

COMMITTEE OF THE WHOLE JUNE 2, 2009

SITE DEVELOPMENT FILE DA.08.009 ROYBRIDGE HOLDINGS LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.009 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a four-storey office building as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan and landscape plan incorporating sustainability features, and building elevations, shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved to the satisfaction of the Vaughan Engineering Department;
 - iii) the traffic impact study, access to the site, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Engineering Department and the Region of York Transportation Services Department; and
 - iv) the final waste management plans and reports shall be approved to the satisfaction of the Vaughan Public Works Department.

Contribution to Sustainability

The applicant is providing energy saving features in the building design such as high efficiency lighting systems, double glazed glass, and a white roof to mitigate the heat island effect. The site development will include the use of permeable pavers and a surface water (harvesting) system to reduce the amount of stormwater run-off, and will provide sheltered bicycle racks to encourage alternate forms of transportation. The Vaughan Development Planning Department will continue to work with the Owner to ensure environmentally sustainable features are incorporated into the development, which they have agreed to implement.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of a four-storey office building being 13,871.9 m² in size as shown on Attachments #3 and #5.

Background - Analysis and Options

Location

The subject lands are located on the west side of Regional Road #27, south of Milani Boulevard, being Block 41 on Registered Plan 65M-3627, City of Vaughan, as shown on Attachments #1 and #2. This development represents Phase 1 of the overall site development (3.57 ha) as shown on Attachment #2. Phase 2 (1.74 ha) will be developed at a later date to the west of the proposed development.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed site development for office uses conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1134). The proposed site development and office uses complies with the Zoning By-law, except for the maximum width of the site access on Regional Road #27, which is proposed at 17 m, whereas 13.5 m is permitted. As the access has been designed to meet the requirements of the Region of York Transportation Services Department (ie. 2 inbound lanes, centre median, and 2 outbound lanes), the Vaughan Building Standards Department has advised that a variance will not be required.

Site Plan Review

This site plan application represents a significant revision to the previous development that consisted of a one-storey recreational facility with a two-storey office component that was approved by Vaughan Council on May 20, 2008. The current proposal consists of a four-storey office building situated at the northern edge of the property as shown on Attachment #3. The total gross floor area of the proposed office building is 13,871.9 m². The indoor recreational facility is no longer being proposed as part of this phase of development.

The proposed 4-storey office development represents Phase 1 of the overall development of the subject lands and requires 538 parking spaces, whereas the plan shows 556 spaces (including 6 handicapped spaces). The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 18 spaces.

Vehicular access to the site for the Phase 1 development is provided by a driveway through the hydro corridor out to Regional Road #27 to the east, which is satisfactory to the Region of York Transportation Services Department. Signalization at the access location will be required at a future date when the full build-out of the site (Phase 2) occurs, and if any recreational uses are contemplated in the future on the southerly open space lands (also owned by the applicant), which would generate more traffic and place a greater demand on the operation of the intersection/access into and out of the site.

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations, as shown on Attachments #3, #4 and #5, respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the site servicing and grading plans and stormwater management report. The final plans and report must be approved to the satisfaction of the Engineering Department in consultation with the Toronto and Region Conservation Authority.

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

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

A portion of the site abuts Regional Road #27, which is under the jurisdiction of the Region of York. The Regional Transportation Services Department has no objections in principle to the proposed development, however, final approval from the Region will be required. The Owner will also be required to enter into a Regional Site Plan Agreement with the Region of York.

The Region has indicated that a second site access may be necessary from Milani Boulevard to serve the Phase 2 development and any recreational uses that may be contemplated in the future within the open space lands to the south, which would be in addition to the signalization of the proposed driveway access on Regional Road #27. The owner to the north (Milani) owns a sliver of land on the south side of Milani Boulevard, which restricts access to the applicant's property. The applicant has not been able to obtain access to Milani Boulevard to date.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is generally satisfied that the proposed development for a 4-storey office building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department recommends approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Ryan Mino, Planner, ext. 8213

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location:
Part of Lot 8, Concession 9
Applicant:
ROYBRIDGE HOLDINGS LIMITED
N:\DFT\1 ATTACHMENTS\DA\loc.05.009

