

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 11, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

11 **SITE DEVELOPMENT FILE DA.17.050**
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.17.050 (Roybridge Holdings Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 993.2 m² eating establishment (Kona Grill) with an enclosed patio, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan and lighting plan;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final functional site servicing and grading plan, stormwater management report, and the Trip Generation Review Study;
 - iii) the Owner shall satisfy all requirements of York Region; and
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department (Solid Waste Management) Division.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 11, CW Report No. 31 – Page 2

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 building materials and hardscaping, including paving and walkways
- a continuous pedestrian walkway connecting to a municipal sidewalk located along Regional Road 27
- pedestrian amenities including seating areas and hardscaped walkways
- building design which includes rainwater re-use readiness
- energy efficient building design (i.e. energy savings at 35%).

Economic Impact

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

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.050 to permit the development of the subject lands, as shown on Attachments #1 and #2 with a one-storey, 993.2 m² eating establishment with an enclosed patio, and a total of 116 parking spaces, as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a one-storey, 993.2 m² eating establishment with an enclosed patio and 116 parking spaces. The Development Planning Department supports the development proposal as the proposed use complies with Zoning By-law 1-88 and is compatible and appropriate with the surrounding land uses.

Location

The 0.63 ha subject lands, as shown on Attachments #1 and #2, are located on the west side of Regional Road 27, north of Regional Road 7 and are municipally known as 6210 Regional Road 7. The subject lands form part of the Vaughan Valley Centre, an 11.8 ha employment commercial centre that consists of service-related commercial uses. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits a range of employment uses such as warehousing, manufacturing, processing and distribution and ancillary retail uses. The proposed eating establishment is not a permitted use within the “Prestige Employment” designation.

Zoning

The subject lands are zoned C7 Service Commercial Zone and form part of site-specific Exception 9(1126), which applies to a larger area including the subject lands, as shown on Attachment #2. This exception permits an eating establishment use as-of-right on the subject lands, provided that the total GFA devoted to an eating establishment does not exceed 20% of the total GFA of all development within the limits of Exception 9(1126).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 11, CW Report No. 31 – Page 3

The proposed 993.2 m² eating establishment (Building “M”) would be the only eating establishment use on the land subject to site-specific Exception 9(1126). The northerly portion of the lands subject to site-specific Exception 9(1126) are developed with an existing employment building and an office building with a GFA of 6,835 m², which is currently under construction. The proposed 993.2 m² eating establishment represents approximately 14.5% of the total GFA of all development (6,835 m²), and therefore, complies with Zoning By-law 1-88.

Exception 9(1126) requires that a minimum of 277 parking spaces be provided within the boundary of the Exception, as shown on Attachment #2. A total of 280 parking spaces will be proposed for the overall development, including 116 parking spaces for the eating establishment. The proposal complies with the parking requirements of Zoning By-law 1-88.

Site Plan

The proposed 993.2 m² one-storey eating establishment, as shown on Attachment #3, is comprised of an 867.7 m² area devoted to the eating establishment use, a 125.5 m² mezzanine level for storage and change rooms and a 170.9 m² enclosed patio. The proposed patio (170.9 m²) is covered and enclosed, and is considered as GFA devoted to the eating establishment use under the provisions of Zoning By-law 1-88.

A total of 116 parking spaces (inclusive of 5 barrier-free parking spaces, Types A and B) are proposed. One loading space is proposed at the rear of the building. Access to the site is provided from an existing approved right-in/right-out access from Regional Road 27. An existing vehicular connection running east/west is located north of the subject lands.

The proposed building elevations, as shown on Attachment #5 include panel cladding, brick veneer and glazing. The Urban Design and Cultural Heritage Division of the Development Planning Department have reviewed the proposal and is generally satisfied with the proposed building elevations.

A 4.5 m wide landscape strip abutting Regional Road 27 is proposed, and is consistent with the developments to the north and south. The proposed landscaping on site consists of deciduous, coniferous, perennial and shrub plantings, as shown on Attachment #4.

The proposed development is one of a number of buildings that make up the Vaughan Valley Centre. In order to provide a continuous pedestrian network, a 2 m wide concrete pedestrian walkway along the perimeter of the building, and a 1.5 m wide walkway is provided along the southerly boundary of the property will to connect to the existing municipal sidewalk abutting Regional Road 27, as shown on Attachment #4. Two benches and waste/recycling receptacles are provided. Bike racks are recommended and must be located along the main entrance, and shown on the landscape plan.

