

COMMITTEE OF THE WHOLE APRIL 18, 2005

**ZONING BY-LAW AMENDMENT FILE Z.04.025
SITE DEVELOPMENT FILE DA.04.066
ROYBRIDGE HOLDINGS LIMITED
REPORT #P.2004.83**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.025 (Roybridge Holdings Limited) BE APPROVED, and that the implementing by-law:
 - a) permit one free-standing Eating Establishment with a maximum GFA of 306 sq.m and an associated drive-through facility, in the EM3 Retail Warehouse Employment Area Zone, respecting Building "B" as shown on Attachment #2; and
 - b) that no eating establishment be permitted in the multi-unit building on the site.
2. THAT Site Development File DA.04.066 (Roybridge Holdings Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, and stormwater management report shall be approved by the Engineering Department;
 - iii) access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) all hydro requirements of Power Stream Inc. shall be satisfied;

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit a free-standing Eating Establishment (Tim Horton's) with a maximum GFA of 306 sq.m and an associated drive-through facility, to be permitted in the EM3 Retail Warehouse Employment Area Zone. The Owner has also submitted a Site Development Application to permit the development of the eating establishment and a one-storey, 5,421 sq.m multi-unit employment building on the 1.84 ha site shown on Attachment #2, as follows:

Building 'A' (13 unit Employment Building)	5,421.0 sq.m
Building 'B' (Tim Horton's)	<u>305.6 sq.m</u>
Total Gross Floor Area:	5,726.6 sq.m
Proposed Parking:	212 spaces

Background - Analysis and Options

The subject lands (Attachment #1) are located on the northwest corner of Regional Road 27 and Zenway Boulevard (8000 Regional Road 27), being part of Block 1 on Plan 65M-3627, in Lot 7, Concession 7, City of Vaughan. The vacant 1.84 ha site has 113.5m frontage on Zenway Boulevard, and flankage of 158.7m on Regional Road 27. The surrounding land uses are:

- North - valleylands and storm pond (OS1 Open Space Conservation Zone)
- South - Zenway Boulevard, vacant (C7 Service Commercial Zone)
- East - Regional Road 27; employment (EM1 Zone)
- West - employment/warehouse (EM3 Zone)

Public Hearing

A Public Hearing was held on June 21, 2004, to consider the initial proposal to permit a free-standing Eating Establishment up to 300 sq.m GFA and a drive-through facility in the EM3 Retail Warehouse Employment Area Zone. A second Public Hearing was held on October 18, 2004, to consider a revised application to permit two free-standing Eating Establishments with a combined total of 625 sq.m GFA and a drive-through facility in the EM3 Zone.

The Owner is proceeding with the original proposal of one free-standing Eating Establishment up to 306 sq.m GFA with a drive-through facility. The recommendation of the Committee of the Whole on June 21, 2004 and October 18, 2004, to receive the respective Public Hearing reports and to forward a technical report to a future Committee meeting, was ratified by Council on June 28, 2004 and October 25, 2004, respectively.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, which permits a wide range of industrial, office, business and civic uses. The proposed Eating Establishment use with drive-through facility conforms to the Official Plan.

Zoning

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9 (1134). An Eating Establishment use is permitted in all employment zones, restricted to one per multi-unit building and to a maximum gross floor area of 185 sq.m. A drive-through facility is not permitted. Therefore, an amendment to the Zoning By-law is required to permit a free-standing eating establishment restricted to a maximum GFA of 306 sq.m and a drive-through in the EM3 Zone. The Owner's site plan complies with all other zoning provisions of By-law 1-88.

