

COMMITTEE OF THE WHOLE FEBRUARY 21, 2005

**OFFICIAL PLAN AMENDMENT FILE OP.04.003
ZONING BY-LAW AMENDMENT FILE Z.00.069
THE ROYALTON BANQUET CENTRE INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.003 (The Royalton Banquet Centre Inc.) BE APPROVED, and that OPA #240 (Woodbridge Community Plan) be amended to:
 - a) redesignate the subject lands from "Service Commercial" to "Service Commercial" (tableland) and "Open Space" (valleyland) as shown on Attachment #2; and
 - b) permit the full range of service commercial uses, excluding hotels, motor hotels, banquet halls, automobile service stations, car washes, public garages and funeral homes on the lands designated "Service Commercial".
2. THAT Zoning By-law Amendment File Z.00.069 (The Royalton Banquet Centre Inc.) BE APPROVED, subject to the following conditions:

That the implementing zoning by-law shall:

- i) rezone the tableland portion (0.53ha) of the subject lands (including the 2m tableland buffer) from PB1 Parkway Belt Open Space Zone to C7 Service Commercial Zone as shown on Attachment #2;
- ii) rezone the open space portion (± 0.57 ha) of the subject lands (including the 3m geotechnical setback) from PB1 Parkway Belt Open Space Zone to OS1 Open Space Conservation Zone as shown on Attachment #2;
- iii) permit only landscaping on the 2m tableland buffer as shown on Attachment #2; and
- iv) permit all C7 Service Commercial Zone uses as set out in By-law 1-88, excluding a hotel, motel, convention centre, banquet hall, automobile service station/gas bar, automotive retail store, and parking garage.

Purpose

The Owner has submitted an application to amend the Official Plan to redesignate the subject lands shown on Attachment #1 from "Service Commercial" to "Service Commercial" (tableland) and "Open Space" (valleyland) as shown on Attachment #2. The application also proposes to permit the full range of service commercial uses on the tableland portion of the subject lands.

A related Zoning Bylaw Amendment application has been submitted to rezone the subject lands from PB1 Parkway Belt Open Space Zone to C7 Service Commercial Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) as shown on Attachment #2.

The applications will facilitate future development of the tableland for service commercial uses to be integrated with the commercial plaza to the west, and the conveyance of the open space valleylands to a public authority to be maintained in a natural state.

Background - Analysis and Options

The 1.09ha rectangular site is located on the south side of Regional Road 7, east of Martin Grove Road, being Block 42 on Plan 65M-2464 (5451 Regional Road 7), in Part of Lot 4, Concession 8, City of Vaughan, as shown on Attachment #1.

The lands are designated "Service Commercial" by OPA #240 (Woodbridge Community Plan), subject to site-specific OPA #331, and zoned PB1 Parkway Belt Open Space Zone by By-law 1-88. The surrounding land uses are:

- North - Regional Road 7; Rainbow Creek Park (A Agricultural Zone)
- South - open space (PB1 Parkway Belt Open Space Zone), existing employment area(EM1 Prestige Employment Area Zone)
- East - open space (PB1 Parkway Belt Open Space Zone)
- West - existing commercial (C7 Service Commercial Zone)

On February 27, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report on March 22, 2004, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on March 29, 2004.

Official Plan

The subject lands are designated "Service Commercial" by OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #331. OPA #331 restricts development to a low-rise building, and the permitted uses to business and professional offices, day nurseries, parks and open space, and ancillary commercial uses to a maximum of 15% of the total gross floor area on the site. Outside storage is not permitted.

