

COMMITTEE OF THE WHOLE NOVEMBER 1, 2004

SITE DEVELOPMENT FILE DA.03.082

RULAND PROPERTIES INC./FIRST VAUGHAN INVESTMENTS LTD.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.082 (Ruland Properties Inc./First Vaughan Investments Ltd.) BE APPROVED, subject to the following conditions:

a) That prior to the execution of the site plan agreement:

- i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
- ii) the final site servicing and grading plans, stormwater management report, access and on-site vehicular circulation shall be approved by the Engineering Department;
- iii) the Owner shall submit a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment, to the satisfaction of the Engineering Department;
- iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
- v) the required variances shall be obtained from the Committee of Adjustment, and shall be final and binding.

Purpose

The Owner has submitted a Site Development Application to permit a 6-storey, 6,324.44m² Monte Carlo Hotel, with 170 parking spaces on a 0.9 ha acre site.

Background - Analysis and Options

The subject lands are located on the east and north sides of Applewood Crescent, east of Highway #400, being Part of Block 8 on Plan 65M-3606, (705 Applewood Crescent), in Part of Lot 7, Concession 5, City of Vaughan. The rectangular 0.9 ha lot has 79.8m frontage on the east side of Applewood Crescent and 158m flankage on the north side of Applewood Crescent.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits the proposed hotel use. The proposal complies with the requirements of the with the EM1 Zone exception of the following:

- a) 173 parking spaces are provided, whereas 193 spaces are required;

- b) a 0.0m wide landscape buffer abutting Applewood Crescent in the vicinity of the daylighting triangle, whereas a 6.0m is required;
- c) a 1.55m wide landscape buffer abutting Applewood Crescent in the vicinity of the outdoor patio, whereas a 6.0m is required.

Staff has worked with the applicant to create an acceptable site plan and can support the required variances. The applicant will be required to obtain the variances from the Committee of Adjustment, which must be final and binding prior to the execution of the site plan agreement.

Site Design

The proposed hotel (6,324.44m²) is sited on the west side of the property, with access from two 7.5m wide driveways along the west and south property lines. Parking is provided to the north, east and south sides of the building. The proposed 3m wide landscaped buffer is maintained along the majority of Applewood Crescent, but decreases to 1.55m in the area of the outdoor patio and 0.0m in the area of the daylighting triangle. The outdoor patio is treated with interlock pavers with a low brick wall/iron fence along the perimeter to enhance the streetscape in this area. A walkway connection through the daylighting triangle provides pedestrian access from the interlocked circular driveway in front of the hotel entrance to the public sidewalk on Applewood Crescent, and creates a street-related focus at this intersection.

A basement level walkout patio amenity area is located approximately ¾ along the south side of the building. In addition, a 3.05m diameter and 3.35m high fountain is proposed in the middle of the turnaround circle. A 2m wide landscape strip is provided along the north and east property lines, together with landscaping around the perimeter of the hotel and within the parking areas.

Building Design

The 6-storey, building is to have a gable roof with a height of 20.4m, and increasing to 25.4m in the area of the corporate signage.

The building materials consist of a beige coloured stucco mixed with a redish-brown brick. The company signage in red, black and yellow is located on the west and south elevations (facing Applewood Crescent). The main entrance faces south and consists of sliding doors, windows and a tile roof canopy (in a colour to match the brick) over a portion of the turnaround circle. The tile roof canopy continues approximately 1/3 of the way along the east elevation, and also along the west elevation in the area of the restaurant. Sliding serving doors and three glazed overhead doors provide access to the patio area. In addition, a separate restaurant entrance is provided adjacent to the patio. A brick chimney stack with a height of 20.4m is directly above the main entrance. The brick material and decorative chimney flutes blend into the building design.

All elevations are fairly consistent. The upper roofing is in a prefinished metal to match the tile roof. Prefinished clear windows are evenly spaced along each floor representing each unit. Round windows are provided at the end of each hallway facing west and east, which adds to the architectural treatment in the vicinity of the signage tower and storefront. In addition, an overhead door is located on the north elevation for access to the internal garbage room.

