

COMMITTEE OF THE WHOLE JUNE16, 2008

SITE DEVELOPMENT FILE DA.08.007
RULAND PROPERTIES INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.007 (Ruland Properties Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement or letter of undertaking, whichever is in effect:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, and stormwater management report, shall be approved by the Vaughan Engineering Department; and,
 - iii) all requirements of the Ministry of Transportation shall be satisfied.

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 the development of a three storey office building (Building "C") and two hotels: the Marriott Springhill Suites (Building "A"; 9 storeys with 200 guest suites) and the Hilton Homewood Suites (Building "B"; 6 storeys with 132 guest suites), as shown on Attachments #2 to #5.

Background - Analysis and Options

Location

The subject lands are located on the west side of Applewood Crescent (610 and 620 Applewood Crescent), through to Highway #400, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by the City's Employment Area Plan (OPA #450) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed office and hotel uses conform and comply with the official plan and zoning by-law, respectively.

Site Plan Review

The Development Planning Department is generally satisfied with the proposed hotel and office development (Phase 1), and will continue to work with the Owner to finalize the details of the proposed site plan, building elevations and landscape plan, shown on Attachments #2 to #6. The final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

A new site plan application will be required to facilitate the development of the future Phase 2 area of the subject lands (Attachment #2) for an eating establishment, which will be reviewed to ensure the provision of proper access, traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the adjacent Phase 1 hotel and office development. In addition, a related zoning by-law amendment application will be required to permit the proposed eating establishment use in a single use building. Currently, By-law 1-88 permits one eating establishment only in a multi-unit building with a maximum GFA of 185m², within the EM1 Zone.

Servicing/Grading/Ministry of Transportation

The Owner has submitted a site servicing and grading plan and storm water management report, which shall be approved to the satisfaction of the Vaughan Engineering Department.

The subject lands abut Highway #400. The Ministry of Transportation is protecting a 14m right-of-way along the Highway #400 corridor in order to facilitate any future widening. Prior to the registration of the site plan agreement or letter of undertaking, whichever is in effect, the Owner shall satisfy all the requirements of the Ministry of Transportation.

Sustainability

The proposed development includes the following sustainable features:

- roof will be a light colour to minimize urban heat island effect;
- auto irrigation system will be used to minimize water consumption; and,
- glazing will include a coating to reduce heating/cooling requirements.

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

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, 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 hotels and office building are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions set out in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations-Building "A" (Marriott Spring Hill Suites)
4. Elevations-Building "B" (Hilton Homewood Suites)
5. Elevations-Building "C" (Office Building)
6. Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Manager of Development Planning

/LG



Location Map

Part of Lots 7 & 8,
Concession 5

APPLICANT:
RULAND PROPERTIES INC.

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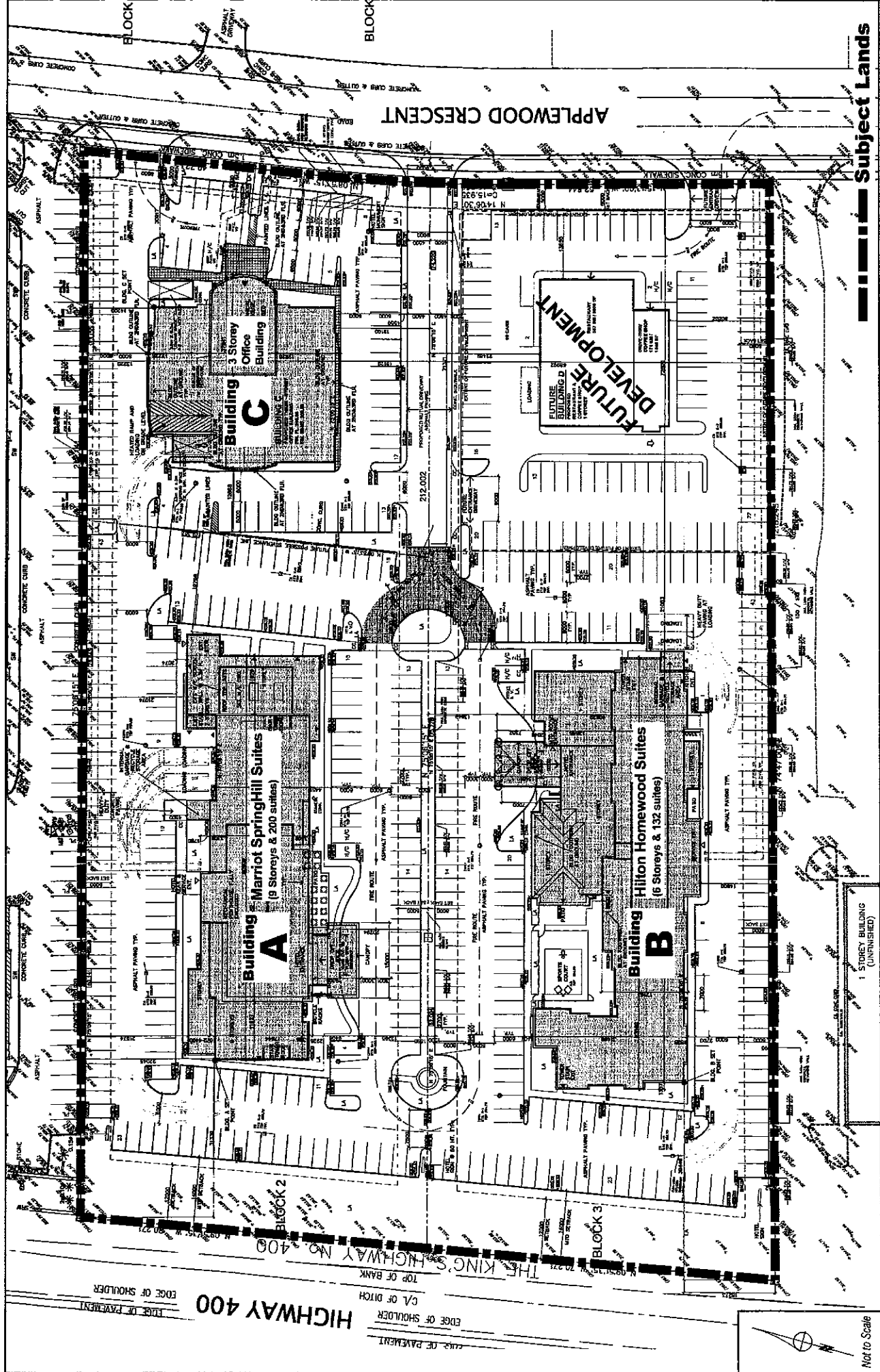
Development Planning Department