Earthbin (Moloks) waste collection containers are proposed, which will be partially screened by landscaping abutting Regional Road 27, as shown on Attachment #4. The Urban Design and Cultural Heritage Division recommends that the Molok waste management system be combined with the truck loading area in order to minimize truck circulation.

Illuminated signage (single channel lettering) is proposed on all building elevations, as shown on Attachment #4. No additional signage is proposed. Lighting is proposed beneath the canopy and roof projection, and exterior sconce light fixtures along the elevation walls.

The Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plans, as shown on Attachments #3 to #6, and will continue to work with the applicant to finalize the drawings. A condition to this effect is included in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 11, CW Report No. 31 – Page 4

Development Engineering and Infrastructure Planning (DEIP) Department

The Owner has submitted a stormwater management report, site-servicing and grading plans, and an updated Trip Generation Review Study based on the approved Traffic Impact Study (TIS), 2012 for the Vaughan Valley Centre, which must be finalized to the satisfaction of the DEIP Department. The previously approved TIS had taken into consideration a smaller sized eating establishment on the subject lands. The Trip Generation Review Study concluded that the additional trips generated by the larger eating establishment will not negatively impact operations on Regional Road 27 or on any on-site driveways.

Environmental Services Department (Solid Waste Management)

The proposed Molok system (Earthbins) is located on a concrete pad, as shown on Attachments #3 and #4. The Environmental Services Department - Solid Waste Management Division has no objection to the use of the molok disposal system. The Owner shall satisfy all requirements of the Environmental Services Department - Solid Waste Management Division. A condition to this effect is included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department advises that cash-in-lieu of parkland dedication will not be required as it has been provided through the Subdivision Agreement (Registered Plan 65M-3627).

Financial Planning and Development Finance Department

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

Regional Implications

The subject lands are accessed from an existing, right-in/right-out access driveway on Regional Road 27, which is under the jurisdiction of York Region. York Region has reviewed the proposal and has no objection to the proposal in principle. The Owner is required to address any requirements of the York Region Community Planning and Development Services Department. A condition to this effect is included in the recommendation of this report.

Conclusion

The Development Planning Department has reviewed Site Development File DA.17.050 in consideration of the policies of VOP 2010, Zoning 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 eating establishment is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of Site Development File DA.17.050, subject to the recommendation in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 11, CW Report No. 31 – Page 5

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevations
6. Perspective Rendering

Report prepared by:

Natalie Wong, Planner, ext. 8866
Clement Messere, Senior Planner ext. 8409

(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.)

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2017

**SITE DEVELOPMENT FILE DA.17.050
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.17.050 (Roybridge Holdings Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a one-storey, 993.2 m² eating establishment (Kona Grill) with an enclosed patio, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan and lighting plan;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final functional site servicing and grading plan, stormwater management report, and the Trip Generation Review Study;
 - iii) the Owner shall satisfy all requirements of York Region; and
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department (Solid Waste Management) Division.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

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 building materials and hardscaping, including paving and walkways
- a continuous pedestrian walkway connecting to a municipal sidewalk located along Regional Road 27
- pedestrian amenities including seating areas and hardscaped walkways
- building design which includes rainwater re-use readiness
- energy efficient building design (i.e. energy savings at 35%).

Economic Impact

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

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.050 to permit the development of the subject lands, as shown on Attachments #1 and #2 with a one-storey, 993.2 m² eating establishment with an enclosed patio, and a total of 116 parking spaces, as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a one-storey, 993.2 m² eating establishment with an enclosed patio and 116 parking spaces. The Development Planning Department supports the development proposal as the proposed use complies with Zoning By-law 1-88 and is compatible and appropriate with the surrounding land uses.

Location

The 0.63 ha subject lands, as shown on Attachments #1 and #2, are located on the west side of Regional Road 27, north of Regional Road 7 and are municipally known as 6210 Regional Road 7. The subject lands form part of the Vaughan Valley Centre, an 11.8 ha employment commercial centre that consists of service-related commercial uses. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits a range of employment uses such as warehousing, manufacturing, processing and distribution and ancillary retail uses. The proposed eating establishment is not a permitted use within the "Prestige Employment" designation.

