

COMMITTEE OF THE WHOLE NOVEMBER 10, 2009

SITE DEVELOPMENT FILE DA.09.037 ANTHONY AND THOMAS KIRIAKOH WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.037 (Anthony and Thomas Kiriakoh) BE APPROVED, to permit the development of a banquet hall, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, the Vaughan Public Works Department, and the Vaughan Engineering Department;
 - ii) the variances for the reduction in the minimum required landscape strip abutting Highway #407 and the reduction in the minimum required built-to-zone setback shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding; and,
 - iii) the Owner shall satisfy all requirements of the Ministry of Transportation and the Toronto and Region Conservation Authority.

Contribution to Sustainability

The applicant has advised that the following sustainable building and site design features will be incorporated into the proposed development:

- i) water use reduction: specific dual flush toilets and ultra-low flow faucets will be utilized;
- ii) CFC reduction in HVAC Equipment: specific non-CFC refrigerants will be used for all building equipment;
- iii) optimized energy performance: design and install "Low-E" argon windows in thermally improved frames; and,
- iv) low emitting materials: use water-based paints, adhesives and sealants.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit a 70.8m² addition to the existing commercial building (former Palazzo Nightclub) and revisions to the building elevations, and paved and landscape areas, to facilitate the development of a banquet hall with an accessory office, as shown on Attachments #3, #4, #5 and #6.

Background - Analysis and Options

Location

The 1.47ha subject lands are located on the south side of Peelar Road, east Jane Street, known municipally as 99 Peelar Road, being Lot 13 on Plan 65M-8070, in Part of Lot 3, Concession 4, City of Vaughan, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Corporate Centre District" by OPA #500, the City's Corporate Centre Plan. The proposed banquet hall use conforms to the Official Plan.

The subject lands are zoned C10 Corporate District Zone by By-law 1-88. The proposed banquet hall use complies with By-law 1-88, however, in order to implement the proposed site plan, the following variances to the C10 Zone are required:

	By-law Standard	By-law 1-88 Minimum Requirement (C10 Corporate District Zone)	Proposed Exceptions (to the C10 Corporate District Zone)
a.	Minimum width of landscape strip adjacent to Highway #407	9m	6m and 3m (at narrowest point)
b.	Maximum built-to-zone setback along Peelar Road	50% of the length of the street line (Peelar Road) shall have buildings located within 0-9m	10% of the length of the street line (Peelar Road) shall have the proposed banquet hall building located within 0-9m

The Owner is proposing minimum 3m and 6m wide landscape strips along Highway #407, as shown on Attachment #3, whereas By-law 1-88 requires a minimum of 9m. The Development Planning Department conducted a site visit and determined that the grade of Highway #407 at this location is higher than the subject lands, and therefore, the site is visible at any buffer width. Accordingly, the Owner has agreed to provide dense planting/trees along the highway within the 3m and 6m strips. The final landscape plan must be to the satisfaction of the Development Planning Department. Accordingly, the proposed reduction in landscape strip width can be supported by the Development Planning Department.

The Owner is also proposing a reduction in the percentage of building area in the required "built-to-zone" setback of 0-9m from the street line (Peelar Road). The intent of the "built-to-zone" setback requirement in By-law 1-88 is to encourage development closer to the street in the Vaughan Metropolitan Centre, more specifically, the Corporate Centre Zone categories of C9 Corporate Centre Zone and C10 Corporate District Zone. The proposal is for a 70.8m² addition to an existing commercial building, of which most of the addition is located in the built-to-zone setback, as shown on Attachment #3. The balance of the existing building will be retro-fitted to facilitate the development of a banquet hall. Therefore, the Development Planning Department has no objection to the reduction in the percentage of proposed building area in the required "built-to-zone" setback.

The Owner will be required to obtain approval for the above-noted variances from the Vaughan Committee of Adjustment, which shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3 to #6, inclusive, subject to one exception. The proposed outdoor garbage area has been red-lined on Attachments #3 and #6, to be replaced with a completely enclosed garbage area. This revision must be reflected on all pertinent plans, and be approved to the satisfaction of the Development Planning and Public Works Departments. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Servicing/Grading/Toronto and Region Conservation Authority

The Owner has submitted a site servicing and grading plan along with a stormwater management report for the review and approval of the Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority (TRCA). Prior to the execution of the City's Site Plan Letter of Undertaking, the final site servicing and grading plan and stormwater management report must be approved to the satisfaction of the Vaughan Engineering Department, and the Owner must satisfy all requirements of the TRCA.

