

COMMITTEE OF THE WHOLE JUNE 17, 2002

**ZONING BY-LAW AMENDMENT FILE Z.00.059
SITE DEVELOPMENT FILE DA.02.007
PARENTELA HOLDINGS LTD.
REPORT #P.2000.91**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.00.059 (Parentela Holdings Ltd.) BE APPROVED, subject to the implementing by-law including the following:
 - a) permit the following additional uses within the C6 Zone on the subject lands;
 - wedding attire (gowns and tuxedos);
 - footwear;
 - hair and beauty salon;
 - dry cleaners;
 - photography/videography;
 - florist;
 - gift shop and wedding decorations;
 - livery service;
 - disc jockey;
 - travel agency;
 - eating establishment (including a bakery/ice cream parlour, sports bar, and fast food with drive-through);
 - b) include the following exceptions to the C6 Zone to facilitate the site plan:
 - maximum existing driveway access width of 15m comprising 2-inbound lanes, centre median, and 2-outbound lanes;
 - minimum northerly interior side yard of 0.5 m for Building "A" and 7.5 m for Building "B";
 - minimum front yard of 4 m for Building "A", and 0 m for the entrance gate feature;
 - minimum required site parking of 577 spaces;
 - maximum total gross floor area for all buildings on the site of 7,550 m²;
 - c) rezone a distance of 100m between the north/south collector road and Building "B" to EM2 General Employment Area Zone, and permit parking required for the C6 Zone uses on these lands;
 - d) rezone the westerly 77m of the overall property including the north/south collector road to EM2(H) General Employment Area Zone with Holding provision, to be lifted upon the determination of the final alignment of the Highway 427 extension, to the satisfaction of the Ministry of Transportation Ontario; and,
 - e) include any necessary exceptions to implement the approved site plan.
2. THAT Site Development File DA.02.007 (Parentela Holdings Ltd.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:

- i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - v) any requirements of the Ministry of Transportation Ontario shall be satisfied.
- b) That the site plan agreement contain the following provisions:
- i) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
 - ii) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required, including a widening on Regional Road 27 to the Region of York;
 - iii) the Owner shall agree to both dedicate the north/south collector road to the City as a public highway and to provide the necessary costs to construct the road, at a future time to be determined by the City.

Purpose

On July 24, 2000, the Owner submitted an application to amend the Zoning By-law to permit additional retail commercial uses and exceptions to the C6 Highway Commercial Zone, as follows:

Uses

- wedding attire (gowns and tuxedos);
- footwear;
- hair and beauty salon;
- dry cleaners;
- photography/videography;
- florist;
- gift shop and wedding decorations;
- livery service;
- disc jockey;
- travel agency;
- eating establishment (including a bakery/ice cream parlour, sports bar, and fast food with drive-through);

Exceptions

- maximum existing driveway access width comprising 2-inbound lanes, centre median, and 2-outbound lanes whereas the maximum total width is 7.5m in total; and,
- minimum northerly interior side yard of 7.23m, whereas the by-law requires 10m.

Council approved the zoning amendment in principle on August 27, 2001, subject to the specific zoning details being considered in conjunction with a site plan application, and addressed in a future report to the Committee of the Whole.

On February 14, 2002, the Owner submitted a Site Plan Application to permit a 2-unit restaurant building (including one with a drive-through), and a 22-unit retail commercial building comprising a total GFA of 2,260m². The two new buildings and the existing banquet hall and a total of 577 parking spaces, would occupy the easterly 3.3 ha of the entire 4.06 ha landholding.

Background - Analysis and Options

The subject lands are located on the west side of Regional Road 27, south of Langstaff Road, being 8440 Regional Road 27, in Lot 10, Concession 9, City of Vaughan.

The entire 4.06 ha rectangular-shaped parcel has 91.4m frontage on Regional Road 27 and a depth of 445.6m. The proposed development is on 3.3 ha, the easterly 369m of the site; the rear 77m of depth is affected by the potential Highway 427 extension and/or future development and public road purposes. The site is currently developed with a 4,855m² banquet hall and 437 parking spaces. The surrounding land uses are:

- North - vacant, agricultural (A Agricultural Zone)
- South - vacant, employment subdivision 19T-89063(R) (A Agricultural Zone)
- East - Regional Road 27; residential (R4 Residential Zone)
- West - vacant (A Agricultural Zone)

On September 8, 2000, a notice of public hearing for the zoning amendment application was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association. The recommendation of the Committee of the Whole to receive the Public Hearing held on October 2, 2000, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on October 10, 2000.

On August 27, 2001, Council considered the zoning amendment application and resolved:

“THAT Zoning By-law Amendment Application Z.00.059 (Parentela Holdings Ltd.) BE APPROVED IN PRINCIPLE, and that the specific list of commercial uses and maximum allowable gross floor area, limits of the C6 Zone and proposed EM2 and EM2(H) Zones, dedication of the north/south road in the westerly portion of the property, and appropriate site design layout including any necessary exceptions, be considered together with a site plan application and addressed in a future report to the Committee of the Whole.”

