

COMMITTEE OF THE WHOLE JUNE 18, 2007

SITE DEVELOPMENT FILE DA.07.038
LAKE VAUGHAN INVESTMENTS LTD.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.038 (Lake Vaughan Investments Ltd.) BE APPROVED, to permit a seven storey hotel (Novotel), with 149 guestrooms, a banquet hall, four meeting rooms and two outdoor patios, 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, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking, on-site vehicular circulation, and traffic impact study shall be approved by the Engineering Department;
 - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
 - iv) 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 and loading spaces; and,
 - b) that the site plan agreement contain the following provision:
 - i) if required, 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 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 (File DA.07.038) on the subject lands shown on Attachment #1 for a proposed seven storey, 10,517m² hotel with 149 guestrooms, a banquet hall, four meeting rooms and two outdoor patios, as shown on Attachment #2.

Background - Analysis and Options

The 1.09 ha vacant site is located on the southeast corner of Bass Pro Mills Drive and Edgeley Boulevard (200 Bass Pro Mills Drive), in Part of Lot 13, Concession 5, City of Vaughan (Attachment #1).

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1057). The surrounding land uses are as follows:

- North - Bass Pro Mills Drive; vacant commercial lands (C1-H Restricted Commercial Zone with "H" Holding Symbol)
- South - existing employment lands (EM1 Prestige Employment Area Zone)
- East - vacant employment lands (EM1 Prestige Employment Area Zone)
- West - Edgeley Boulevard; vacant employment lands (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide variety of employment uses that do not require high profile locations, and includes outside storage. The proposed hotel, with banquet hall, meeting rooms and outdoor patios conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area by By-law 1-88, subject to Exception 9(1057). The proposed hotel, banquet facility, and meeting room uses are permitted 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	215	203
• Minimum Loading Spaces	3	1

The by-law requires 1 parking space for each bedroom plus the requirements for any other use. The parking requirements are calculated as follows:

Hotel: 1 space/ bedroom; 149 guestrooms proposed	=149 parking spaces
Banquet Hall: 11 spaces/100m ² (452m ² /100 x11)	= 50 spaces
Office/Meeting Rooms: 3.5 spaces/ 100m ² (443m ² /100x 3.5)	= 16 spaces
<u>Total Required Parking</u>	<u>=215 spaces</u>

The Owner is proposing one loading space for the entire development. By-law 1-88 requires three loading spaces for commercial buildings above 10,001m² of gross floor area. Development Planning Staff has no objection to the absence of two required loading spaces, particularly in the context of the surrounding commercial area, which is a highly visible location.

Development Planning Staff has no objection to the reduction in the required number of parking and loading spaces. 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 site plan (Attachment #2) shows a seven storey hotel, with an outdoor patio on the northwest corner of the building and a landscaped terrace on the southeast corner of the building. The site is served by a drop-off/pick-up lay-by with both a one-way access and a full movement access onto Edgeley Boulevard and an additional full movement access onto Bass Pro Mills Drive. There is vehicular circulation with parking surrounding the building. Landscaping and pedestrian walkways are proposed around the building with connections to Edgeley Boulevard and Bass Pro Mills Drive. Garbage storage is internal to the building. The final site plan must be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the perimeter of the site and within the parking area. A minimum 3m wide landscape strip is proposed along Bass Pro Mills Drive and Edgeley Boulevard, respectively. A wide pedestrian walkway consisting of concrete pavers, landscaped with trees is proposed along the west elevation, connecting the main entry to both the outdoor patio and terrace. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachment #3. The 7-storey building will be constructed to a height of 24.4m. The building materials consist of reddish brown brick, dark grey and buff precast stone panels, clear glass and copper metal trim. The primary façade is located on the west elevation, facing Edgeley Boulevard. It is designed with glass sliding doors with a canopy above, framed by stone entry columns, with corporate signage along the roof line. The remaining elevations are of similar design, with a series of windows framed in brick. The roof top mechanical units will be screened from view of abutting streets. The loading area is located at the northeast corner of the building and is screened from view of Bass Pro Mills Drive by a 1.8m high concrete screen wall. The final elevation plan must be approved to the satisfaction of the Development Planning Department.

