

COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006

SITE DEVELOPMENT FILE DA.97.044
THE ROYALTON (2001) INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.97.044 (The Royalton (2001) Inc.) BE APPROVED, to permit the development of a 414.32m² addition to the existing banquet hall as shown on Attachment #2, and revised building elevations as shown on Attachments #3a and #3b, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i. the final site plan and building elevations including the provision of additional stone cladding along the base of the existing precast wall shall be approved to the satisfaction of the Development Planning Department;
 - ii. the final site grading and servicing plan and stormwater management report, shall be approved by the Engineering Department;
 - iii. all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv. all requirements of the Toronto and Region Conservation Authority shall be satisfied;
 - v. the required variance for a reduction in parking spaces shall be approved by the Committee of Adjustment and such variance shall be final and binding.

Economic Impact

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

Purpose

The Owner has submitted an application to permit a 414.32m² addition (entry lobby areas and office space) to a 3,816.08m² existing banquet hall (La Perla) as shown on Attachment #2, and revised buildings elevations as shown on Attachments #3a and #3b. The existing building elevations are as shown on Attachment #4a and #4b.

Background - Analysis and Options

The 1.77 ha site as shown on Attachment #1 is located on the southeast corner of Jane Street and MacIntosh Boulevard, being Block 11 on Plan 65M-2532 (8083 Jane Street), City of Vaughan. A 3,816.08m² banquet hall currently exists on the site.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - MacIntosh Boulevard; employment (EM1 Prestige Employment Area Zone)
- South - open space valley (OS1 Open Space Conservation Zone) and employment (EM1 Prestige Employment Area Zone)
- East - Talman Court; employment (EM2 General Employment Area Zone)
- West - Jane Street; open space valley (OS1 Open Space Conservation Zone)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) which permits a wide range of industrial, office, business and civic uses with no outside storage. The proposed banquet hall expansion conforms to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits the banquet hall use, and its proposed expansion. The Owner will be required to obtain a variance from the Committee of Adjustment for a reduction in the required number of parking spaces, as discussed in the parking section of this report and such variance shall be final and binding.

Site Design

The site plan (Attachment #2) shows the existing 3,816.08m² banquet hall and the proposed 414.34m² addition at the northwest corner of the building. The site is served by two existing access points, consisting of one on MacIntosh Boulevard and one on Talman Court. There is appropriate vehicular circulation and parking areas surround the site. There is existing landscaping abutting the streets, around the building, and throughout the parking areas. Garbage will be internal to the building. The Owner will be required to satisfy any requirements of the Region of York Transportation and Works Department, as discussed later in this report.

Parking

The minimum required parking for the site is calculated as follows:

Banquet Hall: 3472.22m² (not incl. mezzanine) @ 11 spaces/100m² GFA = 382 spaces

Total Parking Required: 382 spaces

Total Parking Provided : 353 spaces

The site is deficient 29 spaces (7.6%). The Owner is required to apply to the Committee of Adjustment for a minor variance, and such variance must be final and binding, prior to the execution of the implementing site plan agreement.

The proposed addition to the existing banquet hall facility will not increase the seating capacity, nor alter the number of existing parking spaces on site.

Services

The final site servicing and grading plan and stormwater management report must be approved to the satisfaction of the City Engineering Department, Region of York Transportation and Works Department and the Toronto and Region Conservation Authority.

Region of York

The Region of York is protecting for a 45m right-of-way along Jane Street, and will require lands for a setback of 22.5m from the centreline of construction. The Owner will need to revise their plans accordingly to meet this requirement, if necessary, upon the applicant submitting the necessary plans for confirmation by the Region of York. The Owner will need to proceed to the Committee of Adjustment, if any additional variances are required as a result.

Landscaping

The existing landscaping consists of a variety of deciduous and coniferous trees and shrubs. Landscaping was originally approved around the perimeter of the site and building and in the curbed areas of the parking lot, and no additional landscaping is being proposed though the subject application.

