

COMMITTEE OF THE WHOLE JUNE 5, 2012

SITE DEVELOPMENT FILE DA.12.021 ROYBRIDGE HOLDINGS LTD. WARD 2 - VICINITY OF REGIONAL ROADS 7 & 27

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.021 (Roybridge Holdings Ltd.) BE APPROVED, to facilitate development of a seven-storey 10,394.6 m² extended stay hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the Owner shall submit a Minor Variance Application to permit the variances identified in Table 1 of this report, which shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding;
 - iii) the final site servicing and grading plan, stormwater management brief, and traffic impact study, including transportation demand management (TDM) measures, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the final waste management plan and waste collection design standards submission shall be approved to the satisfaction of the Vaughan Public Works Department - Solid Waste Management Division; and,
 - v) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) "Prior to issuance of a building permit for the office building, the Owner shall submit detailed underground parking plans for review and approval by the Vaughan Development Planning, Building Standards, and Development/Transportation Engineering Departments. Should the underground parking plans not comply with Zoning By-law 1-88 and City Engineering standards, the Owner shall be required to amend their proposal or obtain any necessary variances from the Vaughan Committee of Adjustment."

Contribution to Sustainability

The applicant has advised that the site and building design will incorporate the following sustainable features and initiatives:

- i) the office building and hotel are designed to achieve LEED certification;
- ii) pedestrian linkages and bicycle racks to encourage active modes of transportation;
- iii) native plant species, together with drought and salt tolerant landscaping;

- iv) plug-ins for electric vehicles will be provided within the parking lot;
- v) multi-stream waste collection and recycling containers ("Molok"); and
- vi) the mechanical and electrical systems will include low-flow plumbing fixtures, high efficiency boilers and water heaters, LED lighting, and other sustainable features.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.021 to permit development of a seven-storey 10,394.6 m² extended stay hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, as shown on Attachments #3 to #11.

Background - Analysis and Options

Location

The 2.33 ha subject lands (within an 11.76 ha overall site) are located on the north side of Regional Road 7, west of Regional Road 27, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Area - Centres and Avenue Seven Corridor" by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue Seven Land Use Futures Study). For lands within this designation (including the proposed office building), OPA #660 permits a maximum building height of 8 storeys or 25.6 m, whichever is less, with a density target of 1.5 Floor Space Index (FSI) over the Regional Road 7 corridor and a maximum density on any one development site of 2.5 FSI. For lands within 200 m of a "Transit Stop Centre" (the proposed hotel and future restaurant), OPA #660 permits a maximum height of 10 storeys or 32 m, whichever is less, with an overall density target of 3.0 FSI within the Centre.

The proposed seven-storey (25.6 m) hotel and six-storey (25.6 m) office building conform to the maximum building height policies in OPA #660. The proposed 0.86 FSI for the Phase II development conforms to the maximum FSI provisions in the Official Plan; however, it does not meet the density targets of the Official Plan, which aims to provide transit-supportive densities for the future Regional Road 7 Rapidway. Accordingly, the Owner is strongly encouraged to intensify the site during future phases of development, as discussed later in this report.

The subject lands are designated "Commercial Mixed-Use" (adjacent to Regional Road 7), and "Prestige Employment" (adjacent to Regional Road 27) by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011 and April 17, 2012), which is pending approval from the Ontario Municipal Board. The proposal conforms to the maximum building height and density provisions in VOP 2010, which permits a maximum building height of 10 storeys and a maximum 3.0 FSI within the "Commercial Mixed-Use" designation. For future phases of development, the Owner is encouraged to incorporate the intensification policies and urban design criteria in VOP 2010.

Zoning

The subject lands are zoned C7 Service Commercial Zone (adjacent to Regional Roads 7 and 27), subject to site-specific Exceptions 9(1126) and 9(1337), and EM1 Prestige Employment Area Zone (interior portion of lot), subject to Exception 9(1137). The proposed office building, hotel and restaurant uses are permitted by the corresponding zone categories shown on Attachment #2. The following variances are required to facilitate the proposed development:

Table 1: Proposed Variances to Zoning By-law 1-88

	By-law Standard	By-law 1-88 Requirements, C7 & EM1 Zones, Exceptions 9(1126) & 9(1137)	Proposed Variances to By-law 1-88, C7 & EM1 Zones, Exceptions 9(1126) & 9(1137)
a.	Maximum Building Height	▪ 11 m	▪ 25.6 m (hotel and office building)
b.	Maximum Yard Encroachment	▪ 0.5 m	▪ 2.5 m (canopy/eaves and vertical projection of the office building)
c.	Location of Loading Area(s)	▪ Loading and unloading shall not be permitted between a building and a street.	▪ Permit loading and unloading between a building and a street (Buildings "A", "H" and "G").
d.	Minimum Number of Parking Spaces (Phase I and II, as shown on Attachment #6)	▪ 1,013 spaces	▪ 768 spaces (including 2 underground parking levels for the office building)

The Development Planning Department can support the increased maximum building height for the hotel and office building, which conforms to the Official Plan, and is compatible with the surrounding employment land use context and provides a more intense form of development on the lands. The increased maximum yard encroachment is also considered appropriate, as the variance will accommodate the proposed canopy/eaves and vertical projection of the office building, as shown on Attachments #9 and #10. With respect to variance c. above, the site is surrounded by streets on three sides, which provides limited locations for loading areas. The Development Planning Department can support this variance, as the proposed loading areas are located internal to the site, and are appropriately screened with landscaping from Vaughan Valley Drive, Regional Road 27, and Regional Road 7.

The Owner has submitted a parking justification study with respect to the proposed parking variance. The Vaughan Development/Transportation Engineering Department has reviewed the study and has no objections to the proposed parking supply of 768 spaces, as discussed later in this report. Accordingly, the Development Planning Department can support variance d. noted above.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner must submit a Minor Variance Application for the above-noted variances, which must be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding. A provision to this effect is included in the recommendation of this report.

The applicant has submitted conceptual underground parking plans for the office building, which appear to meet the zoning by-law and City engineering standards, however, without detailed architectural drawings to review, the appropriateness of the underground parking layout cannot be confirmed. Prior to the issuance of a building permit for the office building, the Owner is required to submit detailed underground parking plans for review and approval by the City. The plans must comply with Zoning By-law 1-88 and City Engineering standards; otherwise, the Owner is required to amend their proposal or obtain variances from the Vaughan Committee of Adjustment. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The southerly portion of the site (Vaughan Valley Centre - Phase I) is currently developed with a hotel, financial institution, restaurants, and a multi-unit service commercial building (Attachment #6). The proposed development shown on Attachment #3, which constitutes Phase II, includes a seven-storey 10,394.6 m² hotel (Building "H" - Westin Element), a six-storey 8918.7 m² office building (Building "A"), and a 696.8 m² building footprint for a future restaurant (Building "G"). Access to the site is provided from Vaughan Valley Drive to the west, Regional Road 7 to the south, and Regional Road 27 to the east (the latter access is subject to York Region approval). A vehicular and pedestrian connection is proposed to run east/west through the site, at the northern limit of the Phase II development.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees, shrubs, flowers, and grasses. The detailed landscape plan for the hotel courtyard shown on Attachment #5 proposes unit paving, planting beds, and private seating areas for the hotel guests. Pedestrian linkages are proposed between the buildings, and bicycle racks are provided on select areas of the site.

