



# 616 Applewood Crescent, Vaughan

Committee of Adjustment Application A069/23

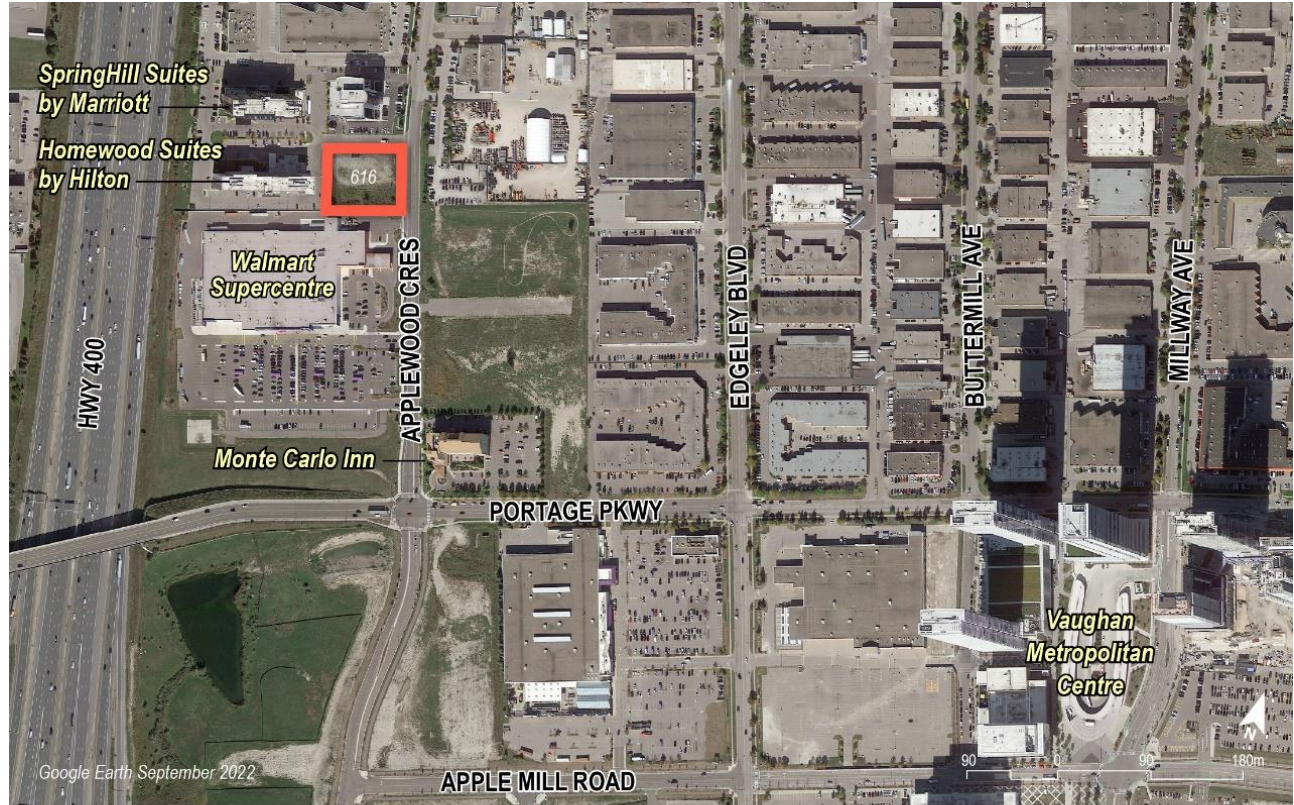
June 22, 2023

Lauren Capilongo, MCIP, RPP

**MALONE GIVEN PARSONS LTD.**

# Site Location

- Just north of the VMC, east of Highway 400
- Located within a Prestige Employment Area in the Official Plan
- Employment and surrounding area contains 3 other hotels