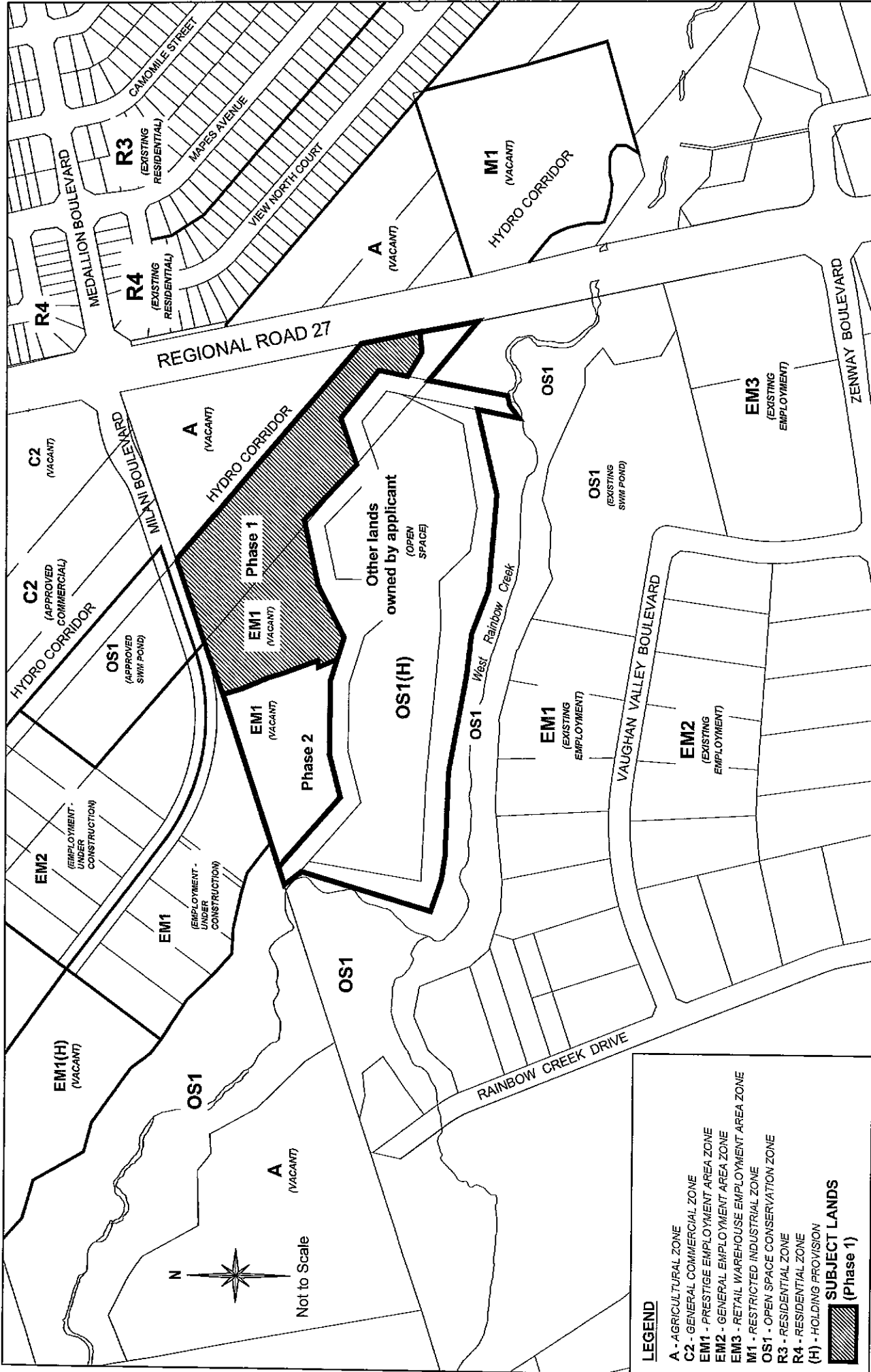


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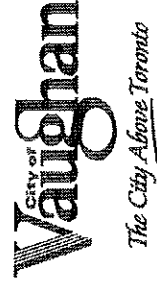
Attachment