The building elevations for the hotel and office building are shown on Attachments #7 to #10. The hotel consists of grey and beige lido panels (EIFS), and glass/spandrel windows with stone and wood aluminum paneling at the base of the building. As EIFS is easily punctured and tends to retain moisture, the Development Planning Department will require on the final elevation plan that the base of the building be comprised largely of precast concrete or stone.

The proposed office building consists primarily of glazing, accented by light grey metal panels and siding, as well as dark grey stone at the base of the building. Building elevations for the future restaurant (Building "G") are not proposed at this time, and will require submission of a separate Site Development Application, which will require Council approval.

The Development Planning Department is generally satisfied with the proposed site plan, landscape plan, and building elevations, and will continue to work with the applicant to finalize the drawings. A provision to this effect is included in the recommendation of this report.

Conceptual Master Plan

The conceptual master plan and ultimate build-out of the site shown on Attachment #6 includes a banquet hall, office building, four service commercial buildings, and a multi-unit industrial building. Development of Phase III will require submission of a separate Site Development Application for approval by Council.

For future development, the Development Planning Department encourages the Owner to intensify the site and provide transit-supportive densities in accordance with the Official Plan

provisions. The site plan, building orientation, and building massing should be designed primarily for pedestrians and public transit users, while sustainable development initiatives should inform the entire site design.

Vaughan Development/Transportation Engineering Department

The Owner submitted a parking justification study completed by Transtech, which recommends a parking supply of 768 spaces for Phases I and II, whereas Zoning By-law 1-88 requires a minimum of 1,013 spaces. To determine if the proposed parking rate is appropriate for the site, the consultant utilized existing parking supply and demand data for the existing Phase I development.

The Development/Transportation Engineering Department has reviewed the parking justification study and agrees with its conclusions. The parking reduction is considered appropriate based on the preliminary findings of the City of Vaughan Draft Parking Standards, completed by IBI Group. In addition, the City of Vaughan has adopted reduced parking rates in areas with high density development and good transit service. The existing transit and future Rapidway proposed for Regional Road 7 further supports the reduced parking supply of 768 spaces.

The Development/Transportation Engineering Department has also reviewed the proposed site servicing and grading plan, stormwater management brief, and traffic impact study submitted in support of the application. The final plans/studies, including transportation demand management (TDM) measures, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, as per the "Recommendation" of this report.

Vaughan Public Works - Solid Waste Management

The Vaughan Public Works Department - Solid Waste Management Division has reviewed the multi-stream waste collection and recycling containers ("Molok") proposed for the site. The final waste management plan and waste collection design standards submission must be approved by the Public Works Department, as per the "Recommendation" of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that cash-in-lieu of parkland dedication is not required, as the Owner has already paid cash-in-lieu through the Plan of Subdivision process.

Bell Canada

Bell Canada has reviewed the Site Development Application, and has advised that prior to commencing any work on site, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available to service the site. A provision to this effect will be included in the Site Plan Letter of Undertaking.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The Site Development Application was circulated to the Region of York for review. The Owner will be required to address any requirements of the York Region Transportation and Community Planning Department. A provision to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.12.021 has been reviewed in accordance with OPA #450, OPA #660, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of a seven-storey 10,394.6 m² hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Landscape Plan - Hotel Courtyard
6. Conceptual Master Plan
7. Proposed Hotel - South & East Elevations
8. Proposed Hotel - North & West Elevations
9. Proposed Office Building - South & East Elevations
10. Proposed Office Building - North & West Elevations
11. Perspective Rendering

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791

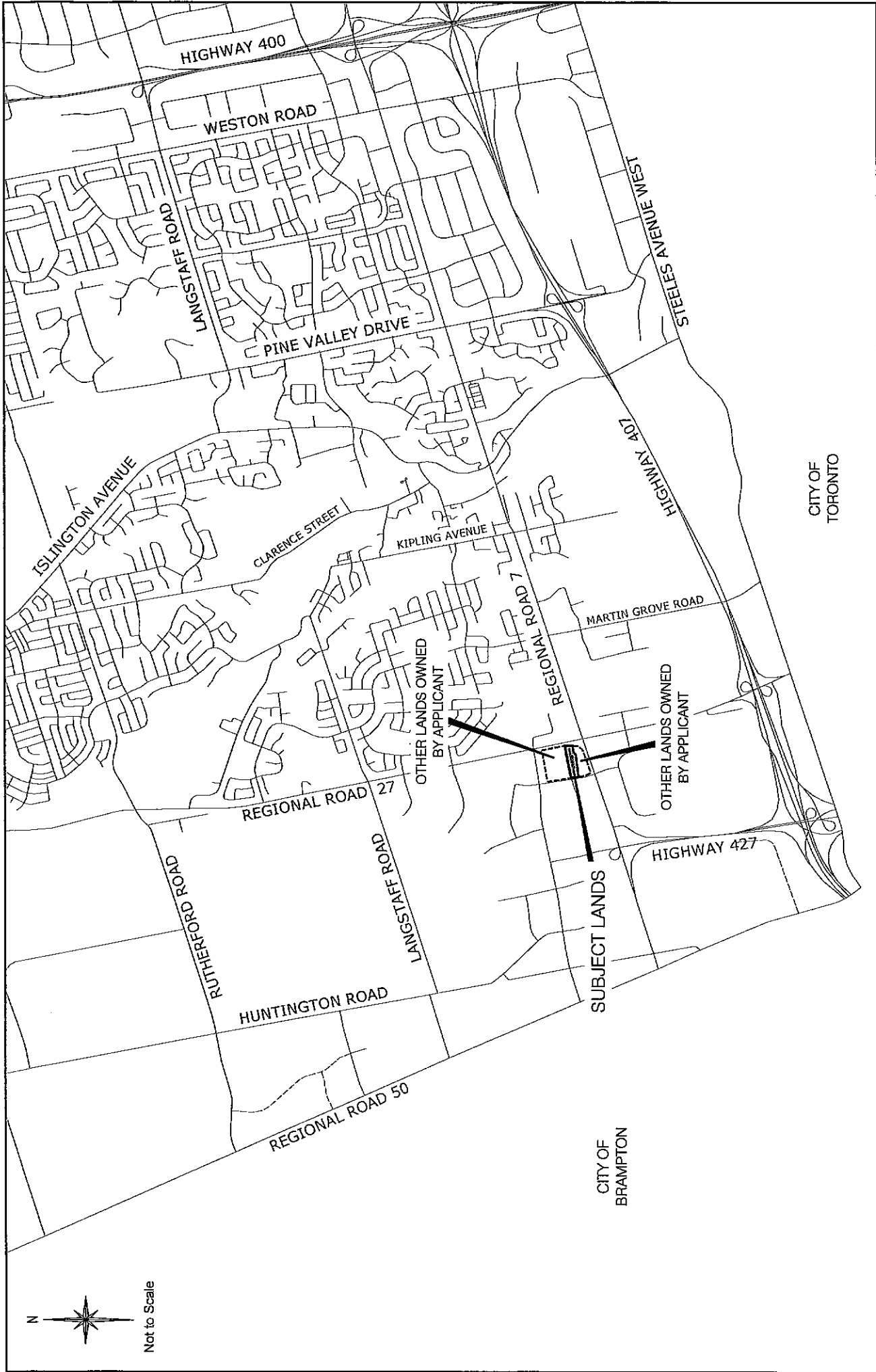
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