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

Development Planning Staff has reviewed the Site Plan application in accordance with the policies of OPA #450, the requirements of By-law 1-88, and the area context. Development Planning Staff is satisfied that the proposed development of the subject lands for a seven-storey hotel (Novotel) is appropriate and can support the approval of the site plan application, and the required variances that are necessary to implement the proposal, subject to the conditions contained in this report.

Attachments

1. Location Plan
2. Site Plan
3. Elevation Plan
4. Landscape Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483

Arto Tikiryan, Senior Planner, ext. 8212

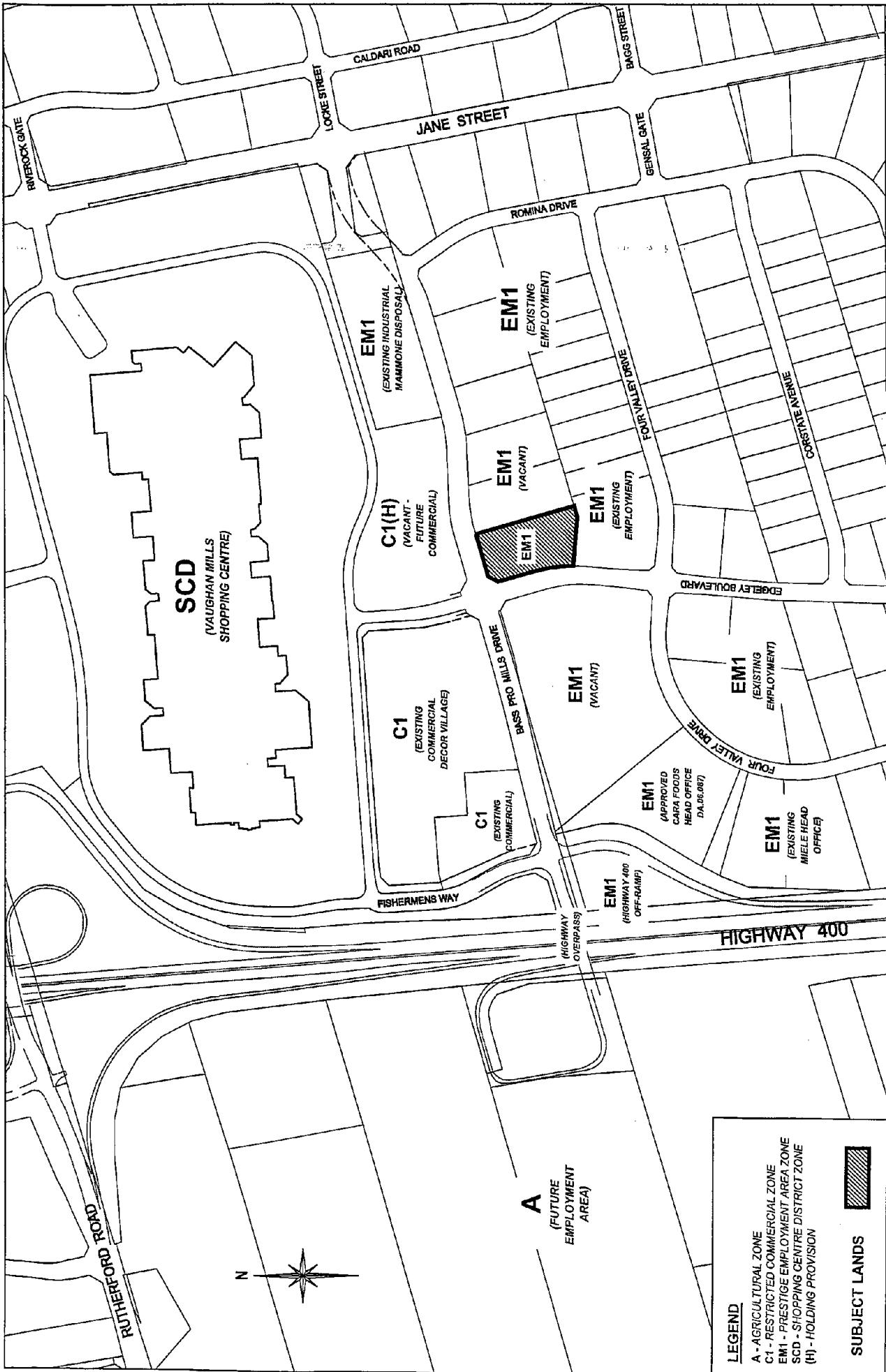
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment

FILE NO.:
DA.07.038
Not to Scale
June 4, 2007




Development Planning Department

Location Map

Part of Lot 13,
Concession 5
APPLICANT:
LAKE VAUGHAN INVESTMENTS LTD.

LEGEND.

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- SCD - SHOPPING CENTRE DISTRICT ZONE
- (H) - HOLDING PROVISION

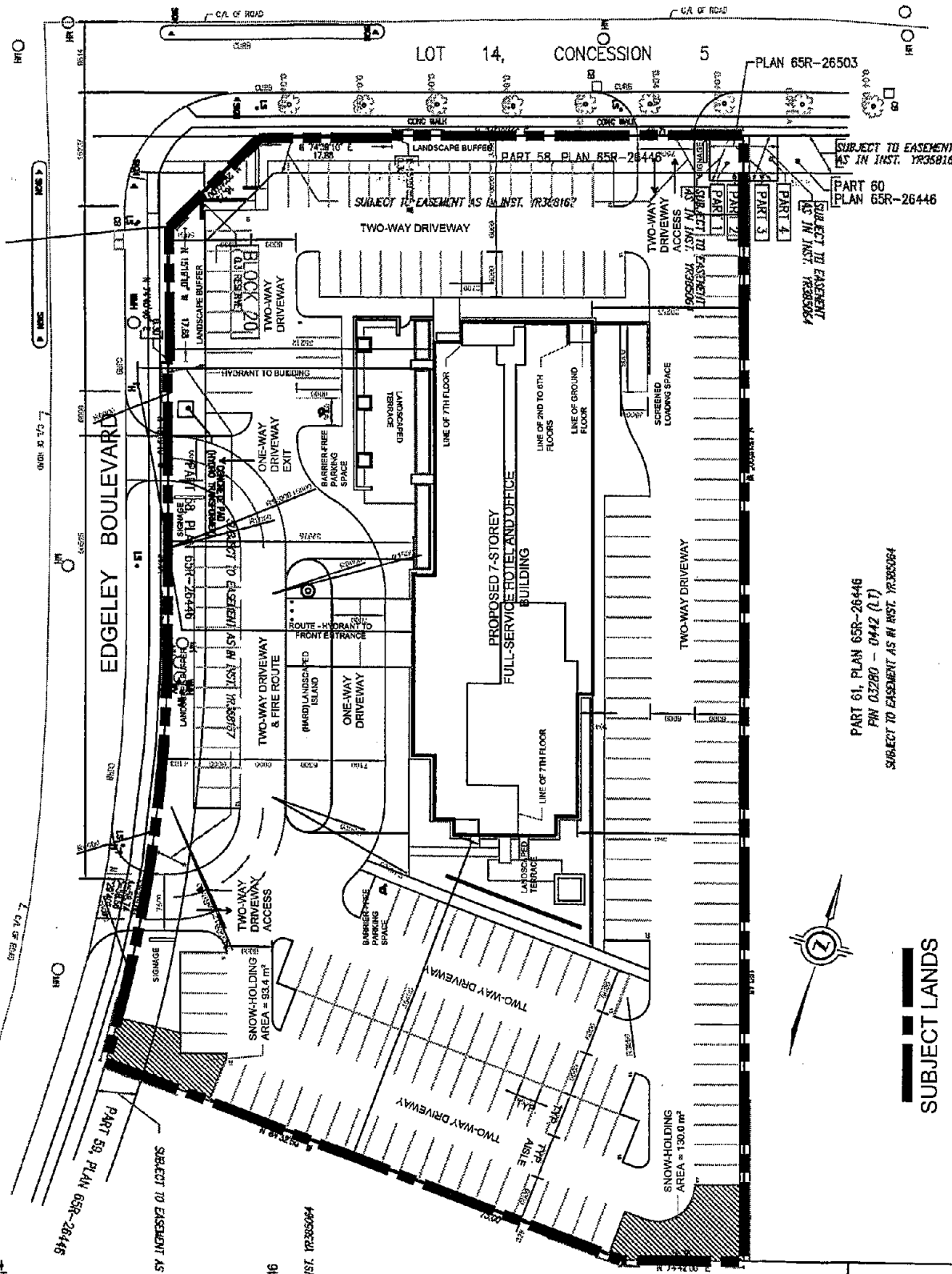
SUBJECT LANDS 

\\N:\OPT\1 ATTACHMENTS\VA\06.07.038