Planning Analysis

An Eating Establishment use is permitted in all Employment Zones. One free-standing Eating Establishment with drive-through facility is supportable given the location of the subject lands in the context of the surrounding land use. The site is located within an employment area known as the Vaughan West Corporate Business Park, and at a signalized intersection of an arterial and collector road. Employment uses are located to the west, and on the east side of Regional Road 27. A Service Node (C7 Zone) is located south of the subject site. Access to the site is from Zenway Boulevard, with future access considerations on Regional Road 27. The drive-through facility can be easily accessed and is integrated with the site's overall development. The eating establishment building, together with substantial landscaping treatment along Regional Road 27 and Zenway Boulevard, will assist to visually screen the drive-through facility. Therefore,

permitting the eating establishment to take the form of a free-standing Eating Establishment with drive-through facility in the EM3 Retail Warehouse Employment Area Zone is supportable.

Site Design

The site plan (Attachment #2) consists of one multi-unit employment building, which is L-shaped and located close to the north and west property lines, and one eating establishment (Tim Horton's) with a drive-through facility located at the corner of Regional Road 27 and Zenway Boulevard. Two full-turn driveways are proposed onto Zenway Boulevard, with a potential future access shown on Regional Road 27. Most of the parking is located between the two buildings, and the drive-through stacking lane, which accommodates 10 spaces, is adjacent to Zenway Boulevard. Landscape strips are proposed along Regional Road 27 and Zenway Boulevard, together with an entrance feature and walkway connections at the southeast corner of the site.

Access/Parking

The site plan provides two full-turn accesses onto Zenway Boulevard. A potential future access is shown on Regional Road 27. The Owner will be required to obtain approval from the Region of York for this access and an amendment to the site plan agreement will be required. Parking for the site is being provided on the following basis:

Building "A" (Employment Building)	5,421.0 sq.m @ 2.0 spaces/100 sq.m	= 109 spaces
Building "B" (Tim Horton's)	305.57 sq.m @ 16 spaces/100 sq.m	= <u>49 spaces</u>
Total Parking Required:		= 158 spaces
Total Parking Provided:		= 212 spaces

There will be a parking surplus of 54 spaces on site.

As a condition of site plan approval, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department.

Site Servicing, Grading and Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans, and stormwater management report must be approved by the Engineering Department.

Landscaping

The landscape plan (Attachment #3) shows a mix of deciduous and coniferous trees and shrubs within the landscape strips adjacent to Regional Road 27 and Zenway Boulevard. Additional landscape screening will be required within the 6m wide landscape strip, between the drive-through facility and Zenway Boulevard, which may include berming, deciduous trees and shrubs. As a condition of site plan approval, the final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Development Planning Department.

Building Design

The L-shaped, multi-unit employment building is one-storey high (8.3 m) and has units that face Regional Road 27 and Zenway Boulevard. The front of the building contains the unit entrances, green-tinted windows, and aluminum spandrel panels. The building materials consist of brown-coloured brick and rectangular-shaped smooth precast panels that will accommodate signage above the individual unit windows. The remainder of the building consists of precast concrete

panels and a smooth horizontal band. Service doors are proposed on the rear of the building, located on the west and north sides of the building.

The Eating Establishment (Tim Horton's) is a square-shaped, 306 sq.m building with entrances on the north and east elevations. Windows are proposed on either side of the two entrances. The drive-through pick-up window is located on the south elevation facing Zenway Boulevard. An attached garbage enclosure and a loading space are located on the west side of the building. The building materials consist of brown-coloured face brick with a contrasting grey-coloured soldier coursing. Above the entrances and windows is a white stucco canopy where signage is proposed. The building is one-storey high (5.1 m) and has a flat roof.

Development Planning Staff is satisfied with the proposed building elevations for both buildings.

Parkland Dedication

The parkland dedication requirements under the Planning Act were satisfied through the registration of the subdivision (Plan 65M-3627).

