

COMMITTEE OF THE WHOLE MAY 20, 2008

SITE DEVELOPMENT FILE DA.08.009 **ROYBRIDGE HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.009 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a one-storey indoor sports complex with a two-storey office component as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of a site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan and landscape plan incorporating sustainability features, and building elevations, shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Vaughan Engineering Department.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of a one-storey indoor sports complex with a two-storey office component as shown on Attachment #2.

Background - Analysis and Options

Location

The 5.31 ha subject lands are located on the west side of Regional Road #27, south of Milani Boulevard, being Block 41 on Registered Plan 65M-3627, City of Vaughan, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed site development for indoor recreational and office uses conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1134). The proposed site development for indoor recreational and office uses complies with the Zoning By-law.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations, as shown on Attachments #2, #3 and #4, respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the site servicing and grading plans and storm water management report. The final plans and report must be approved to the satisfaction of the Engineering Department.

The Toronto and Region Conservation Authority (TRCA) requires additional landscaping and restoration plantings to be provided at the entrance of the property at Regional Road #27 and along the western edge of the property adjacent to the open space lands. The final landscape plan must be approved by the Development Planning Department, and address the comments of the TRCA.

The proposed development requires 496 parking spaces, whereas the plan shows 523 spaces (including 5 handicapped spaces). The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 27 spaces. Vehicular access to the site is provided by a driveway through the hydro corridor out to Regional Road #27 to the east, which is satisfactory to the Region of York Transportation Services Department.

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

Sustainability

The applicant is providing energy saving features in the building design such as high efficiency lighting systems and double glazed glass. The Urban Design Staff have recommended that the development include the use of permeable pavers and a surface water (harvesting) system to reduce the amount of stormwater runoff, and to provide sheltered bicycle racks to encourage alternate forms of transportation. The Development Planning Department will continue to work with the Owner to ensure environmentally sustainable features are incorporated into the development, which they have agreed to implement.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

A portion of the site abuts Regional Road #27, which is under the jurisdiction of the Region of York. The Regional Transportation Services Department has no objections in principle to the proposed development.

The applicant is proposing to put outdoor soccer fields in the open space area to the south (on their lands) as Phase 2 of the overall soccer complex. The Region has indicated that a second access will be necessary, from Milani Boulevard to serve Phase 2. The owner to the north (Milani) owns a sliver of land on the south side of Milani Boulevard, which is needed to allow access to the applicant's property. The applicant has not been able to obtain access to Milani Boulevard to date.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Development Planning Department is generally satisfied that the proposed development for an indoor sports complex and offices, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department recommends approval of the Site Development Application.

Attachments

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

Report prepared by:

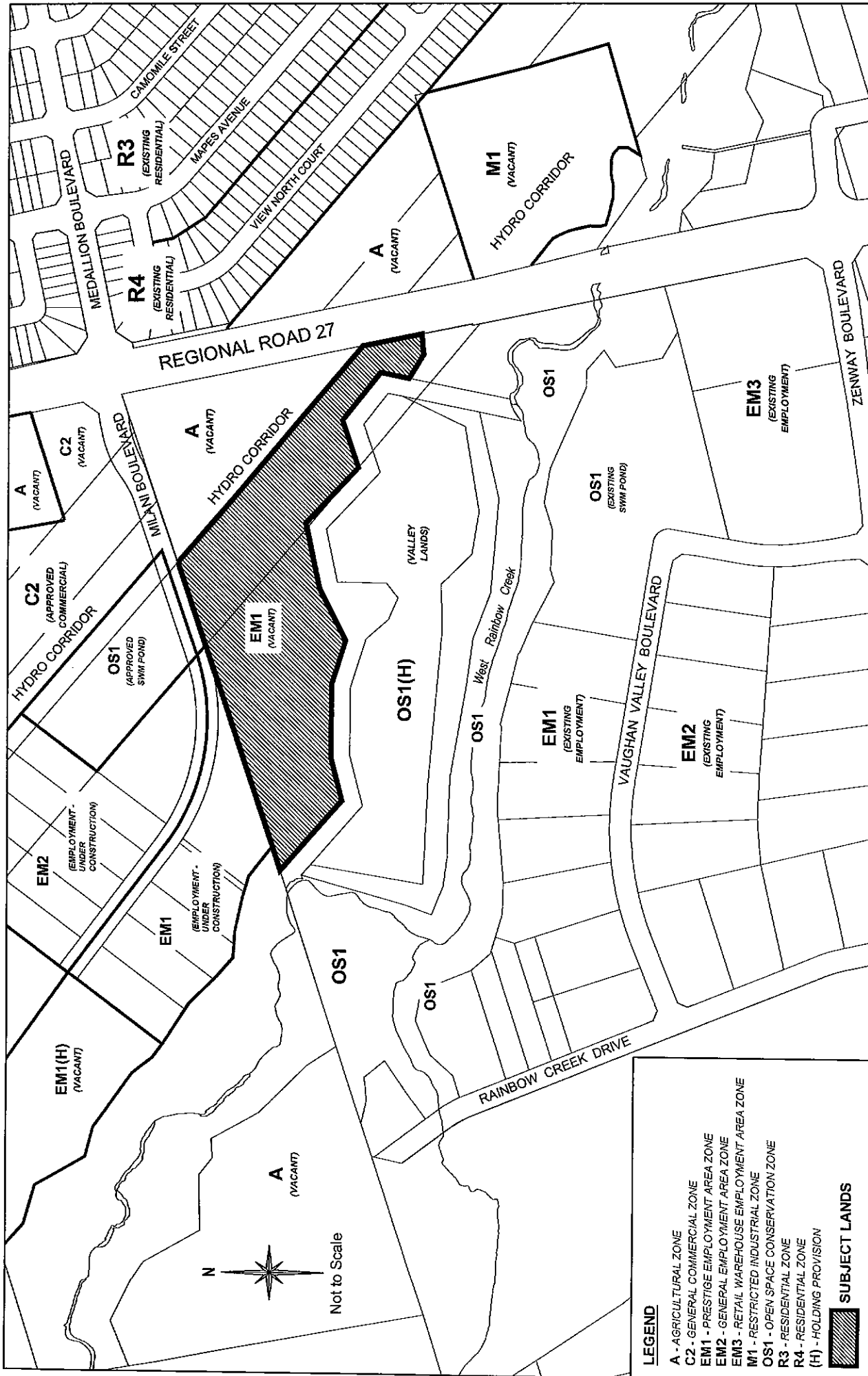
Ryan Mino, Planner, ext. 8213
Arto Tikiryian, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