Ministry of Transportation

The subject lands abut Highway #407. The Ministry of Transportation is protecting for a 14m right-of-way along the Highway #407 corridor, as shown on Attachment #3, in order to facilitate any future widening. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy all requirements of the Ministry of Transportation.

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

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #500, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed 70.8m² addition to the existing commercial building and revisions to the building elevations, and the paved and landscape areas to facilitate the development of a banquet hall, is 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 contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - North and South
5. Elevations - East and West
6. Landscape Plan

Report prepared by:

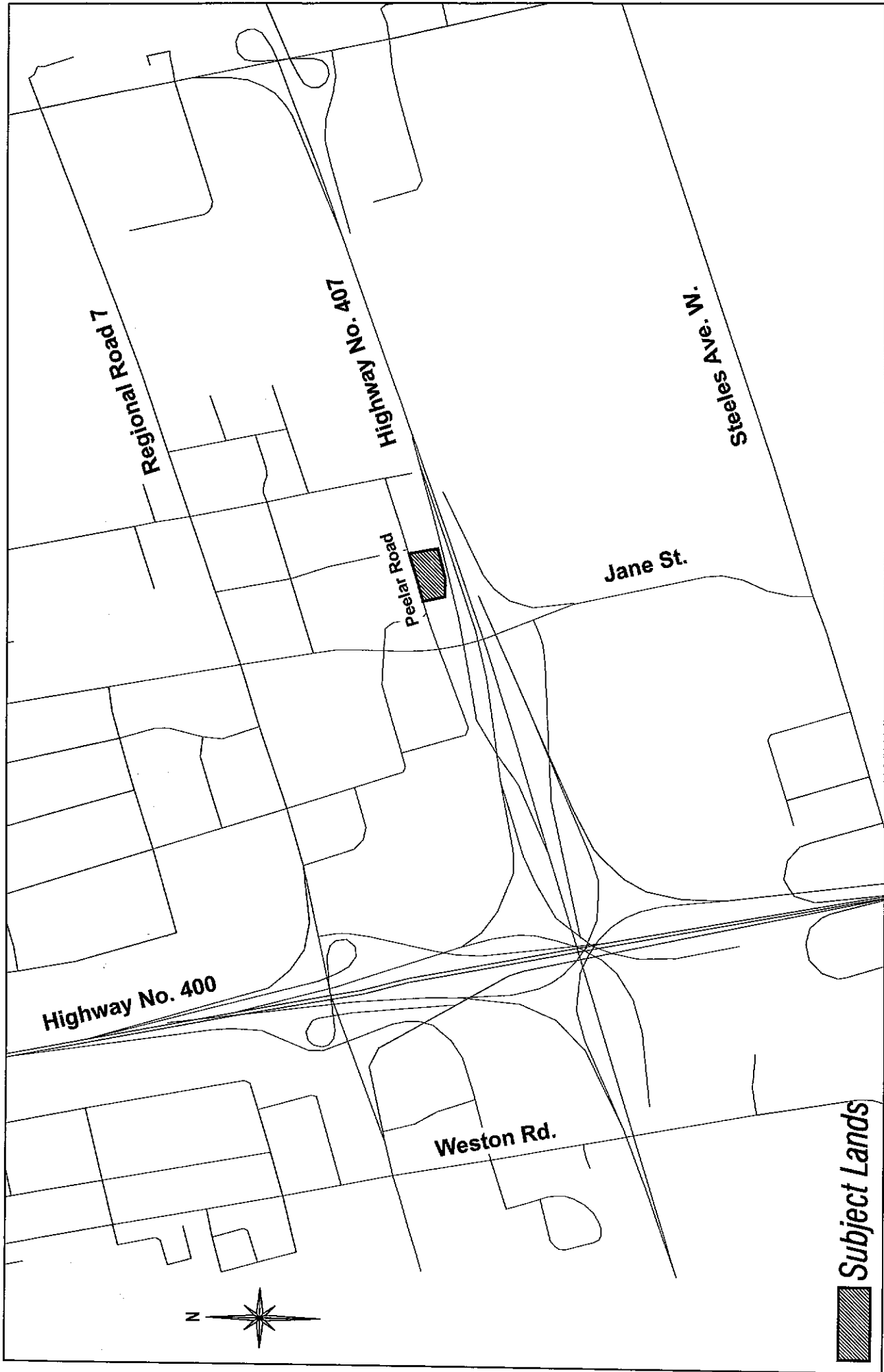
Christina Napoli, Planner, ext. 8483
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Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



