

**COMMITTEE OF THE WHOLE    DECEMBER 3, 2007**

**SITE DEVELOPMENT FILE DA.07.062**  
**TONLU HOLDINGS LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.062 (Tonlu Holdings Limited) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations and landscaping plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
    - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
    - vi) the Owner shall register on title the 65M-Plan for the related Draft Plan of Subdivision Application 19T-89063 (Tonlu Holdings Limited); and,
    - vii) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and be final and binding, to address the reductions to the required number of parking spaces; increased driveway width and reduced rear yard setback and;
  - b) that the site plan agreement include the following provision:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

## Purpose

The Owner has submitted a Site Development Application on the subject land shown on Attachment #1, to permit the development of a multi-unit building ("A") and an eating establishment, with accessory drive-thru and patio (Building "B"), as shown on Attachment #2.

## Background - Analysis and Options

The square shaped, 1.31ha vacant site is part of a larger C7 Zone land holding to the south, as shown on Attachment #1. The subject lands are located at the northwest corner of Regional Road 27 and future Innovation Drive, in Part of Lot 10, Concession 9, City of Vaughan. The surrounding land uses are:

- North - existing banquet hall, Le Jardin, (C7 Service Commercial Zone)
- South - future Innovation Drive; approved gas bar; Sunaco (C7 Service Commercial Zone)
- East - Regional Road 27; existing residential (R4 Residential Zone)
- West - vacant service commercial/vacant employment (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)

The final 65M-Plan for the related approved Draft Plan of Subdivision Application 19T-89063, has not been registered, and as such, the lot and road (Innovation Drive) have not legally been created. The Owner is working towards fulfilling the conditions of subdivision approval and must first register the 65M-Plan prior to the registration of the site plan agreement, to the satisfaction of the Development Planning Department.

## Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and as such, the proposed site development conforms to both the "Service Node" and "Prestige Area" policies of the Official Plan.

## Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1258). The proposed multi-unit building ("A") and an eating establishment, with accessory drive-thru and patio (Building "B") are permitted uses by the By-Law.

However, in order to implement the proposed site plan the following variances are necessary and are identified as follows:

	<u>By-law Requirement</u>	<u>Provided</u>
• Minimum Parking Spaces	229	224
• Maximum Driveway Width	7.5m	9m
• Rear Yard Setback	22m	12.15m

Development Planning Staff has no objection to the reduction in the required number of parking spaces; increased driveway width and reduced rear yard setback. The Owner will be required to obtain approval for the above-noted variances from the Committee of Adjustment, which shall be final and binding as a condition of site plan approval.

### Site Design

The proposed site plan (Attachment #2) shows the eating establishment (Building "B") with drive thru and patio at the southeast corner of the site, with the L-shaped multi-unit building ("A") along the north and west property lines. The Development Planning Department will continue to work with the Owner to finalize the details of the site plan shown on Attachment #2. The final site plan shall be approved to the satisfaction of the Development Planning Department.

### Building Elevations

The proposed building elevations are shown on Attachments #3 and #4. Buildings "A" and "B" will be constructed to a height of 5m, with three architectural features (towers) for the former and two for the latter, extending the height to 10m. The building materials consist of light brown brick, clear glass and bronze metal roofing. The Development Planning Department will continue to work with the Owner to finalize the details on the elevation plan shown on Attachments #3 and #4. The final elevation plan shall be approved to the satisfaction of the Development Planning Department.

### Landscaping

The proposed landscape plan (Attachment #5) shows a variety of deciduous and coniferous trees and shrubs along the eastern and southern property lines. A minimum 6m and 9m wide landscape strip is proposed along Innovation Drive and Regional Road 27, respectively. The Owner has agreed to remove the portion of the patio encroaching onto the 9m landscape strip abutting Regional Road 27. The Development Planning Department has no objection to this reduction in patio area, as it will secure a consistent 9m landscape strip along all properties abutting Regional Road 27. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan shown on Attachment #4. The final landscape plan, including detail drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

### Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

### Relationship to Vaughan Vision 2007

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

### Regional Implications

The Region of York will be a party to the site development agreement given that the subject lands abut a Regional Road (Regional Road 27), with conditions of approval to be included in the implementing Agreement. As a condition of site plan approval, all requirements of the Regional Municipality of York shall be satisfied.

