

COMMITTEE OF THE WHOLE MAY 14, 2007

SITE DEVELOPMENT FILE DA.06.031
ROYBRIDGE HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.031 (Roybridge Holdings Limited) BE APPROVED, to permit a hotel, restaurant, financial institution and multi-unit commercial building, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) the required variances and consent (easement) to implement the final site plan shall be approved by the Committee of Adjustment to address the access off site, number of loading spaces, and rear yard setback, and such variances and consent shall be final and binding; and,
 - v) the Owner shall provide legal documentation to the Development Planning Department and Building Standards Department through the registration of reference plans that part of Block 45 as shown on Attachment #2 will merge with the whole of Block 46, creating one developable lot.
 - b) that the site plan agreement contain the following provisions:
 - i) the Owner shall pay to 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 the Planning Act. The Owner shall submit an appraisal 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.
 - ii) a clause requiring the Owner to acquire and/or grant from or to (as the case may be) the northeasterly land owner, 1366950 Ontario Limited, all necessary cross-easements for the purposes of a mutual driveway connection upon future development of the subject lands.

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 lands shown on Attachment #1, to permit a hotel, restaurant, financial institution and multi-unit service commercial building (Buildings "B", "C", "E" and "F", respectively) as shown on Attachment #2, with the opportunity for future development on the site. The Owner is proposing a conceptual footprint for an additional restaurant and office building (Buildings "D" and "A", respectively). Any subsequent phases to the original development will be subject to an amendment to the Site Plan Agreement.

Background - Analysis and Options

The 3.56 ha, vacant site as shown on Attachment #1 is located at the northwest corner of Regional Roads 7 and 27, being part of Block 45 and Block 46 on Registered Plan 65M-3627, municipally known as 6100 Regional Road 7, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1137). The surrounding land uses are:

- North - vacant (EM1 Prestige Employment Area Zone)
- South - Regional Road 7; office and employment uses under construction (C8 Office Commercial Zone)
- East - Regional Road 27; employment uses (EM1 Prestige Employment Area Zone)
- West - Vaughan Valley Boulevard; gas bar (C7 Service Commercial Zone)

Official Plan

The subject lands are designated "Prestige Area" under OPA #450 (Employment Area Plan), which permits a wide range of industrial, business and civic uses. The "Service Node" policies also apply, and will permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1137). The proposed site development generally complies with the Zoning By-law, however, minor variances are required to address the following exceptions:

<u>By-law Requirement</u>	<u>Proposed Variance</u>
(i) access to be provided and maintained on the lot on which the development is erected	shared access with the northeasterly lands owned by 1366950 Ontario Limited as shown on Attachment #2
(ii) a minimum of 8 loading spaces	4 loading spaces to be provided
(iii) a loading space cannot be located between a building and a street	loading space for Building "B" (hotel) is located between a building and a street
(iv) a minimum rear yard setback of 22.0m	a minimum rear yard setback to the hotel canopy of 17.1m

The Development Planning Department has no objections to the proposed variances, which will allow for the appropriate development of the site. The above-noted variances must be approved by the Committee of Adjustment and shall be final and binding prior to the registration of the implementing site plan agreement. A Consent Application to facilitate a cross-easement for the potential driveway connection with the northeasterly lands owned by 1366950 Ontario Limited, as shown on Attachment #2, will also be required to be obtained from the Committee of Adjustment; a condition will be included in the site plan agreement, similar to that included in the agreement between 13966950 Ontario Limited and the City of Vaughan as indicated in the 'Recommendation' section of this report.

The Owner has included a portion of Block 45 on Plan 65M-3267 (other lands owned by Applicant) as shown on Attachment #2, to be part of the developable area including all of Part 46. Accordingly, the Owner will need to register a reference plan and provide the legal documentation to the Development Planning Department and Building Standards Department, prior to the registration of the site plan, to merge both blocks to create one developable lot.

Site Design

The site plan (Attachment #2) shows the 5-storey hotel (Holiday Inn Express) in the southeast corner of the site, the restaurant (Swiss Chalet) in the middle of the site, the bank (Royal Bank) in the southwest corner, and the multi-unit service commercial building in the northwest corner. The site is served by one ingress and two egress points onto Vaughan Valley Boulevard to serve all the buildings. A future access is also being shown along Regional Road 7, which will require York Region's approval at a future date. The applicant has advised that they are working with the Region to achieve this access. The site plan also recognizes the opportunity for a connection with the abutting property to the northeast (1366950 Ontario Limited). There is appropriate vehicular circulation and parking throughout the site to service all of the Phase I buildings. A 9.0m wide landscape buffer will be provided along all street frontages.