Building Design

The existing banquet hall with the proposed northwesterly additions and exterior renovations to each of the building facades and roof, are shown on Attachments #3a and #3b, and will be constructed to a height of 13.01m. The building material consists of the existing light grey coloured precast and the addition of stone cladding. The two main entrances on the northwest and southeast corners consist of clear vision glass double doors surrounded by a stone canopy and entry feature. Clear glass non-entry doors span the facades to maintain consistency with the look of the main entrance. A moulded horizontal band insert spans around the building at the midpoint for enhanced architectural detail. Porthole windows span across the upper portion of the building. There are 4 existing doors on the north façade and 1 existing door on the south elevation. The roof structure consists of light grey coloured metal to match the building. Metal dormers and clear windows are evenly spaced out along the roof structure. All door and window frames will be taupe in colour. There are 3 stone chimneys, and all roof-top mechanical equipment is screened from street view.

The Development Planning Department is generally satisfied with the proposed elevations, however, is requesting that the Owner continue to work with Staff and consider the addition of stone cladding along the base of the existing precast concrete panels to tie together the old material with the new material.

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

The Development Planning Department has reviewed the proposed application in accordance with OPA #450, By-law 1-88 and the area context, and is satisfied that the proposed expansion to the banquet hall and the upgraded elevations are appropriate for the subject lands. Accordingly, the Development Planning Department can support the approval of the Site Development Application and the required variance necessary to implement the proposal, subject to the conditions contained in this report, including that the applicant work with Development Planning Staff to provide additional stone cladding along the base of the existing precast wall.

Attachments

1. Location Map
2. Site Plan
- 3a. Elevation Plan (North & South)
- 3b. Elevation Plan (East & West)
- 4a. Existing Building Elevations (North & East)
- 4b. Existing Building Elevations (South & West)

Report prepared by:

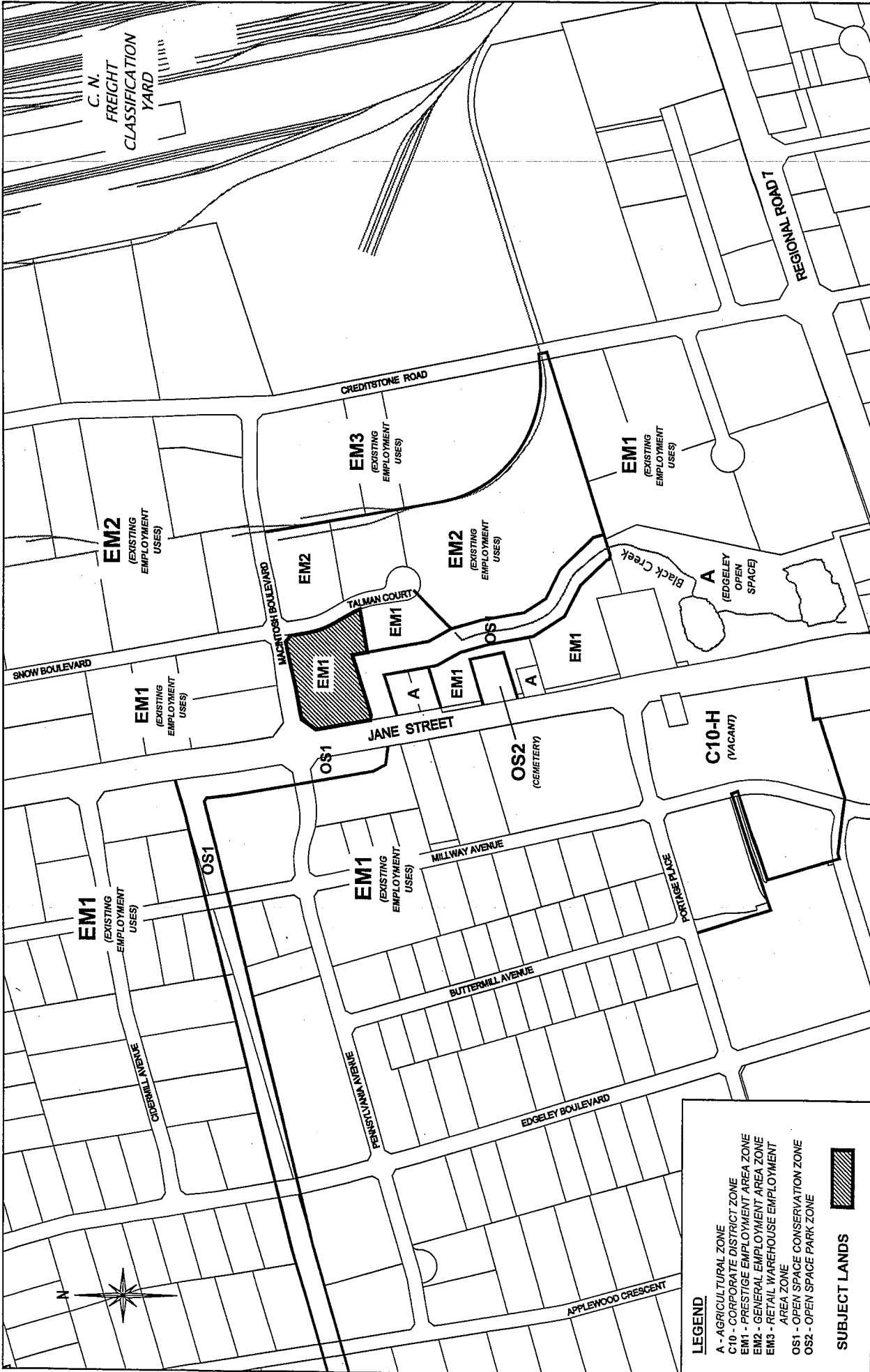
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