Attachment

FILE No.:
DA.08.007

June 02, 2008





Subject Lands

Attachment 2

FILE No.: DA.08.007

June 02, 2008



The City Above Toronto

Development Planning Department

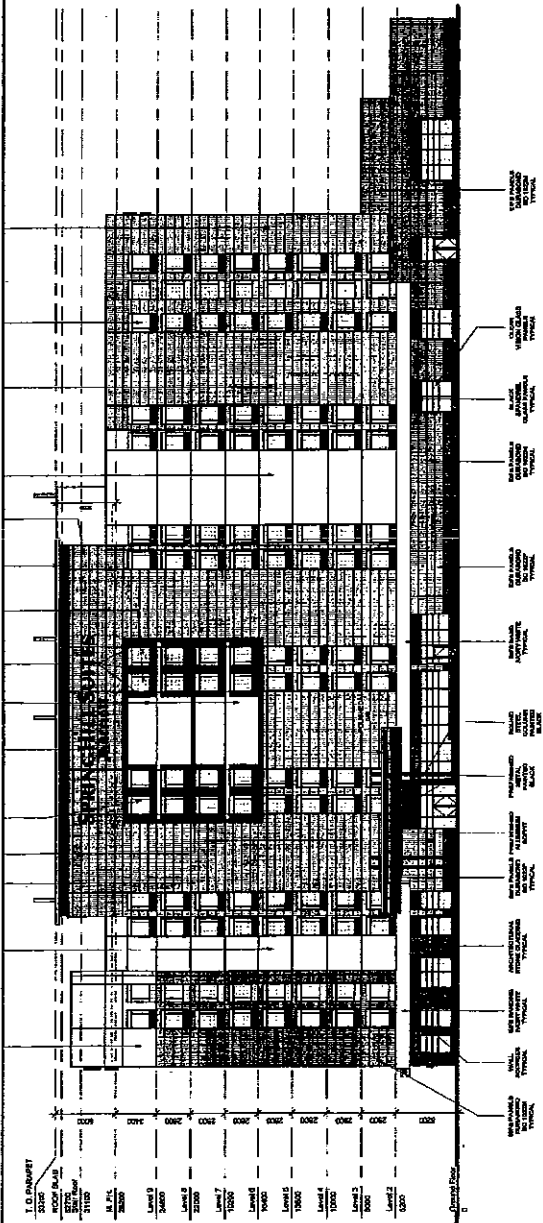
Site Plan

Part of Lots 7 & 8,
Concession 5

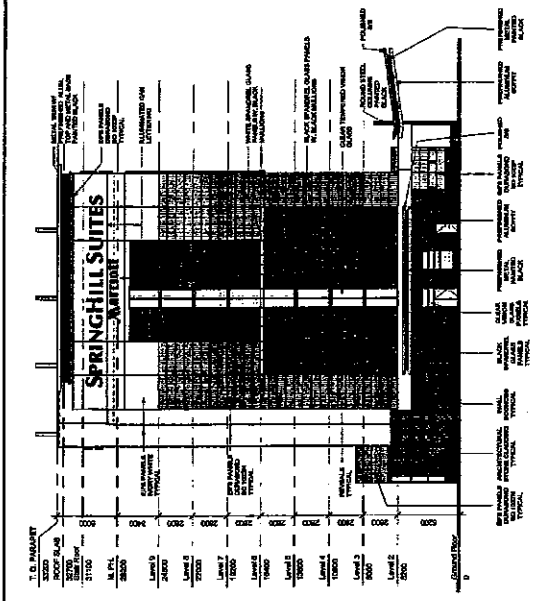
APPLICANT:
RULAND PROPERTIES INC.

NORTH ATTACHMENT SCALE: 0:100' 4/8"