## **Conclusion**

The proposed Site Development Application has been reviewed in accordance with the policies in OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for a multi-unit building and an eating establishment, with accessory drive-thru and patio is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

## **Attachments**

1. Location Map
2. Site Plan
3. Elevations (Building "A")
4. Elevations (Building "B")
5. Landscape Plan

## **Report prepared by:**

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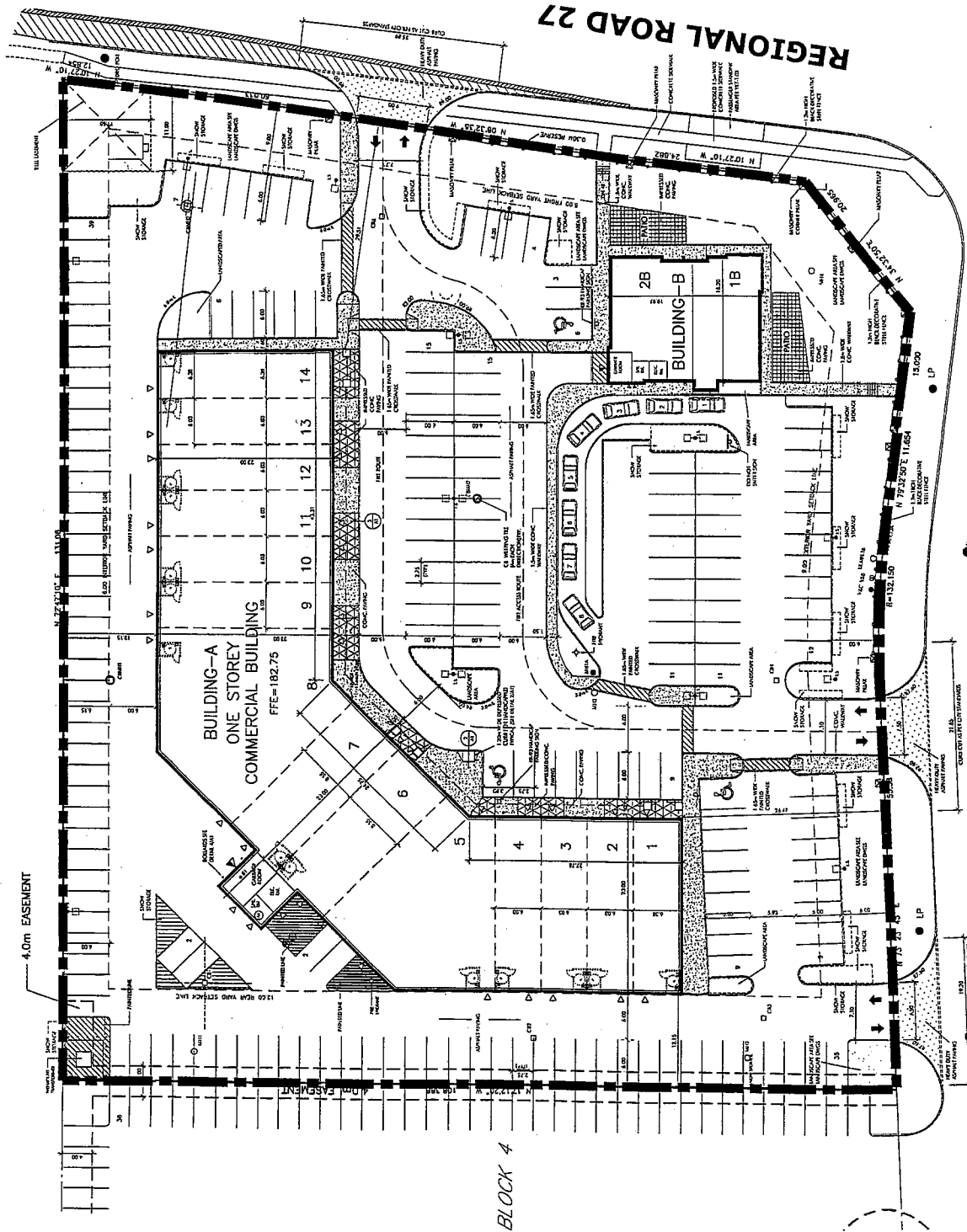
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