- LEGEND**
- A - AGRICULTURAL ZONE
 - C10 - CORPORATE DISTRICT ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
- SUBJECT LANDS**

Location Map

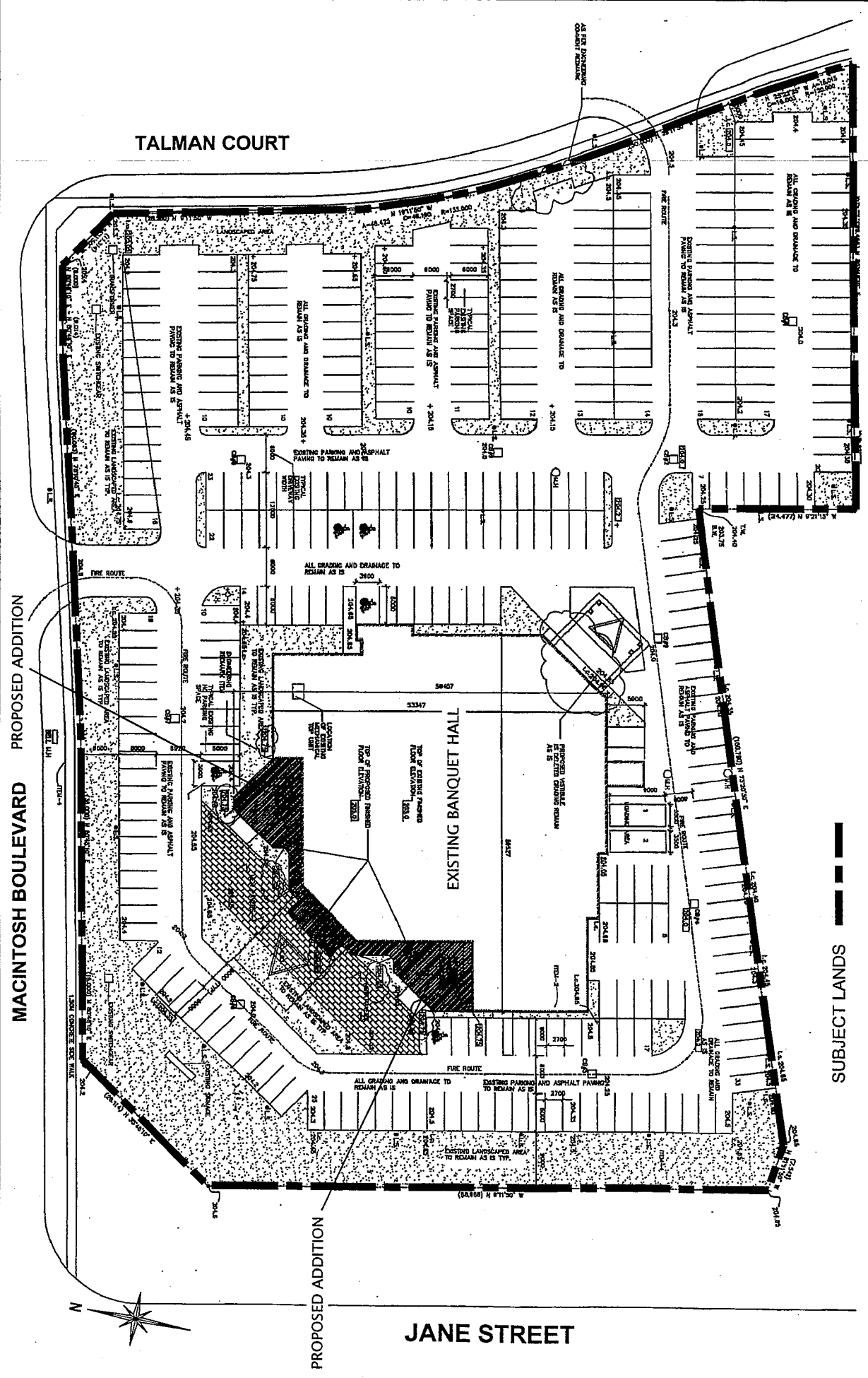
Part of Lot 7,
Concession 4
APPLICANT:
THE ROYALTON (2001) INC.