Zoning

The subject lands are zoned C7 Service Commercial Zone and form part of site-specific Exception 9(1126), which applies to a larger area including the subject lands, as shown on Attachment #2. This exception permits an eating establishment use as-of-right on the subject lands, provided that the total GFA devoted to an eating establishment does not exceed 20% of the total GFA of all development within the limits of Exception 9(1126).

The proposed 993.2 m² eating establishment (Building "M") would be the only eating establishment use on the land subject to site-specific Exception 9(1126). The northerly portion of the lands subject to site-specific Exception 9(1126) are developed with an existing employment building and an office building with a GFA of 6,835 m², which is currently under construction. The proposed 993.2 m² eating establishment represents approximately 14.5% of the total GFA of all development (6,835 m²), and therefore, complies with Zoning By-law 1-88.

Exception 9(1126) requires that a minimum of 277 parking spaces be provided within the boundary of the Exception, as shown on Attachment #2. A total of 280 parking spaces will be proposed for the overall development, including 116 parking spaces for the eating establishment. The proposal complies with the parking requirements of Zoning By-law 1-88.

Site Plan

The proposed 993.2 m² one-storey eating establishment, as shown on Attachment #3, is comprised of an 867.7 m² area devoted to the eating establishment use, a 125.5 m² mezzanine level for storage and change rooms and a 170.9 m² enclosed patio. The proposed patio (170.9 m²) is covered and enclosed, and is considered as GFA devoted to the eating establishment use under the provisions of Zoning By-law 1-88.

A total of 116 parking spaces (inclusive of 5 barrier-free parking spaces, Types A and B) are proposed. One loading space is proposed at the rear of the building. Access to the site is provided from an existing approved right-in/right-out access from Regional Road 27. An existing vehicular connection running east/west is located north of the subject lands.

The proposed building elevations, as shown on Attachment #5 include panel cladding, brick veneer and glazing. The Urban Design and Cultural Heritage Division of the Development Planning Department have reviewed the proposal and is generally satisfied with the proposed building elevations.

A 4.5 m wide landscape strip abutting Regional Road 27 is proposed, and is consistent with the developments to the north and south. The proposed landscaping on site consists of deciduous, coniferous, perennial and shrub plantings, as shown on Attachment #4.

The proposed development is one of a number of buildings that make up the Vaughan Valley Centre. In order to provide a continuous pedestrian network, a 2 m wide concrete pedestrian walkway along the perimeter of the building, and a 1.5 m wide walkway is provided along the southerly boundary of the property will to connect to the existing municipal sidewalk abutting Regional Road 27, as shown on Attachment #4. Two benches and waste/recycling receptacles are provided. Bike racks are recommended and must be located along the main entrance, and shown on the landscape plan.

Earthbin (Moloks) waste collection containers are proposed, which will be partially screened by landscaping abutting Regional Road 27, as shown on Attachment #4. The Urban Design and Cultural Heritage Division recommends that the Molok waste management system be combined with the truck loading area in order to minimize truck circulation.

Illuminated signage (single channel lettering) is proposed on all building elevations, as shown on Attachment #4. No additional signage is proposed. Lighting is proposed beneath the canopy and roof projection, and exterior sconce light fixtures along the elevation walls.

The Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plans, as shown on Attachments #3 to #6, and will continue to work with the applicant to finalize the drawings. A condition to this effect is included in the recommendation of this report.

Development Engineering and Infrastructure Planning (DEIP) Department

The Owner has submitted a stormwater management report, site-servicing and grading plans, and an updated Trip Generation Review Study based on the approved Traffic Impact Study (TIS), 2012 for the Vaughan Valley Centre, which must be finalized to the satisfaction of the DEIP Department. The previously approved TIS had taken into consideration a smaller sized eating establishment on the subject lands. The Trip Generation Review Study concluded that the additional trips generated by the larger eating establishment will not negatively impact operations on Regional Road 27 or on any on-site driveways.

Environmental Services Department (Solid Waste Management)

The proposed Molok system (Earthbins) is located on a concrete pad, as shown on Attachments #3 and #4. The Environmental Services Department - Solid Waste Management Division has no objection to the use of the molok disposal system. The Owner shall satisfy all requirements of the Environmental Services Department - Solid Waste Management Division. A condition to this effect is included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department advises that cash-in-lieu of parkland dedication will not be required as it has been provided through the Subdivision Agreement (Registered Plan 65M-3627).

