

Committee of the Whole (2) Report

DATE: Tuesday, June 6, 2023 **WARD:** 2

TITLE: 27 DEVELOPMENTS INC.
DRAFT PLAN OF SUBDIVISION FILE 19T-20V009
SITE DEVELOPMENT FILE DA.18.088
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V010
(COMMON ELEMENT)
8440 HIGHWAY 27
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision, Site Development and Draft Plan of Condominium (Common Element) Applications for the Subject Lands shown on Attachment 1, to permit the mixed-use development consisting of a 14-storey hotel including 2 floors for business and professional office uses, with ancillary/accessory eating establishments, ancillary personal service establishments, and amenity spaces, and a two-storey link containing office uses connecting to an existing two-storey banquet hall and conference centre (Chateau Le Jardin) that will be maintained as shown on Attachments 2 to 6. The proposed condominium tenure for the privately owned and maintained common element consists of a private road (Attachment 8).

Report Highlights

- The Owner seeks draft plan of subdivision, site plan and draft plan of condominium (common element) approval to develop the Subject Lands with a 14-storey hotel building including: business and professional offices, accessory/ancillary eating establishments, ancillary personal service shop(s), and amenity spaces, and maintain the existing banquet hall (Chateau Le Jardin).
- The Development Planning Department supports the approval of the applications subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-20V009 (27 Developments Inc.) BE DRAFT APPROVED, to create a total of 6 blocks: 3 development blocks, a block for a common element road, a block for a shared parking area, and a block for a road widening, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9;
2. THAT Site Development File DA.18.088 (27 Developments Inc.) BE DRAFT APPROVED to permit the development of a 14-storey hotel with Ancillary/Accessory Uses with 2 storeys of business/professional offices connected by a 2 storey link to the existing banquet hall, as shown on Attachment 2, subject to the Conditions of Site Plan Approval in 10, to the satisfaction of the Development Planning Department; and
3. THAT Draft Plan of Condominium (Common Element) File 19CDM-20V010 (27 Developments Inc.) BE DRAFT APPROVED, to establish the condominium tenure and common elements as shown on Attachment 8, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 11.

Background

The 'Subject Lands' shown on Attachment 1, known municipally as 8440 Highway 27, are located southwest of the intersection of Langstaff Road and Highway 27. The Subject Lands abut Highway 27 to the east and Innovation Drive to the west. Surrounding land uses are shown on Attachment 1. Currently, the Subject Lands are developed with a banquet hall and conference centre known as the Chateau Le Jardin.

Vaughan Council previously approved the Official Plan Amendment and Zoning By-law Amendment Files on the Subject Lands.

Vaughan Council, on September 28, 2022, ratified the recommendation of the September 20, 2022 Committee of the Whole and approved Official Plan Amendment OP.18.011, and Zoning By-law Amendment Z.18.018 to permit the development (the 'Development') of:

- A 14-storey, approximately 18,243 m² hotel with 254 rooms, including 2 floors for business and professional offices, ancillary/accessory eating establishments, ancillary personal service shop(s) and amenity spaces ('hotel with associated

ancillary uses'), and maintain the existing two-storey banquet hall and conference centre (Chateau Le Jardin).

- A two-storey link containing approximately 1,268 m² of office space accessory to both the proposed hotel with associated ancillary uses and Chateau Le Jardin. The two-storey link will connect the hotel and Chateau Le Jardin.
- A total of 730 parking spaces are proposed with 495 parking spaces at grade and 235 spaces in two levels of underground parking.
- Portions of the two underground levels are proposed to contain portions of the hotel use and the associated ancillary uses.

The Draft Plan of Subdivision, Site Development Applications, and Draft Plan of Condominium (Common Element) were to be considered in a future technical report.