The applicant is proposing a future 5-storey office building (Building "A") and a future restaurant (Building "D") that will be subject to review and Council's approval through a future amending Site Plan Application.

Parking

The minimum required parking for the site in accordance with By-law 1-88 standards is calculated as follows:

Hotel: 1 space for each bedroom (124 units)	= 124 spaces
Plus 10% spaces for employees	= 13 spaces
Restaurant (incl Phase I Bldg "C" and Restaurant in Bldg "F"): 977.75 m ² @ 16 spaces/100 m ² GFA	= 157 spaces
Bank: 516.0 m ² @ 6 spaces/100 m ² GFA	= 31 spaces
Multi-unit (Bldg "F"): 622.9 m ² @ 6 spaces/100 m ² GFA	= <u>38 spaces</u>
Total parking required:	363 spaces
Total parking provided:	460 spaces

The site will be developed with a surplus of 97 parking spaces. The Owner intends to use these surplus spaces to accommodate future development on the site.

Services

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

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

Garbage and recycling will be picked up privately, and stored internal to all buildings. Snow plowing and snow removal will also be undertaken privately.

Region of York

The Transportation and Works Department (Roads Branch) has reviewed the subject application, and has no objections to the development concept, in principal, provided the Owner addresses the comments provided in their letter dated April 16, 2007. Work on or abutting the Region of York's right-of-way must not proceed without final approval from the Region.

Landscaping

The proposed landscape plan as shown on Attachment #3 shows a variety of deciduous and coniferous trees and shrubs. A 9.0 m wide landscaped buffer will be provided along the road frontages. Landscaped islands are provided within the parking areas and a walkway is provided throughout the site for safe pedestrian movement. The final landscape plan, detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Cash-in-lieu of Parkland Dedication

That the site plan agreement contain the following provisions:

- i) the Owner shall pay to 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 the Planning Act. The Owner shall submit an appraisal 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.

Elevations

The Development Planning Department has no objections to the approval of the following building elevations:

(a) Building 'B' – Hotel

The proposed 5-storey hotel (Holiday Inn Express) as shown on Attachment #4a will have a roof height ranging between 15.4m to 16.0m, and increasing to 18.49m in the middle to incorporate corporate signage.

The building material of all facades is consistent with a combination of light grey stone and a strip of precast along the bottom, and dark and light beige stucco for the upper floors. The main entrance faces the southeast corner and consists of double glass doors with pillars and an overhead canopy. The canopy includes dark beige stucco pillars and a green metal roof, which will be connected to the main entrance-way for visitor pick-up and drop-off. Two (2) entry doors are located along the north elevation for convenient access for those visitors parking in the north lot. Prefinished aluminum framed windows with a louvre and grill to match are evenly spaced

along the north and south facades and vertically provided in the middle of the east and west facades. Blue corporate signage will be centrally located on the top area of the north and south facades, and on the upper portion of the west elevation, to ensure exposure to travelers from all directions. Development Planning Staff will work with the applicant to provide additional corporate signage on the east elevation facing Regional Road 27. Roof-top mechanical equipment will be screened from street view.

(b) Building 'C' – Restaurant

The proposed restaurant (Swiss Chalet) will be built to a height of 6.12 m. The building material as shown on Attachment #4b will consist of a light grey stone base and tan coloured stucco. The upper portion of the building and the area surrounding the main entrance and drive-thru will include an eggshell cream coloured stucco with a sandblast finish. The main entrance is on the south facade facing Regional Road 7. Double glazed aluminum framed windows span along the south and east elevations. Corporate signage in a red colour is located above the main entrance of the south façade, on the north façade, and above the drive-thru on the west façade. Wall mounted lighting will be located on each façade. There will be metal screening on the roof-top to ensure the mechanical equipment is screened from street view. An overhead door is located on the east elevation for access into the internal garbage room.

(c) Building 'E' – Financial Institution

The proposed bank (Royal Bank) as shown on Attachment #4c will be constructed to a height of 6.55m, which increases to 7.16m in the vicinity of the signage. The building is located in the southwest corner of the site. The building materials will consist of light beige stucco along the lower portion of the building and dark beige stucco along the top. A dark blue horizontal stucco band will span around the building to match the blue material around the signage. The company logo in blue, white and yellow is located on the north and south facades with a smaller version being located on the west and east (drive-thru) facades. Spandrel glazed windows are located in various areas around the building. The double glass main entry doors are located on the north façade. A blue canopy structure will be located over a portion of the drive-thru. All roof-top mechanical equipment will be screened from street view.

