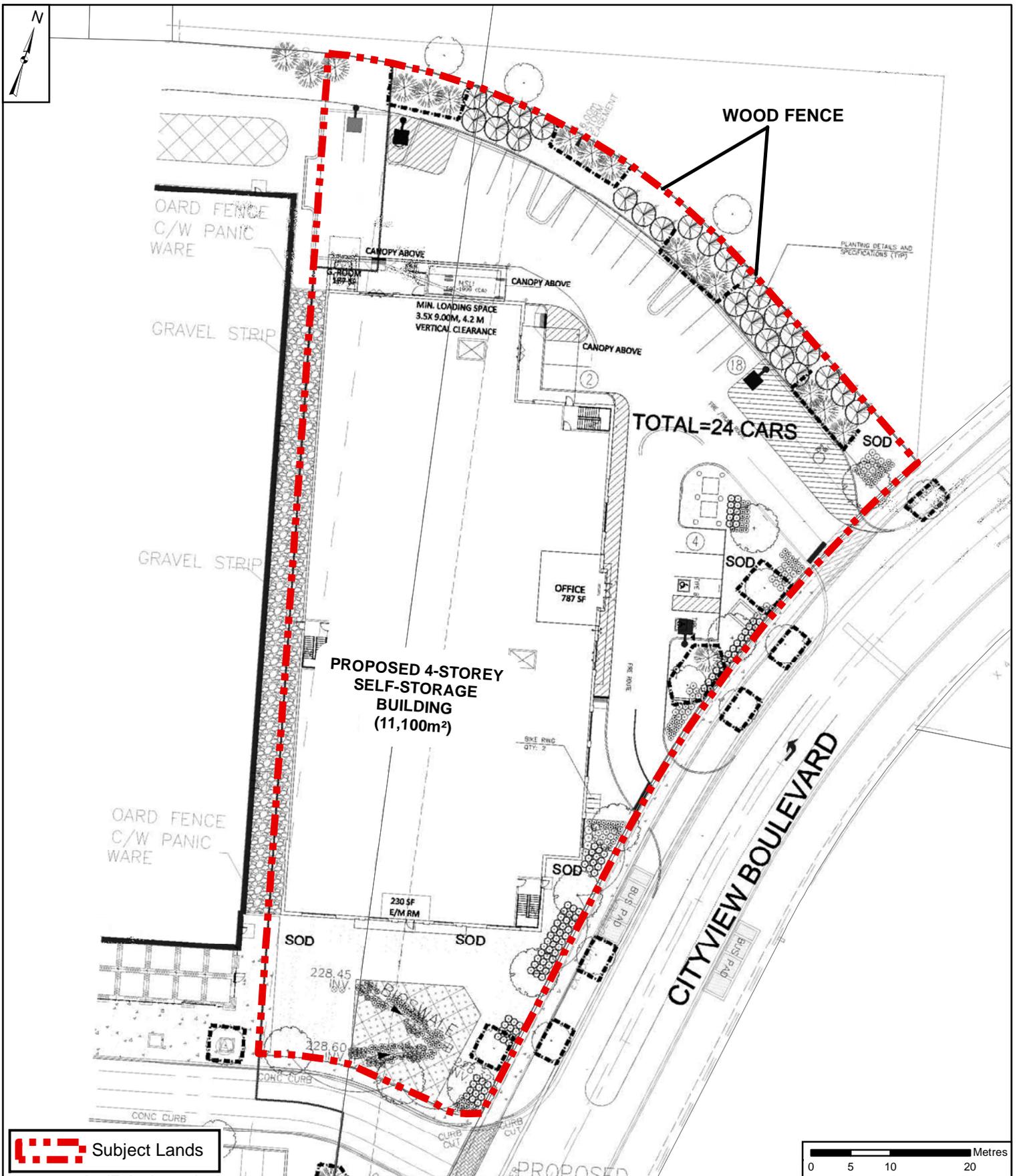
APPLICANT:
Major Weston Centres Limited



FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

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Landscape Plan

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

