

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 21, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

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**SITE DEVELOPMENT FILE DA.14.025
CONDOR PROPERTIES LIMITED/MUZZO BROTHERS GROUP INC.
WARD 4 – VICINITY OF LANGSTAFF ROAD AND NORTH RIVERMEDE ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.025 (Condor Properties Limited/Muzzo Brothers Group Inc.) BE APPROVED, to facilitate the development of a 1,522.84 m² 2-storey banquet hall with two levels of underground parking, and a 2,259.90 m² 1-storey multi-unit employment building, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, elevation drawings, landscape plans and signage details;
 - ii. the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii. the owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the owner shall satisfy any conditions of approval imposed by the Committee; and,
 - iv. the owner shall satisfy all requirements of York Region.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

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Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- recycled concrete material for the base of the parking lot
- roofing materials which have a solar reflectance index (i.e. “white roof”)
- low volatile organic compound (VOC) adhesives, sealants, paints and coatings
- drought tolerant landscape materials
- water efficient plumbing fixtures

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.025 (Condor Properties Limited/Muzzo Brothers Group Inc.) respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of a 1,522.84 m² 2-storey banquet hall with two levels of underground parking, and a 2,259.90 m² 1-storey multi-unit employment building, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The 1.5 ha subject lands shown on Attachments #1 and #2 are located on the southwest corner of Langstaff Road and North Rivermede Road, municipally known as 10 and 20 North Rivermede Road, City of Vaughan.

Official Plan and Zoning

The subject lands are designated “Prestige Employment” by the Vaughan Official Plan 2010 (VOP 2010). The “Prestige Employment” designation permits manufacturing, warehousing, processing and distribution uses without outside storage. The proposed 2,259.90 m² 1-storey multi-unit employment building conforms to VOP 2010. The proposed 1,522.84 m² banquet hall is not a permitted use under the “Prestige Employment” designation. However, the proposed banquet hall is permitted as-of-right under the existing EM1 Prestige Employment Area Zone, and will replace a longstanding existing banquet hall (Le Parc) that currently operates on the subject lands.

The subject lands are zoned EM1 Prestige Employment Area Zone with a “CC” Commercial Complex overlay by Zoning By-law 1-88, and subject to Exception 9(193), which permits the proposed banquet hall and multi-unit employment building. The following site-specific zoning exceptions to the EM1 Prestige Employment Area Zone standards have been identified to facilitate the proposed site development:

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Table #1:			
	By-law Standard	By-law 1-88 Requirement of the EM1 Prestige Employment Area Zone, Exception 9(193)	Proposed Exceptions to the EM1 Prestige Employment Area Zone, Exception 9(193)
a.	Minimum Width of a Landscape Strip	9 m along Langstaff Road 3 m along North Rivermede Road	3 m (existing condition) along Langstaff Road, as shown on Attachment #3 2 m (existing condition) along North Rivermede Road, as shown on Attachment #3
b.	Minimum Rear Yard Setback to Building "A"	12 m	6 m

The Planning Department can support the proposed zoning exceptions, which are required to implement the site plan. The reduced landscape strips along Langstaff Road and North Rivermede Road recognizes existing landscaping conditions on the subject lands. In addition, a majority of the landscape strip along North Rivermede Road exceeds the Zoning By-law requirement, with only the portion closest to the driveway entrance containing a 2 m landscape strip width. The reduced rear yard setback to the proposed banquet hall will have minimal impact on abutting properties, as the subject lands abut an existing park (Le Parc Park) to the west.

The owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment, and successfully obtain the Committee's approval, and the Committee's decision shall be final and binding, prior to the finalization of the Site Plan Letter of Undertaking.

Site Plan Review

The subject lands are developed with a 1-storey banquet hall known as the Le Parc Banquet Hall, and a 1-storey office building that includes a day nursery and associated play area. The redevelopment proposal includes the demolition of the existing banquet hall and the construction of a 2-storey 1,522.84 m² banquet hall (Building "A") and 1-storey, 2,259.90 m² multi-unit employment building (Building "B") with a play area on the west side of the building to facilitate a day nursery, as shown on Attachment #3. The existing 1-storey office building (Building "C") is to be retained. The Planning Department recommends additional pedestrian connections and textured walkways within the site to improve circulation and walkability, and the addition of bicycle racks to encourage an alternative form of transportation. The owner has not provided any signage details, which must be finalized to the satisfaction of the Planning Department.

A total of 295 parking spaces are proposed, including 86 parking spaces located in two levels of underground parking beneath the proposed banquet hall. Zoning By-law 1-88 requires that parking for the proposed redevelopment is calculated as follows:

Banquet Hall - 1522 m ² @ 11 spaces/100 m ²	= 168 spaces
Multi-unit Employment Building - 15 units @ 4 spaces/unit	= 60 spaces
Office Building (existing) - 471 m ² @ 3.5 spaces/100 m ²	= 17 spaces
Total Required Parking	= 245 spaces

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Accordingly, the proposal complies with the minimum parking requirements of Zoning By-law 1-88 for the proposed and existing uses.

The proposed building elevations for the banquet hall, as shown on Attachment #5, consist of brick, stone and limestone veneer, stucco, aluminum composite panels and glazing. A dome shape metal roof will accentuate the main entrance of the banquet hall on the east elevation. As the proposed building is located adjacent to the existing Le Parc Park and is in proximity to the proposed multi-unit employment building, the Planning Department recommends that the west and south building elevations be enhanced to respond to these conditions, as highlighted on Attachment #5.

The proposed building elevations for the multi-unit employment building, as shown on Attachment #6, consist primarily of precast concrete and aluminum composite panels, and glazing. The Planning Department recommends that additional façade treatments be included on the north elevation to provide further articulation of the building.

The Planning Department has discussed the recommended building elevation enhancements with the owner, who has agreed to work with the Department to enhance the elevations.

The landscape plan consists of a mix of deciduous trees, shrubs, sodded areas, and decorative pavers, as shown on Attachment #4. New landscaping is proposed primarily internal to the site, as the existing landscaping along Langstaff Road and North Rivermede Road is to be retained. The ramp to the underground parking garage is located 1 m away from Le Parc Park. The Planning Department recommends that the landscape plans be revised to incorporate additional screening along the west property line.

The Planning Department will continue to work with the owner to finalize the details of the proposal. The Planning Department must approve the final site layout, building elevations, and landscape plan, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in the recommendation of this report.

Cash-in-lieu of Parkland Dedication

Pursuant to the City's cash-in-lieu of the dedication of parkland By-law applicable to site plan approved developments, 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 the 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.

Vaughan Development/Transportation Engineering Department

The Vaughan Development / Transportation Engineering Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works Department - Solid Waste Management

Waste generated by this development is proposed to be stored internal to the buildings. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Public Works Department - Solid Waste Management, in accordance with the recommendation of this report.

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Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The subject lands have access onto Langstaff Road, a Regional right-of-way. The York Region Transportation and Community Planning Department has no objection to the development proposal. The owner must satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.14.025 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed redevelopment of the subject lands is permitted by Zoning By-law 1-88 and is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Site Development File DA.14.025, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building "A" Elevations
6. Building "B" Elevations

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)