Development Planning Department

Attachment 1

FILE No.:
DA.97.044
Not to Scale
August 25, 2006



Attachment 2

FILE No.: DA.97.044
 Not to Scale
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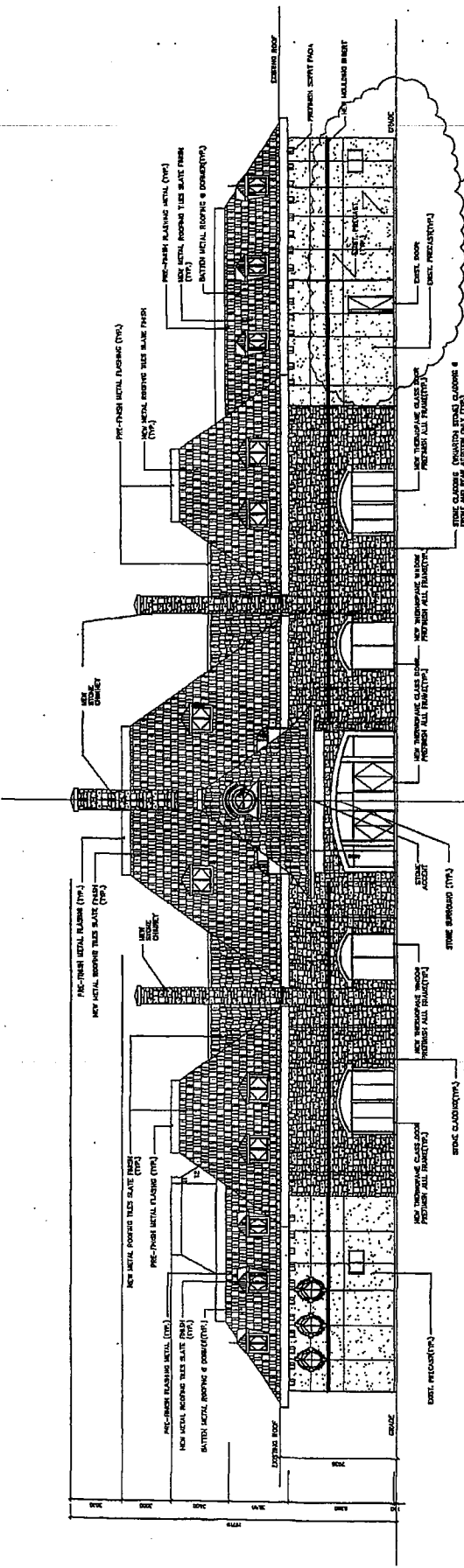