 Subject Lands - 616 Applewood Crescent, Vaughan

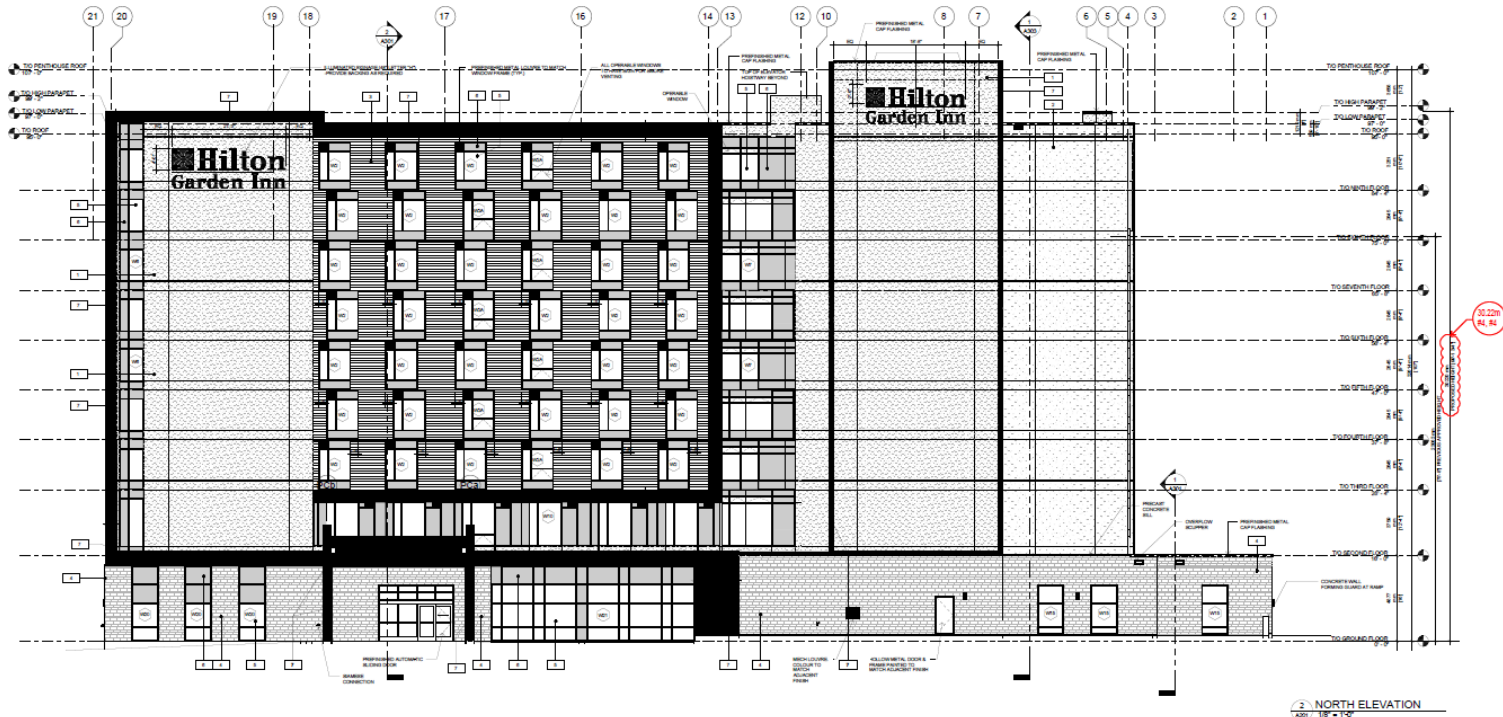
# Site History / Previous Approvals

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- Site is currently approved and a building permit has been issued for the development of 7-storey, 204 suite hotel (Hilton Garden Inn and Hampton Inn), including;
  - Associated eating establishment with outdoor patio
  - 28 surface parking spaces
  - 2 levels of underground parking (180 spaces)
- Approved under Site Development File No. DA.18.048, Minor Variance Application No. A048/19, and Consent Application No. B010/19 (for the establishment of access and loading easements, registered on title)
- Since the approval of Minor Variance Application No. A048/19, the City's ZBL 001-2021 has been enacted and partially approved

# Proposed Development

- Proposal is for 2 additional storeys and 68 additional hotel suites for a total of 9 storeys (30.22 m) and 272 hotel suites
- Building footprint, loading, setbacks, access, circulation, and landscaping is not proposed to change from the approved development





# Proposed Development

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- Reconfigured floor plans (additional meeting rooms, removed swimming pool, relocated laundry and mechanical service rooms) – no variances required
- Proposes 200 parking spaces: 178 parking spaces within the 2-level underground garage and 28 surface level parking spaces



# Requested Variances

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## **ZBL 1-88**

### Previously Approved through A048/19 and Seeking Re-approval

- Minimum front yard setback of 5.8 m, whereas 6.0 m is required
- Minimum rear yard setback of 0.2 m, whereas 12.0 m is required
- Minimum interior yard setback of 2.2 m, whereas 6.0 m is required
- Permit a loading space to be on the adjacent property, whereas loading spaces are required to be provided on the same lot as the use

### New or Revised Variances Required

- Maximum building height of 30.22 m, whereas 15 m is permitted and 23.37 m was approved through A048/19;
- Minimum of 200 parking spaces for all uses, whereas 270 spaces are required and 208 spaces was approved through A048/19

## **ZBL 001-2021**

- To permit a hotel use
- Minimum interior yard setback of 2.2 m, whereas 3.0 m is required
- Minimum rear yard setback of 0.2 m, whereas 7.5 m is required
- Maximum building height of 30.22 m, whereas 15 m is permitted;
- Minimum of 200 parking spaces for all uses, whereas 245 spaces are required
- 0 additional loading spaces, whereas an additional Type B loading space is required
- Permit loading on the adjacent property, whereas loading spaces are required to be provided on the same lot as the use

# 4 Tests

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- 1) The general intent and purpose of the Official Plan is maintained
  - The proposed re-establishment of the hotel use conforms to York Region Official Plan Policy 4.3.14 and is an employment-generating use that is compatible with the Prestige Employment designation in the Vaughan Official Plan and surrounding uses (which include existing hotels)
- 2) The general intent and purpose of the Zoning By-laws are maintained
  - The requested variances, collectively and individually, maintain the general intent and purpose of both ZBL 1-88 and ZBL 001-2021
- 3) The requested variances are desirable for the appropriate development or use of the land, building or structure
  - Subject Lands have existing permissions for 7-storey hotel under ZBL 1-88. Additional 2 storeys and parking reduction further supports the achievement of area designated for employment growth and hotel uses in proximity to the VMC
- 4) The requested variances are minor
  - The building footprint will not change. Only the height and gross floor area (GFA) will increase marginally with no impact on adjacent lands or the public realm



**ANY QUESTIONS?**