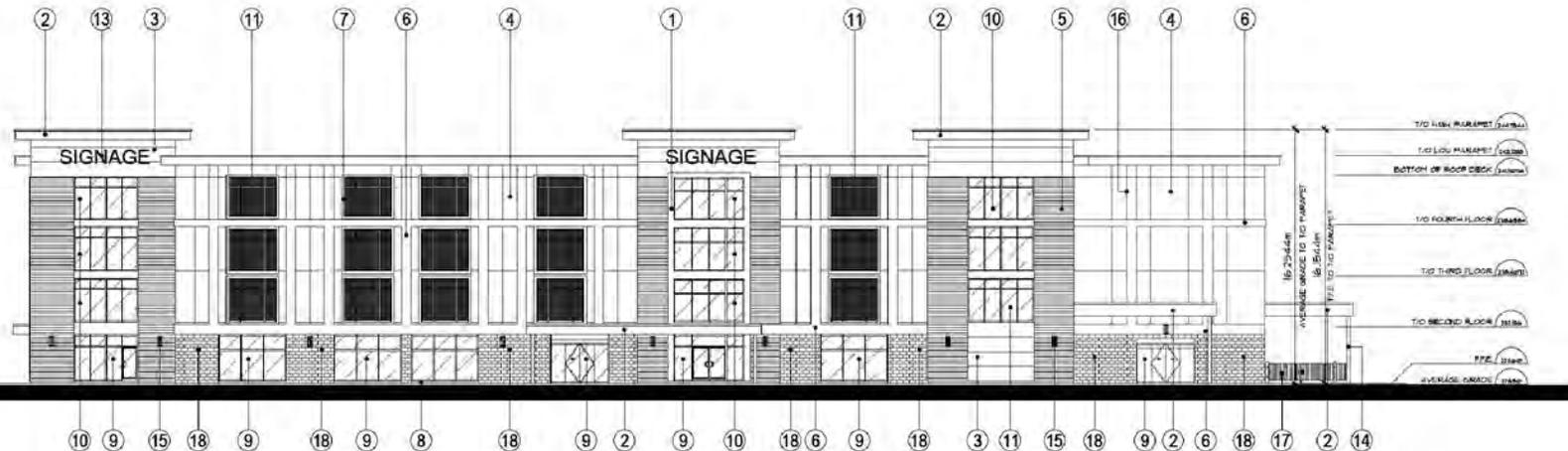


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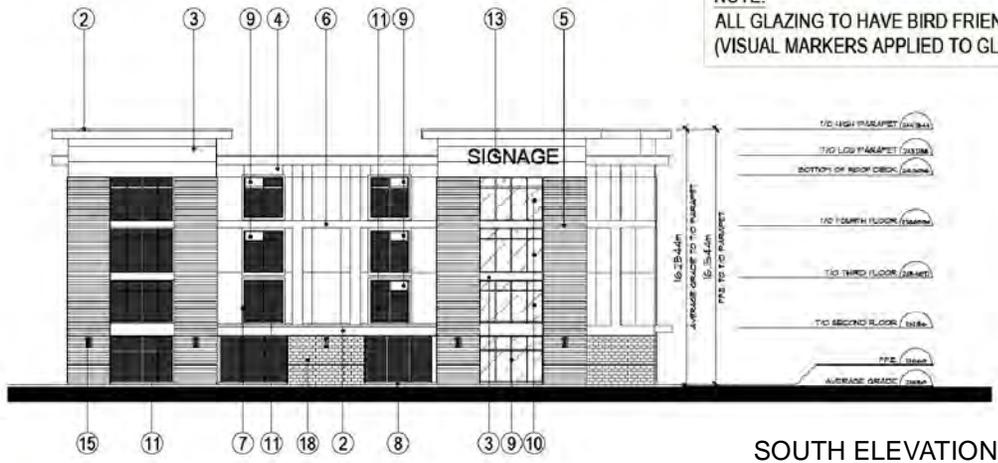
FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

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EAST ELEVATION (FACING CITYVIEW BOULEVARD)