Part of Lot 8,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

N:\DPT\1 ATTACHMENTS\DA\08.08.09



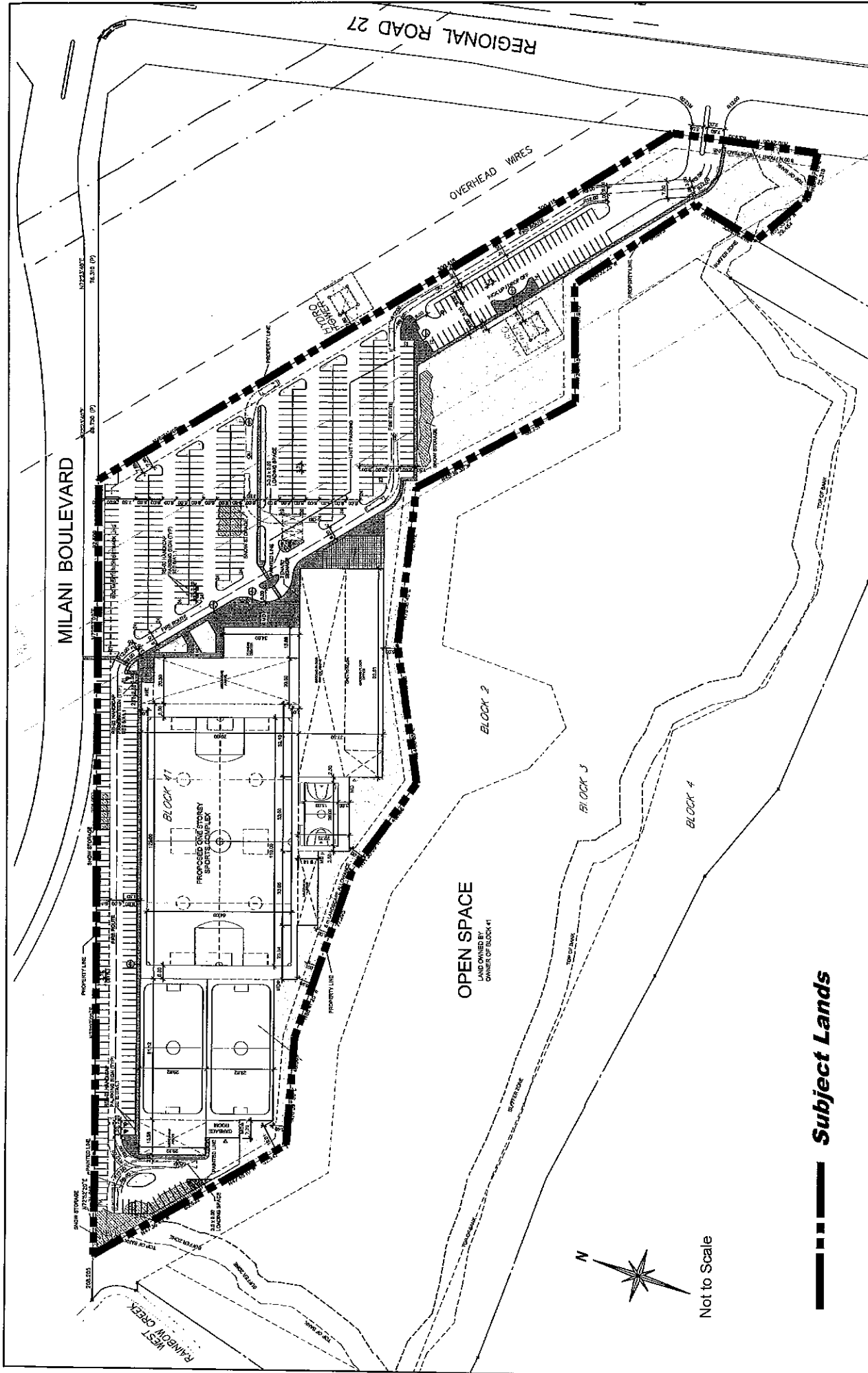
The City Above Toronto

Development Planning Department

Attachment 1

FILE No.:
DA.08.009

May 12, 2008



Subject Lands

Site Plan

Part of Lot 8,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