Official Plan

The front portion of the subject lands is designated “Prestige Area” and the rear portion is designated “Employment Area General” by OPA #450 (Employment Area Plan), as amended by OPA #566. The “Prestige Area” policies permit a wide range of industrial, office, business and civic uses, with no outside storage. The “Employment Area General” designation accommodates uses that do not require high visibility and permits outside storage.

OPA #566 is a site-specific amendment which permits the following retail commercial uses on the portion of the property designated "Prestige Area": wedding attire (gowns and tuxedos); footwear; hair and beauty salon; dry cleaners; photography/videography; florist; gift shop and wedding decorations; livery service; disc jockey; travel agency; and an eating establishment.

The policies within OPA #566 require the maximum amount of gross floor area devoted to the above-noted uses to be determined through the review of the site plan, and identified in the implementing zoning by-law. In establishing this amount, consideration is to be given to a properly designed site layout and placement of buildings, vehicular and pedestrian circulation, parking and confirmation of the limits of the employment lands at the rear of the property.

The above-noted matters in OPA #566 have been reviewed and the proposed development is considered to conform to the Official Plan.

Block Plan

Council approved a Block Plan for the Vaughan West Corporate Business Park (VWCBP). The Block Plan establishes the location of a range of industrial and commercial uses, open space blocks, landfill areas, stormwater management facilities, together with a road pattern. The Block Plan shows the subject lands as "Office Commercial", with "Service Commercial" at the westerly-end of the site. A road bisects the two designations, and its location is consistent with the Block Plan.

The attached composite plan (Attachment #2) shows a direct link between Regional Road 27 and Langstaff Road, through the subject lands. The final road alignment will require approval from the Engineering Department, the Region of York Transportation and Works Department, and the Ministry of Transportation Ontario (MTO).

As a condition of site plan approval, the implementing agreement will require the applicant to dedicate the north/south collector road to the City as a public highway and to provide the necessary funds to construct the road, at a future time to be determined by the City. The timing of the dedication and construction is dependant on several factors, including the development of the adjacent lands and the route selection for the extension of Highway 427.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(409). The site-specific exception restricts the site to one banquet hall having a maximum gross floor area of 4,855m², with a minimum of 435 parking spaces, and a minimum southerly interior side yard of 9.4m.

The site plan proposes an additional 432.69m² of restaurant and 2,260m² of retail commercial space within 2 buildings, and a total of 577 spaces on the site. The proposed commercial uses are consistent with the uses permitted in OPA #566, and complement the banquet hall business and cater to the wedding industry. Therefore, the zoning amendment can be supported to include these uses within the portion of the lands zoned C6 Zone.

It will be necessary to provide the following exceptions to the C6 Zone to facilitate the proposed site plan:

- maximum driveway access width comprising 2-inbound lanes (8.49m) and 2 outbound lanes (8.49m), whereas the by-law maximum is 7.5m in total;
- minimum northerly interior side yard of 0.5m for Building "A" and 7.5m for Building "B", whereas 10m is required;
- minimum front yard of 4m for Building "A" and 0m for the entrance gate feature, whereas 15m is required;

- minimum required site parking of 577 spaces, whereas 740 spaces are required;
- maximum total gross floor area for all buildings on the site of 7,550m².

To implement the "Employment Area General" designation in OPA #450, the lands 100m to the east of the north/south collector road will be zoned to EM2 General Employment Area Zone. An exception would be required to permit parking, associated with the adjacent C6 Zone uses, on these lands.

The westerly 77 m of the overall property including the north/south collector road will be rezoned to EM2(H) General Employment Area Zone with a Holding provision, to be lifted upon the determination of the final alignment of the Highway 427 extension, to the satisfaction of the Ministry of Transportation Ontario. A discussion of this matter is provided later in the report. If developable, these lands would be combined with the surplus City lands to the west (file Z.00.077) also held in abeyance pending the MTO, to create blocks having greater depths.

Site Design

The site plan proposes two buildings adjacent to the north property line, and opposite the Le Jardin banquet hall to the south portion of the same property. Building "A" is a 432.69m² restaurant containing 2 units adjacent to Regional Road 27. A drive-through component is proposed for the westerly unit. Building "B" is located to the west and is a 2,260m² retail commercial building containing 22 units. The main entrances to each of the buildings face southward. A landscaped parking lot having 577 spaces will serve the existing and proposed buildings.

Staff has reviewed the site design and is recommending the following revisions to be made to the final site plan, which has been red-lined on Attachment #2:

- a) divide Building "B" into two separate buildings, and provide a minimum of one internal garbage room in each building;
- b) change the direction of the one-way driveway aisle to be consistent with the adjacent stacking lane for the restaurant, and provide "Do Not Enter" signage in the exit area of the stacking and adjacent lane;
- c) relocate the external garbage bin to the northwest corner of the restaurant and create a garbage room internal to the building; this would necessitate a break in the stacking lane median for garbage truck accessibility;
- d) reinstate the landscaping in the centre median of the main east/west aisle in accordance with the previous site plan agreement of October 1999;
- e) shift the landscape strip along Regional Road 27, the front entrance gate feature and Building "A", to the west, off of the required road widening; and,
- f) delete the four parallel parking spaces on the south side of Building "A", which are too close to the Regional Road 27 access, and substitute with a few trees.