November 8, 2007



INNOVATION DRIVE

SUBJECT LANDS

## Site Plan

Part of Lot 10,  
Concession 9

APPLICANT:  
TONLU HOLDINGS LIMITED

N:\007\1 ATTACHMENTS\0A\00.07.062

City of  
**Vaughan**

*The City Above Toronto*

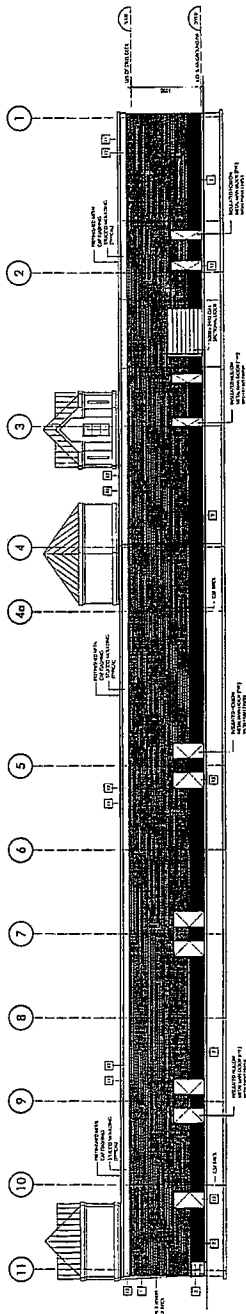
Development Planning Department

# Attachment 2

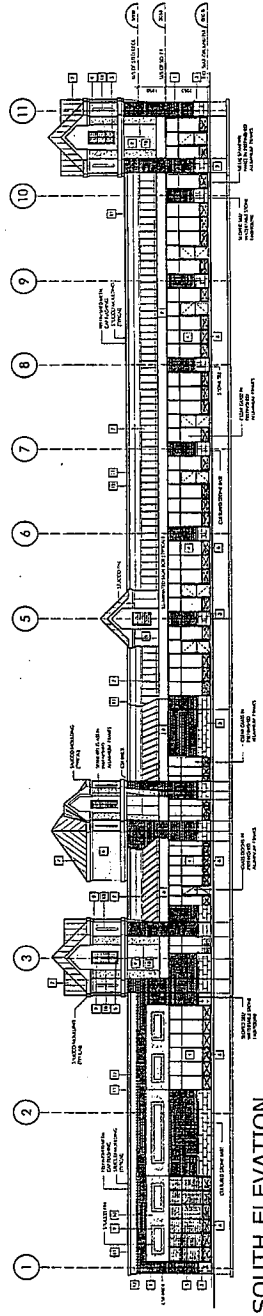
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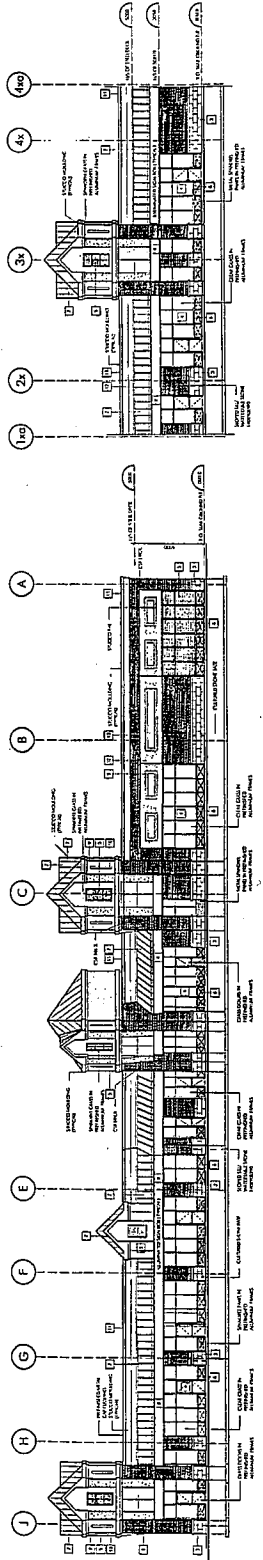
November 8, 2007