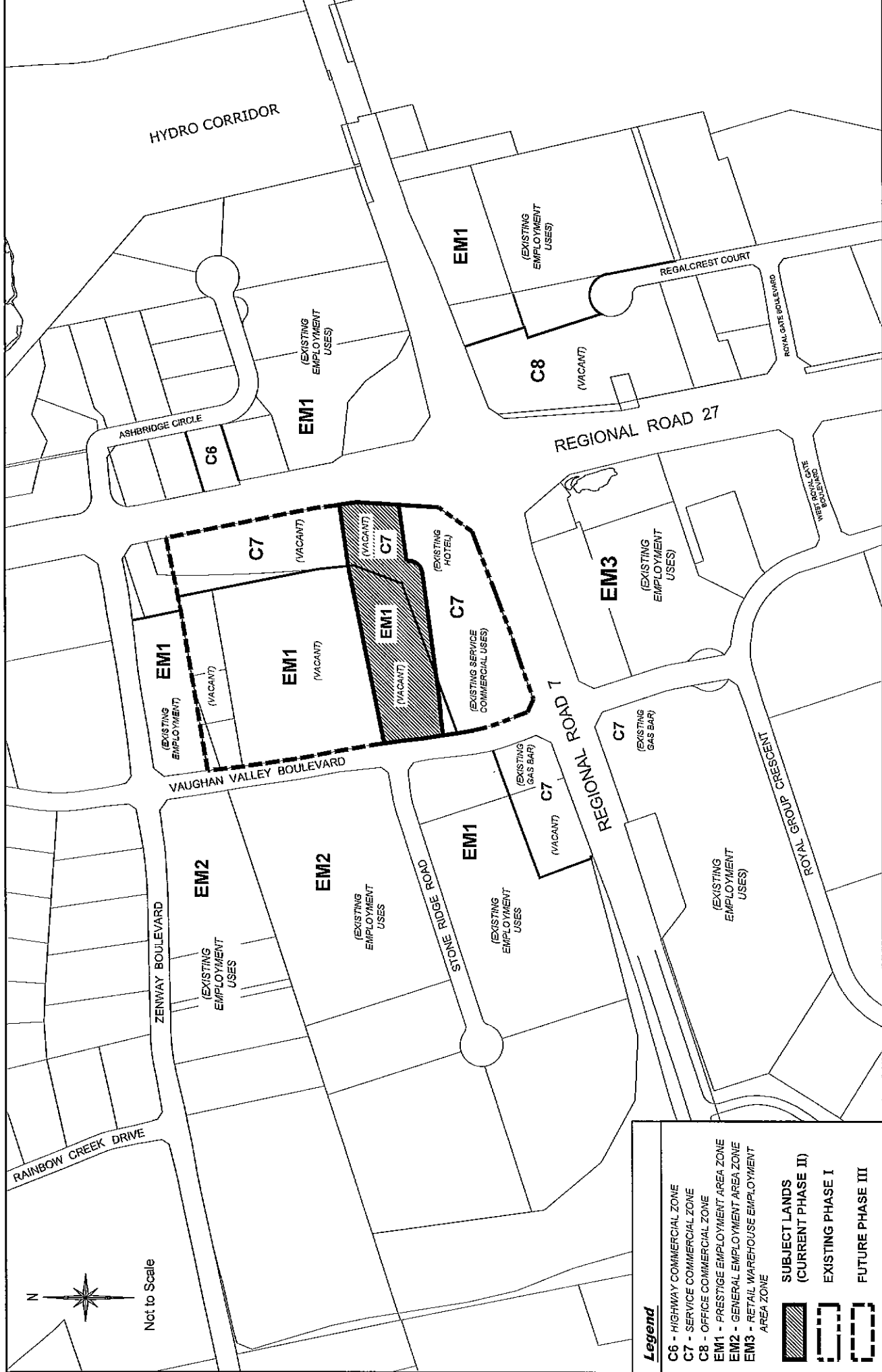
Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited
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Attachment

File: **1**
DA.12.021
Date: May 11, 2012



Legend

- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS

- (CURRENT PHASE II)
- EXISTING PHASE I
- FUTURE PHASE III

Location Map

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited
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Attachment