NOTE:
 ALL GLAZING TO HAVE BIRD FRIENDLY TREATMENT
 (VISUAL MARKERS APPLIED TO GLASS WITH MAXIMUM SPACING OF 100mm X 100mm)

SOUTH ELEVATION

EXTERIOR MATERIALS & FINISHES:

- 1- PRE-FINISHED STEELCAP FLASHING - COLOUR : WHITE
- 2- PRE-FINISHED STEELCAP FLASHING - COLOUR : LIGHT GREY
- 3- PRE-FINISHED STEELCAP FLASHING - COLOUR : DARK GREY
- 4- SMOOTH PRE-CAST PANEL - COLOUR : DARK TAN
- 5- SMOOTH PRE-CAST PANEL - COLOUR : BLUE CORPORATE COLOUR (TBD)
- 6- E.I.F.S. - COLOUR : LIGHT TAN
- 7- E.I.F.S. - COLOUR : WHITE
- 8- Poured concrete
- 9- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
- 10- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES - BOX WINDOW WITH BLUE PAINTED DOOR DISPLAY
- 11- SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
- 12- HOLLOW METAL DOOR - COLOUR TO MATCH FIELD
- 13- ILLUMINATED SIGNAGE - CHANNELED LETTERS
- 14- METAL COLUMNS - PAINTED TO MATCH LIGHT GREY
- 15- DECORATIVE / SAFETY LIGHTING
- 16- REVEALS
- 17- METAL GALVANIZED RAILING
- 18- PRECAST WITH INPRINTED BLOCK PATTERN