Financial Planning and Development Finance Department

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

Regional Implications

The subject lands are accessed from an existing, right-in/right-out access driveway on Regional Road 27, which is under the jurisdiction of York Region. York Region has reviewed the proposal and has no objection to the proposal in principle. The Owner is required to address any requirements of the York Region Community Planning and Development Services Department. A condition to this effect is included in the recommendation of this report.

Conclusion

The Development Planning Department has reviewed Site Development File DA.17.050 in consideration of the policies of VOP 2010, Zoning 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 eating establishment is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of Site Development File DA.17.050, subject to the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevations
6. Perspective Rendering

Report prepared by:

Natalie Wong, Planner, ext. 8866
Clement Messere, Senior Planner ext. 8409

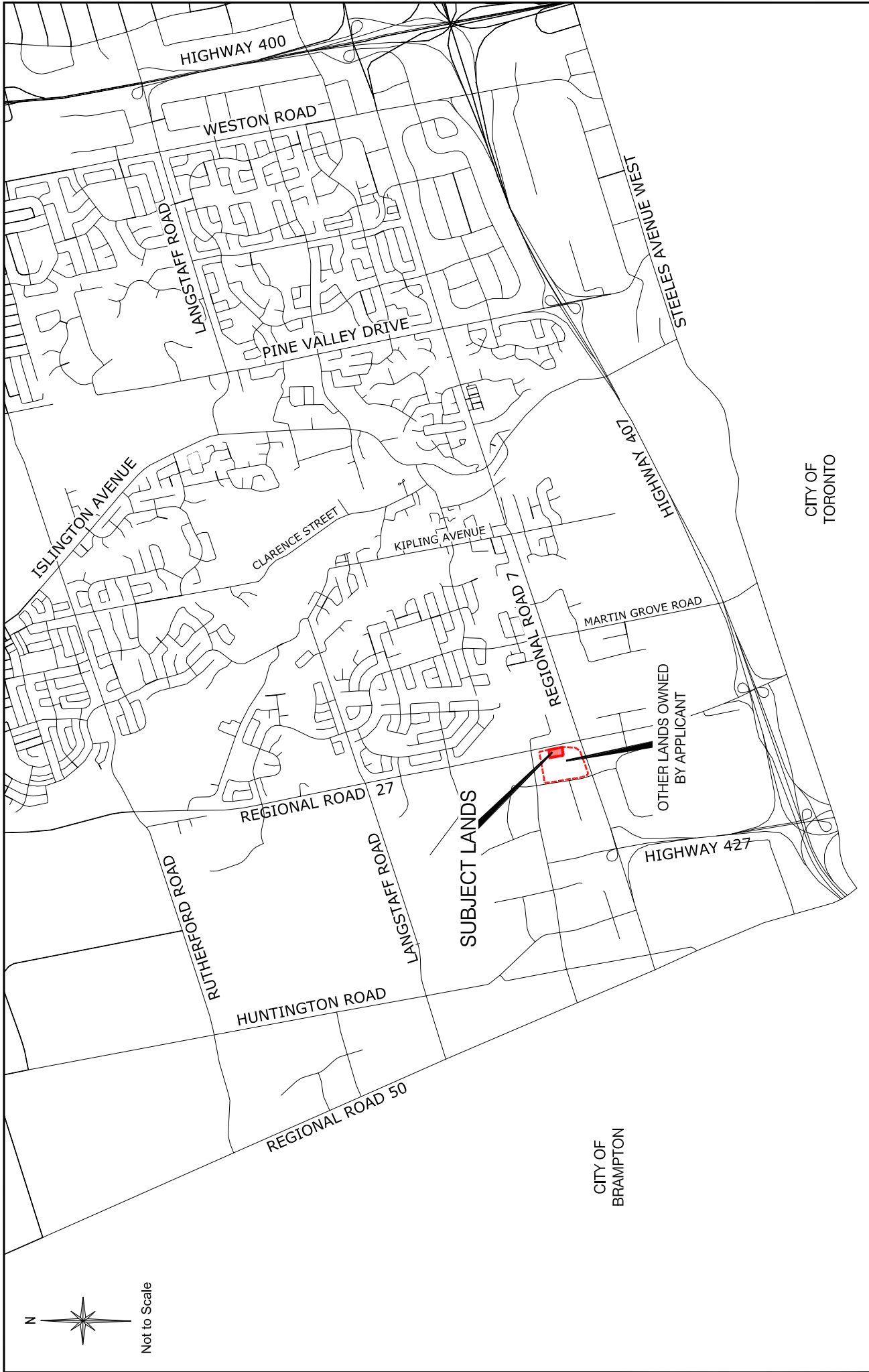
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