File: DA.12.021
Date: May 11, 2012

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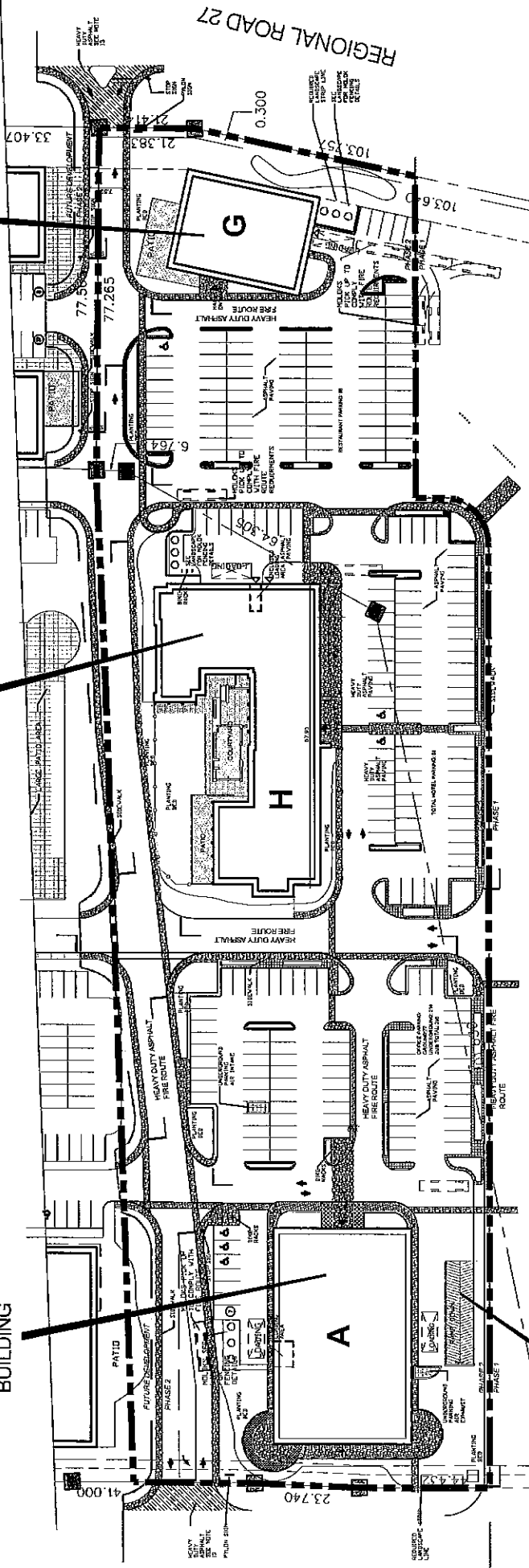
FUTURE
1-STORY
RESTAURANT

PROPOSED
7-STORY HOTEL

PROPOSED
6-STORY OFFICE
BUILDING

VAUGHAN VALLEY DRIVE

REGIONAL ROAD 27



RAMP TO
UNDERGROUND
PARKING
LEVELS 1 & 2

SUBJECT LANDS
(PHASE 2)

Site Plan

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited
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Date: May 11, 2012

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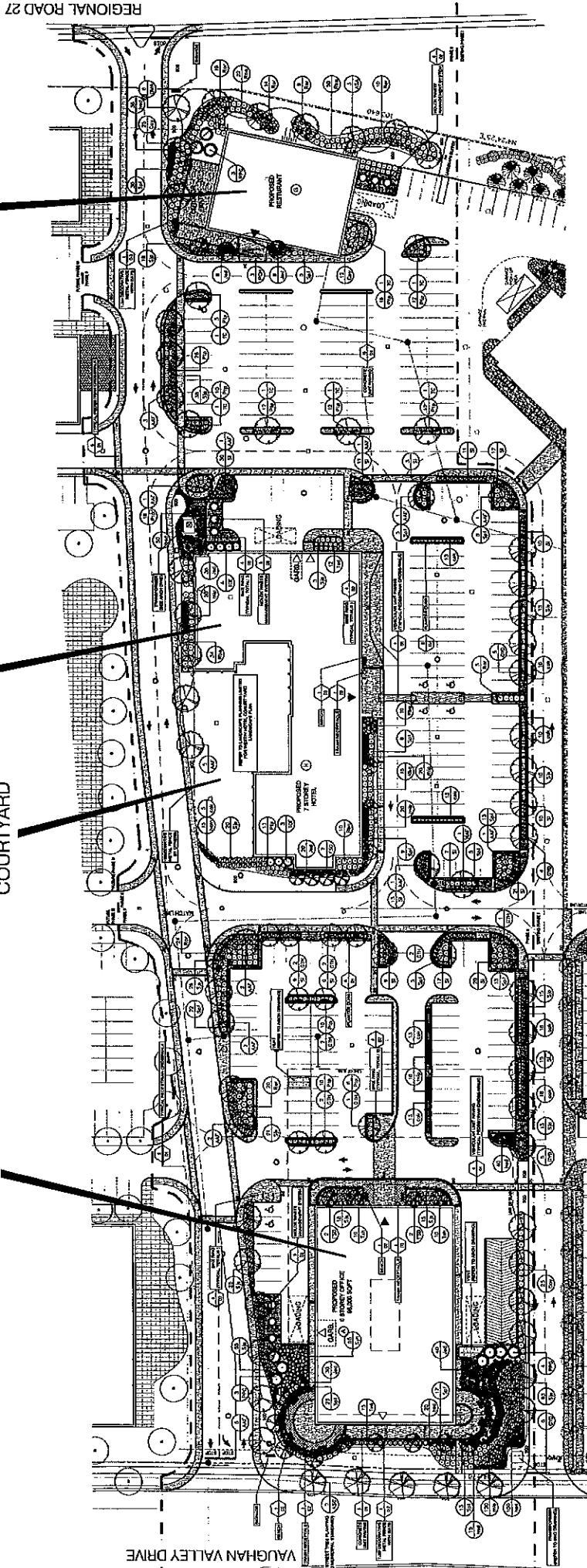
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PROPOSED
6-STORY OFFICE
BUILDING