Development Planning Department

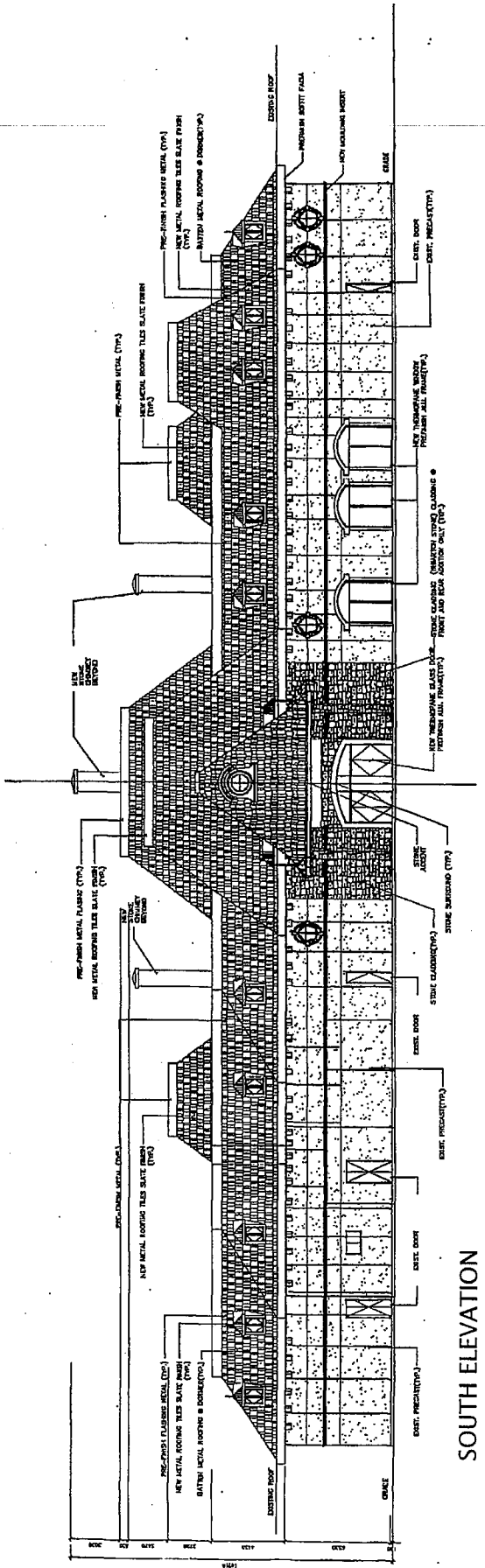
Site Plan

Part of Lot 7,
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NORTH ELEVATION



SOUTH ELEVATION

North & South Elevations

Part of Lot 7,
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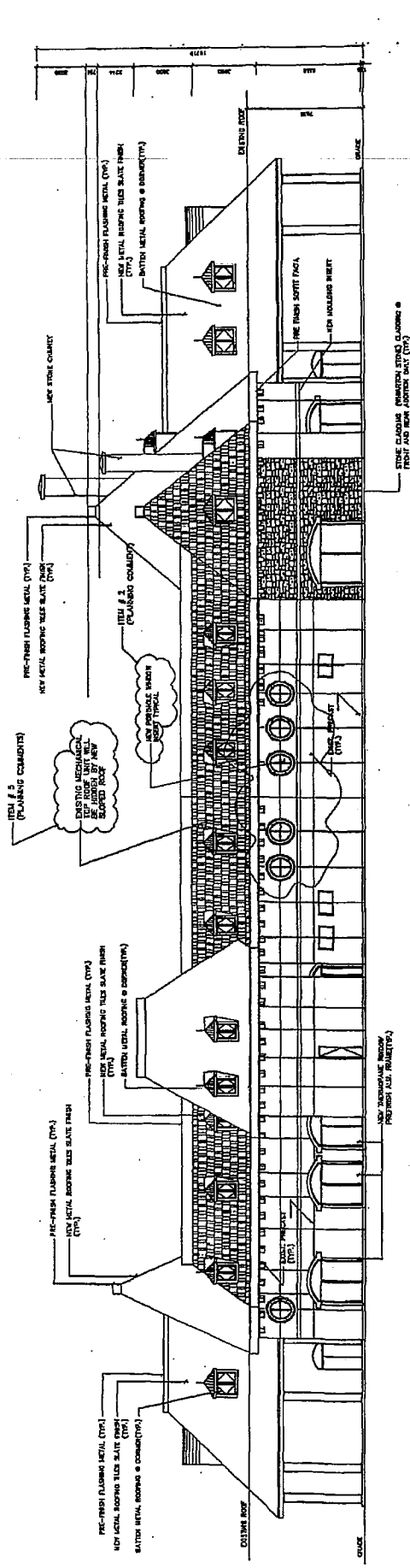
Attachment