The above-noted changes will provide a better site design and circulation, address the technical requirements of the City and Region of York, and allow for phased development of the buildings to occur. The final site plan must be to the satisfaction of the Community Planning and Urban Design Departments.

Building Elevations

The buildings are 7.9m in height to a flat roof and are consistent in design, materials and colour. The buildings consist of gray durock wall finish with a dark gray architectural block base trim. Large windows and several glass doors are provided along the south, east and west facades with gold-coloured canopies placed over the windows on Building "A" located closest to Regional Road 27. A brown metal roof is proposed intermittently along the south portion of the buildings

where the front walls are recessed. In dividing Building "B" into two buildings, the elevations to address the area of the divide.

Staff is satisfied with the attractive east, west and south elevations, but recommend the provision of additional architectural accent treatment to break-up the length of blank wall on the north facade of all three new buildings. This is necessary, given the exposure of the north façade from Langstaff Road and Regional Road 27. Also, the pick-up window has not been shown on the west facade of Building "A", which is proposed to be a take-out restaurant. The final elevations must be to the satisfaction of the Community Planning and Urban Design Departments.

Urban Design

The landscape plan shows a mix of deciduous and coniferous tree and shrub planting around the perimeter of the site and within the landscaped islands throughout the parking area. An illuminated fountain surrounded by a garden is proposed between the banquet hall and Building "A" and a waterfall feature is known southwest of Building "B". The driveway entrance on Regional Road 27 will be flanked by 4 m high, gold-coloured, double-gates between 8.16 m high concrete pillars. Landscaping must be provided in the traffic islands along the main east/west aisle, north of the existing banquet hall.

Servicing

The site has access to municipal services, including sanitary and storm sewers, water and hydro. The final engineering plans must be approved to the satisfaction of the Engineering Department, Hydro Vaughan Distribution Inc., and the Region of York Transportation and Works Department.

Parking

By-law 1-88 calculates the required parking for the site as follows:

- Banquet Hall: $4,854.4\text{m}^2 @ 11 \text{ spaces}/100\text{m}^2 = 534 \text{ spaces}$
- Retail: $2,260\text{m}^2 @ 6 \text{ spaces}/100\text{m}^2 = 136 \text{ spaces}$
- Restaurant: $432.69\text{m}^2 @ 16 \text{ spaces}/100\text{m}^2 = \underline{70 \text{ spaces}}$

Total Required Parking: 740 spaces

The site plan proposes 577 spaces, a deficiency of 163 spaces (22.1%). The proposed parking deficiency can be supported given that the retail, restaurant and banquet hall uses have operations that would not necessarily compete with one another during the weekdays and evenings, and can share the available parking. These uses would likely compete for spaces during the weekend afternoon period, with the volume subsiding when the retail stores closed for the evening. Therefore, on the basis of shared parking between uses, Staff can support the proposed exception to permit a minimum of 577 spaces on the site.

Highway 427 Extension

The Cities of Vaughan and Brampton and the Regions of York and Peel have jointly submitted a report entitled "Highway 427 Northerly Extension, Corridor Area Limits Review from Highway 7 to Langstaff Road, Position Paper" to the MTO in December 2000. The study identified the western and eastern-most alignments of the Highway 427 extension, and identified adjacent lands that could be released or conditionally released for development.

The most easterly route of the highway extension traverses through the west portion of the site, specifically, that portion of the site that is west of the planned collector road. Accordingly, the potential for these lands to be impacted, will not be known until the MTO has completed its environmental assessment and subsequent final determination of the highway alignment. In the interim, sufficient lands are being protected for the extension, while allowing the remaining lands to proceed with development. The subject lands is proposed to be treated in a likewise consistent manner using a holding zone provision.

Based on this approach, this westerly 77m of the property including, the north/south collector road, will be rezoned to EM2(H) with a Holding provision. The holding provision would be lifted upon the determination of the final alignment of the Highway 427 extension, to the satisfaction of the MTO.

Traffic

The Engineering Department has reviewed the Transportation Impact Assessment (TIS) prepared by Cansult Limited, dated May 30, 2001. The TIS indicated that the future predicted site traffic can be facilitated by the existing double-driveway site access on Regional Road 27. The construction of a centre left-turn lane on Regional Road 27 would further assist left-turn maneuvers into and out of the site. Engineering Staff are satisfied with the conclusions of the TIS.

The Region of York Transportation and Works Department has jurisdiction over Regional Road 27, and must approve the TIS as a condition of site plan approval. The applicant will also be required to dedicate to the Region of York, a road widening along Regional Road 27.