 Subject Lands

Context Location Map

Location:
Part Lot 4, Concession 4
Applicant:
Anthony and Thomas Kiriakou

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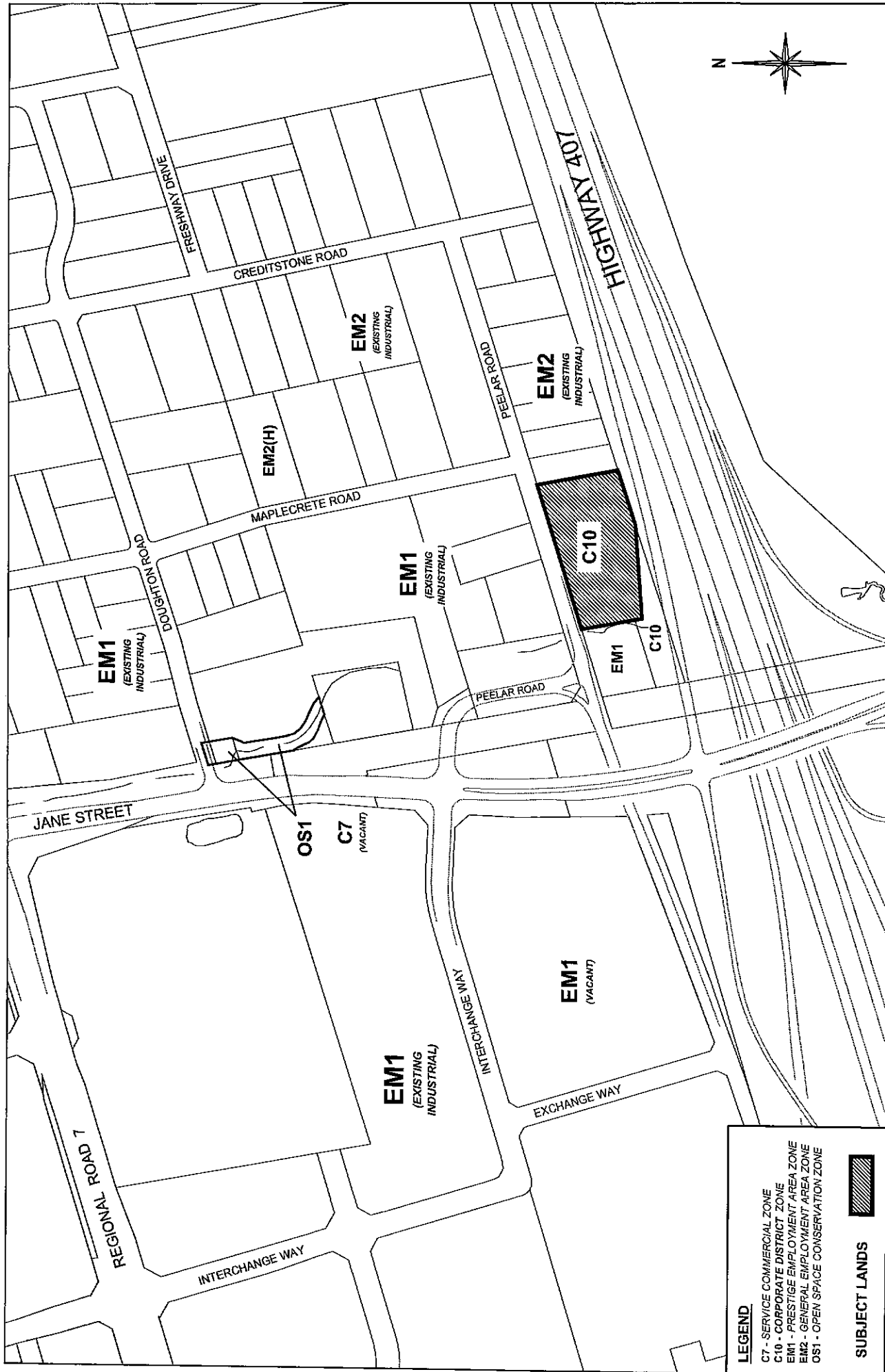