N:\DFA\1 ATTACHMENTS\DA\da_08.008



The City Above Toronto

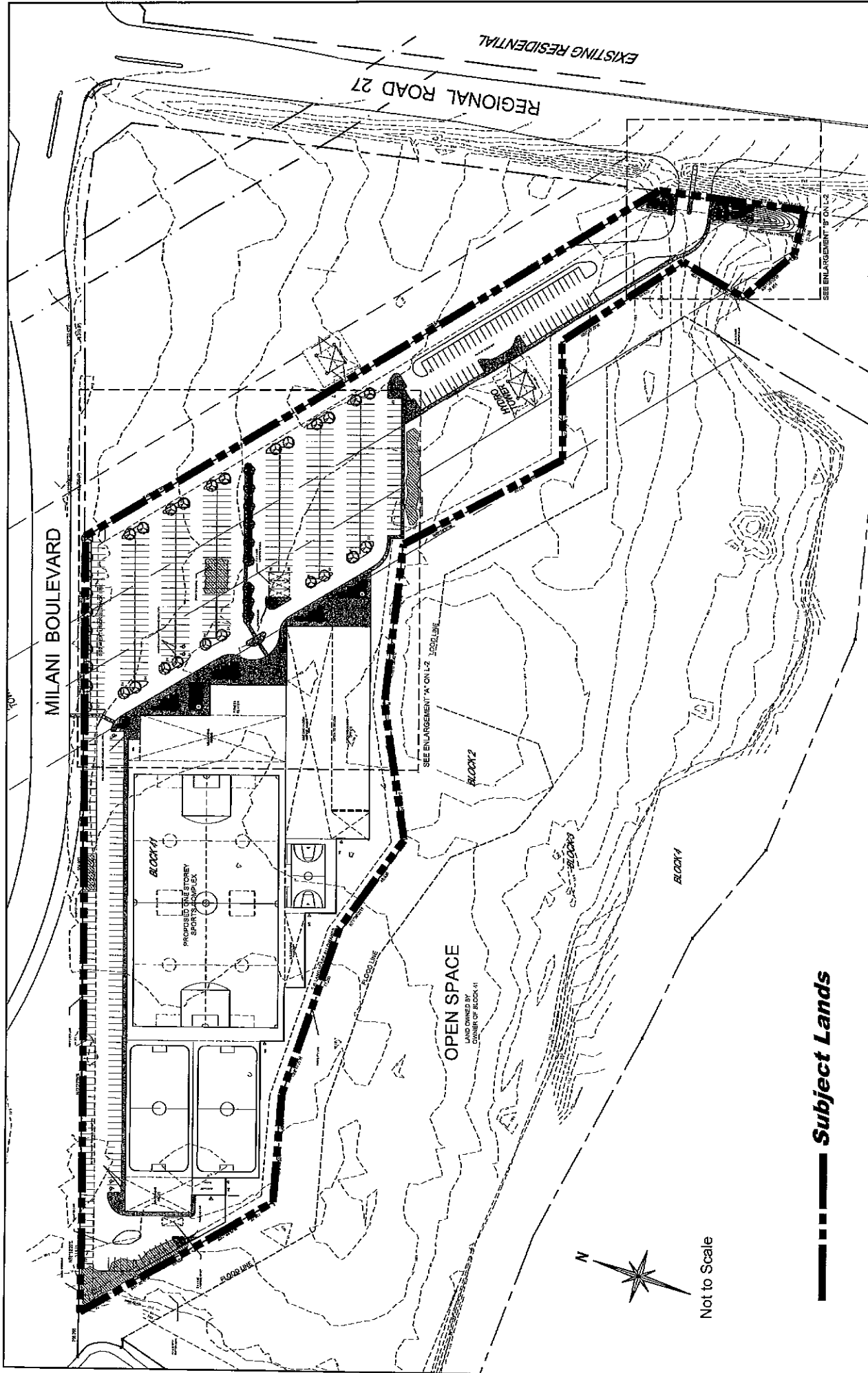
Development Planning Department

Attachment

2

FILE No.:
DA.08.009

May 12, 2008



Subject Lands

Landscape Plan

Part of Lot 8,
Concession 9

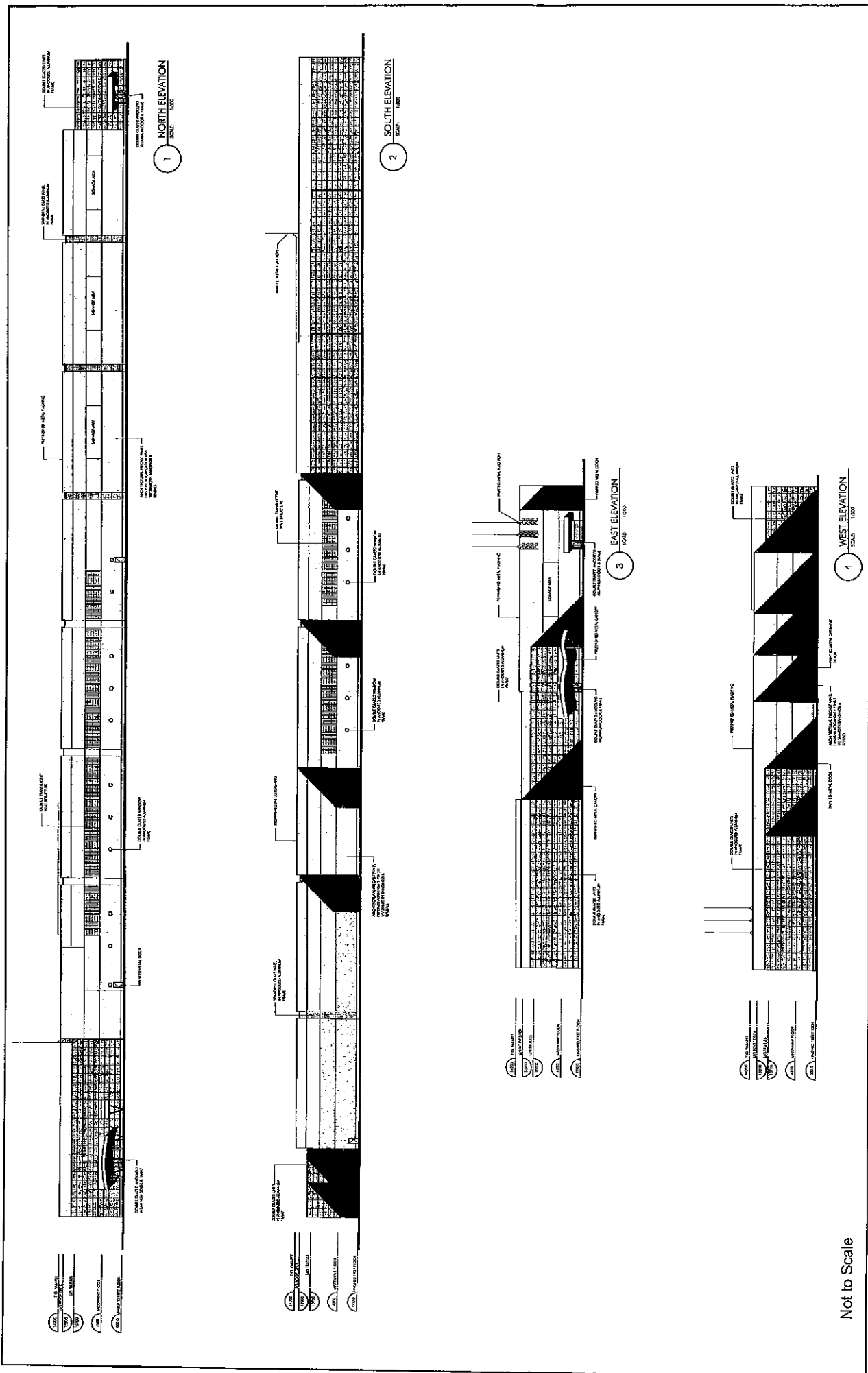
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

N:\DFT\1 ATTACHMENTS\DA\08.08.09



The City Above Toronto

Development Planning Department



Not to Scale

Elevations

Part of Lot 8,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

NS\DF\1 ATTACHMENTS\DA-08.08.008



The City Above Toronto

Development Planning Department

Attachment 4

FILE No.:
DA.08.008

May 12, 2008