Conclusion

Staff has reviewed the Zoning Amendment and Site Plan applications in accordance with the Official Plan, Block Plan, and the requirements of By-law 1-88. Staff can support the approval of the applications with the recommended revisions identified by Staff in this report, which are in accordance with the provisions of the Official Plan and represent good site design principles.

The necessary amendments to the Zoning By-law to implement the site plan include: providing exceptions to the C6 Zone to permit additional retail commercial uses that complement the banquet hall and cater to the wedding industry as permitted by OPA #566, reduced front and interior side yards, reduced parking, increase in the width of the driveway access on Regional Road 27, and provision of a maximum total GFA requirement for the site in accordance with OPA #566; and, rezoning the rear portion of the site to EM2 and EM2(H) Zones in accordance with OPA #450.

Should the Committee concur, the recommendation in this report can be approved.

Attachments

1. Location Map
2. Block Plan
3. Site Plan (as Red-lined)
4. Landscape Plan
- 5a. Elevation Plan (Building "A")
- 5b. Elevation Plan (Building "B")
6. Entrance Gate Feature

Report prepared by:

Grant A. Uyeyama, Senior Planner, Development, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

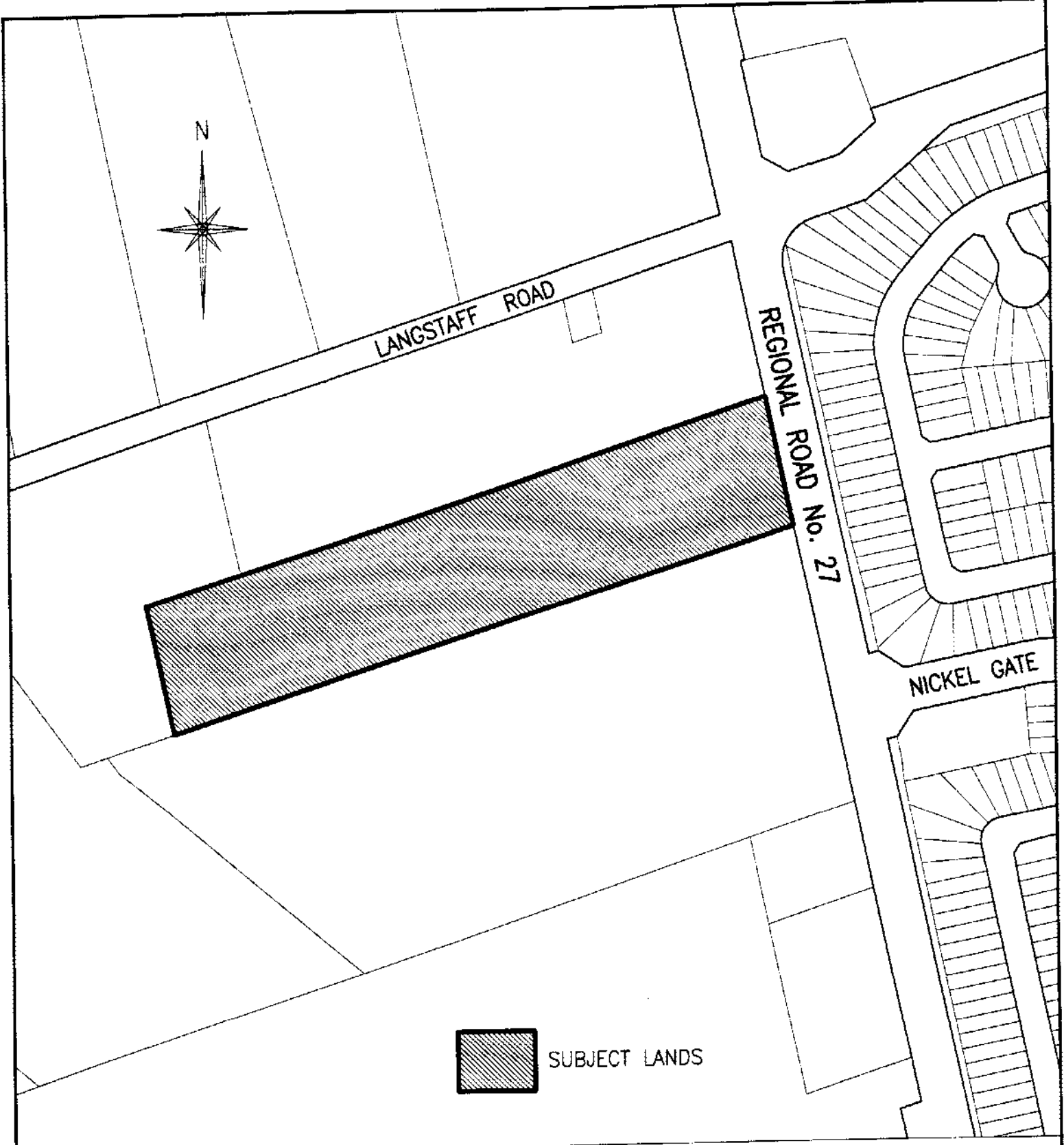
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