PROPOSED
7-STORY
HOTEL

HOTEL
COURTYARD

FUTURE 1-STORY
RESTAURANT



Landscape Plan

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited

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Attachment

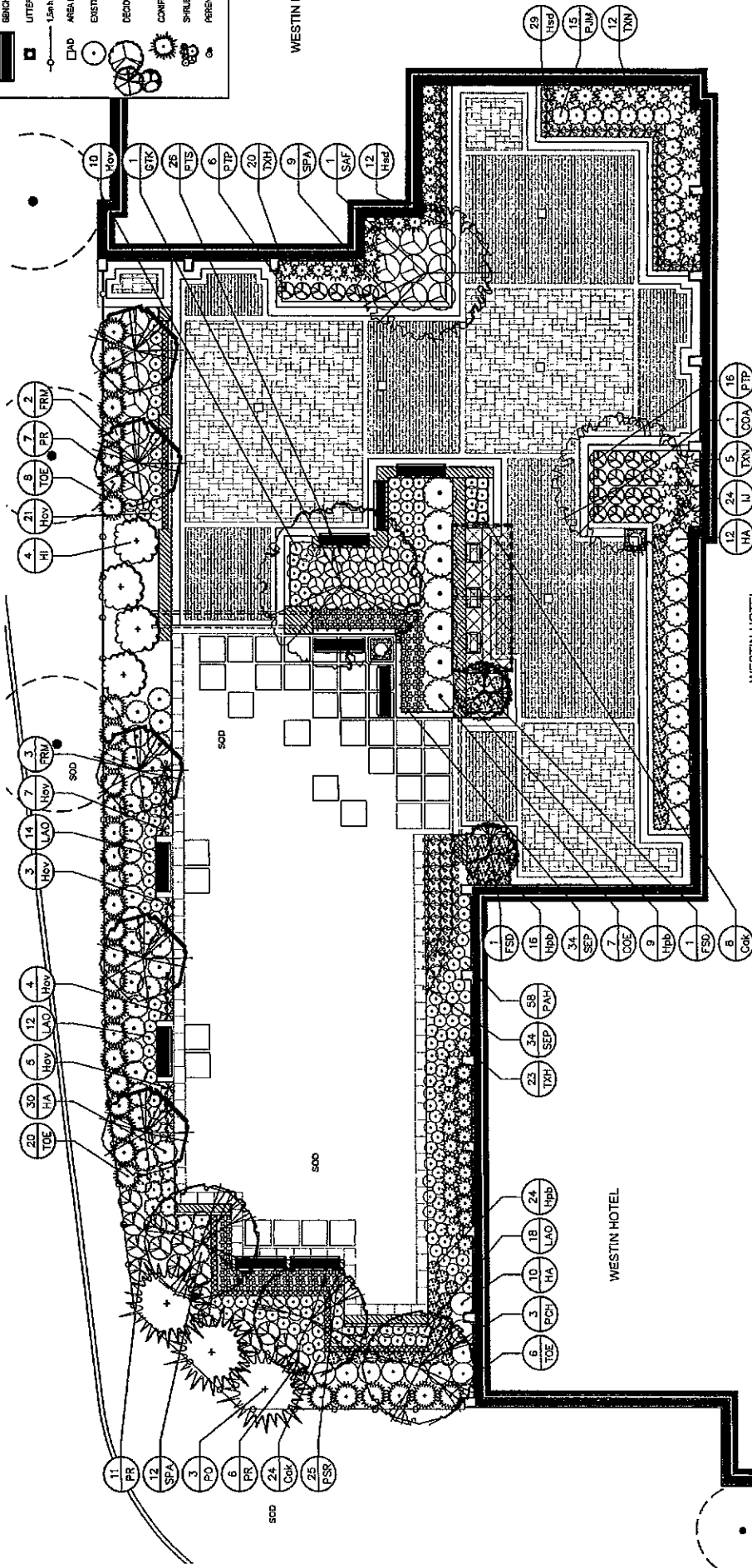
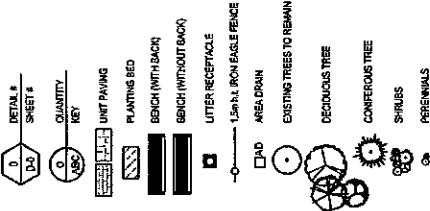
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LEGEND:



Landscape Plan - Hotel Courtyard

Applicant: Roybridge Holdings Limited
Location: Part of Lot 6, Concession 9



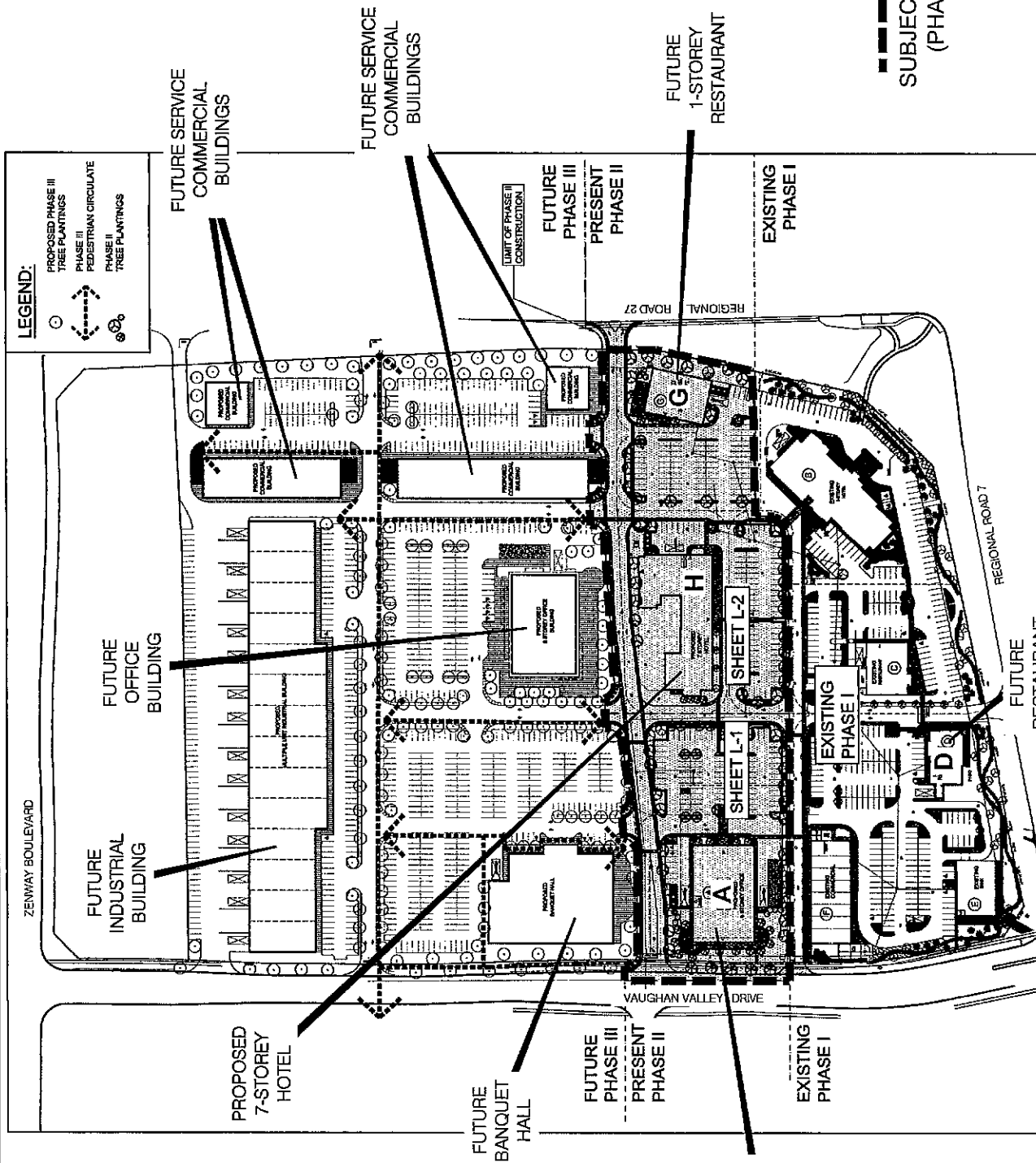
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Date: May 11, 2012