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed Zoning Amendment Application in accordance with the policies of the Official Plan and has no objection to permitting one free-standing Eating Establishment restricted to a maximum gross floor area of 306 sq.m and a drive-through facility, in the EM3 Retail Warehouse Employment Area Zone. An eating establishment will not be permitted in the multi-unit building (Building 'A') on the subject lands. Staff has also reviewed the proposed Site Plan Application and is satisfied that the subject lands will be appropriately developed. Additional landscape screening will be required between the drive-through facility and Zenway Boulevard. Therefore, Staff recommends approval of both the zoning by-law amendment and site plan applications.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Building A
5. Elevations (Building B – Tim Horton's)

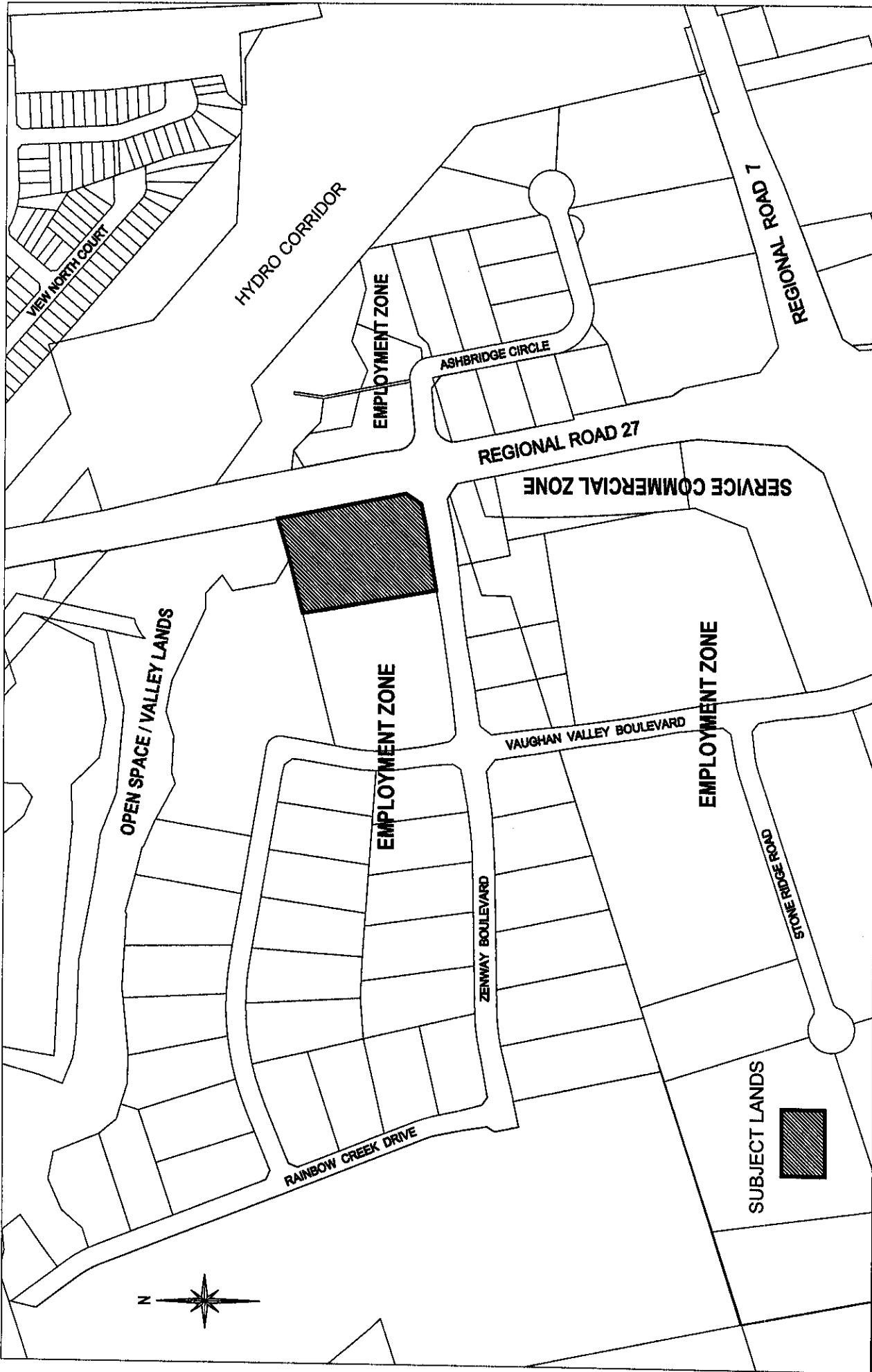
Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning



Location Map

Lot 7,
Concession 9
 APPLICANT:
 ROYBRIDGE HOLDINGS LIMITED
N:\DPT\1 ATTACHMENTS\Z\Z-04-025



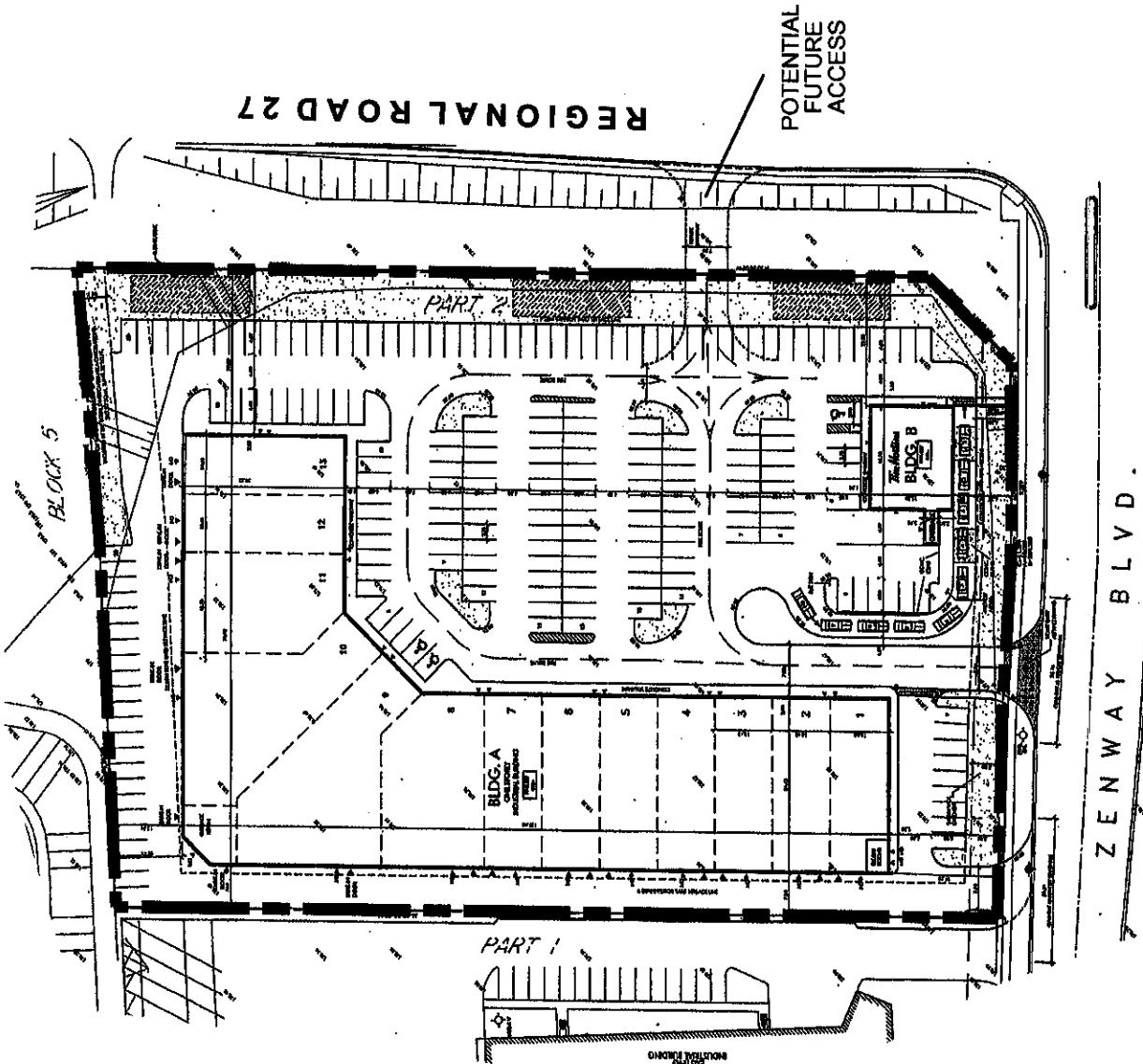
Development Planning Department

Attachment 1

FILE No's.:
 Z.04.025 & DA.04.066
 Not to Scale
 March 30, 2005

SUBJECT LANDS

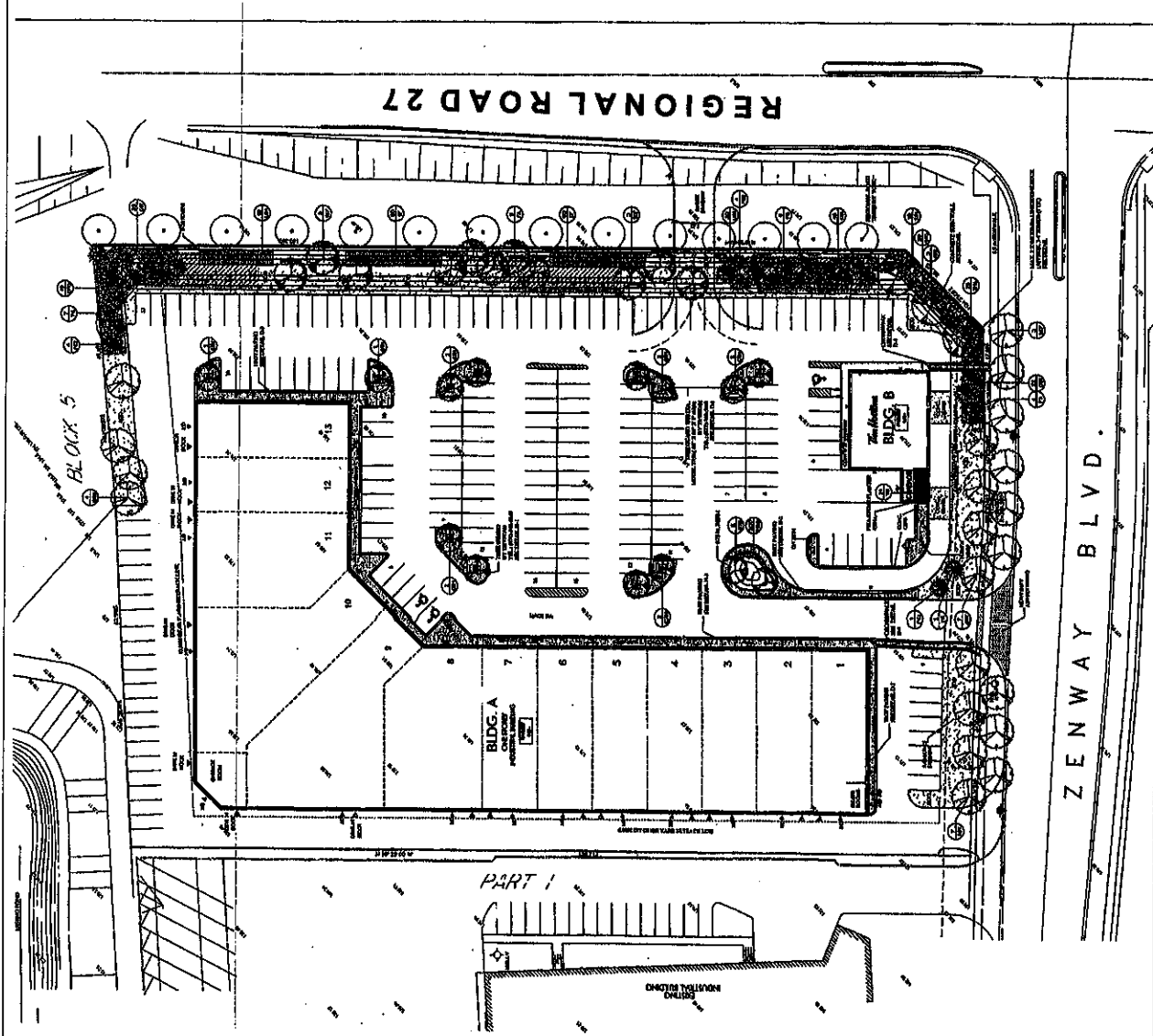
SITE DEVELOPMENT DATA	
ZONING	REQ.
LOT AREA	172,000 sq. ft. (3.94 ac.)
BUILDING AREAS	
Existing Industrial A	5,077 sq. ft.
Existing Industrial B	20,218 sq. ft.
Existing Industrial C	2,902 sq. ft.
Existing Industrial D	1,818 sq. ft.
Existing Industrial E	1,822 sq. ft.
TOTAL EXISTING BLDG. AREA	32,837 sq. ft.
LOT COVERAGE	31.1%
SETBACK	REQUIRED
FRONT YARD	4.00 m
REAR YARD	1.00 m
SIDE YARD	1.00 m
ADJACENT YARD	1.00 m
INDUSTRIAL YARD	1.00 m
INDUSTRIAL BLD. A	107 SPACES
2 SPACES/100 SILL.	41 SPACES
ADJACENT YARD'S	19 SPACES
PARKING LAYOUT	301 SPACES
TOTAL REQUIRED	301 SPACES
ICING SPACES	REQUIRED
LANDSCAPED AREA	31,400 sq. ft.
AREA OF OVERSEER	2,077 sq. ft.
PERCENTAGE	1.21%
TOTAL AREA	172,000 sq. ft.
PERCENTAGE	3.94%
SNOW STORAGE	REQUIRED
PERCENTAGE	30.28%
PERCENTAGE	23.3%