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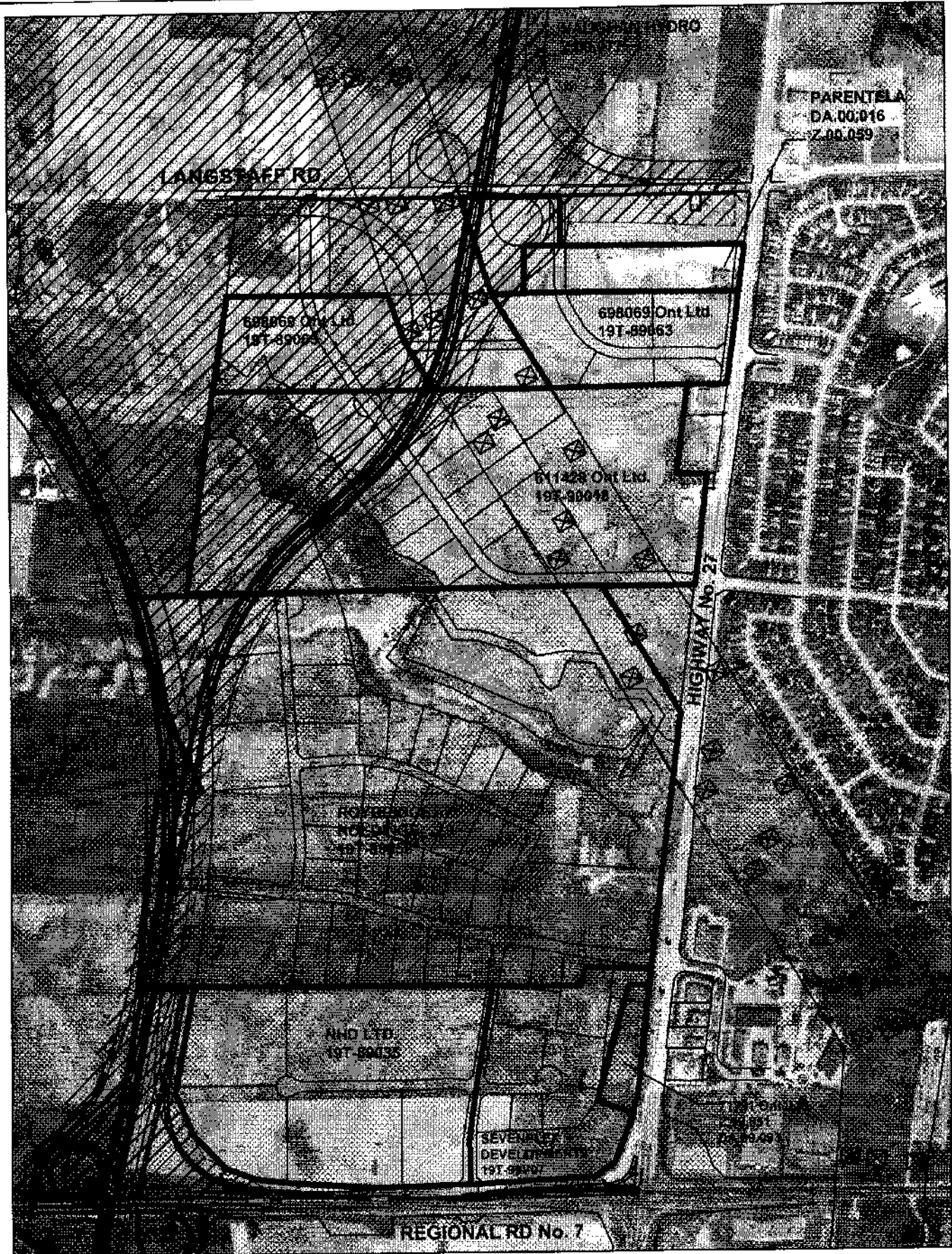


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA.02.007 Z.00.059	LOCATION: PART OF LOT 10, CON. 9

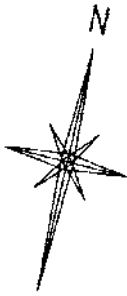
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 02/21/2002
PARENTELA HOLDINGS LTD.	SCALE: NOT TO SCALE



ATTACHMENT '2'
BLOCK PLAN

FILE #:	REPORT #:	DATE:	02/21/2002
DA.02.007 Z.00.059	LOCATION: PART OF LOT 10, CON. 9	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		PARENTELA HOLDINGS LTD.	