File:
DA-08.009
Date:
May 27, 2009

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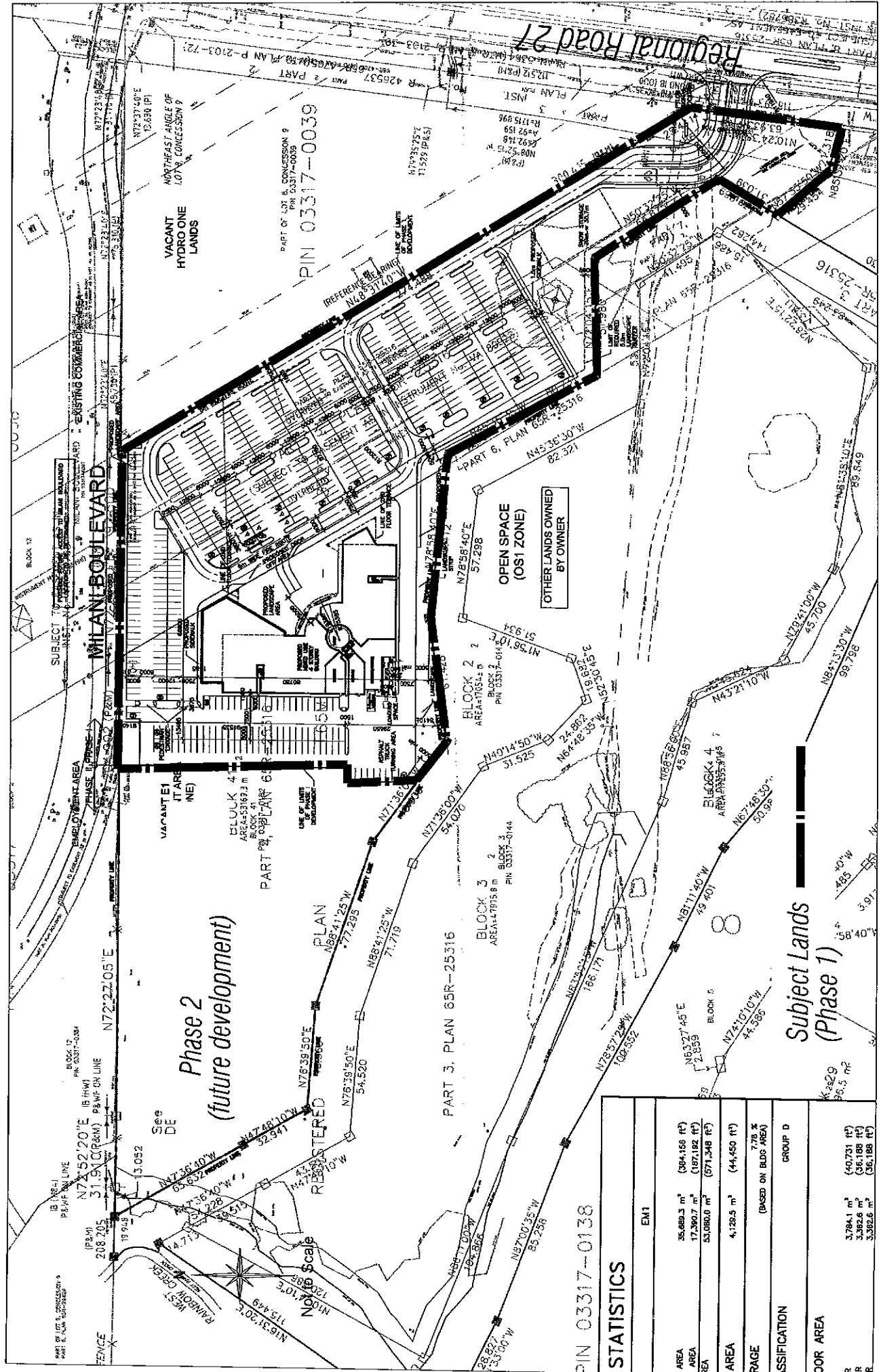