The Draft Plan of Subdivision, Site Plan, and Draft Plan of Condominium (Common Element) Applications have been submitted to permit the Development 27 Developments Inc. (the 'Owner'), formerly known as Parentela Holdings Inc. submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to facilitate the development of the Subject Lands in accordance with the approved Official Plan and Zoning By-law Amendments:

1. Draft Plan of Subdivision File 19T-20V009, as shown on Attachment 7, to facilitate a future common element access on the Subject Lands and to create the following Blocks:

Blocks	Land Use	Area (ha)
1	Commercial (Chateau Le Jardin)	0.498
2	Commercial (Proposed Hotel, Hotel Ancillary Uses, and Offices)	0.792
3	Commercial Block (Parking Area)	0.693
4	Future Development	0.843
5	Common Element Road	0.406
6	Road Widening	0.036
Total		3.268

2. Site Development File DA.18.088 to permit the proposed development, as shown on Attachments 2 to 6.
3. Draft Plan of Condominium (Common Element) File 19CDM-20V010 (Attachments 8) to establish the common element ownership parcel.

After the initial Public Meeting for Official Plan and Zoning By-law Amendment Files OP.18.011 and Z.18.018 on September 17, 2018, the Owner submitted Draft Plan of Subdivision and Draft Plan of Condominium files 19T-20V009 and 19CDM-20V010, deemed complete March 9, 2021.

A second Public Meeting was held on May 4, 2021, to consider the Draft Plan of Subdivision application and as per the Vaughan Official Plan 2010 ('VOP 2010') the

Official Plan and Zoning By-law Amendment files since more than two years had passed since Council received the initial Public Meeting report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

Date of Notice: April 9, 2021 (circulated to all property owners within 150 m and to the West Woodbridge Homeowners Association).

Location of Notice Signs: Two Notice Signs were installed. One was posted along lands fronting Highway 27 and the other along lands fronting Innovation Drive.

Date of Public Meeting: May 4, 2021

Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 19, 2023

Public Comments were received:

A written and oral submission was received for the Applications from Goodmans LLP, representing Costco Wholesale Canada (90-111 Line Drive, formerly 8682 Highway 27). The written submission is dated January 26, 2018, and the oral submission was provided at the September 17, 2018, Public Meeting for the Official Plan and Zoning By-law Amendment Applications. Goodmans LLP provided comments respecting implications for Costco to maintain its Ministry of the Environment, Conservation and Parks ('MECP') noise approval as a result of the Development.

The comments provided writing and in-person at the September 17, 2018 Public Meeting were addressed through the implementing by-laws for the Official Plan Amendment and Zoning By-law Amendment and an amendment to the Noise By-law passed by Council on April 25, 2023.

Previous Reports/Authority

The following are links to the previous reports regarding the Subject Lands:

[September 17, 2018, Committee of the Whole Public Meeting \(Item 6, Report No. 28\)](#)

[May 4, 2021, Committee of the Whole Public Meeting \(Item 2, Report No. 24\)](#)

[September 20, 2022, Committee of the Whole Meeting \(Item 6, Report No. 36\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan, YROP 2022, and VOP 2010

[Provincial Policy Statement, 2020 \('PPS'\)](#)

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are also within an “Employment Area”, as defined by VOP 2010. The proposed Applications facilitate a compact urban form through the intensification of underutilized lands in the City’s established Settlement Area where full municipal services exist. The compact urban form, ability to utilize existing municipal infrastructure, the opportunity to intensify the employment uses within an employment area that are also complimentary to the existing banquet hall and conference centre use and capitalize on transportation infrastructure investment is all consistent with the PPS. Staff are satisfied that the Applications to facilitate the proposed Development are consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’)

The Growth Plan provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Applications propose to intensify the employment commercial uses within an existing employment area, more efficiently utilizing employment lands and existing infrastructure and providing a mix of employment uses within an employment area.

Therefore, in consideration of the above, the proposal conforms to the policies of the Growth Plan.

York Region Official Plan, 2022 (‘YROP 2022’)

The YROP 2022 guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses.