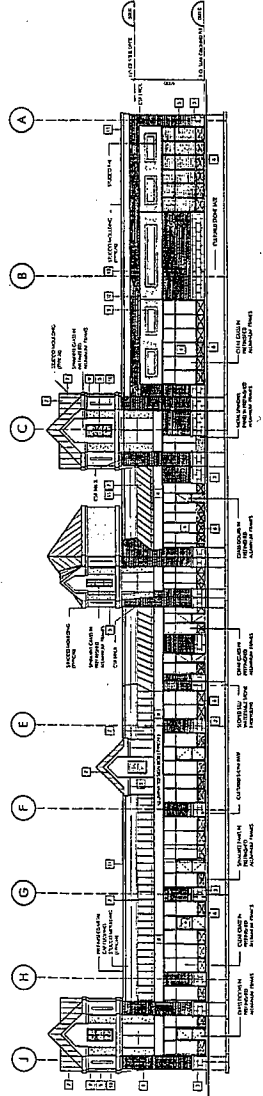
NORTH ELEVATION



SOUTH ELEVATION

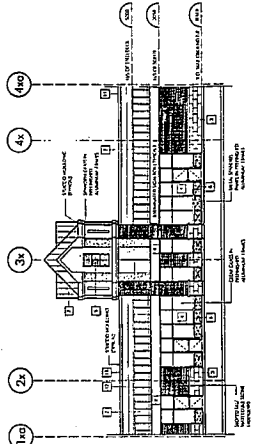


EAST ELEVATION



WEST ELEVATION

SOUTH EAST ELEVATION



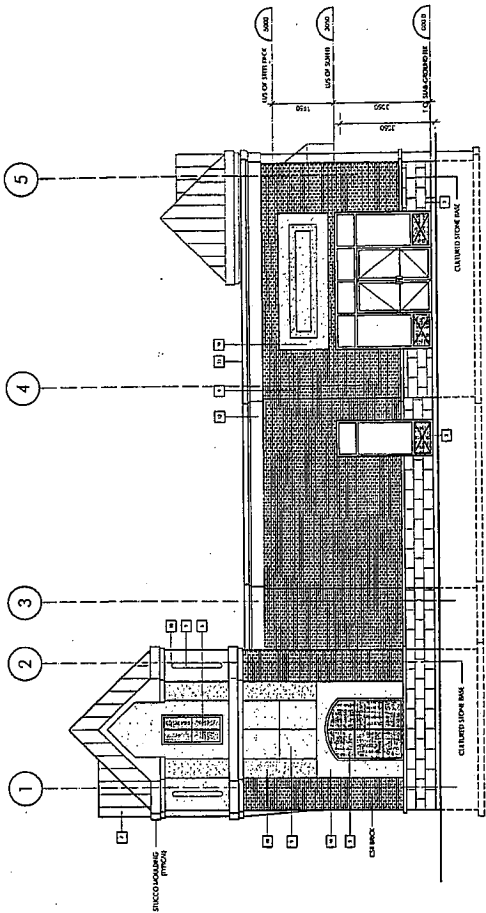
# Elevation Plan - Building "A"