(d) Building 'F' – Multi-Unit Service Commercial Building

The multi-unit building as shown on Attachment #4d will be constructed to a height of 7.2m. The elevations will consist of light beige stucco along the top portion and double glazed vision glass windows on the lower portion. Column-like features separate the units and consist of light brown brick veneer on the lower half and dark beige stucco on the upper half. A dark beige aluminum canopy spans along the south elevation and wraps around the west and east sides. A light grey stone band is located along the base of the building to help tie this building with the other buildings on site. Each unit will have its own main entry door located on the south façade and entry-like man-doors on the north façade. Signage boxes are located above each unit. Decorative light fixtures will be evenly placed on each facade. Roof-top mechanical equipment will be screened from street view. A part of the building in the northeast corner extends outwards to accommodate the internal garbage room, with the drive-in door located on the east elevation.

Highway 7 Land Use Futures Study

The Highway 7 Land Use Futures Study undertaken by the City's Policy Planning Department is nearing completion. The study results recommended a new vision for future development across the Highway 7 corridor, together with planning goals and policy framework to guide and facilitate achievement of the vision in the long term. The study and the associated draft amendments to the various official plans were presented at a Public Hearing on December 5, 2005 and recommended approval by the Committee of the Whole on April 30, 2007, with ratification and

adoption of the decision and amendment to have proceeded on May 7, 2007. This would be followed up by the Region of York's approval of OPA #660.

One of the proposed amendments (OPA #660) is intended to amend OPA #450, which currently applies to the subject lands. The lands will be re-designated from "Prestige Area" to "Prestige Area – Centres and Avenue 7 Corridor". One of the purposes behind the re-designation is to provide for high density development that can take advantage of and support the planned transitway on Avenue 7. City Staff have been working with the applicant since the full site plan submission was received in February 2007, with the uses and site plan layout being finalized prior the approval of OPA #660.

OPA #660 states that the "City of Vaughan may consider interim forms of development (development that does not achieve minimum density objectives) for approval if it is demonstrated, to the City's satisfaction, that the proposed development:

- a) is supported by a phasing plan that clearly identifies how future, higher intensity development and the provision of parking can be accommodated on the site at a later date;
- b) otherwise achieves all of the other applicable policies of this Plan, including the transportation and urban design objectives as articulated in this Plan; and,
- c) is consistent with any City-adopted Urban Design Guidelines".

Any future development on the site will need to be evaluated against the above policy framework, once OPA #660 is adopted by Vaughan Council and approved by the Region of York.

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

N/A

Conclusion

The Development Planning Department has reviewed Site Development Application DA.06.031 (Roybridge Holdings Limited) in accordance with the applicable policies of OPA #450 (Employment Area Plan) and finds that the proposal conforms to the policies of the Official Plan. The Development Planning Department has also reviewed the proposal in accordance with the Zoning By-law, and finds that the proposed uses are considered to be appropriate for the subject lands. The proposed consent and variances as noted in this report are acceptable, and will require approval by the Committee of Adjustment.

In light of the above, the Development Planning Department can support the approval of the Site Development Application for the subject lands, shown on Attachment #2, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
- 4a. Elevations - Building 'B' (Holiday Inn Express Hotel)
- 4b. Elevations - Building 'C' (Swiss Chalet Restaurant)
- 4c. Elevations - Building 'E' (Royal Bank)
- 4d. Elevations - Building 'F' (Multi-Tenant Commercial)

Report prepared by:

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Respectfully submitted,

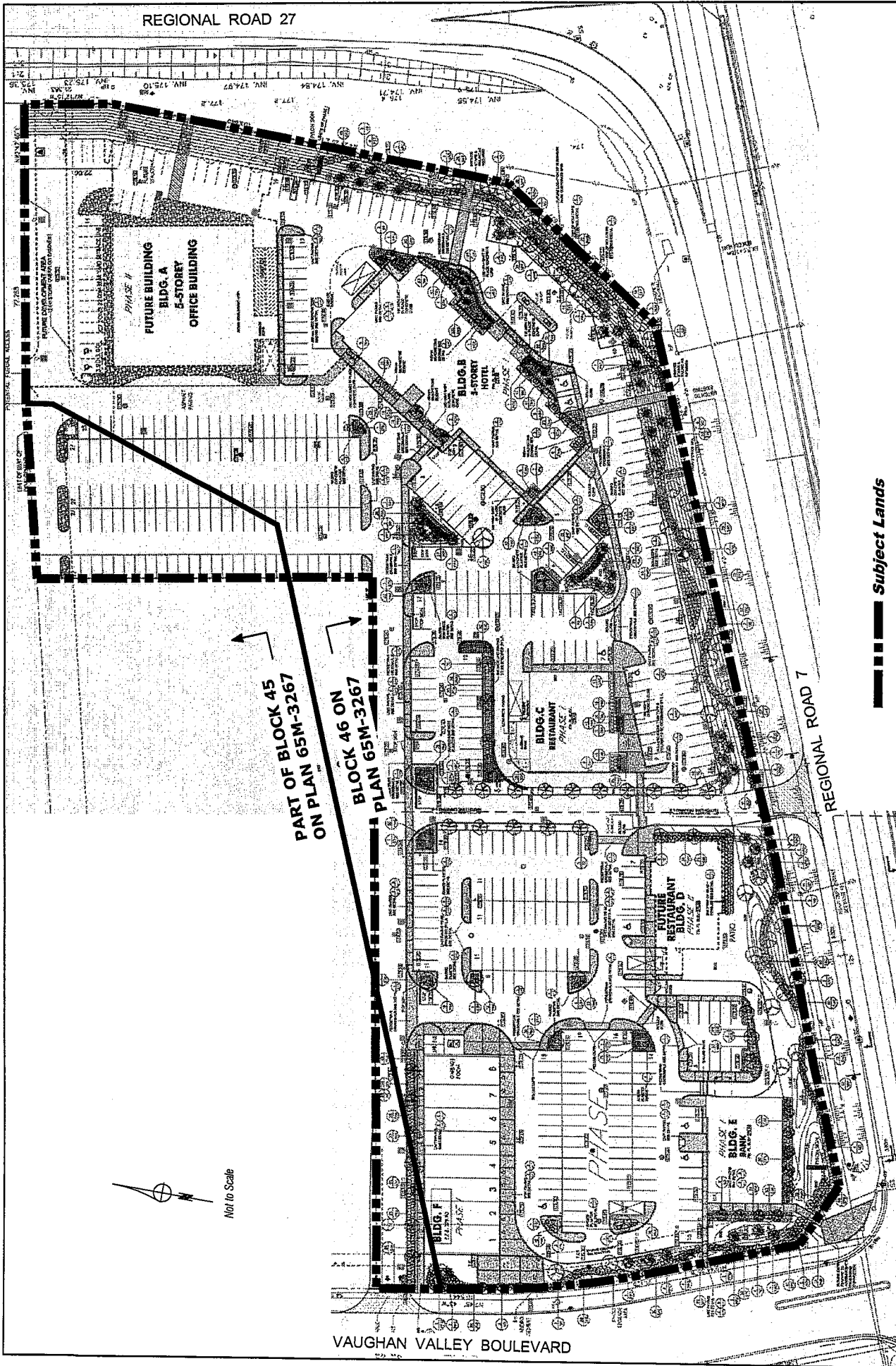
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Landscape Plan