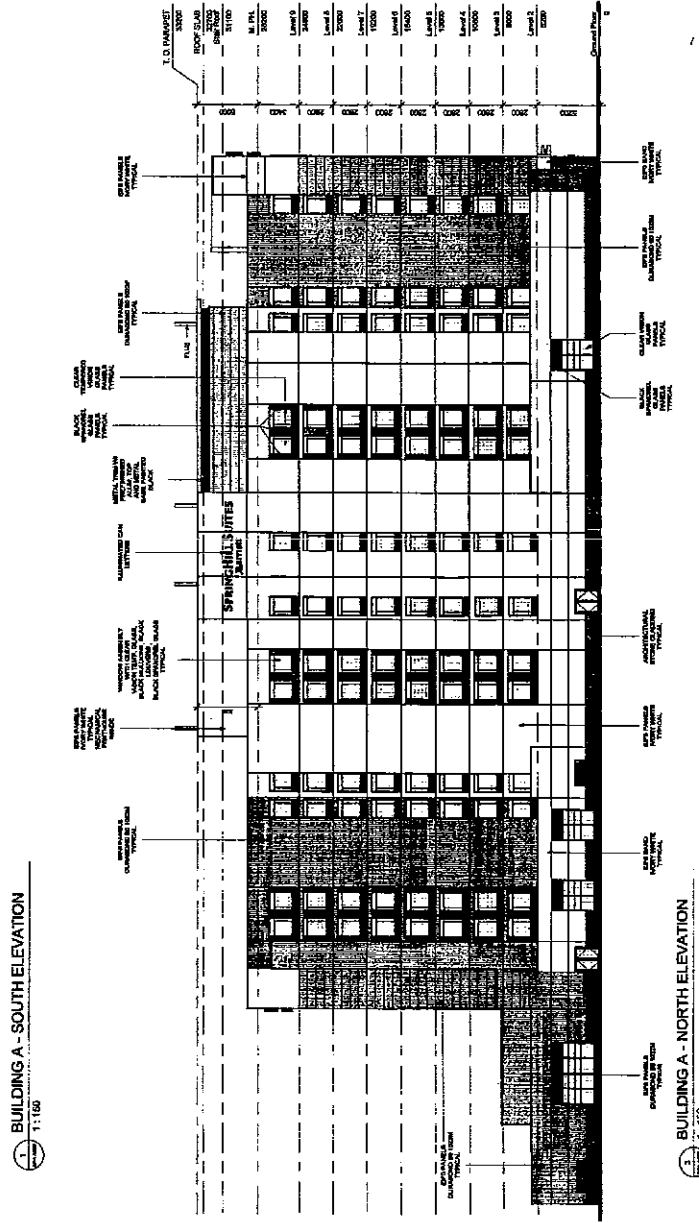
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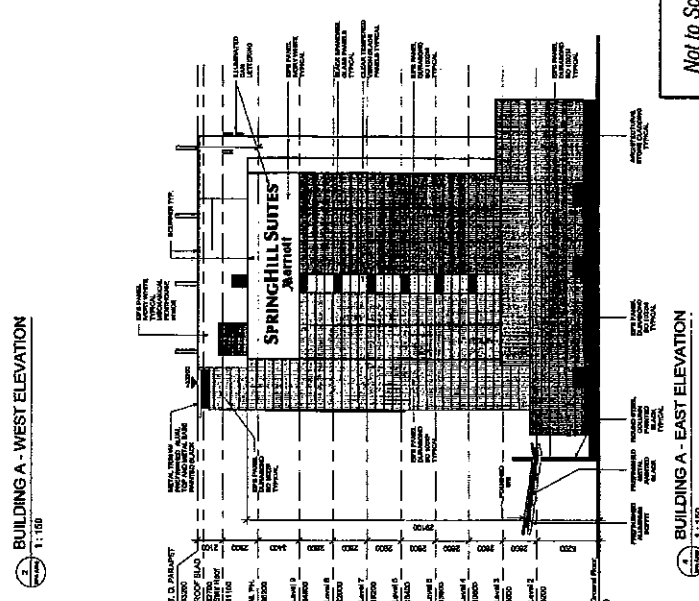
BUILDING A - SOUTH ELEVATION
1:100



BUILDING A - WEST ELEVATION
1:100



BUILDING A - NORTH ELEVATION
1:100



BUILDING A - EAST ELEVATION
1:100

Not to Scale

Elevations - Building 'A' (Marriot SpringHill Suites)

APPLICANT:
RULAND PROPERTIES INC.