Attachment 2
 FILE No's.:
 Z.04.025 & DA.04.066
 Not to Scale
 March 31, 2005

City of Vaughan
 Development Planning Department

Site Plan
 Lot 7,
 Concession 9
 APPLICANT:
 ROYBRIDGE HOLDINGS LIMITED
 N:\DPT\1 ATTACHMENTS\Z-04-025



Landscape Plan

Lot 7,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

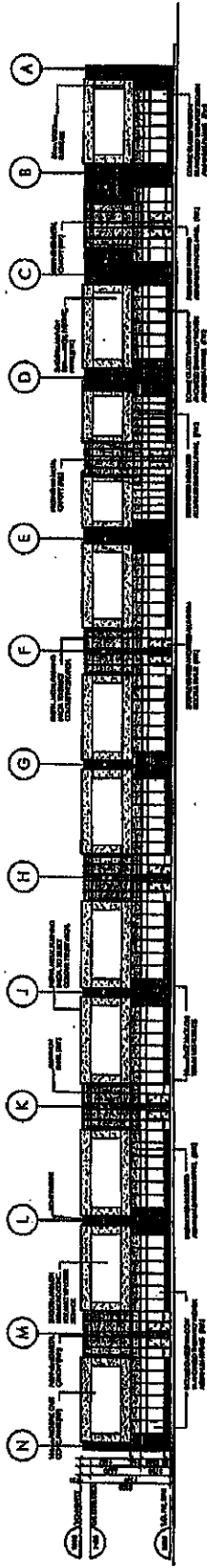
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City of
Vaughan