An Official Plan Amendment application has been submitted to redesignate the valleylands from "Service Commercial" to "Open Space"; and to maintain the "Service Commercial" designation on the tableland portion of the site, with permission to develop the site with a full range of service commercial uses, in addition to the permitted uses in site-specific OPA #331. OPA #240 permits the following uses in a "Service Commercial" designation:

- hotels, motor hotels, and banquet halls;
- automobile service stations and automotive related uses including car washes and public garages, but excluding autobody shops;
- restaurants;
- private clubs;
- recreational uses;
- day nurseries;
- banks and financial institutions;
- offices;
- personal service shops;
- studios;
- undertaker's establishments/funeral homes;
- specialty trades;
- convenience retail stores and service repair shops;
- printing shops;
- outlets for stationery and office equipment and home improvements and hardware outlets;
- furniture/appliance outlets and other retail outlets that characteristically have large square footage of warehousing and/or showroom spaces; and
- parks and open space.

Staff has reviewed the list of permitted uses and are of the opinion that given the size of the subject lands (0.53ha) and the demand on parking and traffic, the majority of the uses are appropriate, however, certain uses including hotels, motor hotels, banquet halls, automobile service stations, car washes, public garages, and funeral homes are inappropriate.

The Official Plan identifies sites located on corner lots at the entrances to industrial parks as ideal locations to facilitate service commercial uses which serve the needs of the business employees in the adjacent industrial area and the traveling public. The proposal to maintain the "Service Commercial" designation on the tableland portion of the site and to permit all Service Commercial uses, excluding the list of inappropriate uses identified by Staff, would conform to the "Service Commercial" policies in OPA #240, since the property fronts onto Regional Road 7, and is generally located at the corner of Woodstream Boulevard and Regional Road 7 abutting an industrial area to the south.

The "Open Space" designation in OPA #240 permits community parks, neighbourhood parks and pedestrian bicycle linkways and indicates the system of paths linking the park system and valley lands. The subject lands about the Rainbow Creek Valley Open Space System, a system that follows the Rainbow Creek through the Community of Woodbridge. The system affords a connection between Rainbow Creek Park on the north side of Regional Road 7 and the Vaughan Grove Sports Park to the south. As such, and in accordance with the draft Pedestrian and Bicycle Master Plan, a trail routing providing access between the two open space systems through the valley portion of the subject lands shall be provided to the satisfaction of the Parks Development Department.

The proposal to redesignate the valleyland portion of the subject lands, from "Service Commercial" to "Open Space" would conform to the "Open Space" policies of OPA #240.

Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by By-law 1-88, but are no longer subject to the Parkway Belt West Plan. The proposal to rezone the tableland portion of the subject lands to C7 Service Commercial Zone and the open space valleylands to OS1 Open Space Conservation Zone, would implement the proposed "Service Commercial" and "Open Space" designations, respectively. By-law 1-88 permits the following uses in the C7 Service Commercial Zone:

- Automobile Service Station, Automobile Gas Bar, Car Wash;
- Automotive Retail Store;
- Bank and Financial Institution;
- Banquet Hall, including an eating establishment provided that said establishment does not exceed 20% of the G.F.A. of the banquet hall;
- Business and Professional Office;
- Car Rental Service;
- Club or Health Centre;
- Day Nursery;
- Eating Establishment/Outdoor Patio, subject to section 5.1.6;
- Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6;
- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6;
- Education or Training Facility;
- Hotel, Motel, Convention Centre;
- Office Building;
- Office and Stationary Supply, Sales, Service, Rental;
- Parks and Open Space;
- Print Shop Accessory Retail Sales;

- Parking Garage;
- Place of Entertainment;
- Personal Service Shop;
- One (1) Convenience Retail Store;
- One (1) Pharmacy;
- Recreational uses as defined in Section 2.0;
- Service or Repair Shop;
- Tavern;
- Technical School;
- Video Store; and
- Veterinary Clinic

Staff has reviewed the above list of permitted uses and determined that given the size of the subject lands (0.53ha), and the demand on parking and traffic, the majority of the uses are appropriate, however, certain uses including hotel, motel, convention centre, automobile service station/gas bar, automotive retail store, banquet hall, place of entertainment, and parking garage uses are considered inappropriate. The future site plan application for the development of the subject lands shall address but not be limited to the issues contained in OPA #331, including access, building design, and pedestrian connection through the valley portion of the site linking Rainbow Creek Park to the north of Regional Road 7 with the Vaughan Grove Sports Park to the south of the subject lands to the satisfaction of the City.