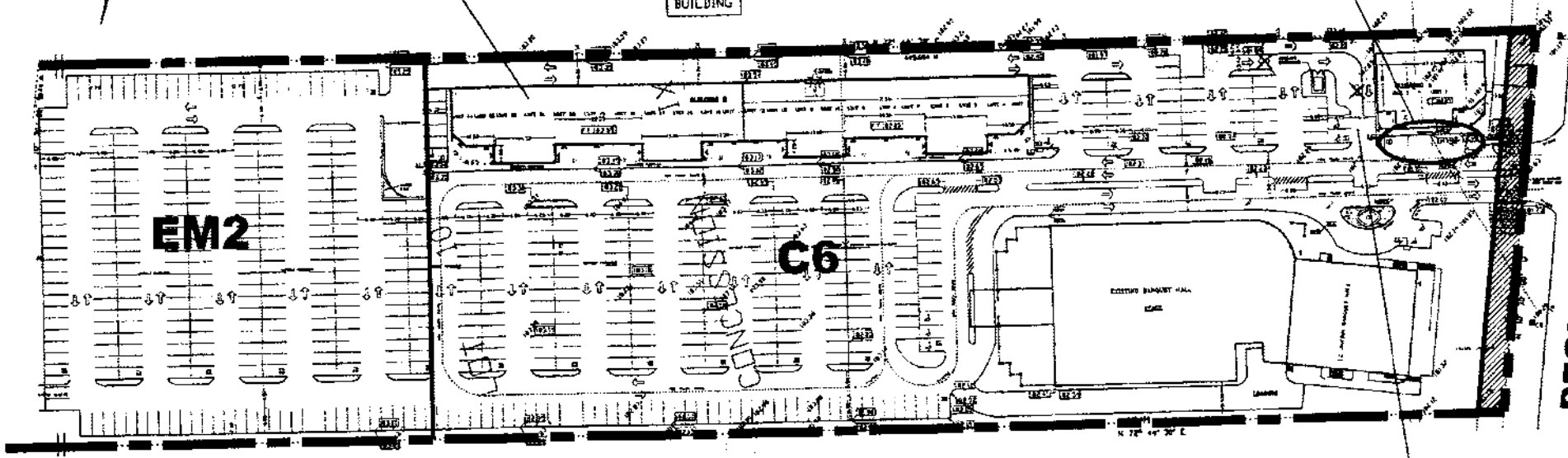


DIVIDE BUILDING 'B'
INTO TWO BUILDINGS,
EACH WITH ITS OWN
INTERNAL GARBAGE ROOM

REMOVE PARKING SPACES


SUBJECT BUILDING


SUBJECT BUILDING



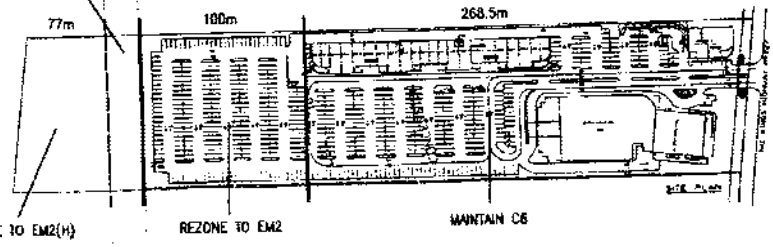
REGIONAL ROAD 27

LEGEND

 REGIONAL ROAD WIDENING TO BE CONFIRMED; MAY REQUIRE LANDSCAPE STRIP, GATE FEATURE AND BUILDING 'A' TO SHIFT TO THE WEST

 SUBJECT LANDS

FUTURE PUBLIC ROAD



CHANGE DIRECTION
OF AISLE AND POST
'DO NOT ENTER' SIGN

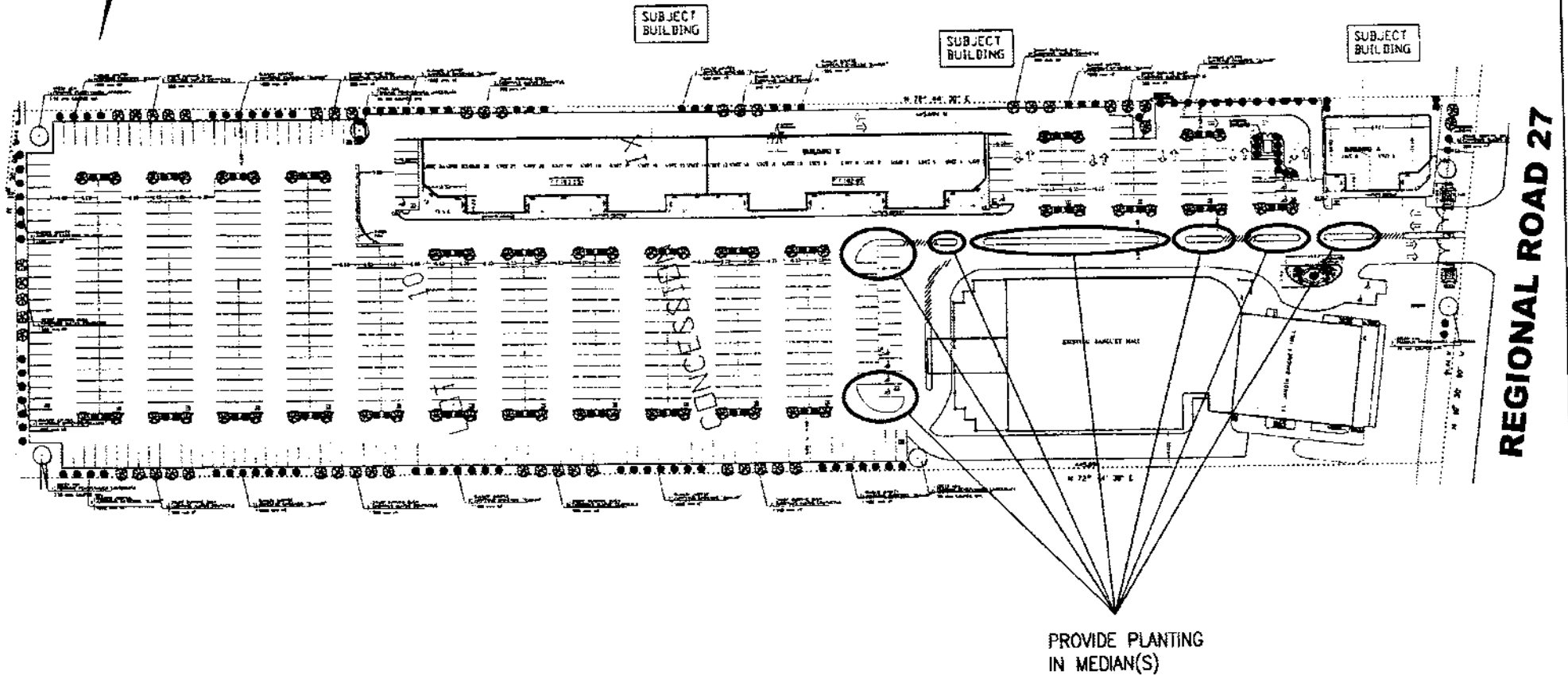
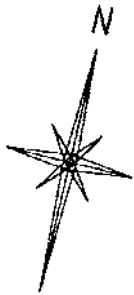
OVERALL SITE PLAN

