

Committee of the Whole Report

DATE: Tuesday, April 02, 2019

WARD: 4

**TITLE: SITE DEVELOPMENT FILE DA.18.048
616 APPLEWOOD INC.
VICINITY OF APPLEWOOD CRESCENT AND PORTAGE
PARKWAY**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.048 for the Subject Lands shown on Attachment 1, to permit the development of a 7-storey 11,464 m² hotel (Hilton Garden Inn and Hampton Inn) consisting of 204 suites, an eating establishment with an outdoor patio, 28 surface parking spaces and 2-levels of underground parking containing 180 spaces, as shown on Attachments 2 to 5.

Report Highlights

- The Owner seeks approval for a 7-storey hotel with 204 suites.
- The Development Planning Department supports approval of the development, subject to the Recommendations in this report, as it conforms with the Official Plan, is a permitted use in Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.
- The Owner must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report to permit the Development.

Recommendations

1. THAT Site Development File DA.18.048 (616 Applewood Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey, 11,464 m² hotel (Hilton Garden Inn and Hampton Inn) consisting of 204 suites, an eating establishment with an outdoor patio, 28 surface parking spaces and 2-levels of underground parking containing 180 spaces, as shown on Attachments 2 to 5:
 - a) prior to the execution of the Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, building elevations including bird-friendly design treatments, landscape plan, landscape cost estimate, signage details, and lighting plan;
 - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, parking level plan, Traffic Impact and Justification Study, geotechnical report, erosion and sediment control plan, Functional Servicing and Stormwater Management Report;
 - iii) the Owner shall execute an Encroachment Agreement with the City to the satisfaction of the Development Engineering Department;
 - iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, and a Consent Application(s) for the required easements from the Committee of Adjustment. The Committee's decision for the Minor Variance and Consent Applications shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region; and
 - vi) the Owner shall satisfy all requirements and obtain all necessary approvals from Ministry of Transportation ('MTO').
 - b) that prior to the issuance of a Building Permit, the Owner agrees to pay all applicable Development Charges in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws at the time of the issuance of a Building Permit.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, are located on the west side of Applewood Crescent and north of Portage Parkway, comprise 5,011 m² and are vacant. The surrounding land uses are shown on Attachment 1.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.18.048 ('the Application') on the Subject Lands shown on Attachment 1, to permit the development of a 7-storey 11,464m² hotel (Hilton Garden Inn and Hampton Inn) consisting of 204 suites, an eating establishment with an outdoor patio, 28 surface parking spaces and 2-levels of underground parking containing 180 spaces (the 'Development'), as shown on Attachments 2 to 5.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development conforms to the policies of Vaughan Official Plan 2010 ("VOP 2010")

The Subject Lands are designated "Prestige Employment" by Vaughan Official Plan 2010 ("VOP 2010"), which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located within wholly enclosed buildings and which do not require outside storage. A hotel is not a permitted use within the "Prestige Employment" designation, however, the Subject Lands are zoned EM1 Prestige Employment Zone, which permits a hotel as-of-right. The "Prestige Employment" designation permits a variety of building types, including "Mid-Rise Buildings", which is described in VOP 2010 as a building that is generally over 5-storeys in height up to a maximum 12-storeys in height.

Amendments to Zoning By-law 1-88 required to permit the Development

The Subject Lands are zoned "EM1 Prestige Employment Area Zone" by Zoning By-law 1-88 (as shown on Attachment 2), subject to site-specific Exception 9(1109), which permits a hotel. The following exceptions to Zoning By-law 1-88, specifically to the "EM1 Prestige Employment Area Zone", are required to permit the hotel:

Table 1

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Zone Requirements, subject to Site-Specific Exception 9(1109)	Proposed Exceptions to the EM1 Prestige Employment Zone Requirements, subject to Site-Specific Exception 9(1109)
a.	Minimum Front Yard Setback	6 m	5.8 m (Applewood Crescent)
b.	Minimum Rear Yard Setback	12 m	0.2 m (West property line)
c.	Minimum Interior Yard Setback	6 m	2.2 m (South property line)
d.	Maximum Permitted Building Height	15 m	23.4 m
e.	Parking Requirements	270 spaces (204 suites @ 1 parking spaces per suite + 66 for the eating establishment and outdoor patio)	208 spaces
f.	Loading Space Requirements	Loading spaces shall be provided and maintained on the lot on which the building is erected	Loading space (including but not limited to access and aisle) required for the Subject Lands shall be provided and maintained on the adjacent lot (Homewood Suites by Hilton - Attachment 1)

The Development Planning Department can support the variances being sought. The proposed building setbacks and height are appropriate for the hotel use, provide an appropriate built form and are similar to those previously approved on the adjacent hotel sites.

The Owner has submitted a Traffic Impact and Parking Justification Study (November, 2018) and an addendum letter (January, 2019) which has been reviewed by the Transportation Division of the Development Engineering Department that concludes 208 parking spaces are adequate to accommodate the Development.

The Owner is required to successfully obtain approval of a Minor Variance Application for the required site-specific exceptions identified in Table 1 from the Committee of the Adjustment. The Owner must also successfully obtain approval for a Consent Application from Vaughan Committee of Adjustment to grant the necessary easements for the proposed loading space over the adjacent site (Homewood Suites by Hilton, Attachment 2). The Committee's decision regarding the Minor Variance and Consent Applications shall be final and binding. Should the Site Development application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the implementing Letter of Undertaking.

A condition to this effect is included in the Recommendations of this report.

The Development Planning Department supports the Development, subject to the Recommendations in this report

Site Plan

The Development shown on Attachments 2 to 5 includes a 7-storey, 11,464 m² hotel building (Hilton Garden Inn and Hampton Inn) consisting of 204 suites, a 308.9m² eating establishment with a 96 m² outdoor patio with 2 level of underground parking on the Subject Lands. The ground floor of the hotel includes an eating establishment and various amenities such as meeting rooms, an exercise room, a pool and a breakfast area. No suites are proposed on the ground level. The Development will be served by 208 parking spaces of which, 180 spaces will be located underground and the remaining 28 spaces will be surface parking located at the north end of the building, shown on Attachment 2.

The Development will be located on a vacant parcel of land adjacent to existing hotels (Attachment 1) with two access points from Applewood Crescent. The north access is shared with the 6-storey office building to the north and with the Homewood Suites by Hilton located west of the Development. The loading space for the Subject Lands is located on the adjacent site (Homewood Suites by Hilton, Attachment 2). Easements must be registered on title for the proposed shared access and the loading space. A condition to this effect is included in the Recommendations of this report.

Landscape Plan

The proposed landscape plan includes pre-cast unit pavers, concrete planters containing a variety of deciduous tree and shrub species, at-grade plantings which include a variety of coniferous shrub species, pedestrian benches and bike racks, as shown on Attachment 3.

Building Elevations

The proposed building elevations are modern and contain a mix of white metal panels contrasting with dark masonry at the lower levels, charcoal precast panels and dark cherry longboards, as shown on Attachments 4 and 5.

Signage

A monument sign is proposed at the north end of the main entrance into the site (Attachment 2) with a height of 3.17 m as shown on Attachment 5.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 5. The final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan must be approved prior to the execution of the Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

There are no Cultural Heritage concerns with the Development

Cultural Heritage staff have advised there are no cultural heritage concerns respecting the Subject Lands.

The Policy Planning and Environmental Sustainability Department has no objection to the Development, subject to the building providing a bird-friendly treatment condition

The Policy Planning and Environmental Sustainability ('PPES') Department advise that they have no objection to the Development, subject to the Owner providing bird-friendly treatments consistent with the Council-approved City-Wide Urban Design Guidelines and the Sustainability Performance Metrics Program. A condition to this effect is included in the Recommendations of this report.