Applicant:
Roybridge Holdings Limited

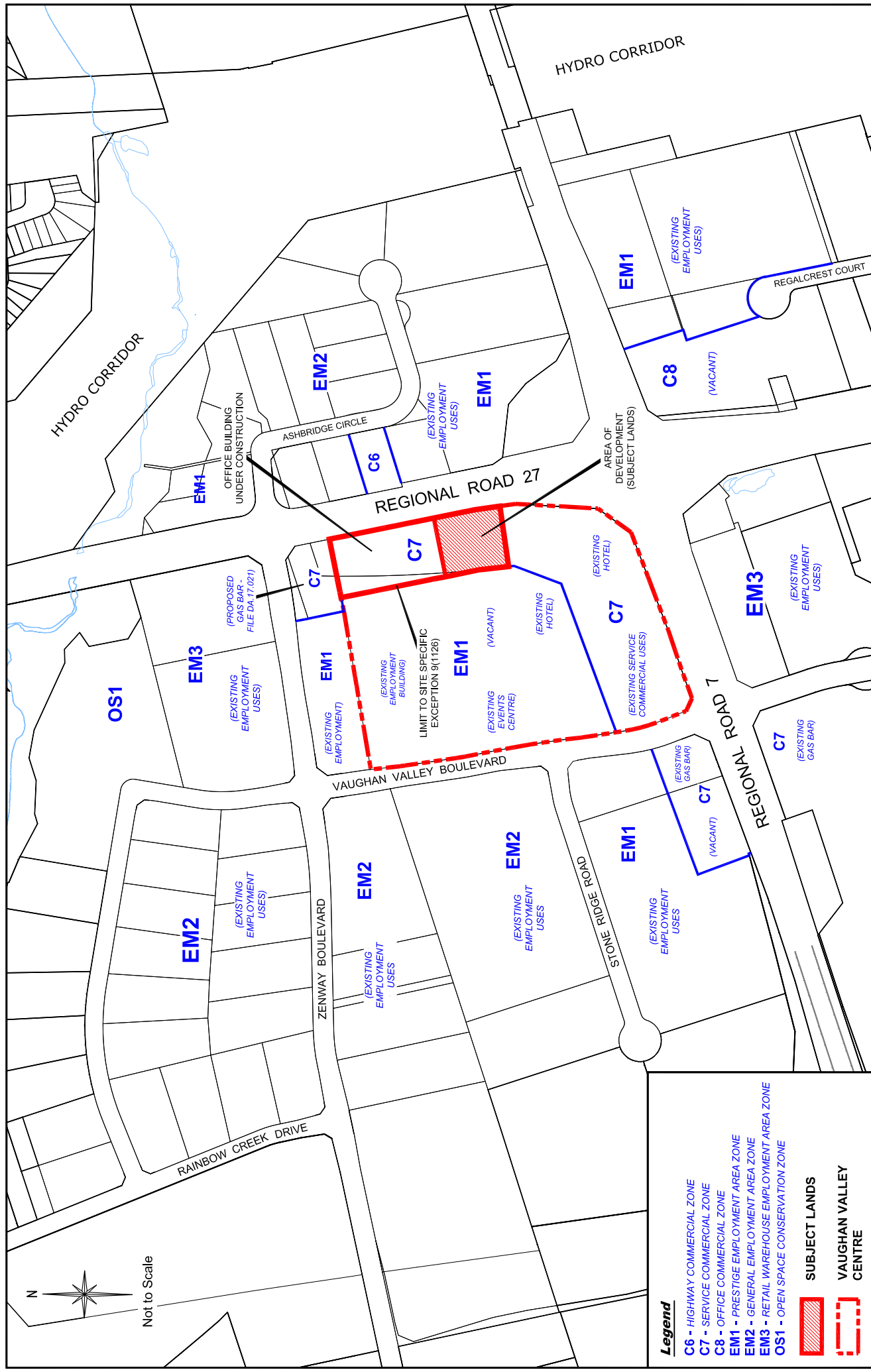
N:\GIS_Archive\Attachments\DA\da.17.050.dwg