Part of Lot 6,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

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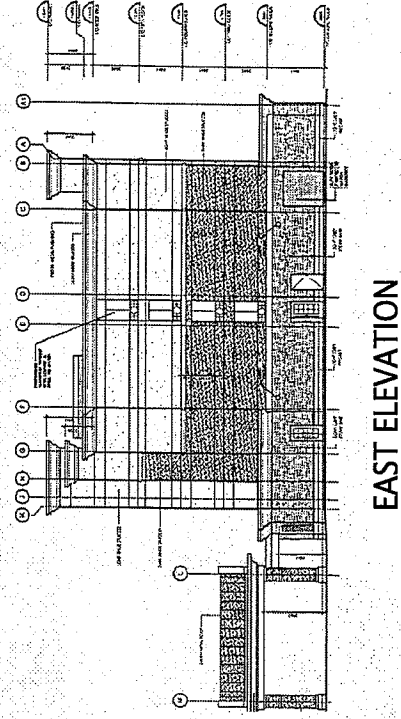
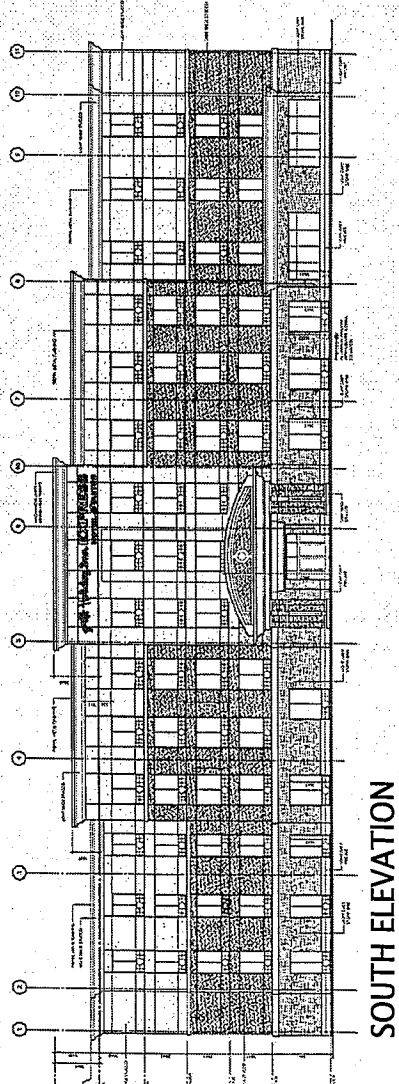
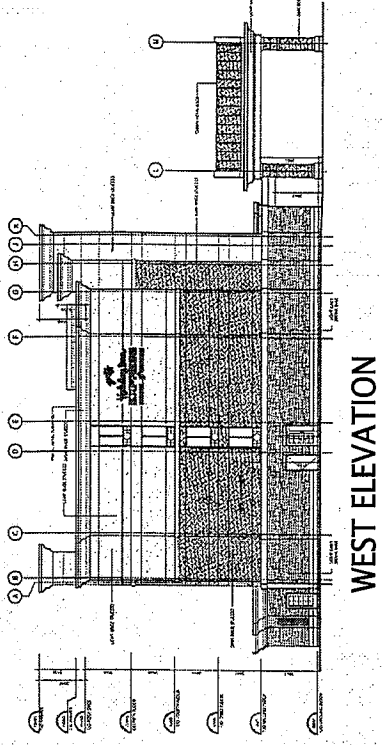
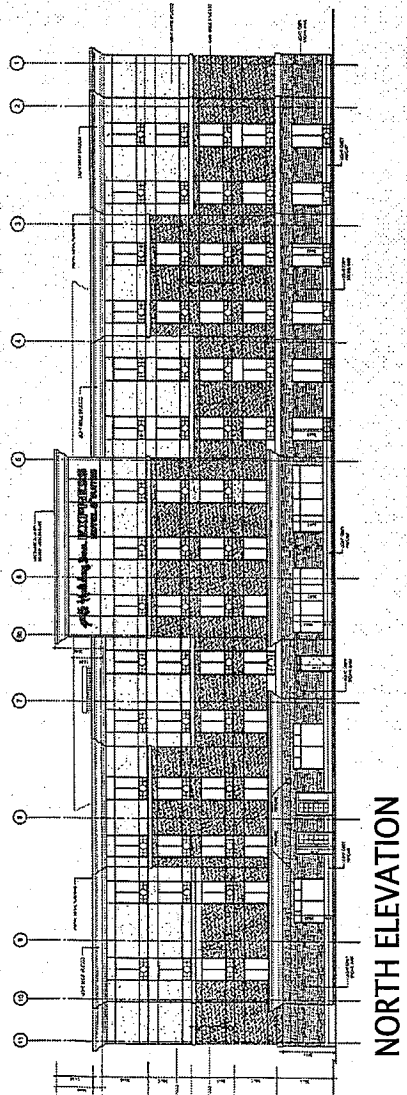
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May 3, 2007

--- Subject Lands



Elevations - Building 'B' Holiday Inn Express Hotel

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED
Part of Lot 6,
Concession 9

