

COMMITTEE OF THE WHOLE DECEMBER 3, 2001

**DRAFT PLAN OF SUBDIVISION FILE 19T-99V07 (REVISED)
SITE DEVELOPMENT FILE DA.01.081
ROYBRIDGE HOLDINGS LIMITED (FORMERLY SEVENPLEX DEVELOPMENTS INC.)**

Recommendation

The Commissioner of Planning recommends:

1. That the Ontario Municipal Board be advised:
 - a) that Council has no objection to the revised Draft Plan of Subdivision 19T-99V07, prepared by Templeton-Lepek Limited, dated August 2, 2001, as shown on Attachment #3;
 - b) that Condition #1 of the "Conditions of Approval" – Attachment 1, Item 53, Report No. 59, of the Committee of the Whole be revised by:
 - i) deleting the words "April 20, 2000" in the first sentence and replacing it with "August 2, 2001", and
 - ii) deleting Condition 1a) and re-identifying the subconditions a) to c) accordingly;
2. That the concept plan be endorsed in principle for the development of the Service Commercial Block, in support of the 3.36 ha Service Node within the subdivision plan.

Purpose

To consider the revision of a draft approved plan of subdivision that has been appealed to the Ontario Municipal Board (OMB), and to seek endorsement, in principle, of a preliminary site plan for the Service Commercial Block within the subdivision plan.

Background - Analysis and Options

Plan of Subdivision

On July 10, 2000, Council draft approved Plan of Subdivision Application 19T-99V07 and related Zoning Amendment Application Z.99.001 (Sevenplex Developments Inc.), to facilitate an 11.3 ha service commercial and employment subdivision. The approved subdivision plan, dated April 20, 2000, is shown on Attachment #2. On August 1, 2000, a neighbouring landowner appealed the plan of subdivision to the OMB. On August 27, 2001, the new Owner (Roybridge Holdings Limited) submitted a revised plan of subdivision, dated August 2, 2001, which is shown on Attachment 3. Revisions to the plan include:

- (i) the elimination of Street 'B' and surrounding Employment Blocks 1 to 5, and replacing it with one large 5.77 ha Employment block; and
- (ii) the reconfiguration of the northerly Employment part blocks to be added to the part blocks that front onto the future east/west street to the north.

Staff considers the proposed revisions to be minor, and recommends that Condition #1 of the Conditions of Draft Plan Approval be revised to reflect the revised date of the plan, and to delete subcondition 1a), which is now obsolete. The larger Employment block will give the Owner the flexibility to attract a large single industrial user; develop the site in a campus-setting; or, facilitate subcondition 1a), which is now obsolete. The larger Employment block will give the Owner the

flexibility to attract a large single industrial user; develop the site in a campus-setting; or, facilitate the severance of the block into smaller blocks depending on the number of users that are attracted to the site.

There are no changes required to the related Zoning By-law Amendment Application.

Site Plan Application

On October 19, 2001, the Owner submitted a Site Plan Application DA.01.081 to commence review of the Service Commercial Block development, being Block 2 on the subdivision plan (formerly identified as Block 6). The concept plan included with the application shows six buildings, including a six-storey hotel with restaurant, a four-storey office building, a retail building and three free-standing restaurants.

In the staff report on the Plan of Subdivision and Zoning Amendment applications (Item 53, Report No. 59 – July 10, 2000, Council Meeting), Planning Staff indicated concerns with respect to conformity of the size of the Service Node block, given that there was a retail plaza proposed, only one full-movement access and no supporting documentation or commitment to proposed uses for the site. The Official Plan permits 1.2 ha service commercial nodes, with the potential to exceed 1.2 ha if the site is to be anchored by a significant use such as a hotel, office building or retail warehouse.

The site plan application was submitted in support of the size of the Service Commercial Block within the plan of subdivision. The concept plan addresses a number of concerns, by proposing additional vehicular accesses, and predominant users in the form of a hotel and office building. The latest plan also shows significantly less floor space devoted to service commercial use when compared to the initial concept plan. Furthermore, the Owner has submitted a traffic study and a market study in support of the proposed uses on the site.

The concept plan application is in the initial stages of review and Staff is working with the Owner to evolve the concept into a formal site plan. In addition, the site will be considered as part of the Hwy. #7 Land Use Study in context of its urban design objectives. Once all of the required information and comments are received, a formal site plan will be finalized to be forwarded to the Committee of the Whole.

Conclusion

Staff has no objection to the proposed revisions to the draft approved plan 19T-99V07, including the consolidation of several smaller employment blocks into one larger block. In addition, the Owner has recently submitted a Site Plan application with supporting studies to address the development and policy issues related the Service Node. Additional information and comments are required, prior to forwarding the application to the Committee of the Whole for consideration. Should the Committee concur, the Staff recommendation can be adopted.

Attachments

1. Location Map
2. Council Approved Plan of Subdivision 19T-99V07
3. Proposed Revised Plan of Subdivision 19T-99V07
4. Site Plan (Service Commercial, Block 2)

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA 01.081 18T-39V07	LOCATION: PART LOT 6, CONC. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
SEVENPLEX DEV. INC./ROYBRIDGE INV. LTD.

DATE: 01/11/14

SCALE: NOT TO SCALE



SUBJECT LANDS



ATTACHMENT '2'	FILE #:	REPORT #:	DATE: 01/11/14
	DA.01.081 19T-99V07	LOCATION: PART LOT 8, CONC. 9	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: SEVENPLEX DEV. INC./ROYBRIDGE INV. LTD.	



SUBJECT LANDS

ATTACHMENT '3'	FILE #:	REPORT #:	DATE:
	DA.01.081 19T-99V07	LOCATION: PART LOT 6, CONC. 9	01/11/14
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	SCALE: NOT TO SCALE
		SEVENPLEX DEV. INC./ROYBRIDGE INV. LTD.	



ATTACHMENT '4' SITE PLAN	FILE #	REPORT #	DATE: 01/11/14
	DA-01-081 101-9907	100000 PART LOT 6, CONC. 8	SCALE: NOT TO SCALE
CITY OF VUOGHY PLANNING DEPARTMENT		APPLICANT: SUNPLEX DEV. INC./NORRIDGE INC. LTD.	