ATTACHMENT '3'
SITE PLAN (RED-LINED)

FILE #:	REPORT #:
DA.02.007 Z.00.059	LOCATION: PART OF LOT 10, CONCESSION 9

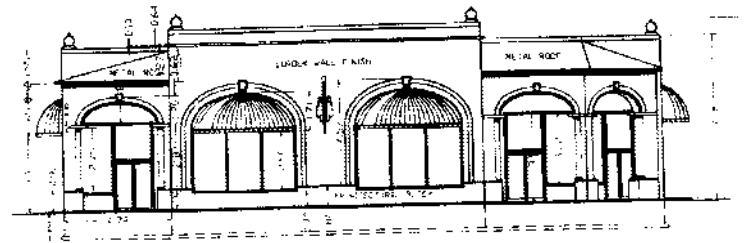
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 02/21/2002
PARENTELA HOLDINGS LTD.	SCALE: NOT TO SCALE

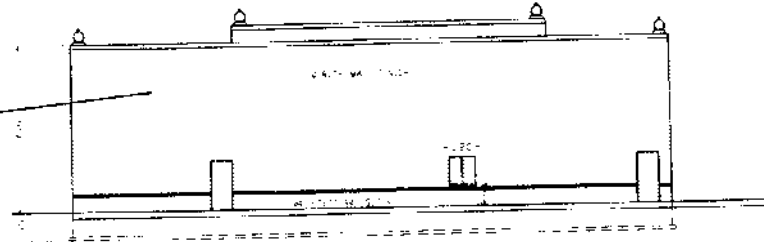


ATTACHMENT '4'
LANDSCAPE PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	02/21/2002
	LOCATION: PART OF LOT 10, CONCESSION 9		APPLICANT:	PARENTELA HOLDINGS LTD.
DA.02.007 Z.00.059			SCALE:	NOT TO SCALE