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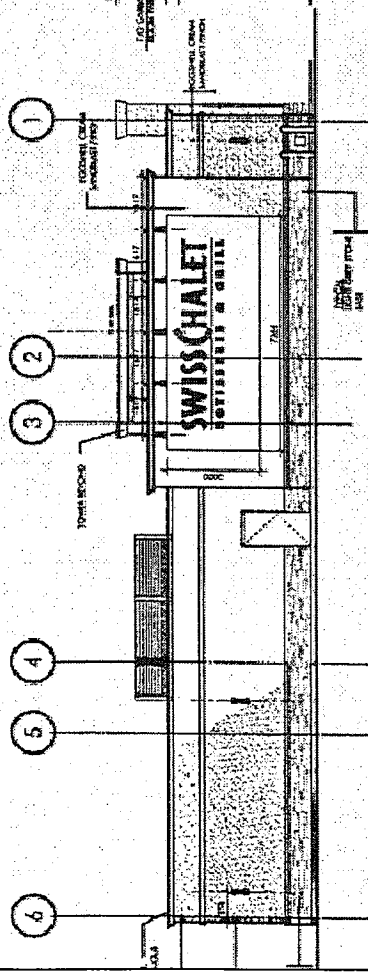
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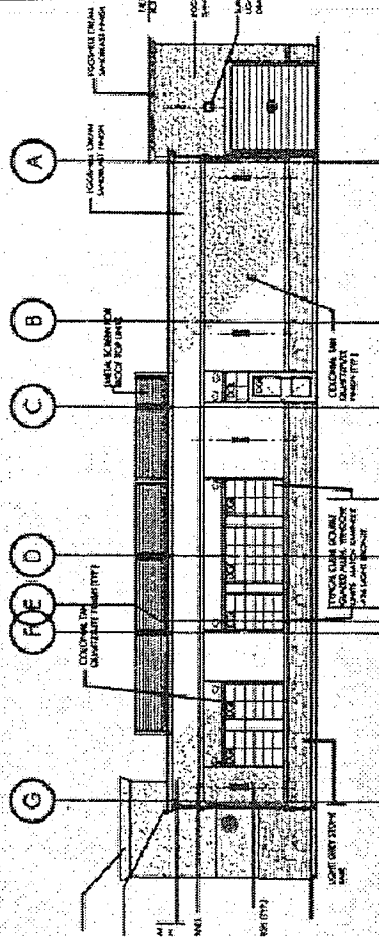
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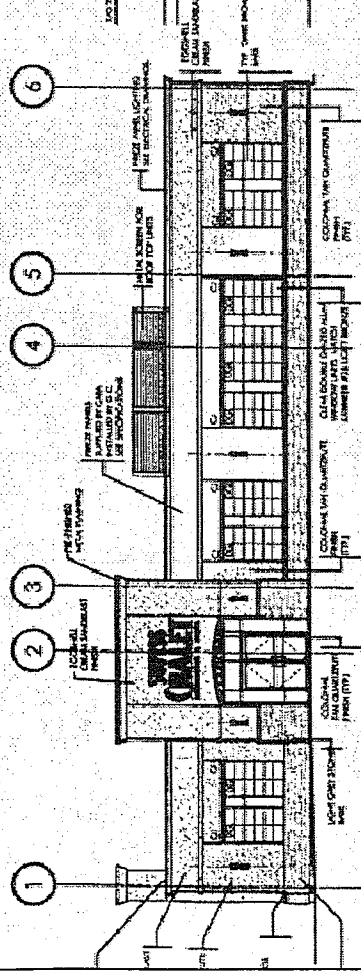
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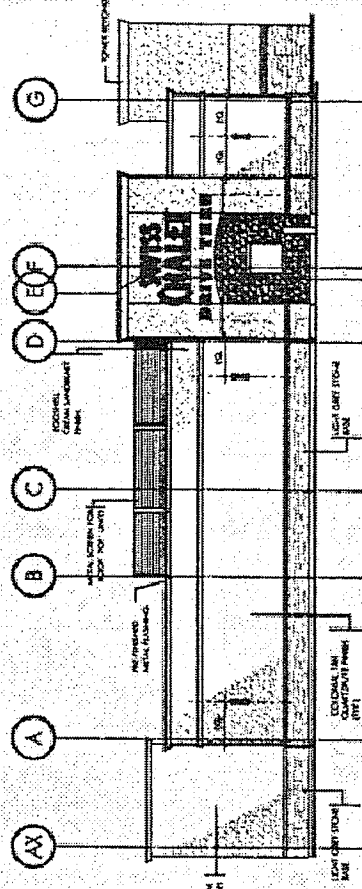
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Elevations - Building 'C' Swiss Chalet Restaurant

APPLICANT:
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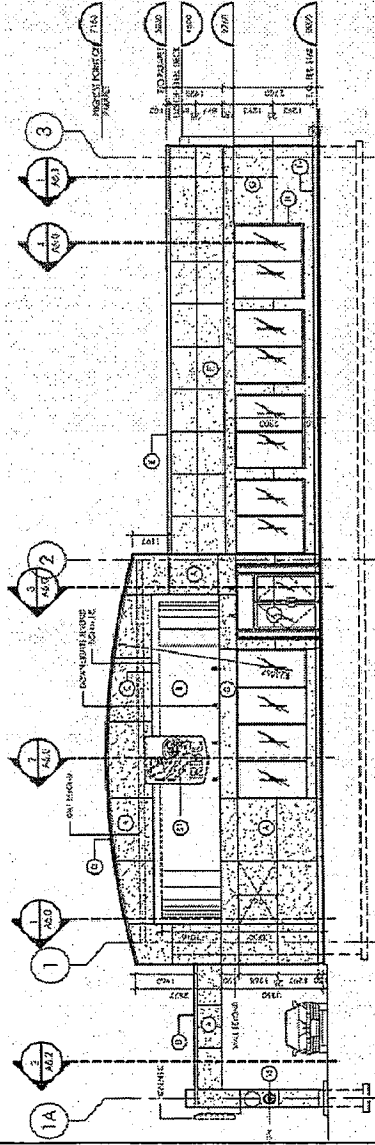
Development Planning Department