Building Elevations - East and South

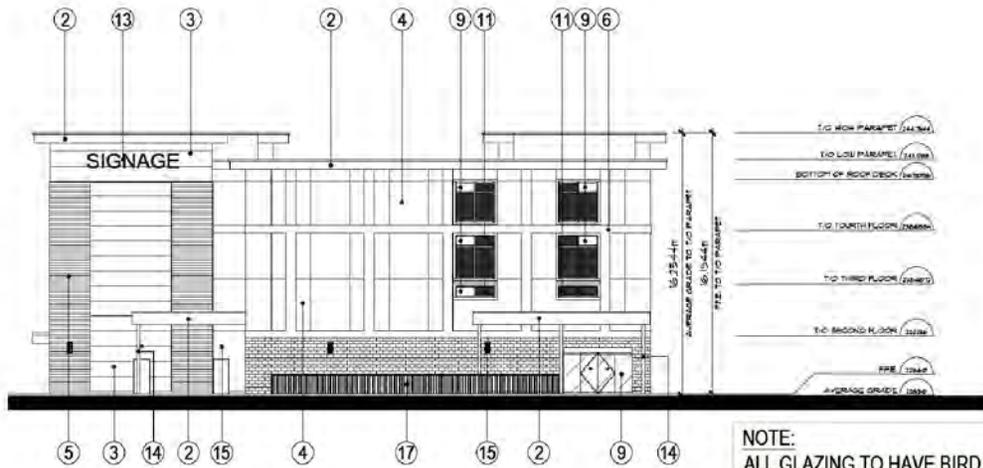
LOCATION:
 Part of Lot 21, Concession 5

APPLICANT:
 Major Weston Centres Limited



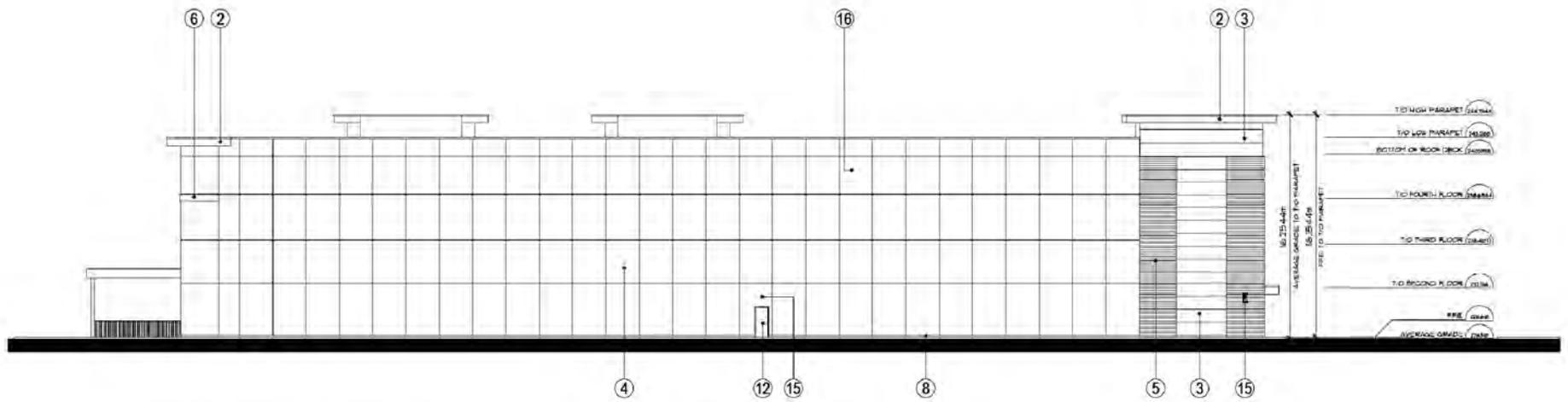
Attachment
 FILES: OP.18.010, Z.18.017
 and DA.18.031

DATE: **5**
 February 5, 2019



NOTE:
 ALL GLAZING TO HAVE BIRD FRIENDLY TREATMENT
 (VISUAL MARKERS APPLIED TO GLASS WITH MAXIMUM SPACING OF 100mm X 100mm)

NORTH ELEVATION (ABUTTING OPEN SPACE PARK ZONE)



WEST ELEVATION (ABUTTING EXISTING RETAIL BUILDING)

EXTERIOR MATERIALS & FINISHES:

- 1- PRE-FINISHED STEELCAP FLASHING - COLOUR : WHITE
- 2- PRE-FINISHED STEELCAP FLASHING - COLOUR : LIGHT GREY
- 3- PRE-FINISHED STEELCAP FLASHING - COLOUR : DARK GREY
- 4- SMOOTH PRE-CAST PANEL - COLOUR : DARK TAN
- 5- SMOOTH PRE-CAST PANEL - COLOUR : BLUE CORPORATE COLOUR (TBD)
- 6- E.I.F.S. - COLOUR : LIGHT TAN
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- 8- Poured concrete
- 9- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
- 10- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES - BOX WINDOW WITH BLUE PAINTED DOOR DISPLAY
- 11- SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
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- 13- ILLUMINATED SIGNAGE - CHANNLED LETTERS
- 14- METAL COLUMNS - PAINTED TO MATCH LIGHT GREY
- 15- DECORATIVE / SAFETY LIGHTING
- 16- REVEALS
- 17- METAL GALVANIZED RAILING
- 18- PRECAST WITH INPRINTED BLOCK PATTERN

Building Elevations - North and West

LOCATION:
 Part of Lot 21, Concession 5

APPLICANT:
 Major Weston Centres Limited



Attachment

FILES: OP.18.010, Z.18.017
 and DA.18.031

DATE: February 5, 2019

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Perspective Rendering

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.010\OP.18.010_PerspectiveRendering.mxd



Attachment

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

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Printed on: 12/14/2018

ATTACHMENT 8

**AMENDMENT NUMBER 35
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 35 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

DRAFT

Authorized by Item No.XX of Report No. XX
of the xx, xx 2019 Committee of the Whole
Adopted by Vaughan City Council on
Xx xx, 2019

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road Area to permit the development of a Self-Storage Facility on the Subject Lands. This Amendment will facilitate the following with respect to the Subject Lands identified as "Area Subject to Amendment No. 35" on Schedule "1" attached hereto:

1. Permit a 4-storey, 11,100 m² Self-Storage Facility with accessory office and retail sales uses for the lands east of Vellore Park Avenue within the "Commercial District" designation;
2. Permit a maximum gross floor area (GFA) of 32,500 m² for the lands east of Vellore Park Avenue and remove 11,000 m² of gross floor area (GFA) for the lands west of Vellore Park Avenue within the "Commercial District" designation.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands" are located at the northeast corner of Weston Road and Major Mackenzie Drive, municipally known as 3600 Major Mackenzie Drive, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 35".