APPLICANT:  
TONLU HOLDINGS LIMITED  
Part of Lot 10,  
Concession 9

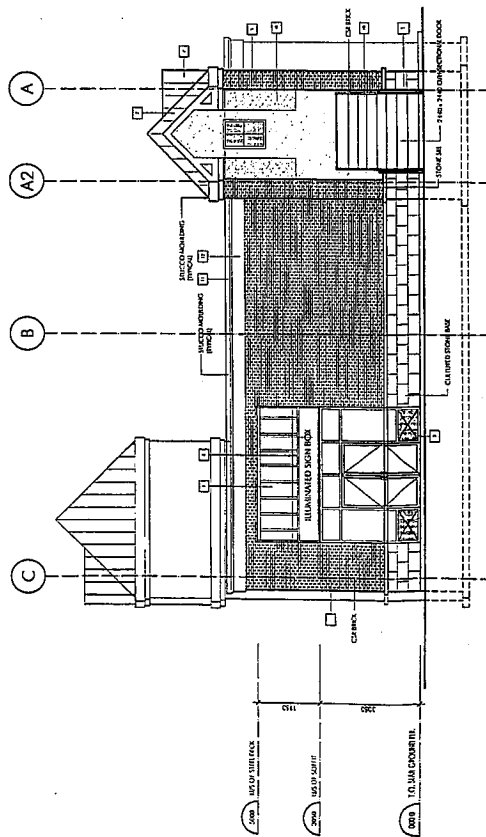


Development Planning Department

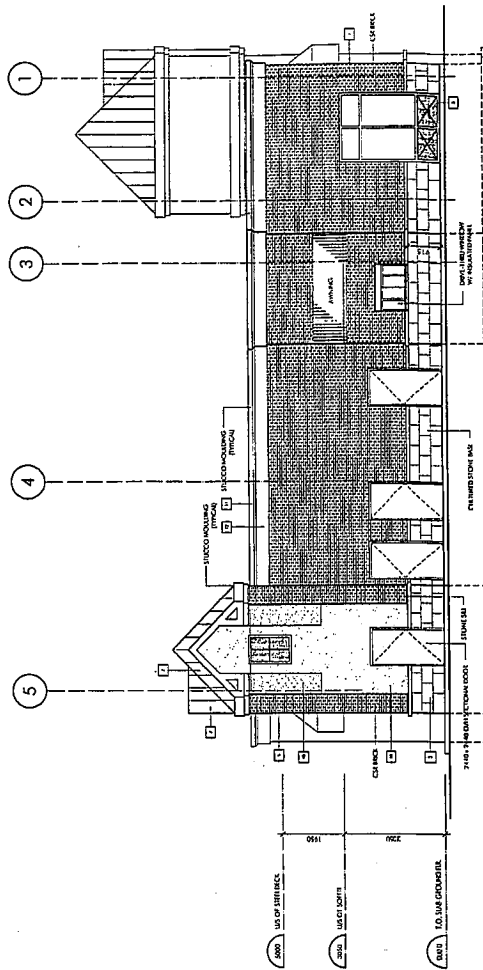
**Attachment 3**  
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SOUTH ELEVATION (INNOVATION DRIVE)



NORTH ELEVATION



WEST ELEVATION

## Elevation Plan - Building "B"

**APPLICANT:**  
**TONLU HOLDINGS LIMITED**



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Development Planning Department