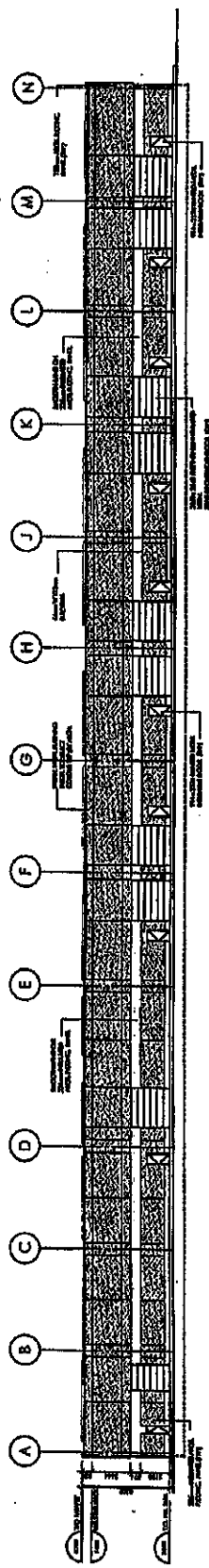
Development Planning Department

Attachment 3
FILE No's.:
Z.04.025 & DA.04.066
Not to Scale
April 4, 2005

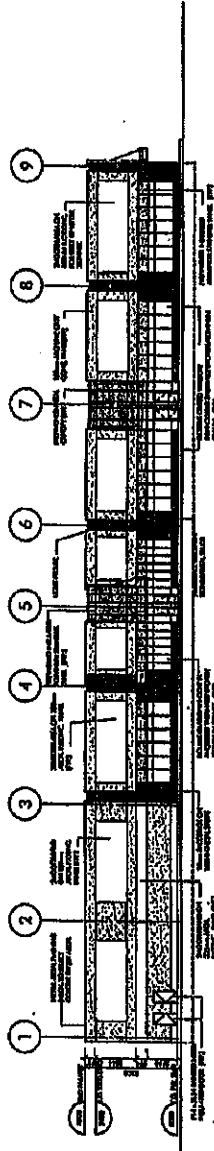
1. East Elevation
(Regional Road 27)



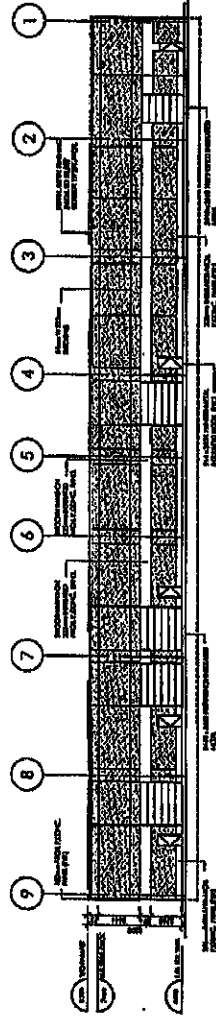
2. West Elevation



3. South Elevation
(Zenway Boulevard)



4. North Elevation



Elevations - Building 'A'

Lot 7,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED
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Development Planning Department