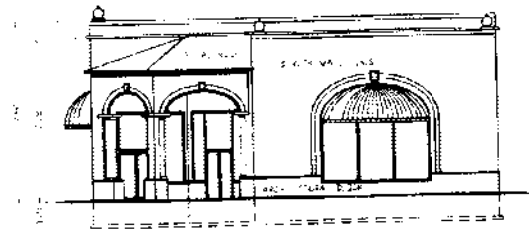


SOUTH ELEVATION

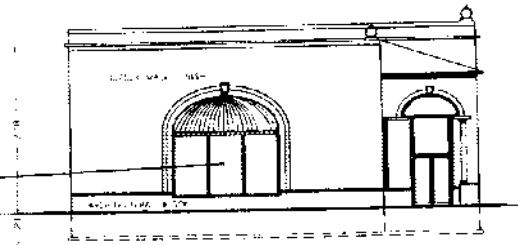


NORTH ELEVATION

PROVIDE ARCHITECTURAL
ACCENT TREATMENT



EAST ELEVATION



WEST ELEVATION

PROVIDE DETAILS OF
DRIVE-THRU PICK-UP

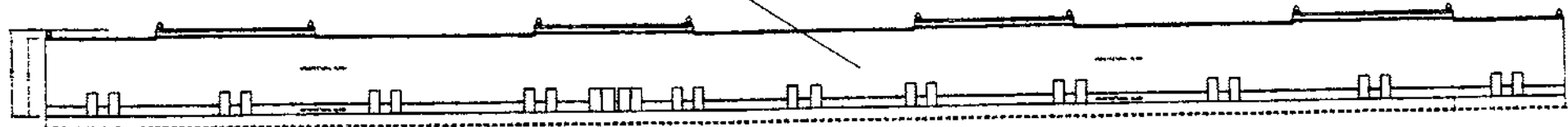
ATTACHMENT '5A
BUILDING 'A' ELEVATIONS

FILE #:	REPORT #:	DATE:	02/21/2002
DA.02.007 Z.00.059	LOCATION: PART OF LOT 10, CONCESSION 9	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		PARENTELA HOLDINGS LTD.	



SOUTH ELEVATION

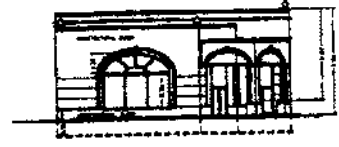
PROVIDE ARCHITECTURAL
ACCENT TREATMENT



NORTH ELEVATION



EAST ELEVATION



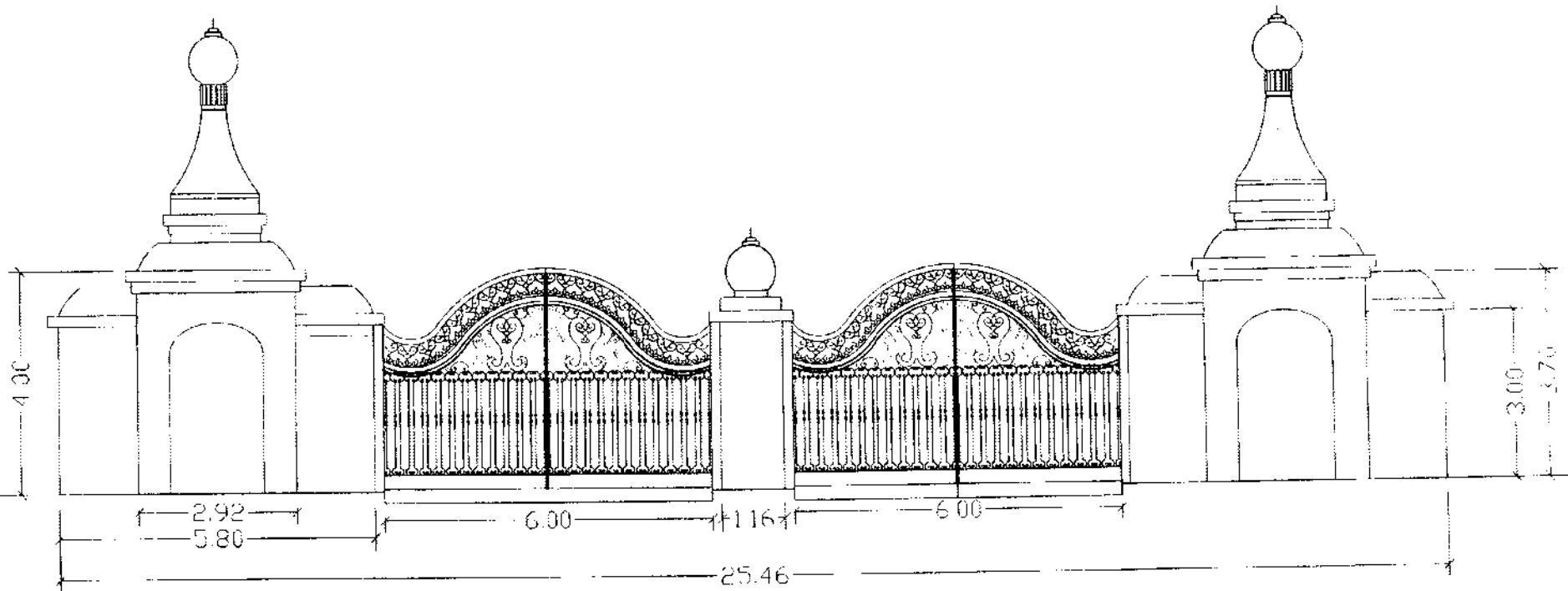
WEST ELEVATION

NOTE:

BUILDING 'B' TO BE
DIVIDED INTO 2 BUILDINGS

ATTACHMENT '5B'
BUILDING 'B' ELEVATIONS

FILE #:	REPORT #:	DATE:	02/21/2002
DA.02.007 Z.00.059	LOCATION: PART OF LOT 10, CONCESSION 9	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		PARENTELA HOLDINGS LTD.	



EAST ELEVATION

ATTACHMENT '6'
ENTRANCE GATE FEATURE

FILE #:

DA.02.007
Z.00.059

REPORT #:

LOCATION:
PART OF LOT 10,
CONCESSION 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

PARENTELA HOLDINGS LTD.

DATE: 02/21/2002

SCALE: NOT TO SCALE