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Conceptual Master Plan

Location: Part of Lot 6,
Concession 9

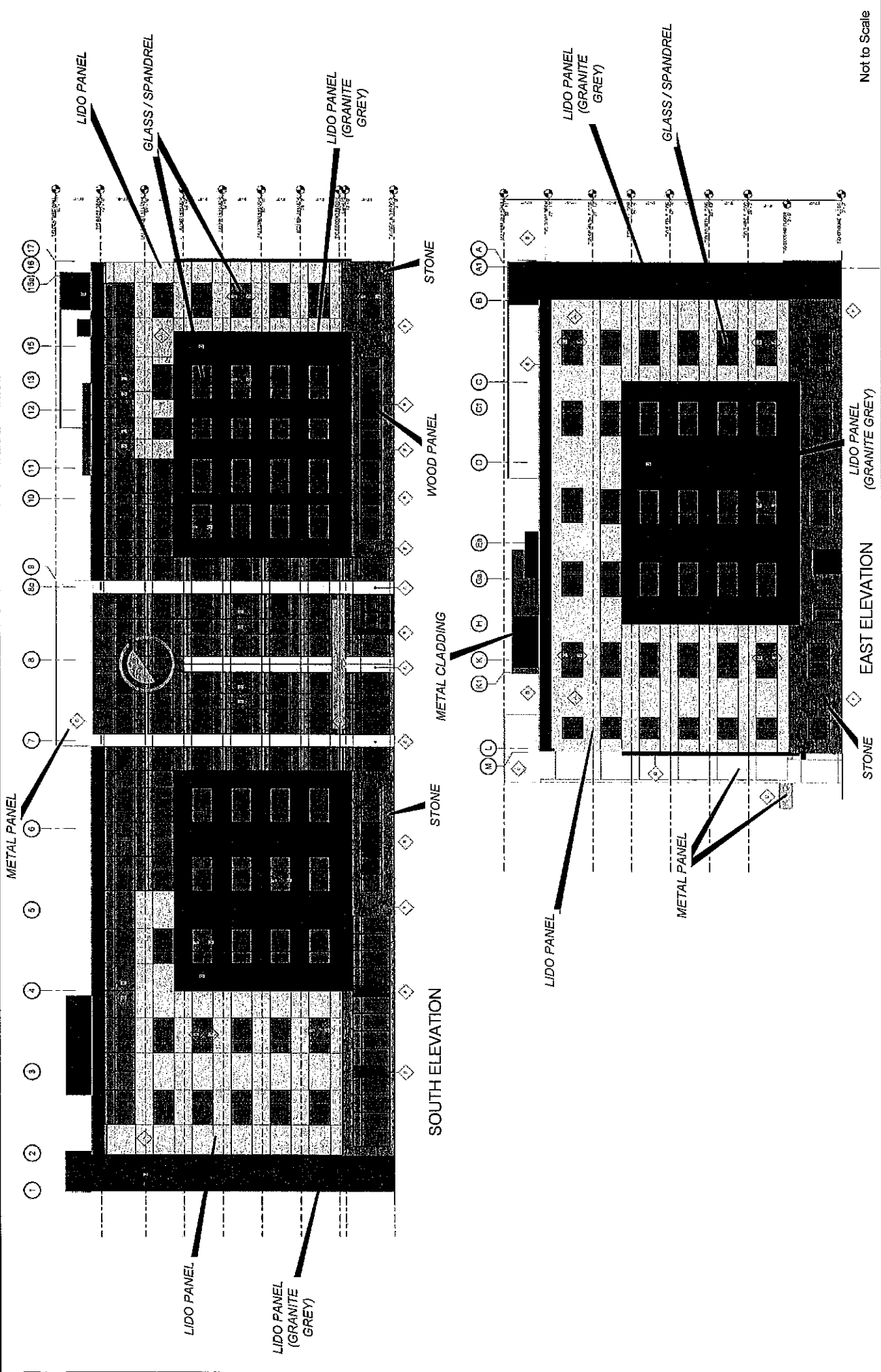
Applicant:
Roybridge Holdings Limited
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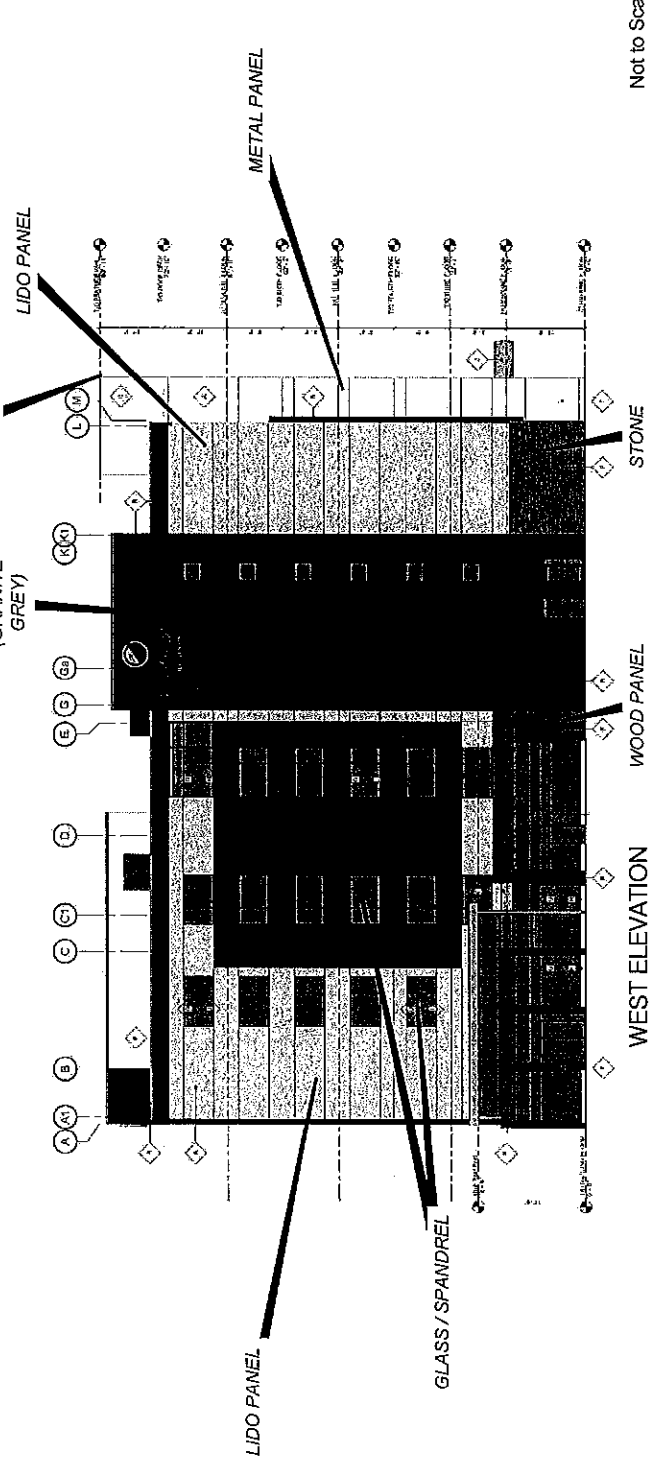
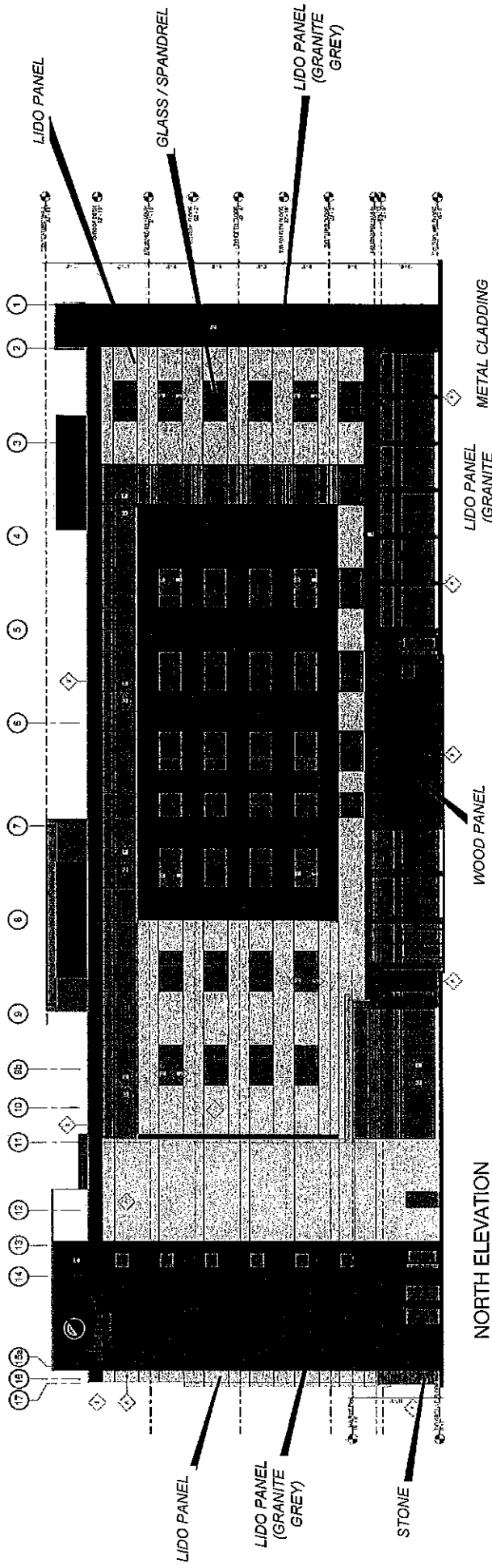