Attachment

File:
DA.17.050

Date:
September 19, 2017



Legend

- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

VAUGHAN VALLEY CENTRE

Location Map

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

Applicant:
Roybridge Holdings Limited

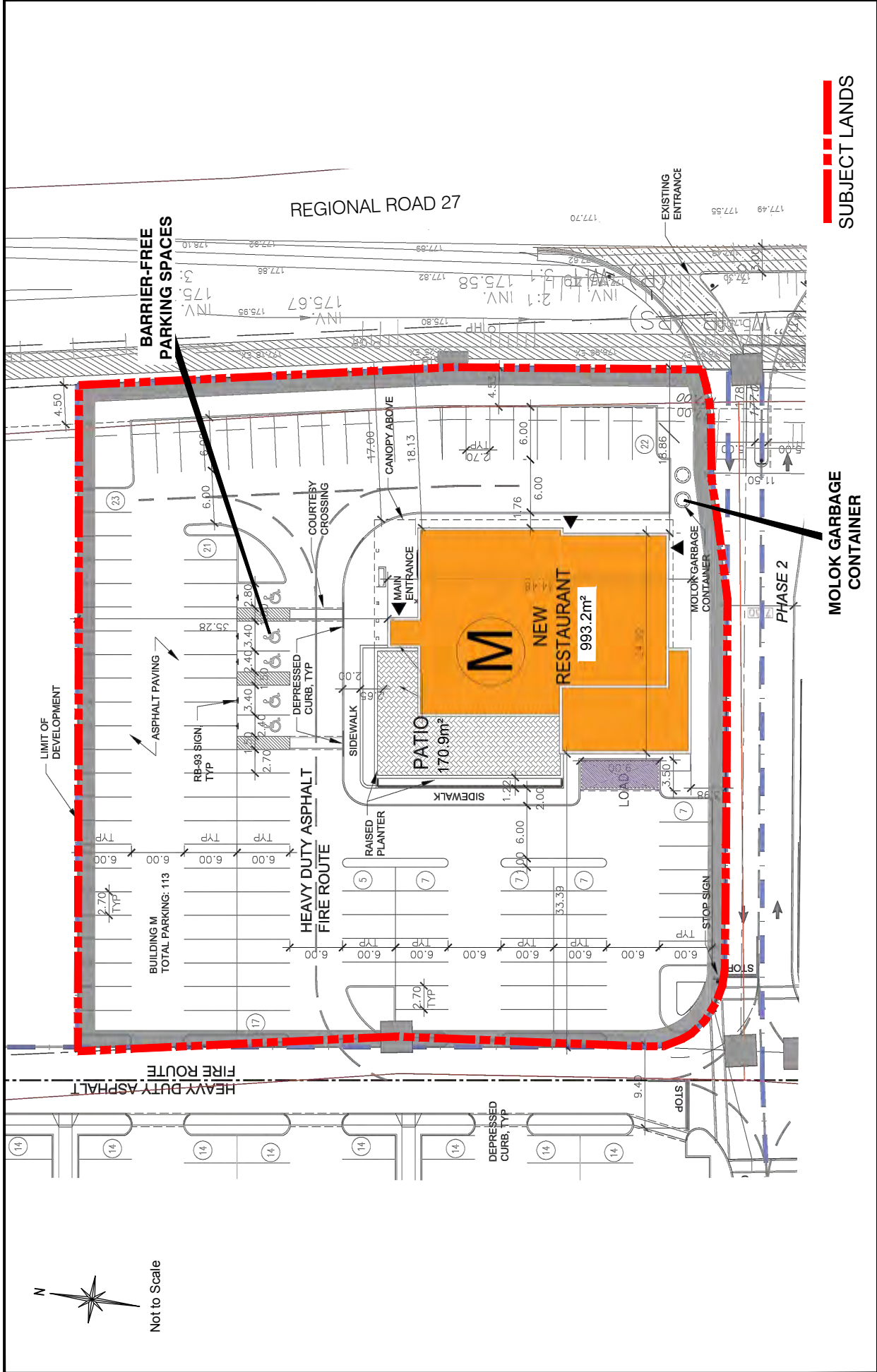
N:\GIS_Archive\Attachments\DA\da-17.050.dwg