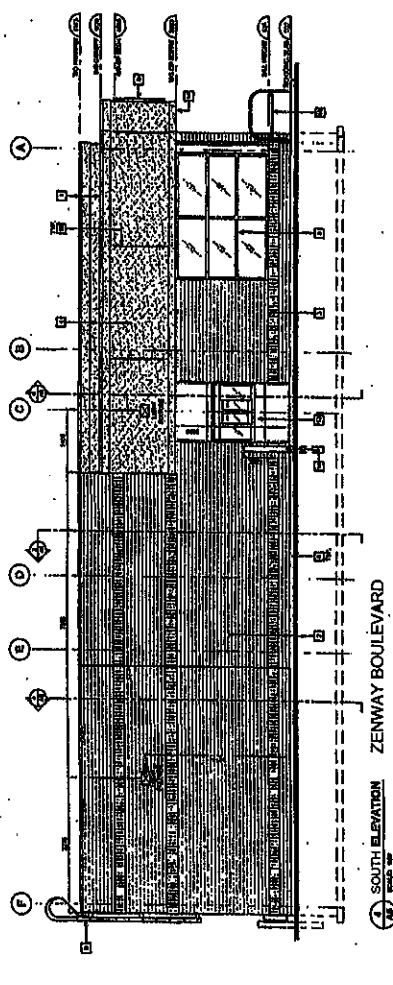
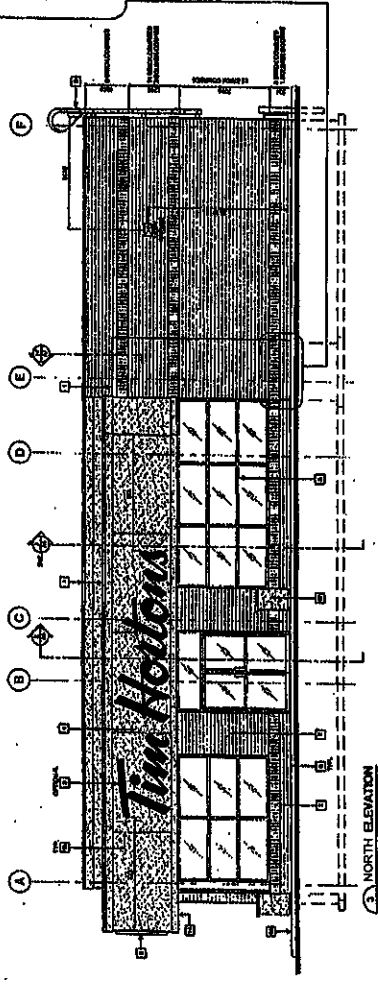
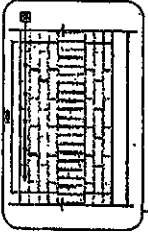
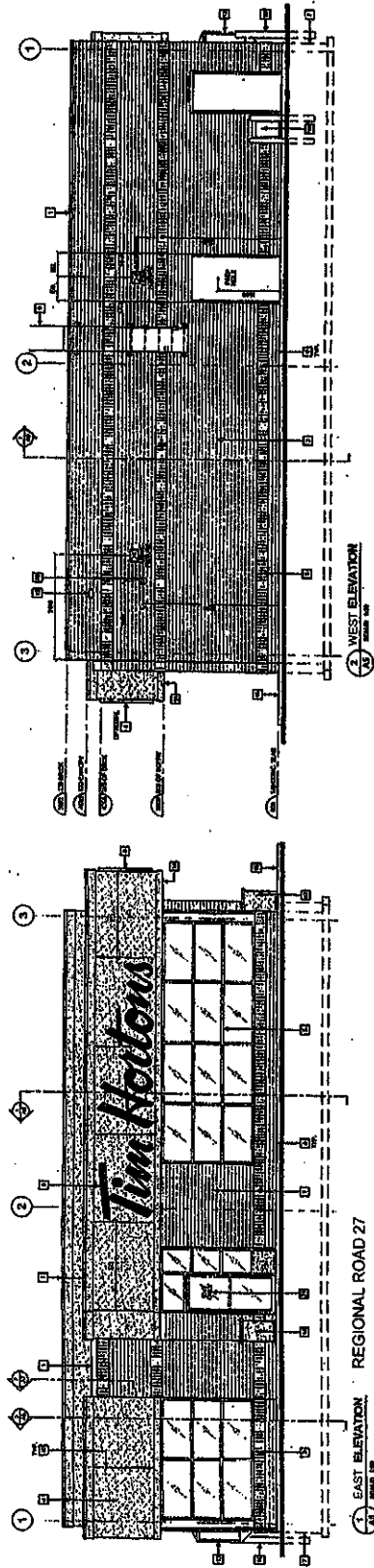
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March 30, 2005

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Attachment 5
 FILE No's:
 Z.04.025 & DA.04.066
 Not to Scale
 March 30, 2005

City of
Vaughan
 Development Planning Department

Elevations - Building 'B'
 Lot 7,
 Concession 9
 APPLICANT:
 ROYBRIDGE HOLDINGS LIMITED
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