Policy 4.3 of the YROP 2022 provides policies for employment lands. The Development conforms to the employment policies of the YROP 2022 as they are located on employment lands that are fully serviced, contribute towards achieving a minimum density of 40 jobs per hectare in the developable area in accordance with Policy 4.3.16 of the YROP, and are proposed in such a configuration as to allow for future employment intensification (Block 4) in accordance with Policy 4.3.18.

Policy 5.3.13 encourages brownfield sites redevelopment to revitalize lands that may be underutilized. The Subject Lands contain a banquet hall and conference centre with a lot coverage of approximately 13.7%. The lands are under-utilized and have the ability to accommodate additional land uses. The Applications conform to this policy.

Vaughan Official Plan, 2010 ('VOP 2010')

On April 25, 2023, Council enacted By-law 046-2023 to amend VOP 2010. The Subject Lands are identified on VOP 2010 as follows:

- "Employment Area" on Schedule 1 – "Urban Structure"
- "Employment Commercial Mixed-Use" on Schedule 13 – "Land Use", Volume 2, Site Specific Policy 13.68.

Site Specific Policy 13.68 permits a hotel with ancillary uses, a maximum building height of 14-storeys and a maximum Floor Space Index ('FSI') of 3 times the area of the lot. The Development conforms to VOP 2010.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on March 5, 2021, and deemed complete on March 8, 2021, the Applications are transitioned under Zoning By-law 001-2021. The Subject Lands are zoned "C6 Highway Commercial Zone" subject to site specific Exception 9(409) and subject to a Holding ('H') Symbol under Zoning By-law 1-88, as amended.

The Development Planning Department recommends approval of the Draft Plan of Subdivision, subject to the Conditions of Approval

Subdivision Design

The proposed Draft Plan of Subdivision (File 19T-20V009) shown on Attachment 7 is to create six blocks: 2 commercial blocks (Blocks 1 and 2), 1 future development block (Block 4), a block for a common element road (Block 5), a block for a shared parking area (Block 3), and a block for a regional road widening (Block 6). Block 6 is intended to be conveyed to a public authority (York Region) as a condition of draft plan of subdivision approval.

The creation of the blocks will allow them to be tied to the common element condominium driveway proposed by File CDM-20V010. Therefore, the blocks will be considered parcels of tied land ('POTL').

Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval in Attachment 9 and the final Draft Plan shall be registered on title. A condition to this effect is included in Attachment 10.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines, and VOP 2010 Urban Design Policies. A detailed tree preservation study is also required. Conformity with the City of Vaughan Sustainability Metrics program is also required. Conditions to this effect are included in Attachment 10.

Archaeology

The DP Department, Urban Design and Cultural Heritage Division has advised the Subject Lands are not identified as having archaeological potential, subject to any

archaeological resources or human remains being located during construction. Warning clauses in this regard will be included in the Subdivision and Site Plan Agreements.

The Development Planning Department recommends approval of the Draft Plan of Condominium, subject to Conditions of Approval

The Draft Plan of Condominium (file CDM-20V010) is consistent with the proposed site plan (file DA.18.088) shown on Attachment 2. The proposed Common Element Condominium shown on Attachment 8 consists of one common element condominium road to run from Innovation Drive to Highway 27, providing all POTLs with access to the municipal road network via a private road.

Should the Applications be approved, an additional draft plan of condominium application will be filed for Block 2 to create units for the hotel, office, eating establishment, and personal service uses.

The Development Planning Department has no objection to the Application, subject to the Conditions identified in Attachment 11.

The Development Planning Department supports the Site Development application, subject to Conditions of Approval

The Development Planning Department is satisfied with the Development. The final site plan, building elevation plans, landscape plan, photometric plan and landscape cost estimate must be approved prior to the execution of the Site Plan Agreement. In addition, the Draft Plan of Subdivision must be registered prior to the execution of the Site Plan Agreement.