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Location Map
 Location: Part of Lot 8, Concession 9
 Applicant: ROYBRIDGE HOLDINGS LIMITED
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- LEGEND**
- A - AGRICULTURAL ZONE
 - C2 - GENERAL COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - M1 - RESTRICTED INDUSTRIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R3 - RESIDENTIAL ZONE
 - R4 - RESIDENTIAL ZONE
 - (H) - HOLDING PROVISION
 - SUBJECT LANDS (Phase 1)



PIN 03317-0138

| EM1 | AREA | GROUP D |
|-----|--|---------|
| | 36,689.3 m ² (384,166 ft ²) | |
| | 17,390.7 m ² (187,192 ft ²) | |
| | 53,080.0 m ² (571,348 ft ²) | |
| | 4,128.5 m ² (44,450 ft ²) | |
| | 7.75 % (BASED ON BLDG AREA) | |
| | 3,784.1 m ² (40,731 ft ²) | |
| | 3,382.6 m ² (36,188 ft ²) | |
| | 3,382.6 m ² (36,188 ft ²) | |

Site Plan

Location:
Part of Lot 8, Concession 9

Applicant:
ROYBRIDGE HOLDINGS LIMITED

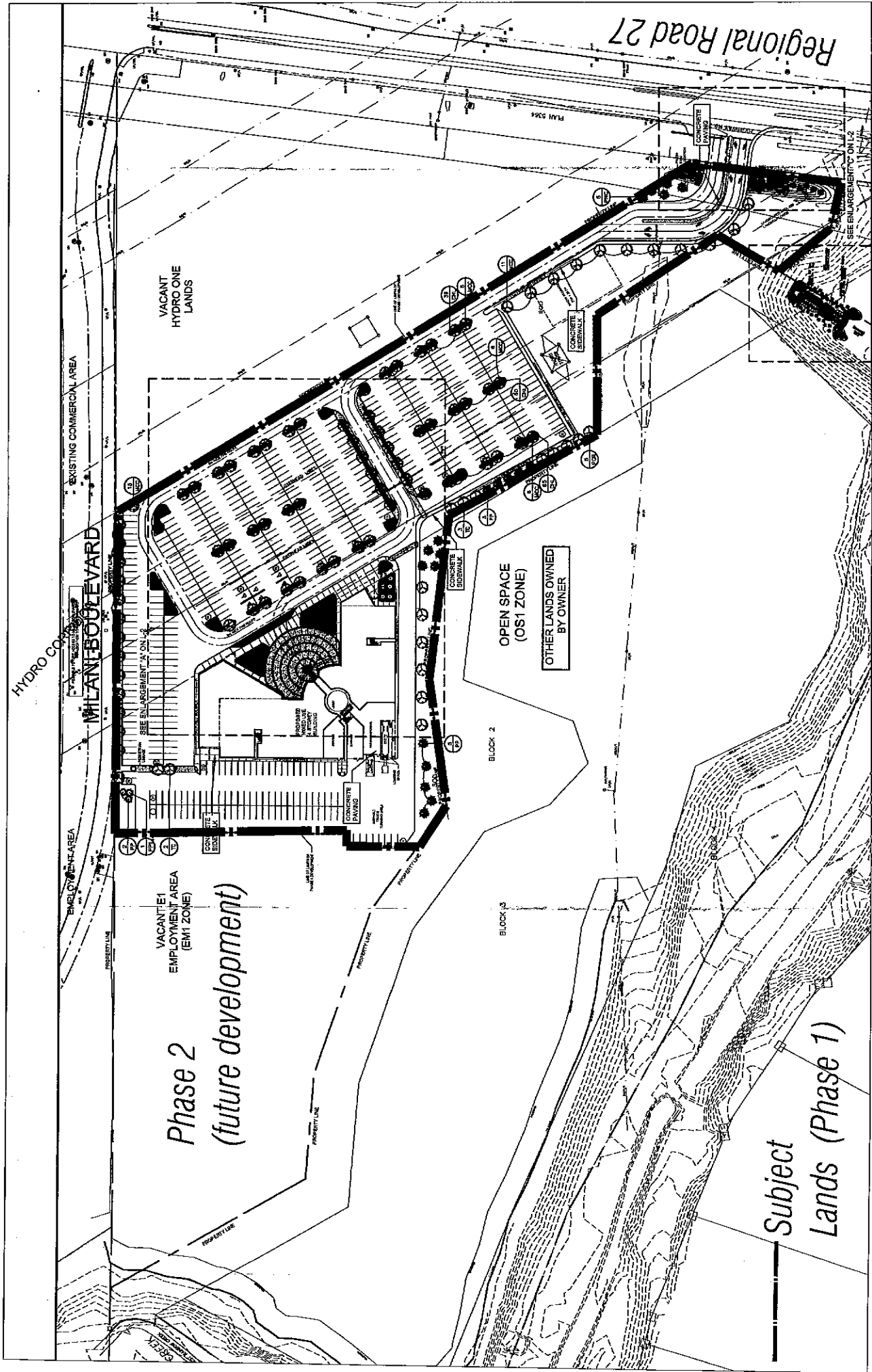
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Development Planning Department