3a

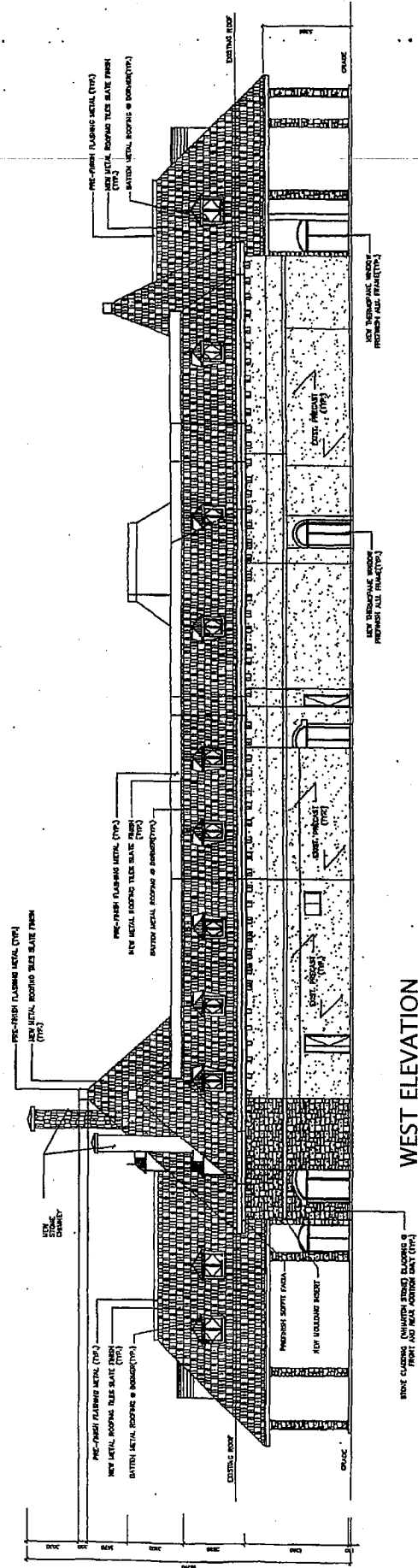
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EAST ELEVATION