Site Design

The site plan shown on Attachment 2 consists of a mixed-use development consisting of a 12-storey hotel including 2 floors for business and professional office uses, with accessory/ancillary eating establishments, accessory personal service shops, and amenity spaces, and a two-storey link containing office uses connecting to an existing two-storey banquet hall and conference centre (Chateau Le Jardin) that will be maintained.

Access to the POTLs and the future condominium units within the hotel building will be via a common element driveway identified as Block 5.

An atrium is proposed over the courtyard abutting the 2-storey link. Mail delivery is proposed to be to the front desk(s) of the various business operations.

Landscape Design

The landscape design shown on Attachment 3 shows a mix of deciduous and coniferous trees, sod, perennials and shrubs around the Subject Lands. The plantings abutting the existing banquet hall and conference centre are to remain in place.

A 1.8 m high wooden screen fence is proposed along the entire south side of the Development. Starting at Innovation Drive, a 1.8 m high black chain link fence is proposed along over half of the north lot line of the Development. The balance of the north lot line will be fenced with a 1.8 m high wooden screen fence. A 1.8 m high black chain link fence is proposed along the west side of the Development.

Building Elevations

The proposed building elevations are shown on Attachments 4-5, and perspective renderings on Attachment 6. Glass atriums are proposed on the main floor and 14th floor of the hotel building.

Tree Protection

The Owner shall enter into a Tree Protection Agreement ('TPA') and in accordance with Council enacted Tree By-Law 052-2018 and Tree Protection Protocol ('TPP'). The Owner shall file a Tree Protection Application, enter into a TPA with the City and post the required securities in a Letter of Credit (based on the costs indicated in the arborist report) prior to the registration of the Subdivision Agreement. A condition to this effect is included in Attachment 9.

Financial Impact

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

Operational Impact

Sustainability Threshold Score

The Owner has submitted a completed Sustainability Performance Metrics ('SPM') Scoring Tool dated October 15, 2021, in support of the Development. The Sustainability Scoring Tool demonstrates an Overall Application Score of 25 for the Draft Plan of Subdivision, and an Overall Application Score of 31 for the Site Plan. The Development achieves a Bronze level score. A condition is included in both applications (Attachments 9 and 10 respectively) to verify the development complies with the respective minimum score requirements.

The Development Engineering Department has no objection to the Applications, subject to Conditions of Approval

The Development Engineering ('DE') Department has provided the following comments on the Applications:

Water Servicing

The Development is proposed to be serviced by extending services from the existing service connections on Innovation Drive. These services are shown to extend into the site crossing future development blocks and are not within the common element as described. Easements will be required for the operation and maintenance of the shared services crossing development blocks.

The subject lands are located within Pressure District 5 (PD5). The existing building connects to a municipal water network east of Highway 27. An additional water service connection to the property has been provided as part of SRF Vaughan Subdivision (file no. 19T-08V03). One bulk water meter will be required within a City Standard W-106 meter and backflow chamber near the property line adjacent to Innovation Drive. The individual blocks within the development may have their own privately owned water metering system.

Sanitary Servicing

The existing banquet hall building is proposed to retain its existing sanitary service connection to York Regional Road 27. A new sanitary service connection to Innovation Drive is proposed for the proposed new uses. The existing building connects to a municipal sewer network east of Highway 27. The additional sanitary service connection has been provided as part of SRF Vaughan Subdivision (file no. 19T-08V03).

Stormwater Management

Storm flows generated by the existing building and portion of the site will be controlled and discharged into an existing municipal storm sewer located on a City easement within the property south of the site. An additional storm service connection has been provided as part of SRF Vaughan subdivision (file no. 19T-08V03). It is also proposed that a portion of the site outlet to the Highway 27 storm sewer through a new proposed connection.