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2014 (PPS) provides the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas, complete communities, and promotes efficient, cost effective development and land use patterns. The development intensifies the existing underutilized site in a designated settlement area. It utilizes the Subject Lands efficiently, takes advantage of existing infrastructure within the built-up area, and reduces land consumption and servicing costs. The Development is compact in built-form and promotes the efficient use of land to support a healthy community and economic development and competitiveness. The Development supports the projected employment and economic activity needs towards a liveable and resilient community.

2. The Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan") is intended to guide development of land; encourage compact built-form, transit-supportive communities, diverse land uses, and direct growth to settlement areas. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Development utilizes vacant lands within the "Commercial District" designation and will provide a use to serve the community in the immediate area and is easily accessible. The Development has regard for the provision for complete communities and economic competitiveness of settlement areas identified by the Growth Plan.
3. The York Region Official Plan ("YROP") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, employment and institutional uses. The YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes. The Development conforms to the YROP as it is located within proximity to multiple existing public transportation, offers a mixed-use pedestrian oriented environment within the "Commercial District", promotes walkability and is transit-supportive, and makes efficient use of the Subject Lands. The Development includes a high-quality built-form that is compact, multi-storey and supports pedestrian-oriented uses at the street level.
4. On July 3, 2018, York Region exempted this Amendment from Regional approval in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.
5. The statutory Public Hearing was held on September 17, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report September 17, 2018 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2018. Vaughan Council, on xx xx, 2019 ratified the xx xx, 2019 Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment Files OP.18.010, Z.18.017, and Site Development Application File DA.18.031 (Major Weston Centres Limited).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 2, "Area Specific Policies", Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road is hereby amended as follows:

1. Adding the following to Section 12.6.4 Policies Applicable to the Commercial District, Policy Sub-Section 12.6.4.2:

"d. One (1) Self-Storage Facility with accessory office and retail sales is permitted within the Commercial District lands east of Vellore Park Avenue."

2. Deleting Sub-Section 12.6.4.4 and replacing it with the following:

"12.6.4.4 The lands within the Commercial District may accommodate non-residential development up to a maximum Gross Floor Area (GFA) of 32,500 square metres east of Vellore Park Avenue."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

APPENDIX I

The Subject Lands are located on the northeast corner of Weston Road and Major Mackenzie Drive and are municipally known as 3600 Major Mackenzie Drive, City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") Volume 2 of Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road to permit a Self-Storage Facility with accessory office and retail sales, and to permit an increase to the gross floor area (GFA) for the lands within the Commercial District, east of Vellore Park Avenue.

(Note: Chronology of events to be added upon final decision)

DRAFT



LOCATION MAP TO AMENDMENT NO. 35

FILE: OP.18.010
 RELATED FILES: Z.18.017 AND DA.18.031
 LOCATION: PART OF LOT 21, CONCESSION 5
 APPLICANT: MAJOR WESTON CENTRES LIMITED
 CITY OF VAUGHAN