Attachment

File: DA.17.050
Date: September 19, 2017

2



Proposed Site Plan

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

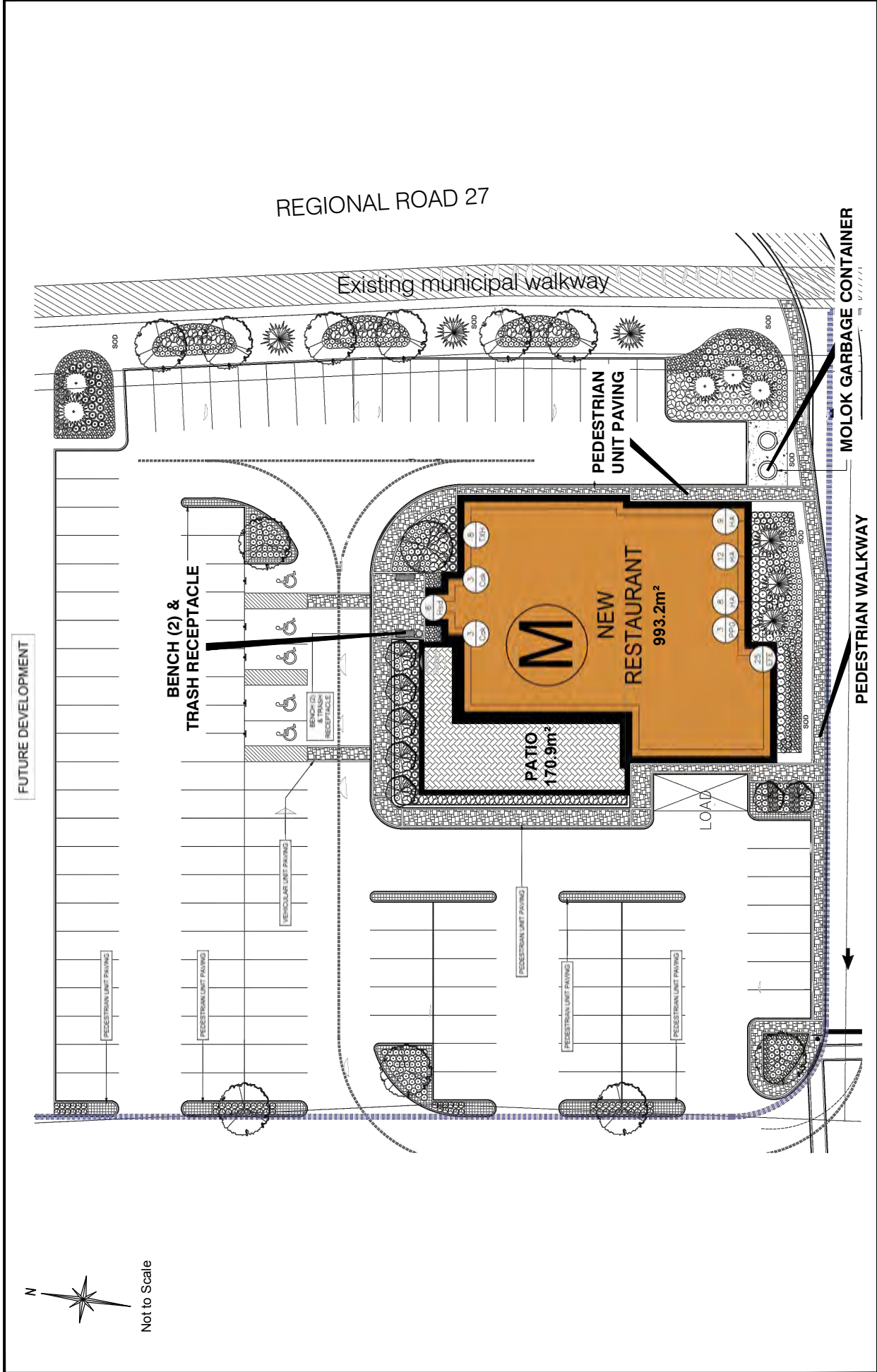
Applicant:
Roybridge Holdings Limited
N:\GIS_Archive\Attachments\DA\da.17.050.dwg