Staff is satisfied with the proposed building elevations.

Parking

By-law 1-88 requires parking to be provided based on the following:

Units:	106 @ 1 space / bedroom	= 106 spaces
Office:	34m ² @ 3.5 spaces/100m ² GFA	= 1 space

Eating Establishment:	210m ² @ 20 spaces/100m ² GFA	= 42 spaces
Outdoor Patio:	75m ² @ 20 spaces/100m ² GFA	= 15 spaces
Meeting Rooms:	264m ² @ 11/100m ²	= 29 spaces
Exercise Room:	34m ² @ 0 spaces (no requirement)	= <u>0 spaces</u>

Total Parking Required = 193 spaces

Total Parking Provided = 170 spaces

The site is deficient by 23 parking spaces (11.9%). The Engineering Department has reviewed the site plan for this development and has no concerns with the recommended parking supply. A variance is required to accommodate the deficiency.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water. The final site servicing and grading plan and stormwater management report must be to the satisfaction of the Engineering Department.

Environmental Issues

An amendment to the Subdivision Agreement dated September 11, 2002, was registered between the City of Vaughan and the Owners, requiring an environmental site assessment to be undertaken and prior to the issuance of any building permit or transfer of lands, that a Copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of Environment be submitted to the City, thereby confirming the soils free of contamination.

The Engineering Department recently confirmed that they have received notification that the Owners have filed with the Ministry of the Environment, a Record of Site Condition (RSC) for their review, and are awaiting confirmation of approval. Therefore, there are no objections to the continued processing of the site plan application, subject to meeting the provisions of the subdivision agreement and of the RSC, prior to final site plan approval.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous trees and shrubs along the perimeter of the site. The required 3.0m landscape strip is provided along the majority of the Applewood Crescent, however in the area of the daylighting triangle adjacent to a portion of the outdoor patio, 0.0m and a minimum 1.55m is provided, respectively. Landscaping is also proposed along the building base, and within the parking area. A 3.05m diameter and 3.35m high concrete fountain is proposed in the middle of the turnaround circle. The final landscape plan will be approved by the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff has reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have no objections. Staff are satisfied that the required exceptions to the zoning bylaw are acceptable and must be approved by the Committee of Adjustment, prior to finalizing the site plan agreement.

Therefore, Staff recommends approval of the Site Development Application to facilitate the proposed Monte Carlo Hotel subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Building Elevations
4. Landscape Plan

Report prepared by:

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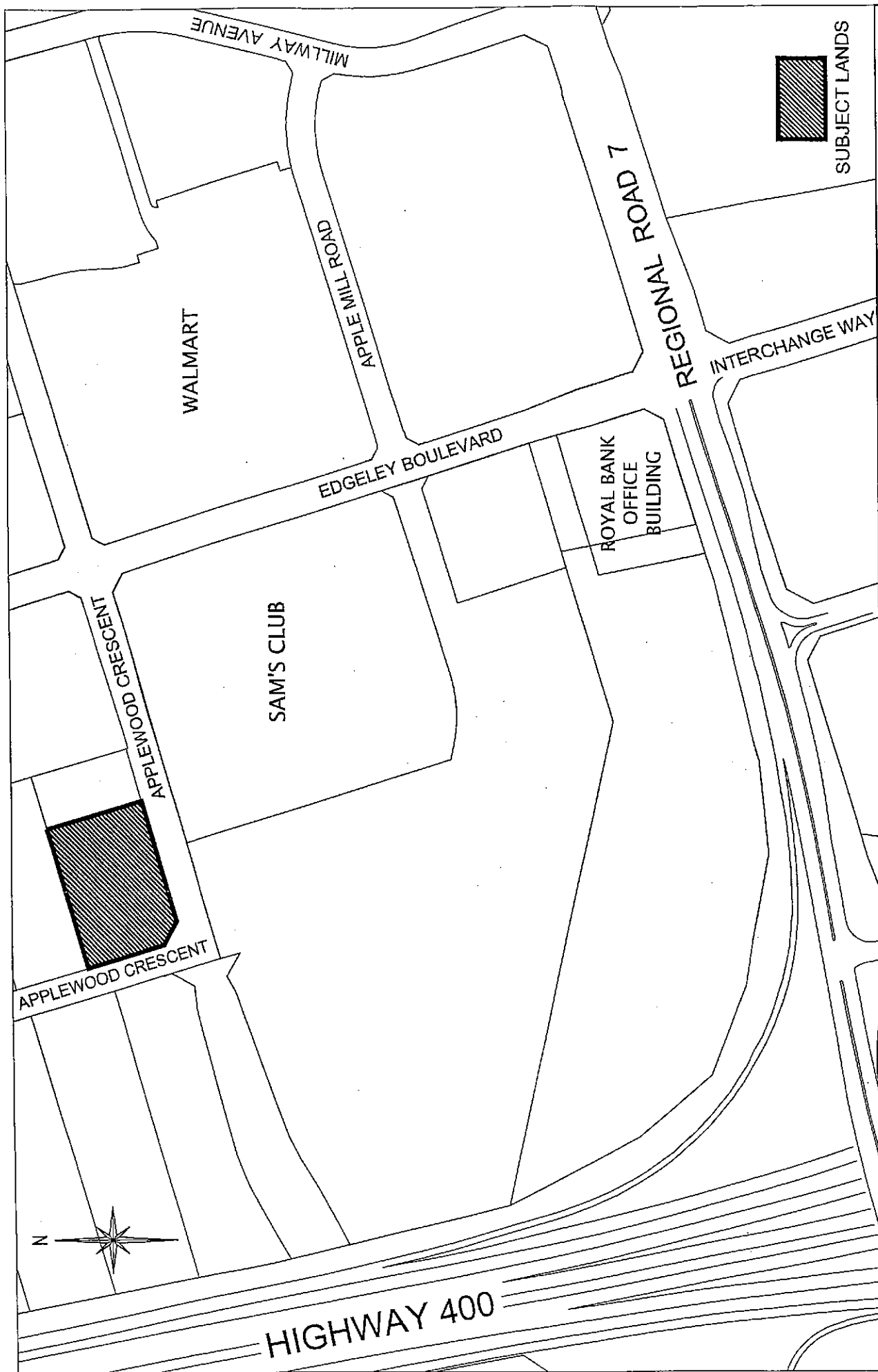
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 7,
Concession 5

APPLICANT:
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City of
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Community Planning Department