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Date:
May 11, 2012

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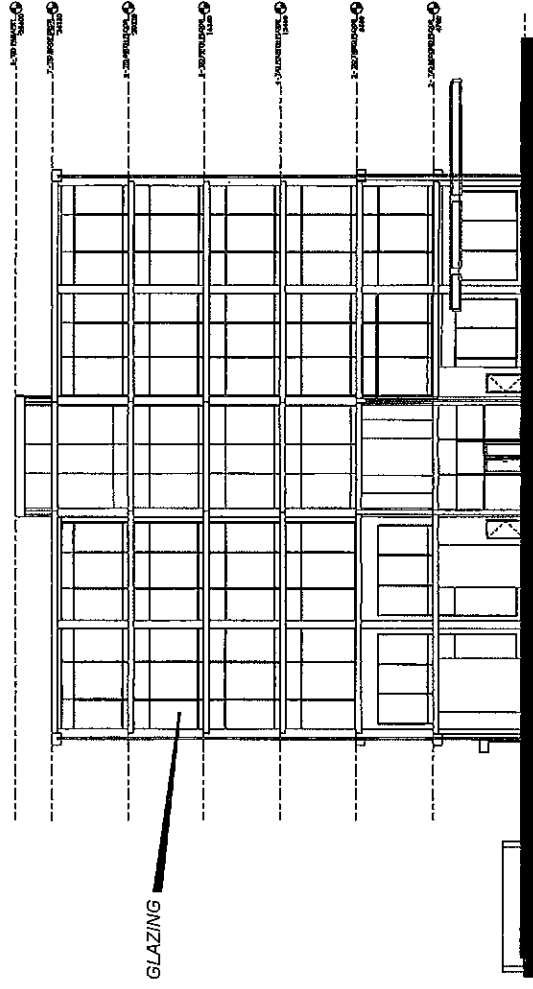
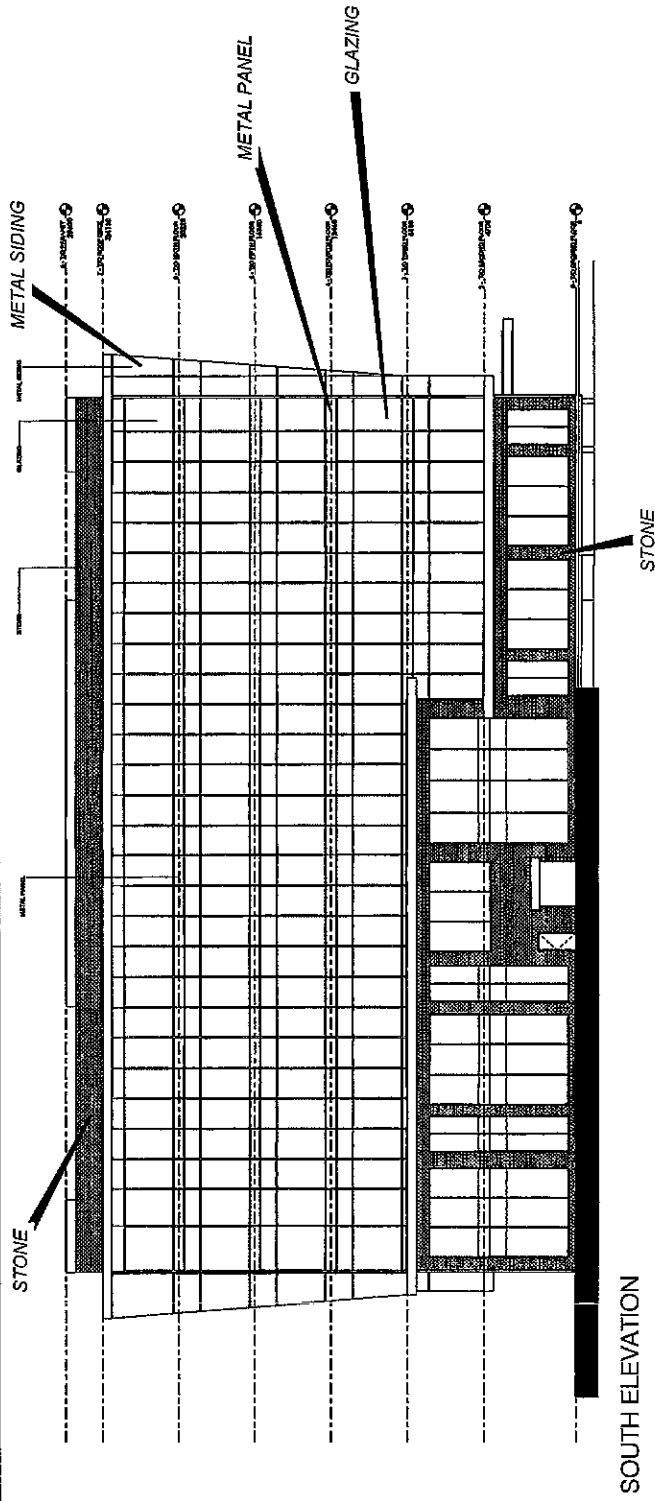