# Attachment

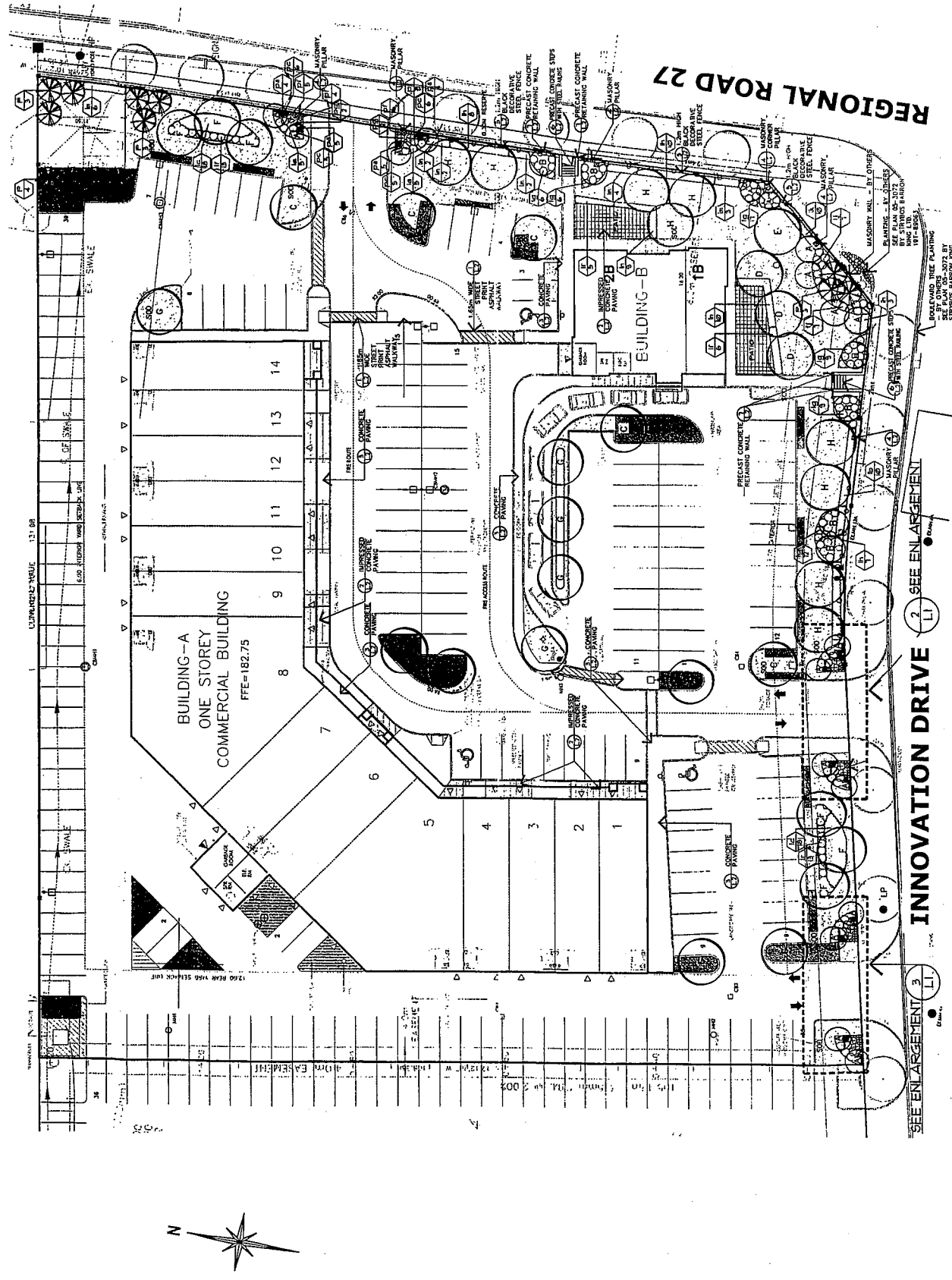
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# Landscape Plan

Part of Lot 10,  
Concession 9

APPLICANT:  
TONLU HOLDINGS LIMITED

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# Attachment 5

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