WEST ELEVATION

East & West Elevations

Part of Lot 7,
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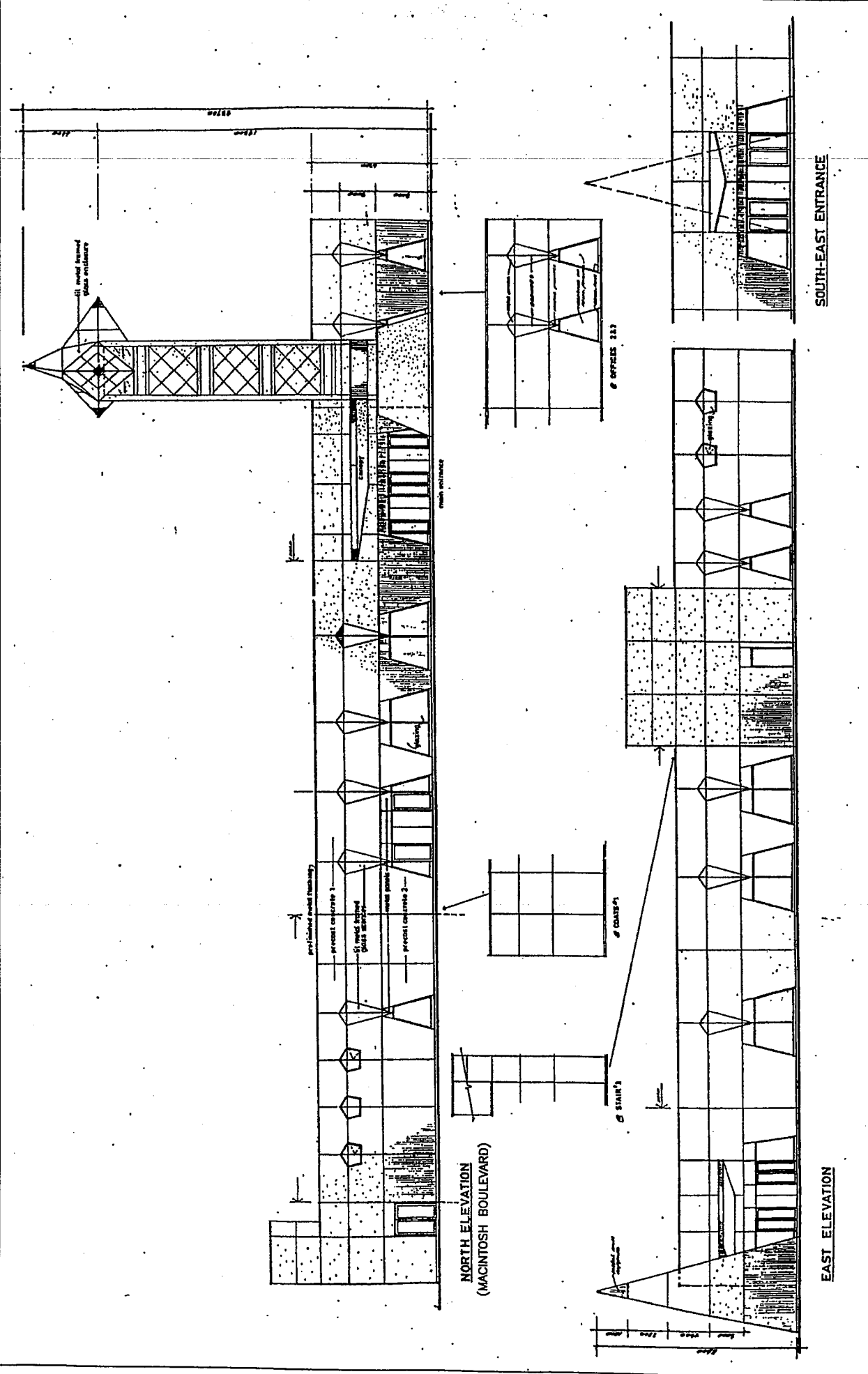
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Attachment 3b