The abutting lands to the west (25 Woodstream) shown on Attachment #3 are developed, with two drive-through eating establishments (Tim Horton's and Wendy's) and a pharmacy (Shopper's Drug Mart). These lands are designated and zoned Service Commercial and subject to zoning Exception 9(463), which permits uses in addition to those permitted in the C7 Service Commercial Zone, including a funeral home, pet food outlet, and a retail warehouse (minimum 650m²). The recommendation to permit all Service Commercial uses, excluding the inappropriate uses identified by Staff ensure that the subject lands are developed with uses that will integrate, and be compatible with the existing and permitted uses on the abutting lands (25 Woodstream Blvd.), and which will not create parking and traffic problems on the comprehensive development of the two sites.

Site Plan

A site plan application will be required to facilitate the development of the subject lands. Site-specific OPA#331 requires the site to be developed in accordance with a plan, which integrates the abutting lands to the west (25 Woodstream), ensures the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics and building massing that is complimentary to the adjacent open space system.

Access

OPA #331 states that direct access to Regional Road 7 is prohibited and is to be provided across the abutting lands to the west to Woodstream Boulevard. The adjacent parcel (25 Woodstream Boulevard) shown on Attachment #3, is developed with two drive-thru eating establishments and a pharmacy. Access to this site is provided by one full movement access to Woodstream Boulevard and one right-in/right-out access to Regional Road 7. The site plan agreement for the adjacent property states, "access to Regional Road 7 and Woodstream Boulevard must be provided for the lands to the east (subject lands), being Block 42 on Plan 65M-2462, in Lot 5, Concession 8, City of Vaughan." Upon submission of a site plan application, the parking, access, and on-site circulation shall be to the satisfaction of the Engineering Department.

Toronto and Region Conservation Authority (TRCA)

Most of the easterly portion of the subject lands is located within the valley corridor. The Toronto and Region Conservation Authority (TRCA) has established the limits of development to their satisfaction as shown on Attachment #2. The TRCA requires the 3m geotechnical setback within the open space block to be zoned and designated "Open Space" and set aside for acquisition or dedication to either the TRCA or the City, and the remaining 2m of the tableland buffer to be zoned "Service Commercial" and used for no other purpose than landscaping. The Open Space block is to remain in a naturalized state and any future development application(s) for the subject lands will require review and approval from the TRCA.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, particularly priority "A5", "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed Official Plan and Zoning Bylaw Amendment applications in accordance with the policies in OPA #240 and OPA #331, the requirements of By-law 1-88 and the area context. Staff is satisfied that the proposed redesignation and rezoning of the site from Service Commercial to Service Commercial (tableland) and Open Space (valleyland) is appropriate and compatible with the surrounding development, subject to the deletion of the uses considered inappropriate for the site as identified in this report.

Staff can support the proposed applications to amend the Official Plan and Zoning By-law, subject to the conditions contained in this report. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Proposed Official Plan Designation and Zoning
3. Context Plan

Report prepared by:

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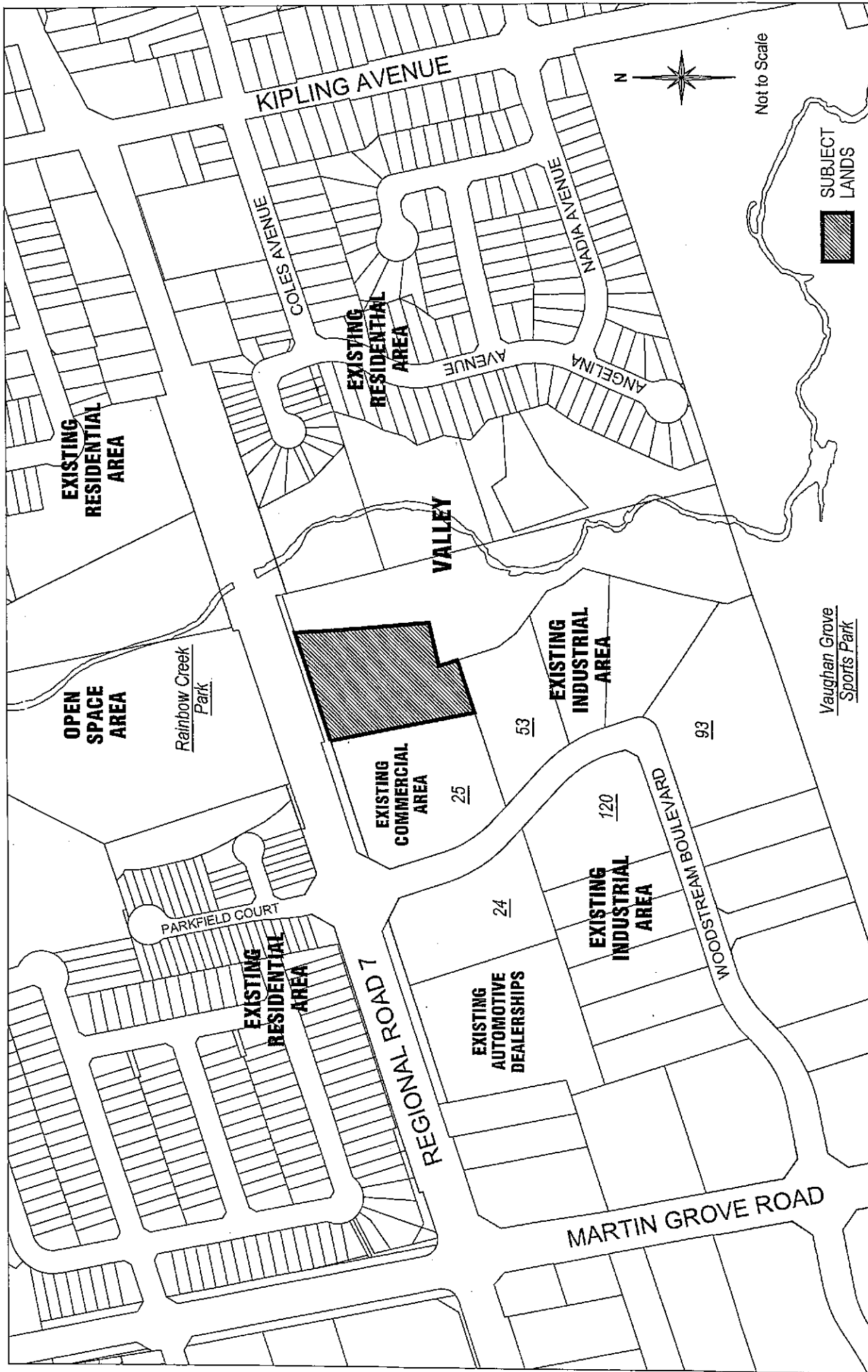
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 5,
Concession 8

APPLICANT:
THE ROYALTON BANQUET CENTRE INC.