The City Above Toronto
Development Planning Department

Attachment

1

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October 14, 2009



LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS



Location Map

Location:
Part Lot 4, Concession 4
Applicant:
Anthony and Thomas Kirakoh

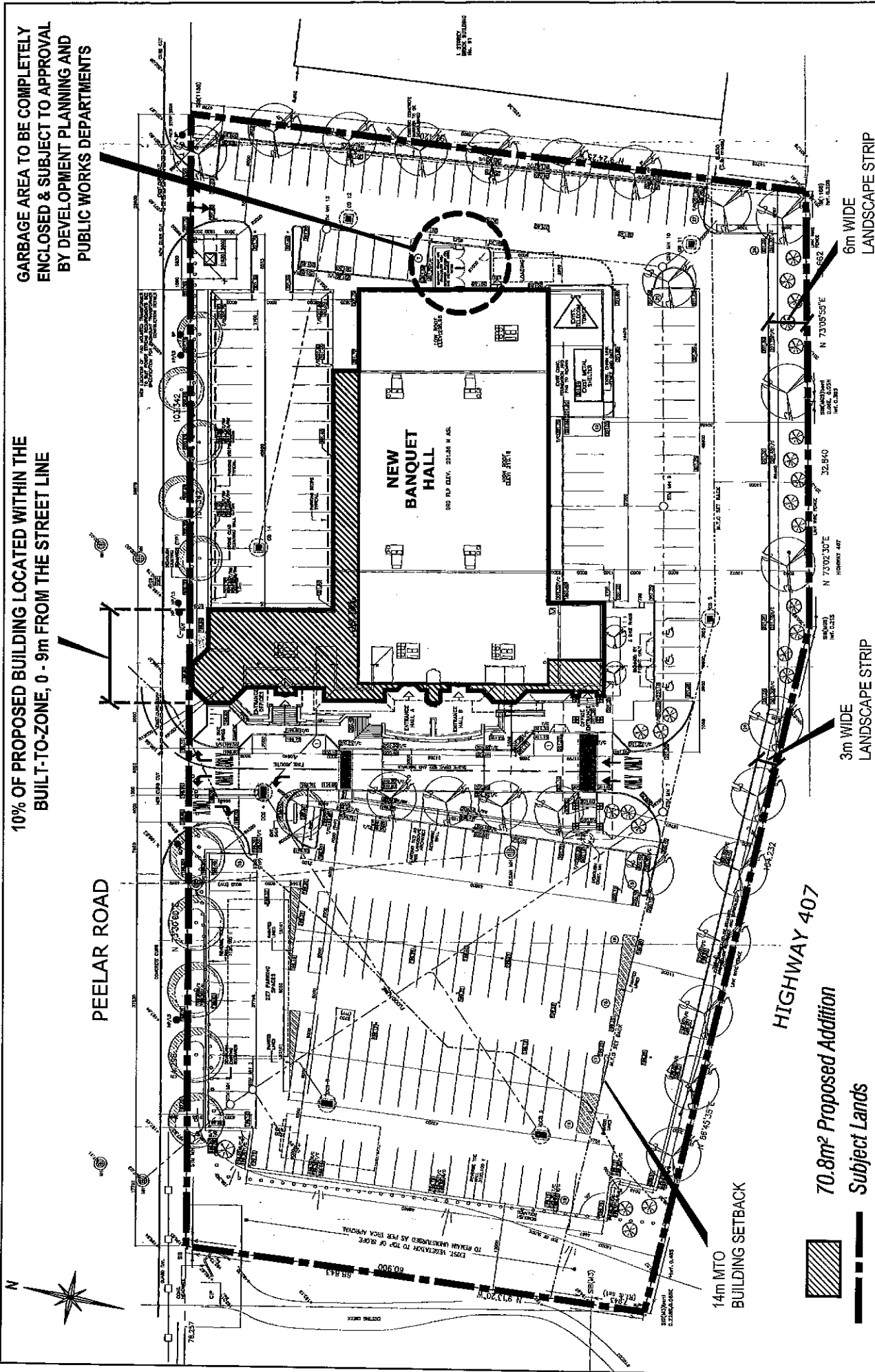
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Development Planning Department