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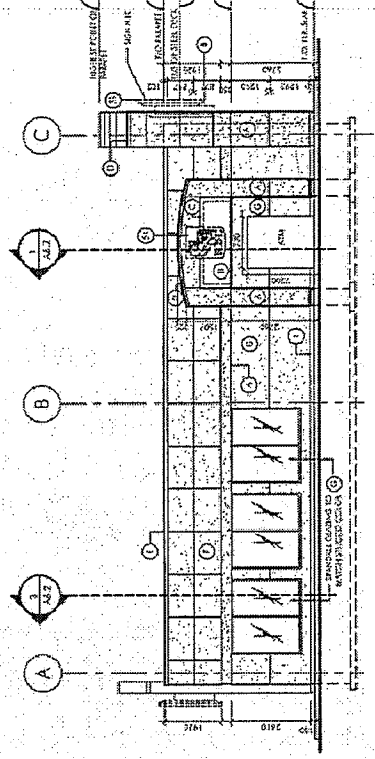
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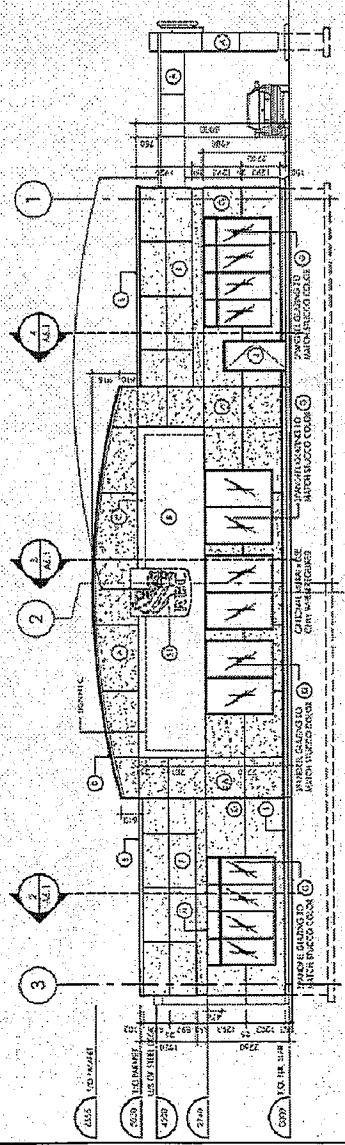
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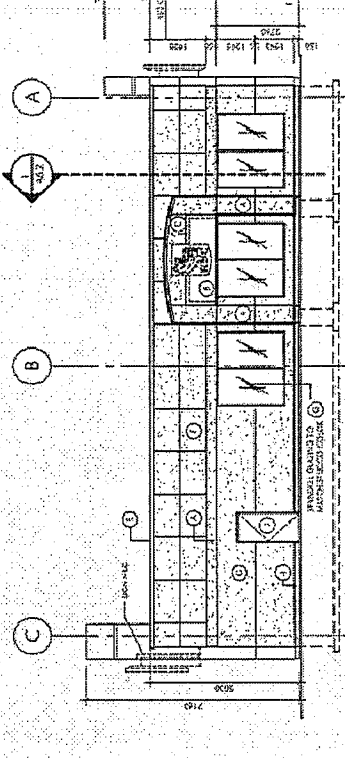
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SOUTH ELEVATION