The Development Engineering Department has no objection to the Development, subject to the conditions in this report

The Development Engineering ('DE') Department advise they have no objection to the Development subject to the conditions in the Recommendations section of this report. The DE Department has identified the following matters to be addressed prior to final approval and the execution of a Letter of Undertaking:

Development Engineering

The Owner proposes to utilize the existing water and sanitary service connections. A new storm service connection will replace the existing connection as it conflicts with the underground parking structure. The final servicing drawings must be to the satisfaction of the DE Department.

Environmental Site Assessment

The Owner submitted a Phase I Environmental Site Assessment ('ESA') report for the Subject Lands. The report indicates there are no significant environmental concerns and no further ESA work is required, which is acceptable to the City.

Transportation

The Owner is to ensure that there are internal pedestrian connections within the site to the satisfaction of the Transportation section of the DE Department.

Additional Comments

The Owner will be required to make an application for the following:

- a) Any temporary and permanent dewatering system that is required for the Development and enter into an agreement and/or permit to discharge groundwater as required by the City;
- b) Excavation and shoring that is required for the Development and enter into an agreement and/or permit as required by the City, including an Encroachment Agreement/permit and payment of the associated fees; and
- c) The installation of any proposed services within the City's right-of-way after the approval of a site servicing plan.

Development Charges are applicable for the Development

The Financial Planning and Development Finance Department has advised that the Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board, and York Catholic District School Board. A clause to this effect will be included in the Letter of Undertaking, as indicated in the Recommendations of this report.

Cash-in-Lieu of the dedication of parkland is not required

The Office of the City Solicitor, Real Estate Department and the Parks Development Department have confirmed that cash-in-lieu of the dedication of parkland is not

Required as this requirement was previously satisfied through Registered Plan 65M-3606.

The Environmental Services Department, Waste Management Division has no objection to the Development

The Environmental Services Department, Waste Management Division has reviewed the Application and advise they have no objection to its approval.

The Fire and Rescue Services Department have no objection to the Development

The Fire and Rescue Services Department have no objection to the Development, but advise that adequate provisions for fire safety and protection must be provided in accordance with the Ontario Building Code.

The Ministry of Transportation Ontario have no objection to the Development, subject to the conditions in this report

The Development is located outside of Ministry of Transportation ('MTO') Permit Control Area for building land use and construction however, the site is located within an MTO Permit Control Area for proposed signage. The Owner is required to obtain all necessary approvals. A condition to this effect is included in the Recommendations of this report.

Canada Post has no objection to the Development

Canada Post has no objection to the approval of the Development. The Development is considered an institution by Canada Post therefore, mail for this building will be delivered to the reception area of the building. It will be the responsibility of the building management to have the mail distributed to all the residents/guests, other departments or retail stores, if any. A centralized mail facility will not be required for the above noted project.

NavCanada and Bombardier have no objection to the Development

NavCanada and Bombardier advise that they have no object to the Development.

The various utilities have no objection to the Development

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works.

Financial Impact

N/A

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to conditions

York Region have no objection to the Development, subject to the Owner satisfying the following conditions:

- a) The Owner is advised that high groundwater levels and confined aquifer conditions have been identified in the general vicinity of the Subject Lands. Appropriate precautions should be taken to prevent impacts to the Development.
- b) The Owner agrees to provide a pre-loaded Presto card of \$50.00 to all full-time employees.
- c) The Owner agrees to provide proof of membership to the Smart Commute - North Toronto, Vaughan.
- d) The Owner agrees to implement the Transportation Demand Management measures and incentives as recommended by the revised Transportation Impact and Parking Justification Study by Cole Engineering Group Ltd. dated November 2018.

The Owner must satisfy all requirements of York Region. A Condition to this effect is included in the Recommendations of this report.

Conclusion

Site Development File DA.18.048 has been reviewed in consideration of the policies of the VOP 2010, the development standards in Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding area context. The hotel Development shown on Attachments 3 to 5, is a permitted use in Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of Site Development File DA.18.048, subject to the Recommendations in this report.

For more information, please contact: Margaret Holyday, Planner, at extension 8216.

Attachments

1. Location Map
2. Site Plan and Zoning
3. Landscape Plan
4. Building Elevations - East & North

5. Building Elevations - West & South and Monument Sign

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