10% OF PROPOSED BUILDING LOCATED WITHIN THE BUILT-TO-ZONE, 0 - 9m FROM THE STREET LINE

GARAGE AREA TO BE COMPLETELY ENCLOSED & SUBJECT TO APPROVAL BY DEVELOPMENT PLANNING AND PUBLIC WORKS DEPARTMENTS



Site Plan

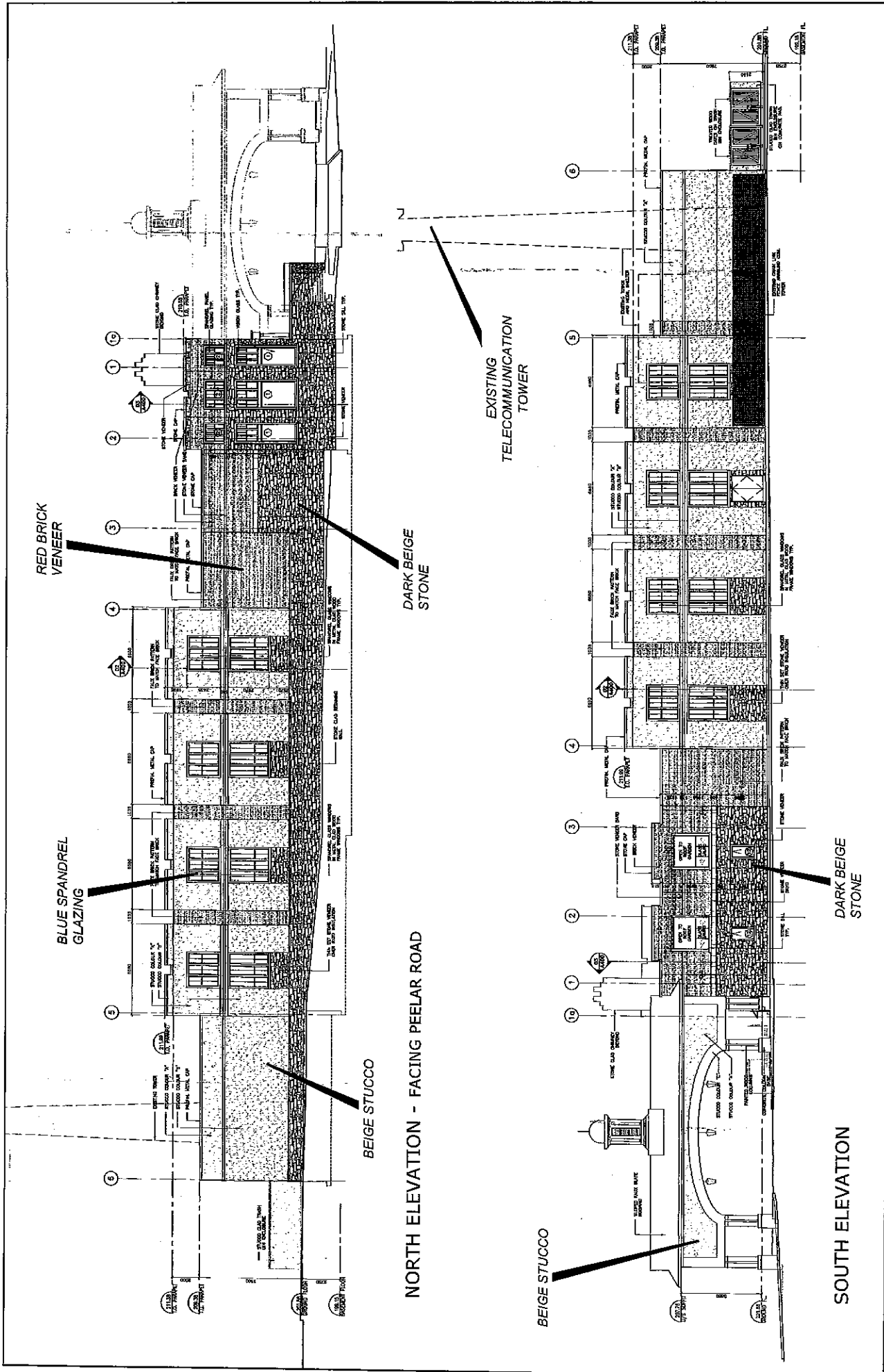
Location:
Part Lot 4, Concession 4
Applicant:
Anthony and Thomas Kiriatkoff

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Development Planning Department