FILE No.:
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Attachment 4a

FILE No.: DA.97.044
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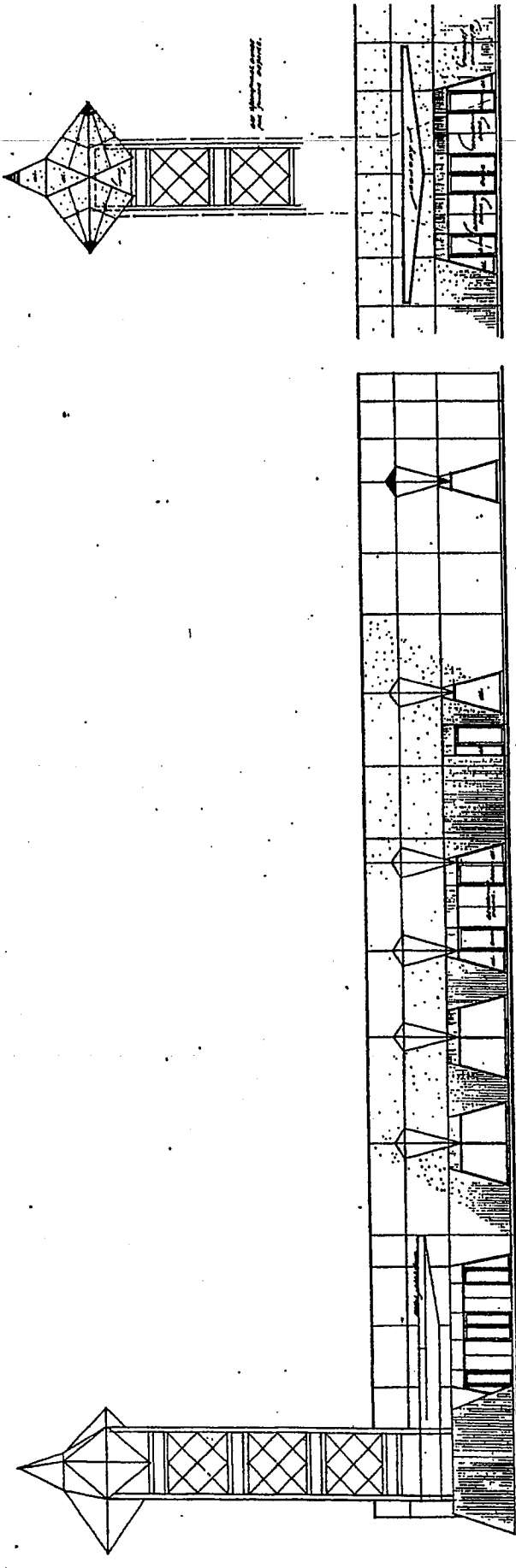
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Existing North & East Elevations

Part of Lot 7,
 Concession 4

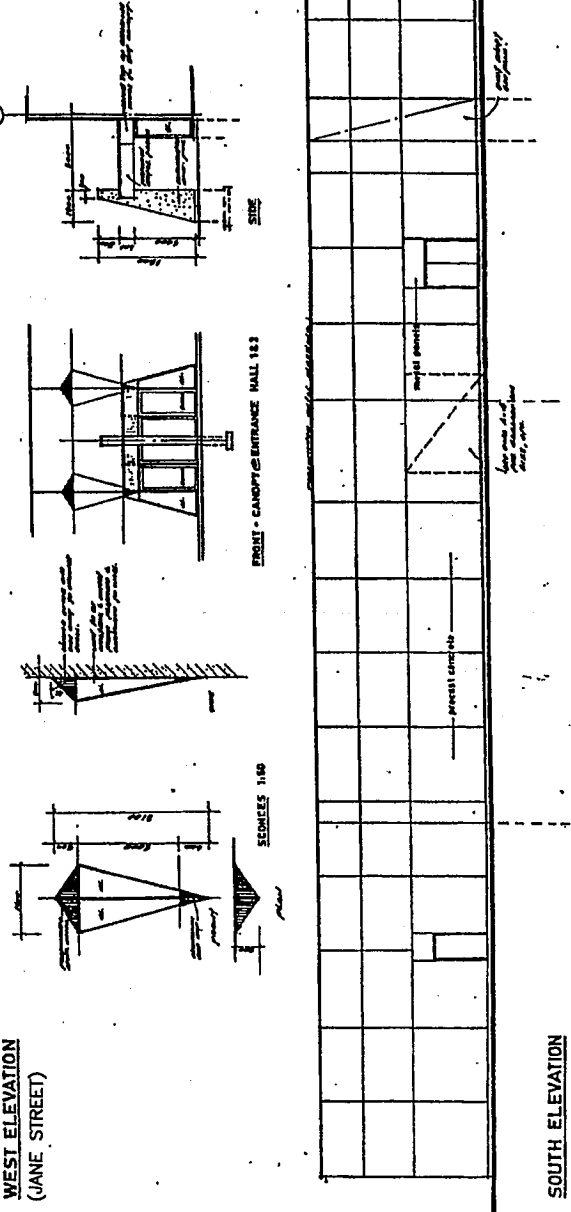
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**WEST ELEVATION
(JANE STREET)**

FRONT ENTRANCE



SOUTH ELEVATION

FRONT - CANOPY/ENTRANCE HALL 103

**Existing South &
West Elevations**

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**Attachment
4b**

FILE No.:
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