BASS PRO MILLS DRIVE

LOT 14, CONCESSION 5

PLAN 65R-26503



PART 61, PLAN 65R-26446
 PIN 03280 - 0442 (LT)
 SUBJECT TO EASEMENT AS IN INST. YR355064

PART 57, PLAN 65R-26446
 PIN 03280 - 0447 (LT)
 SUBJECT TO EASEMENT AS IN INST. YR355064

PART 59, PLAN 65R-26446
 SUBJECT TO EASEMENT AS IN INST. YR355064

BLOCK

Attachment 2

FILE No.: DA.07.038
 Not to Scale
 April 23, 2007

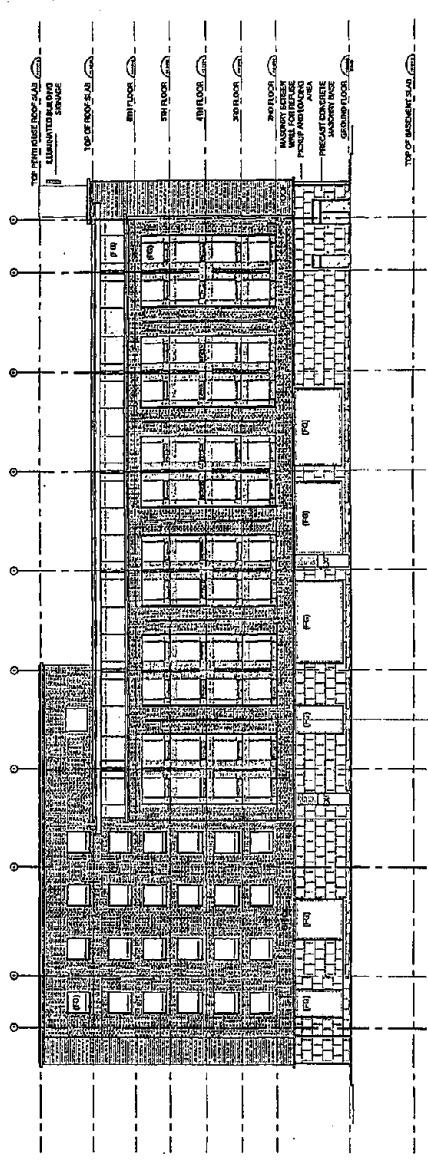


Development Planning Department

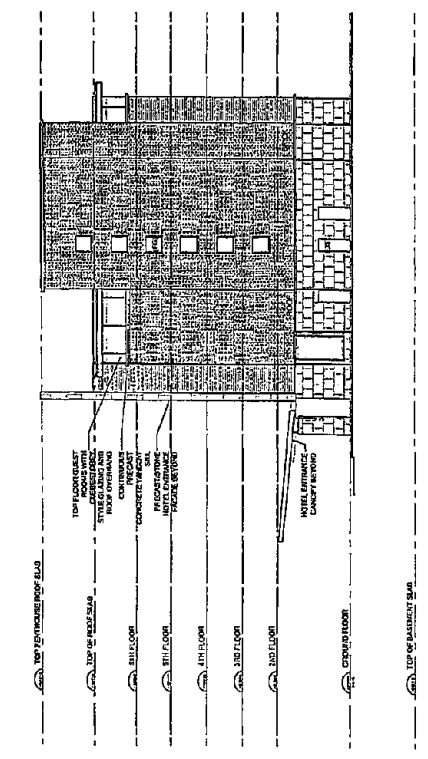
Site Plan

Part of Lot 13,
 Concession 5
 APPLICANT:
 LAKE VAUGHAN INVESTMENTS LTD.

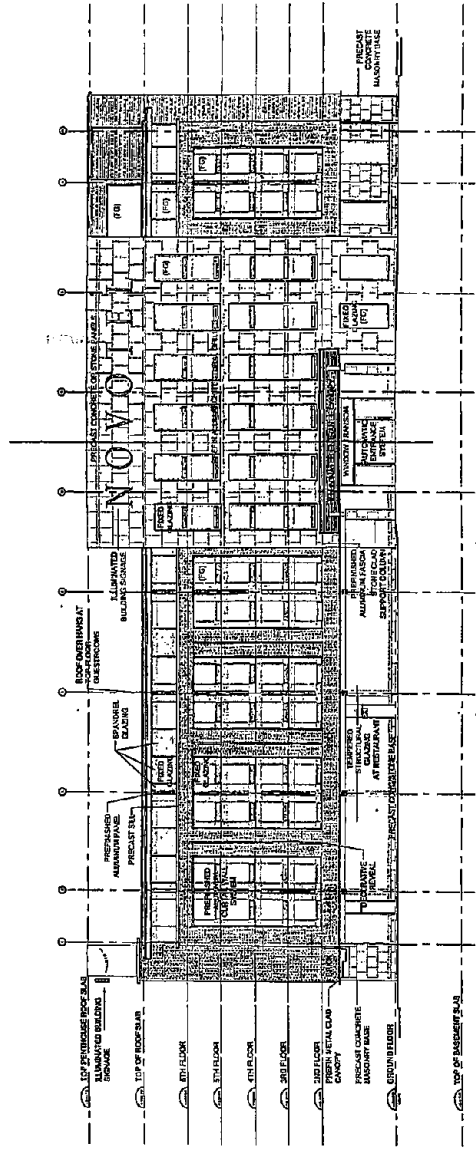
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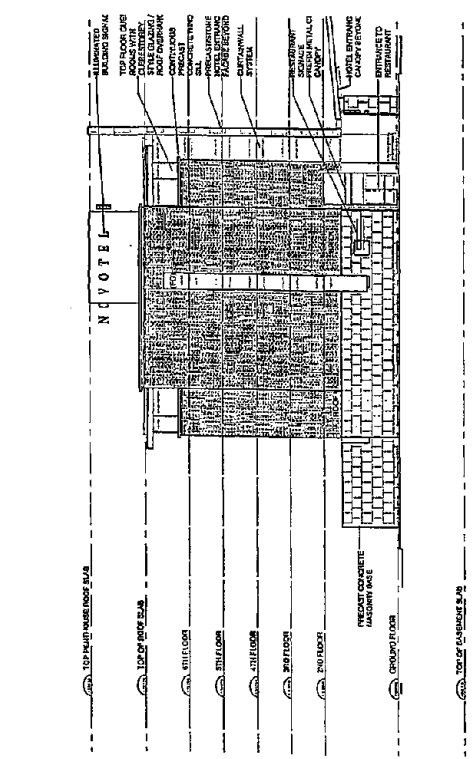
REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