RED BRICK VENEER

BLUE SPANDEL GLAZING

BEIGE STUCCO

NORTH ELEVATION - FACING PEELAR ROAD

DARK BEIGE STONE

EXISTING TELECOMMUNICATION TOWER

BEIGE STUCCO

SOUTH ELEVATION

DARK BEIGE STONE

Elevations - North and South



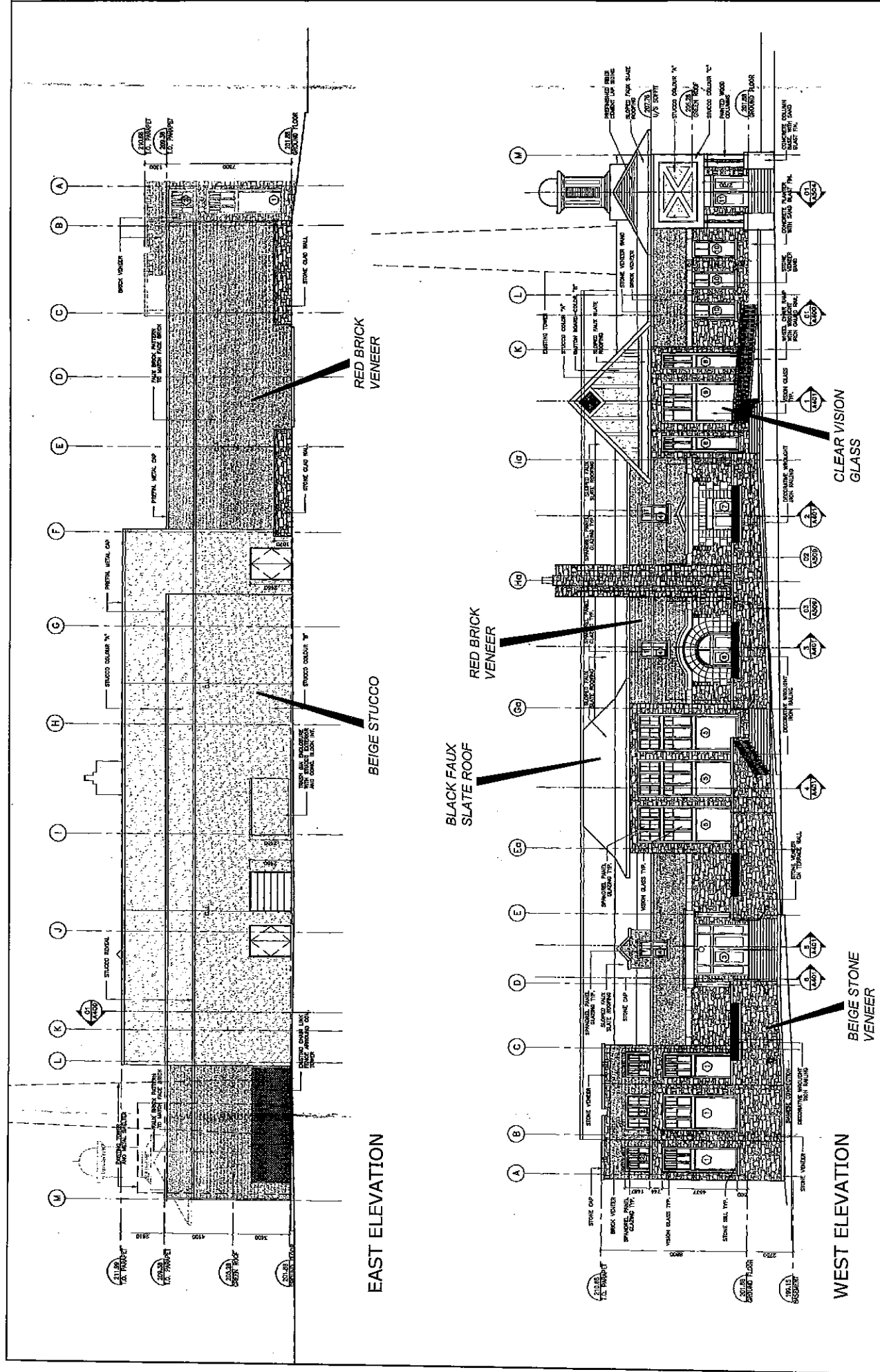
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Attachment