 LANDS SUBJECT TO
 AMENDMENT NO. 35

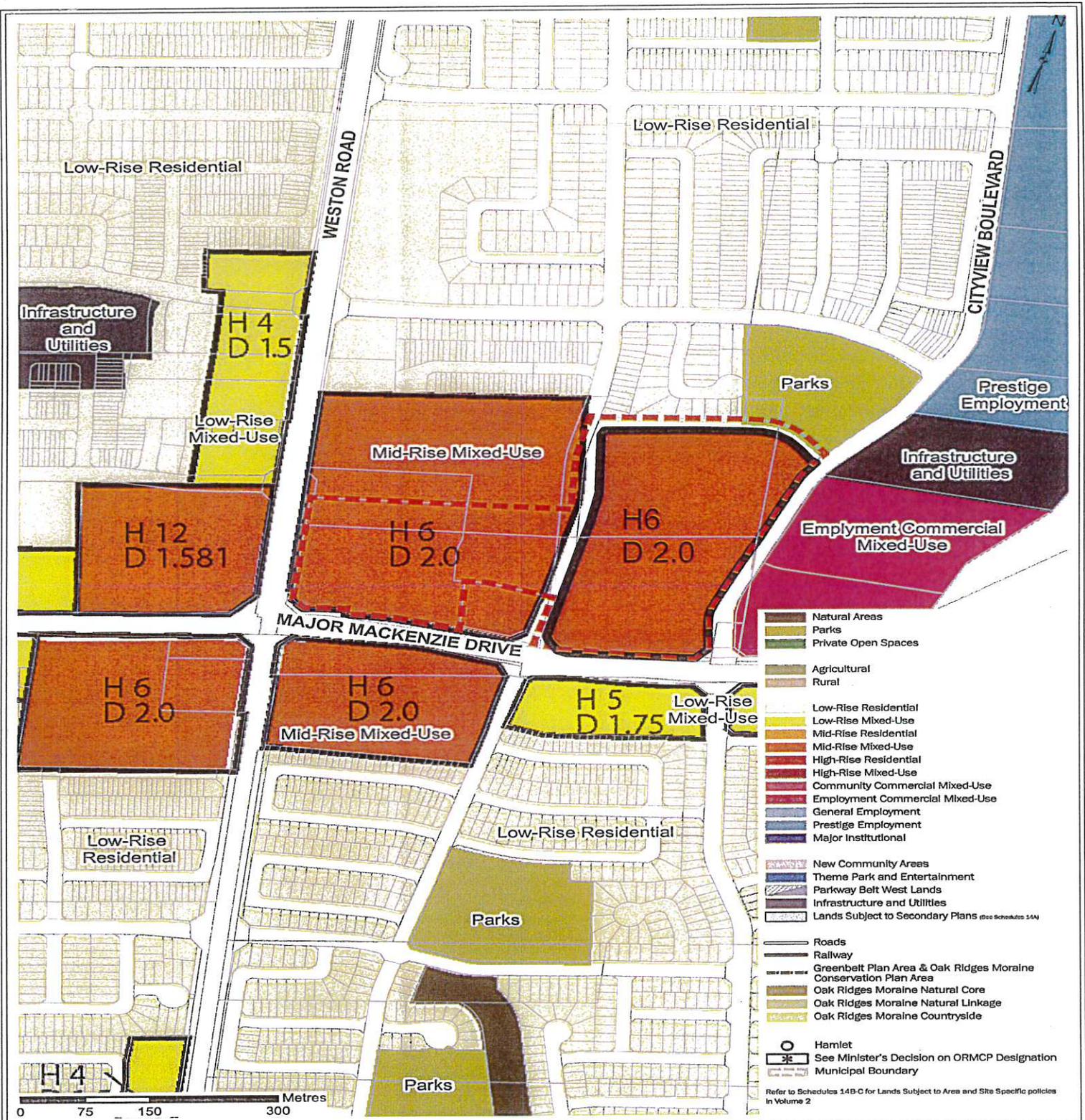


THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 35
ADOPTED THE _____ DAY OF _____, 2018

FILE: OP.18.010
 RELATED FILES: Z.18.017 AND DA.18.031
 LOCATION: PART OF LOT 21, CONCESSION 5
 APPLICANT: MAJOR WESTON CENTRES LIMITED
 CITY OF VAUGHAN



AREA SUBJECT TO
 AMENDMENT NO. 35



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 35

FILE: OP.18.010
 RELATED FILES: Z.18.017 AND DA.18.031
 LOCATION: PART OF LOT 21, CONCESSION 5
 APPLICANT: MAJOR WESTON CENTRES LIMITED
 CITY OF VAUGHAN


 LANDS SUBJECT TO
 AMENDMENT NO. 35