Part of Lots 7 & 8,
Concession 5

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Development Planning Department

Attachment 3

FILE No.:
DA.08.007

June 02, 2008

Not to Scale

Attachment 5

FILE No.: DA.08.007

June 02, 2008



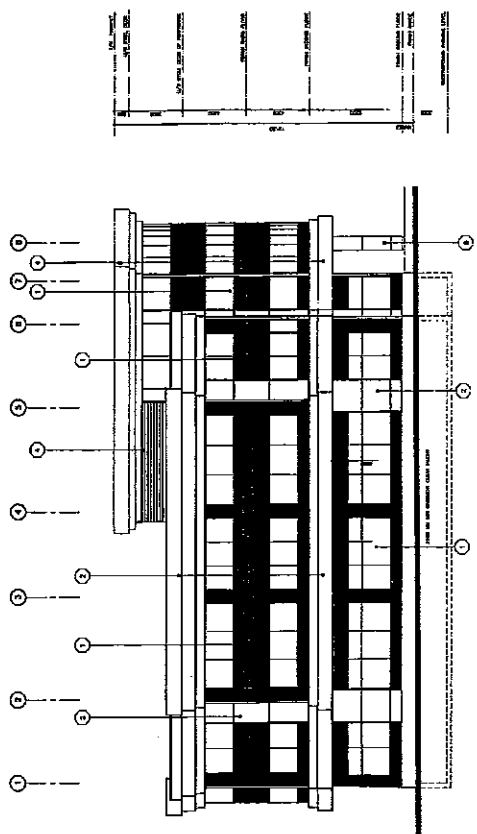
Development Planning Department

Elevations - Building 'C' (Office Building)

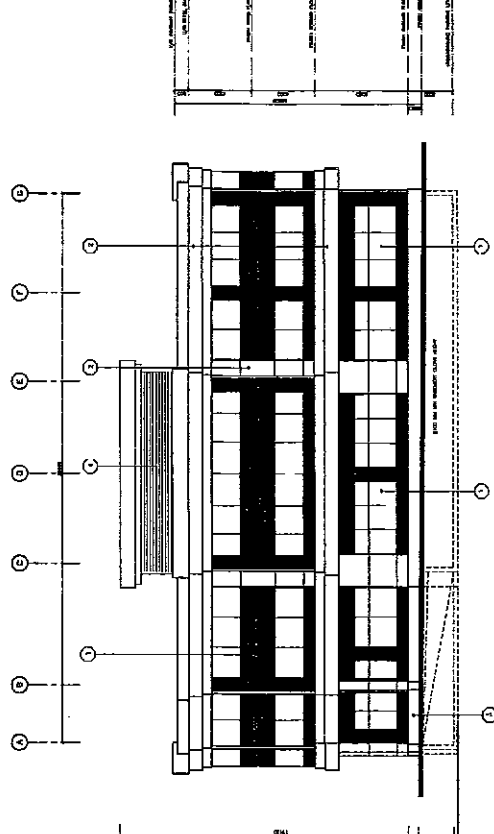
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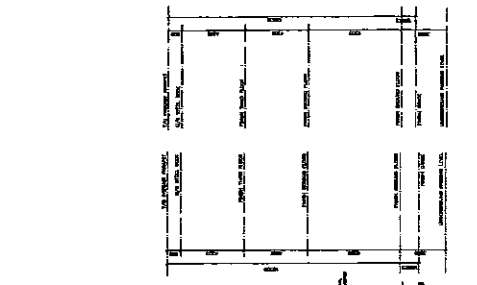
140711 ATTACHMENT 5 (DA) 08.007 040



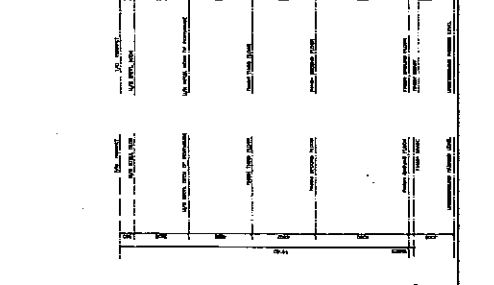
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION (APPLEWOOD CRESCENT)