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City of
Vaughan

Development Planning Department

Attachment

1

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January 28, 2005

REGIONAL ROAD 7



Not to Scale

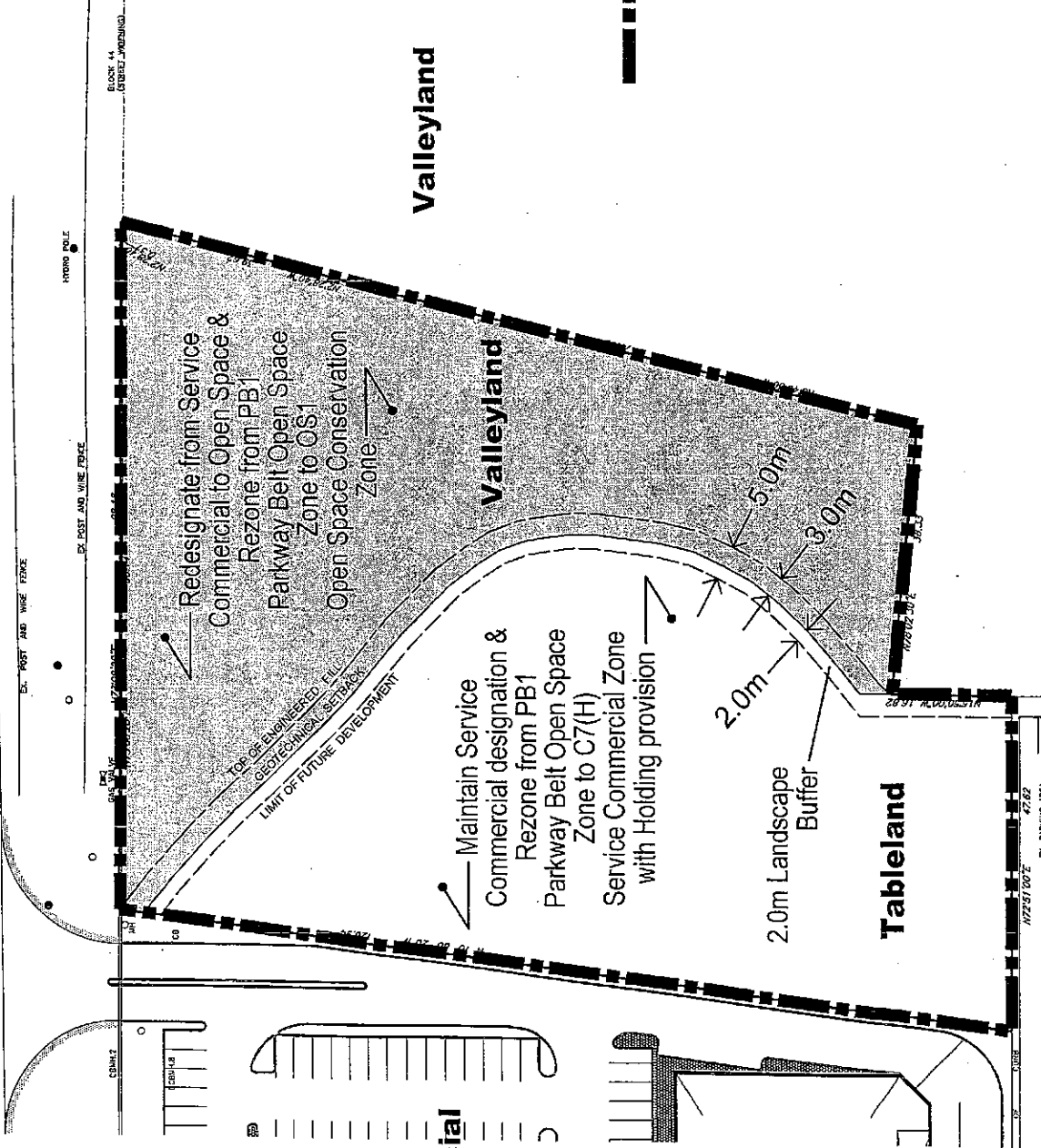
SUBJECT LANDS

Valleyland

Valleyland

Tableland

Commercial Plaza



Proposed Official Plan Designation & Zoning

APPLICANT:
THE ROYALTON BANQUET CENTRE INC.

Part of Lot 5,
Concession 8

City of
Vaughan

Development Planning Department

Attachment

2

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Z.00.069

January 28, 2005