Attachment

File:
DA.17.050
Date:
September 19, 2017

3



Proposed Landscape Plan

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

Applicant:
Roybridge Holdings Limited

N:\GIS_Archive\Attachments\DA\da.17.050.dwg



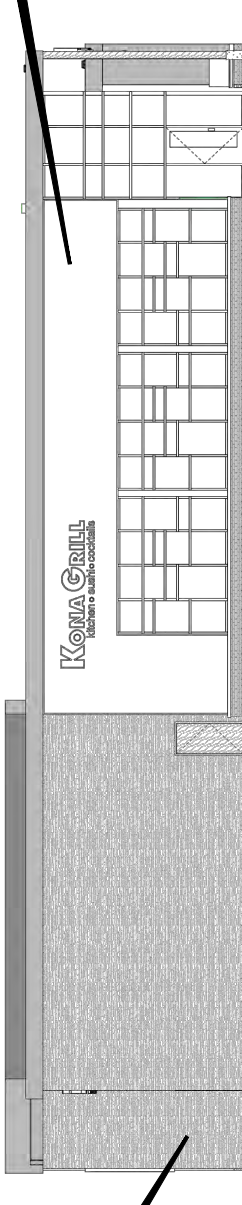
Attachment

File:
DA.17.050

Date:
September 19, 2017

4

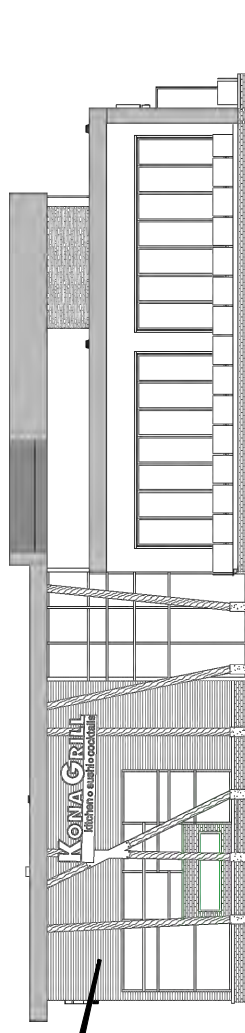
COMPOSITE
PANEL
CLADDING



BRICK VENEER

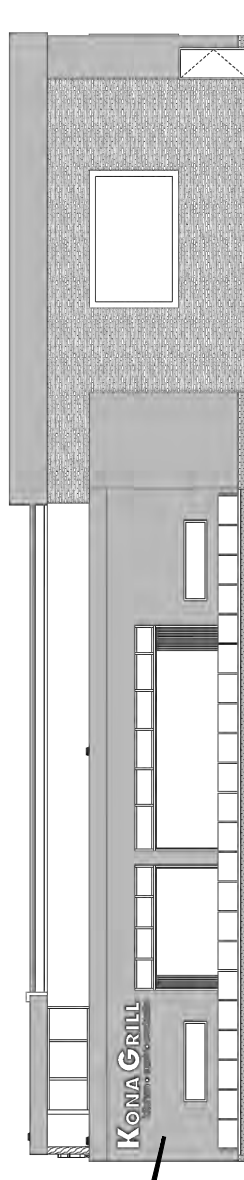
EAST ELEVATION - FACING REGIONAL ROAD 27

COMPOSITE
PANEL
CLADDING



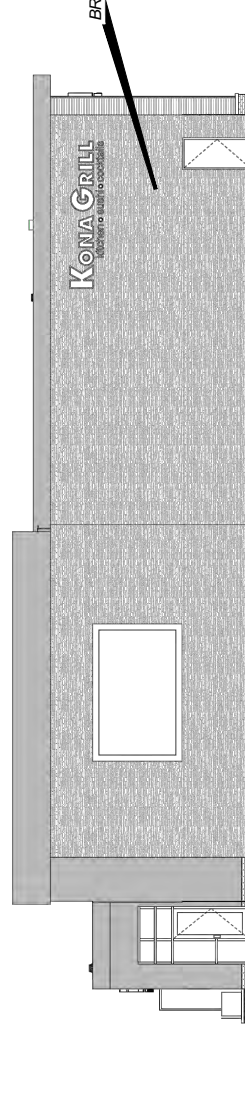
NORTH ELEVATION

COMPOSITE
PANEL
CLADDING



WEST ELEVATION

BRICK VENEER



SOUTH ELEVATION

Not to Scale

Proposed Elevations

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

Applicant:
Roybridge Holdings Limited

N:\GIS_Archive\Attachments\DA\da.17.050.dwg



Attachment

File:
DA.17.050

Date:
September 19, 2017

5



Not to Scale

Perspective Rendering

Location: Part of Lot 6, Concession 9;
6210 Regional Road 7

Applicant:
Roybridge Holdings Limited

N:\GIS_Archive\Attachments\DA\da.17.050.dwg



Attachment

File:
DA.17.050

Date:
September 19, 2017

6