

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services

PREPARED BY: Geoff Day, Senior Planner – West Development Team

DATE: May 31, 2011

RE: Extension of Site Plan Endorsement  
Six storey - 178 room Hotel  
Concord Hospitality - Springhill Suites  
525 Cochrane Drive  
File No: SC 07 131 014

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**RECOMMENDATION:**

1. THAT the Staff memorandum dated May 31, 2011, entitled “Extension of Site Plan Endorsement - Six storey - 178 room Hotel Concord Hospitality - Springhill Suites - 525 Cochrane Drive File No: SC 07 131 014”, be received;
2. THAT the request for an extension of Site Plan Endorsement by Concord Hospitality - Springhill Suites be granted to June 10, 2014; and,
3. AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Background**

On June 30, 2008, the Site Plan application (SC 07 131 014) submitted by Concord Hospitality - Springhill Suites, for a six-storey 178 room hotel (Figures 4-6) located at 525 Cochrane Drive, was endorsed in principle, subject to a condition that the endorsement would lapse and site plan approval would not be issued, after a period of three years commencing June 10, 2008, in the event that the site plan agreement is not executed within that period.

On March 10, 2011 the Owner submitted a letter to Staff requesting an extension of the Site Plan Endorsement to June 10, 2014 (see Figure 7). The letter stated that due to the challenging environment that the hotel industry has faced over the past three years, the Springhill Suites investment was put on hold until the project’s viability became more certain. The letter concluded that Concord Hospitality is now optimistic that the financial environment will soon allow the project to proceed.

**Environmental Initiatives & F.L.A.P. conditions need to be added to the conditions**

On April 23 2008, Staff received a letter from the applicant committing to a number of green initiatives, including:

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- Low-E windows
  - Use of native landscaping material that require less water
  - Full cut-off exterior light fixtures to reduce light trespass and promote “dark skies”
  - Installation of a white roof system
  - Permeable paving on all patio areas
  - All buffer areas to be irrigation free, containing drought resistant plants
  - Auto shut off faucets and low flow toilets
  - Energy efficient florescent lighting installed throughout the building

However, in the three years since the original site plan endorsement was granted, the range of matters addressed through site plan approval has grown, including additional environmental considerations.

The Fatal Light Awareness Program (FLAP) strives to reduce migratory bird collisions with buildings brightly lit at night and their reflective windows by day. A criterion of FLAP is the promotion of ‘dark skies’. The endorsed plans from 2008 include a requirement for the installation of directional lighting to reduce potential negative effects from nighttime illumination. However, in order to ensure that this development is ‘bird friendly’, prior to Site Plan Approval, the Owner will be required to explore for implementation bird friendly measures, and revise final plans as appropriate, to the satisfaction of the Commissioner of Development Services.

As all that remains outstanding in order to obtain Site Plan Approval is the execution of the Site Plan Agreement, Staff have no concerns with extending the Site Plan Endorsement to June 10, 2014 subject to the conditions included in Appendix ‘A’ along with the additional condition with respect to bird friendly measures.

**ATTACHMENT:**

Figure 1:	Location Map
Figure 2:	Area Context/Zoning
Figure 3:	Aerial Photo
Figure 4:	2008 Endorsed Site Plan
Figure 5:	2008 Endorsed Elevations
Figure 6:	2008 Landscape Plan
Figure 7:	Letter from IBI Group – Authorized Agent to Concord Hospitality
Appendix ‘A’:	2011 Conditions of Site Plan Endorsement

Appendix 'A'

1. That final site plan, building elevation and landscape drawings be submitted to the satisfaction of the Director of Planning and Urban Design;
2. That a Landscape Plan, prepared by a Landscape Architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design;
3. That a letter be provided from an Ontario Land Surveyor (O.L.S), confirming that the proposed development adheres to the height regulations for the Buttonville Airport as set out by Transport Canada;
4. That the Owner enter into a site plan agreement with the Town containing all the standard and special provisions and requirements of the Town and public agencies including the Region of York;
5. That the Owner implement the green initiatives as indicated in their letter to the Town dated April 23, 2008, to the satisfaction of the Commissioner of Development Services;
6. That prior to Site Plan Approval, the Owner shall explore for implementation, bird friendly measures, and revise final plans as appropriate, to the satisfaction of the Commissioner of Development Services;
7. And that a site plan agreement be executed prior to final Site Plan Approval; and,
8. And that this endorsement shall lapse on June 10, 2014 and final approval will not be issued in the event that the site plan agreement is not executed by that date.