Attachment 3

File:
DA.08.009

Date:
May 27, 2009



Landscape Plan

Location:
Part of Lot 8, Concession 9

Applicant:
ROYBRIDGE HOLDINGS LIMITED

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The City Above Toronto

Development Planning Department

Attachment

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File:
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May 27, 2009

Regional Road 27

HYDRO CORP
EXISTING COMMERCIAL AREA
MILAN BOULEVARD

Phase 2
(future development)
VACANT/EM1
EMPLOYMENT AREA
(EM1 ZONE)

OPEN SPACE
(OS1 ZONE)
OTHER LANDS OWNED
BY OWNER

Subject
Lands (Phase 1)

Elevations

Location:
Part of Lot 8, Concession 9

Applicant:
ROYBRIDGE HOLDINGS LIMITED

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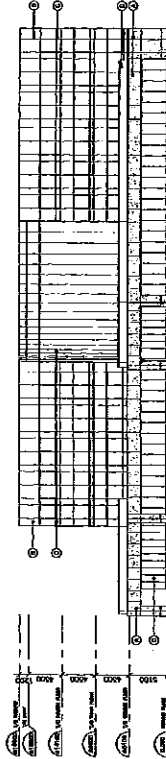
CITY OF Vaughan

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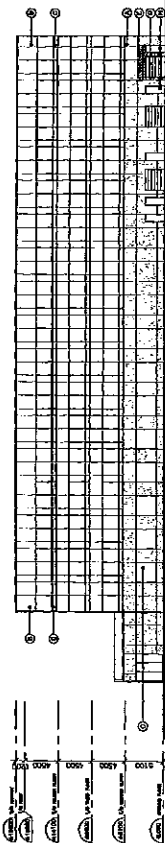
Attachment 5

File:
DA.08.009

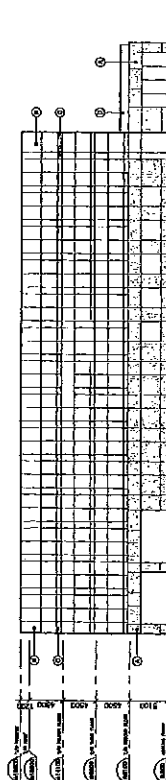
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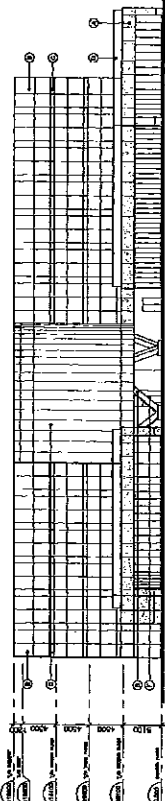
4 NORTH ELEVATION (FACING MILANI BOULEVARD)
A301 SCALE: 1/320



3 WEST ELEVATION
A301 SCALE: 1/320



2 SOUTH ELEVATION
A301 SCALE: 1/320



1 EAST ELEVATION
A301 SCALE: 1/320