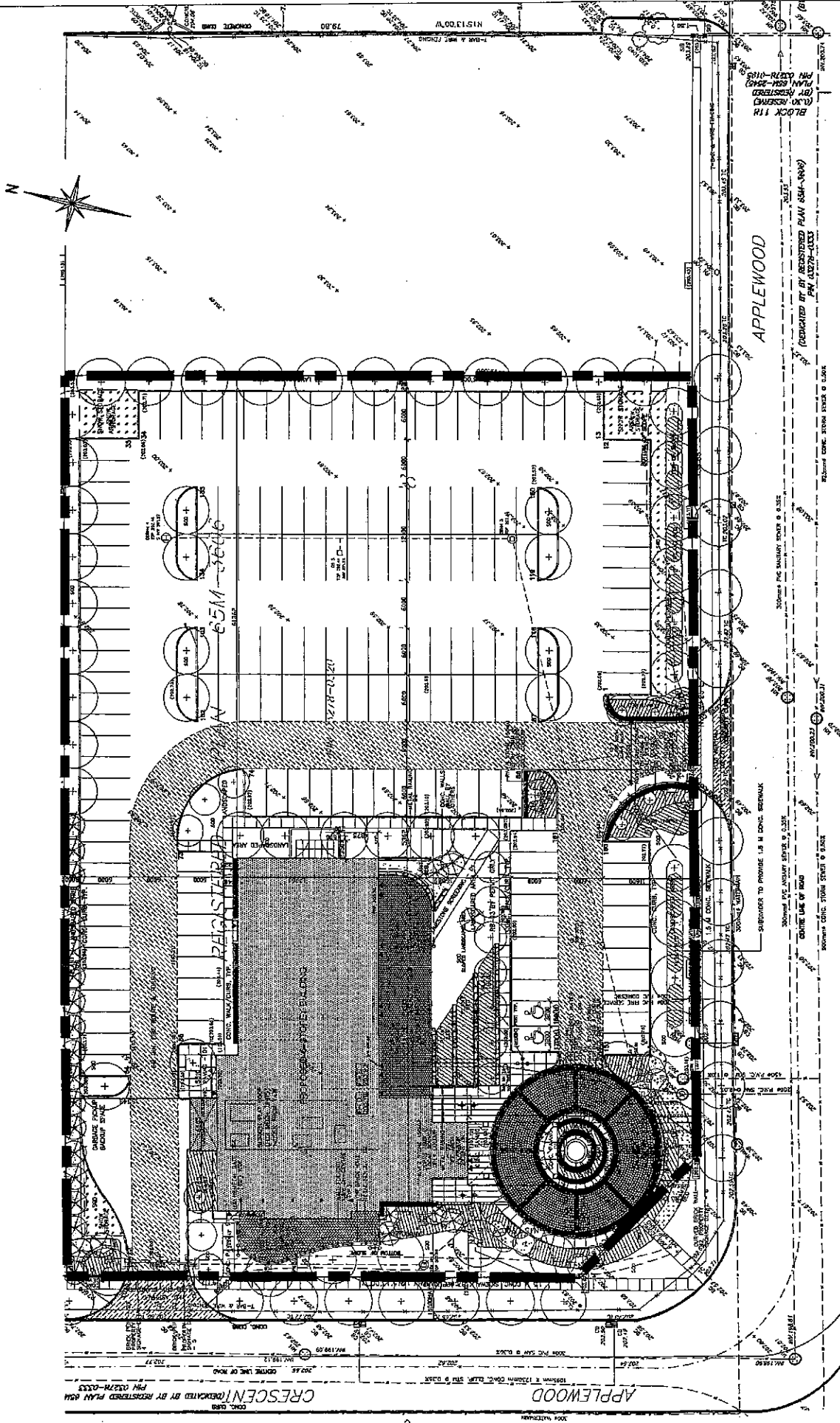
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SUBJECT LANDS