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Proposed Hotel - North & West Elevations

Applicant: Roybridge Holdings Limited
 Location: Part of Lot 6, Concession 9



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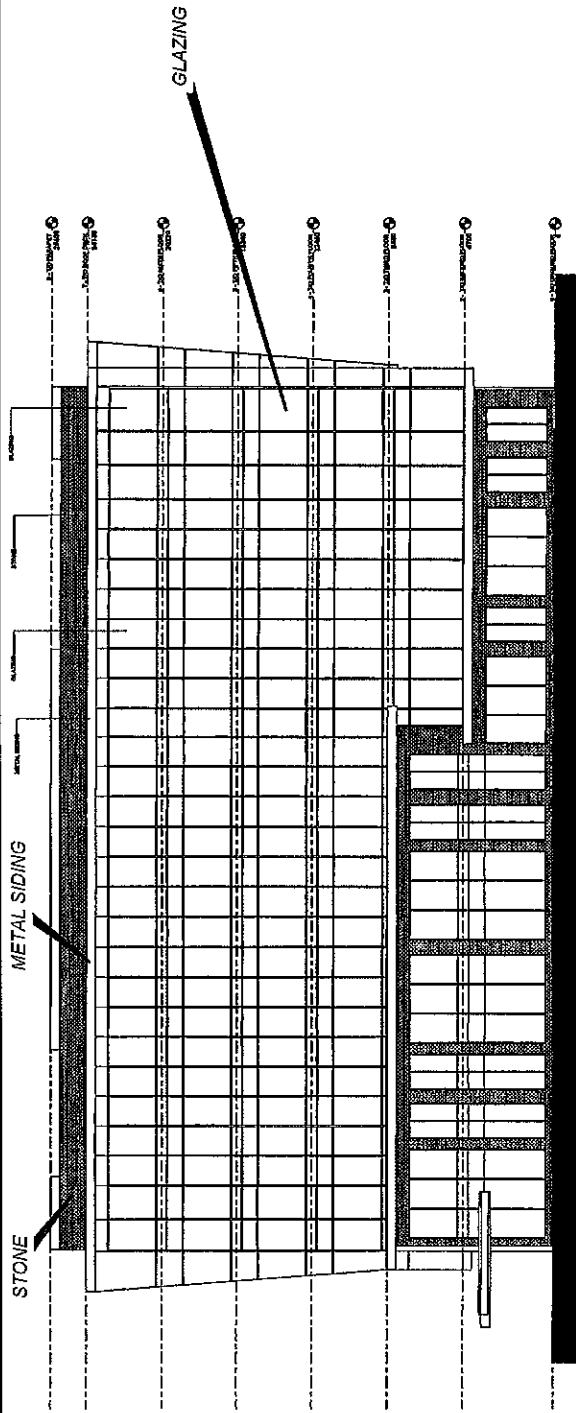
Proposed Office Building - South & East Elevations

Applicant:
Roybridge Holdings Limited
Location: Part of Lot 6,
Concession 9

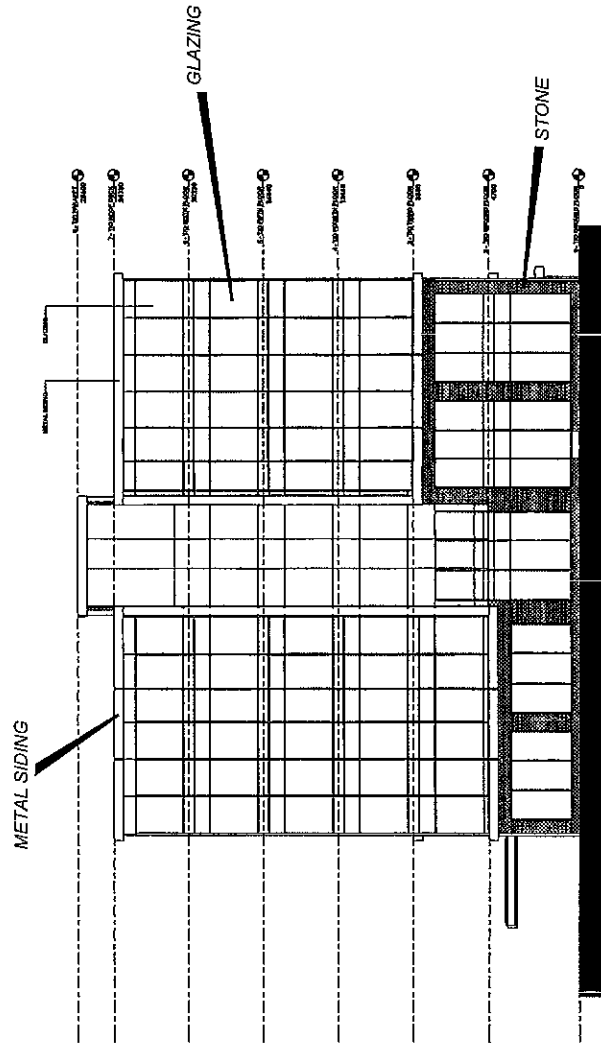


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NORTH ELEVATION



WEST ELEVATION

Not to Scale

Proposed Office Building - North & West Elevations

Applicant:
Roybridge Holdings Limited
Location: Part of Lot 6,
Concession 9



Attachment

File:
DA.12.021
Date:
May 11, 2012

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PROPOSED
OFFICE BUILDING

FUTURE
BANQUET HALL
(CONCEPTUAL)

PROPOSED
HOTEL

Not to Scale

Perspective Rendering

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited

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Attachment

File:
DA.12.021

Date:
May 11, 2012

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