Quality control for the west portion of the site is proposed to be provided by the Innovation Drive pond. A gravity-based treatment unit (oil and grit separator) is proposed to provide quality control for the east side of the site in addition to the existing stormwater management pond to achieve the water quality targets.

Erosion and Sediment Control

Although a variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the aforementioned document and the erosion control drawings for the subject site.

Environmental Services

As described in the Hydrogeological Investigation (Crozier, June 2021), the estimate long term groundwater dewatering rate is 35,090 L/day (0.41 L/s); therefore, a long-term discharge approval permit is required to be obtained from Environmental Services prior to final Site Plan Approval. Conditions, found within Attachment 10, are requested.

Noise Attenuation

Environmental Engineering reviewed the latest noise report submitted for OP.18.011, Z.18.018, DA.18.088, 19T-20V009 & 19CDM-20V010. The revised noise study addressed Environmental Engineering's comments and is satisfactory. Environmental Engineering Division has no further comments to the revised Remediation Action Plan ('RAP').

Parking and Transportation

The proposed parking supply of 736 spaces is found adequate based on the supporting analysis provided in the consultant's report. The Development Engineering Department agrees with the conclusions reached in the Parking Study and have no objection with the proposed parking supply

The proposed development is expected to generate 285 two-way trips (162 inbound and 80 outbound trips) during the weekday a.m. peak period, 285 two-way trips (143 inbound and 142 outbound trips) during the weekday p.m. peak period and 332 two-way trips (165 inbound & 167 outbound) trips during Saturday peak periods. The consultant utilized ITE Trip Generation Guide to estimate the number of trips that would be generated by the proposed development (an internationally accepted trip calculation guide).

Existing level of service conditions have been estimated for the study area utilizing existing traffic volumes, existing signal timings and Synchro traffic ware software. The analysis indicates that under existing conditions, all study area intersections are operating at an acceptable level of service.

Future level of service condition was determined for the study area intersections utilizing future background traffic volumes plus proposed development for the planning horizon of 2024. The Synchro analysis indicates that under future total traffic conditions, all signalized and un-signalized intersections within the study area would operate at an acceptable level of service.

The existing full moves site access to Highway 27 will be re-designed to allow ingress but restrict egress to a right-out only. The Development's access on Highway 27 requires review and approval by the Region of York. Confirmation of approval from the Region is required prior to final site plan approval.

Sight distance assessment as presented in the report indicates that the proposed driveway on Innovation Drive meets/exceeds the sightline criteria as identified in the City's Design Criteria/TAC manual.

Cash-in-Lieu of the dedication of parkland is required

The Owner shall dedicate land and/or pay to 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 the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication policy.

The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Charges are Applicable to the Development

The owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Draft Plan of Subdivision conditions, Condominium Agreement, and Site Plan Agreement.

Other external agencies and various utilities have no objection to the Development

Canada Post Corporation and Toronto and Region Conservation Authority have no concerns with the approval of the Development. The Owner is required to satisfy all requirements of Alectra Utilities, Enbridge Gas, Bell Canada, and Hydro One for the Development. Conditions to this effect are included in Attachments 9 to 11.

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their conditions being incorporated into the Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Applications. The Owner shall satisfy all requirements of York Region prior to the approval of the Draft Plan of Subdivision and execution of the Site Plan Agreement. Their conditions are found in Attachments 9-11.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, the requirements of Zoning By-law 1-88 and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachments 9 to 11.

For more information, please contact: David Harding, Senior Planner, Development Planning Department, ext. 8409.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations – East and North
5. Building Elevations – West and South
6. Perspective Renderings
7. Draft Plan of Subdivision File 19T-20V009
8. Draft Plan of Condominium File 19CDM-20V010
9. Conditions of Draft Plan of Subdivision Approval File 19T-20V009
10. Conditions of Site Plan Approval File DA.18.088
11. Conditions of Draft Plan of Condominium Approval File 19CDM-20V010

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