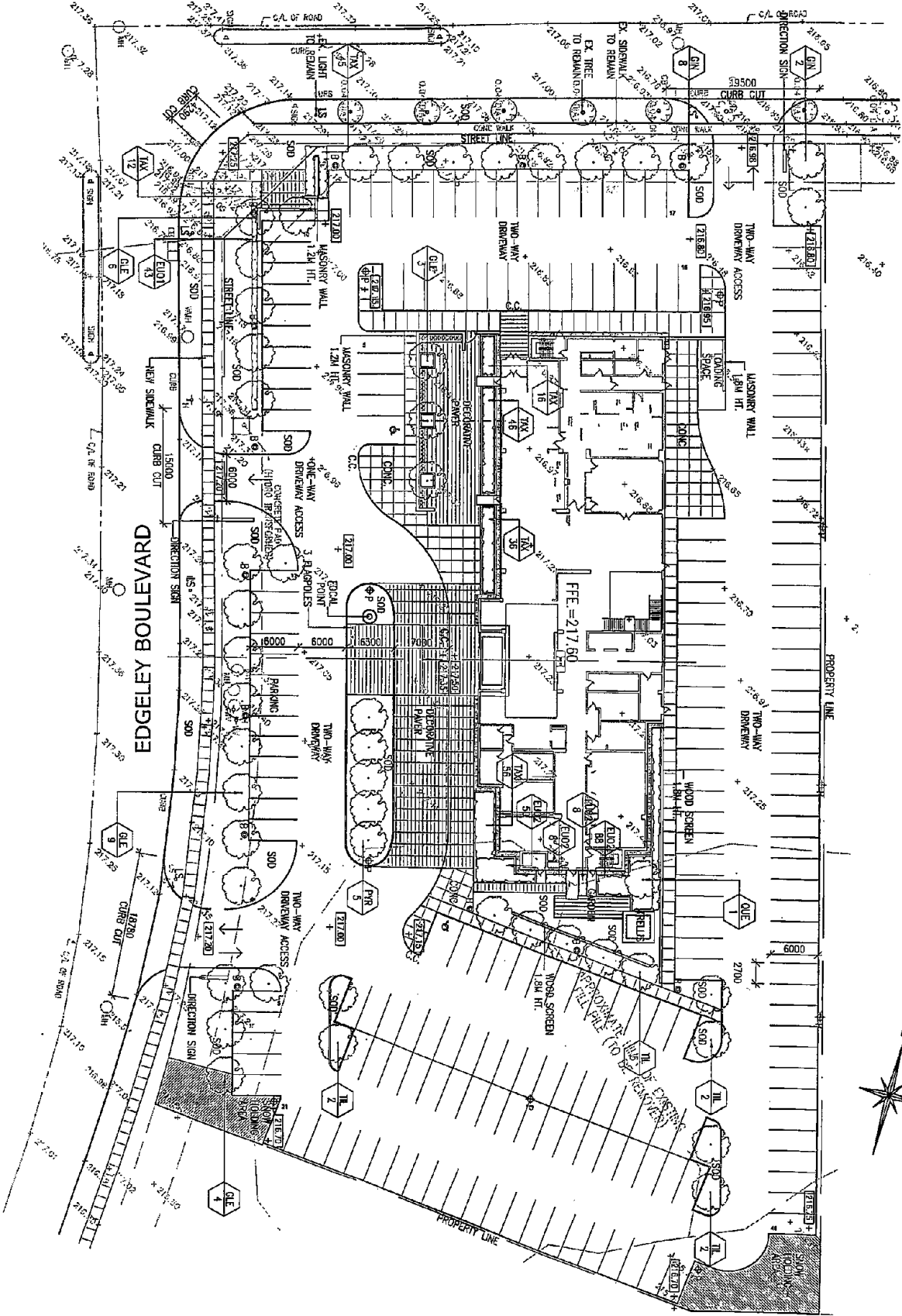


FRONT (WEST) ELEVATION -
ALONG EDGELEY BOULEVARD



SIDE (NORTH) ELEVATION -
ALONG PRO MILLS DRIVE

BASS PRO MILLS DRIVE



EDGELEY BOULEVARD

Attachment 4

FILE NO.: DA.07.038
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Development Planning Department

Landscape Plan

Part of Lot 13, Concession 5
APPLICANT: LAKE VAUGHAN INVESTMENTS LTD.

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