Site Plan

Part of Lot 7,
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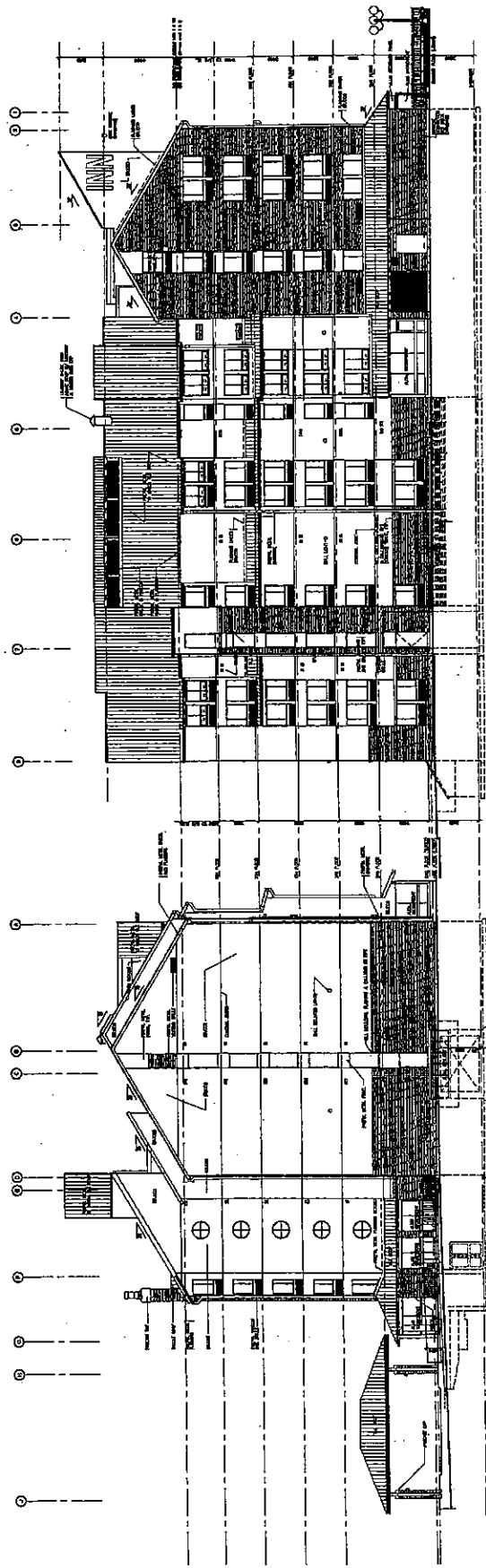
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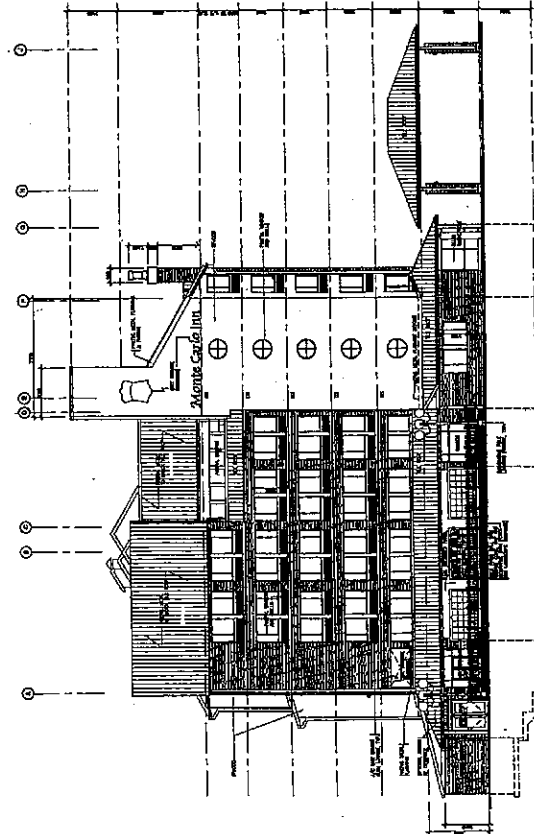
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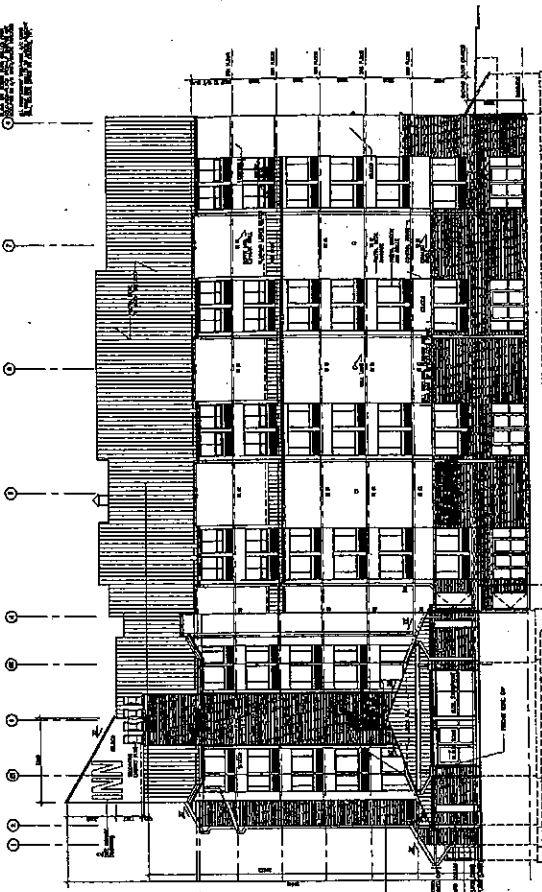


EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Building Elevations

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Attachment **3**

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