4

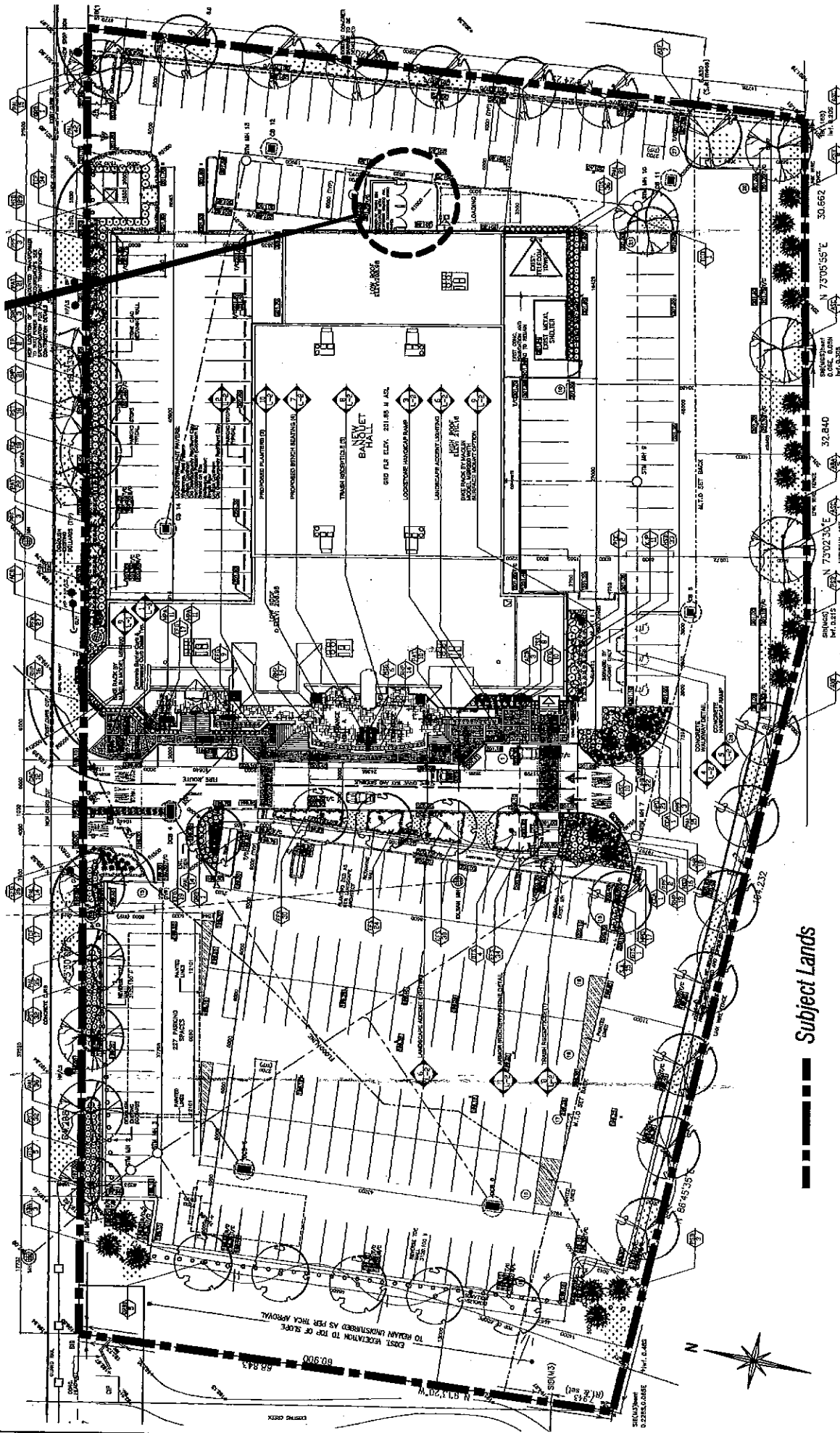
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Location: Part Lot 4, Concession 4
Applicant: Anthony and Thomas Kriakoh
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GARBAGE AREA TO BE COMPLETELY ENCLOSED
& SUBJECT TO APPROVAL BY DEVELOPMENT
PLANNING AND PUBLIC WORKS DEPARTMENTS

PEELAR ROAD



Subject Lands

Landscape Plan

Location:
Part Lot 4, Concession 4
Applicant:
Anthony and Thomas Kirakoh

NA.DFA1 ATTACHMENTS\DA\66-09.037



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Attachment

6

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