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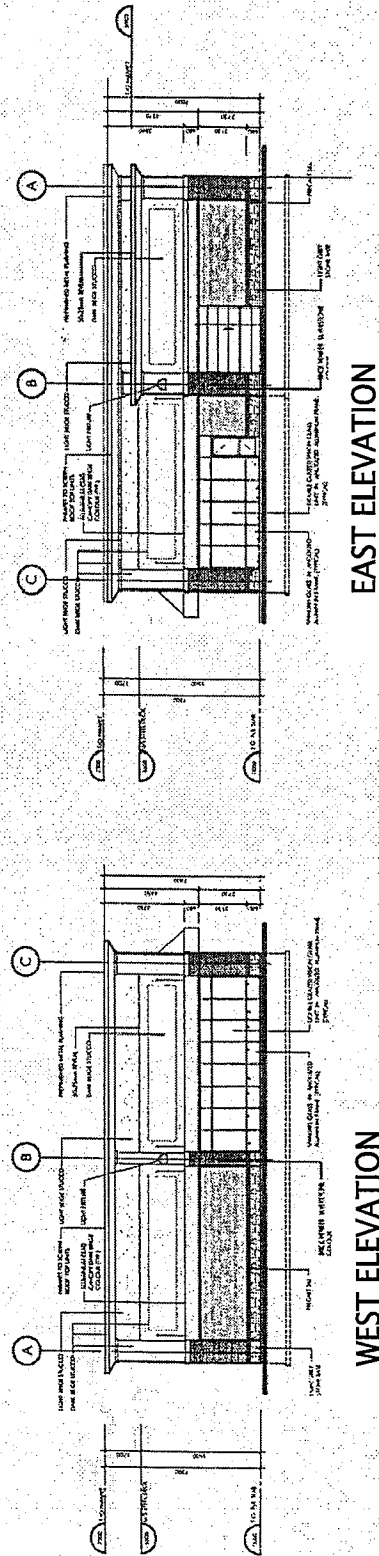
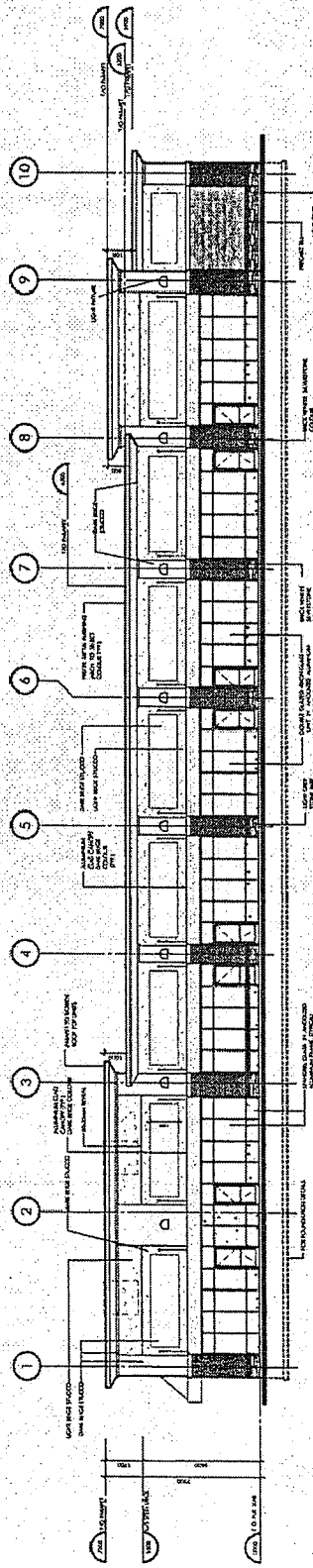
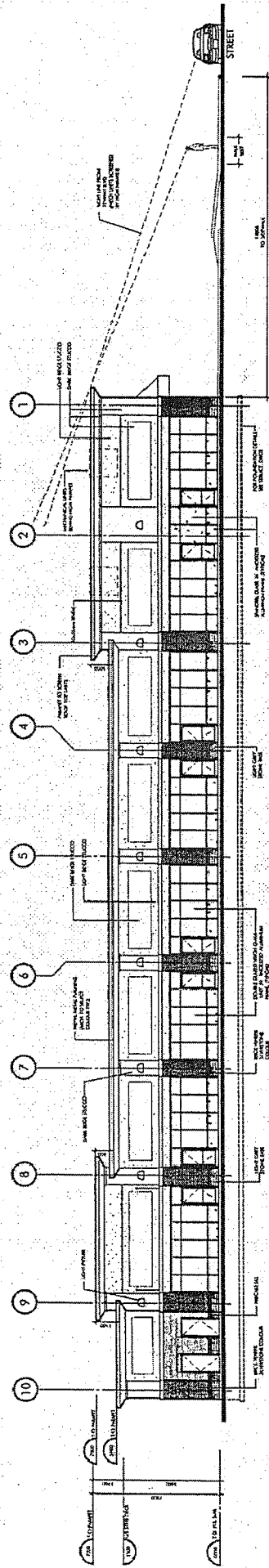
Elevations - Building 'E'

Royal Bank

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED
Part of Lot 6,
Concession 9



Development Planning Department



Elevations - Building 'F'

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

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