



File: B010/19

Applicant: Applewood II Hotel Holdings Inc

Address: 618 Applewood Crescent, Concord

Agent: Weston Consulting Group Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (Cover Letter from Agent)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, May 16, 2019

**Consent Application**

Agenda Item: 10

**B010/19**

Ward: 4

**Prepared By: Adriana MacPherson Assistant Secretary Treasurer****Date of Hearing:** Thursday, May 16, 2019**Applicant:** Applewood II Hotel Holdings Inc**Agent:** Weston Consulting Group Inc.**Property:** **618 Applewood Crescent, Concord****Zoning:** The subject lands are zoned EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1109) under By-law 1-88 as amended.**OP Designation:** VOP 2010: "Prestige Employment"**Related Files:** Minor Variance Application A048/19, Site Plan Application DA18.048**Purpose:** Consent is being requested for an easement over Parts 1, 3, 5 & 6 (on the draft Reference Plan submitted with the application) for an access purposes (vehicular) in favour of the lands to the east municipally known as 616 Applewood Crescent (dominant land).**Background (Previous Applications approved by the Committee on the subject land: None)**

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History: None****Staff & Agency Comments**

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

**Committee of Adjustment:**

Public notice was mailed on May 1, 2019

Applicant confirmed posting of signage on May 2, 2019

Existing Building or Structures on the subject land: Hotel

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: None

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Minor variance application A048/19 shall be considered with this application.

**Development Planning:**

VOP 2010: "Prestige Employment"

The Owner of 618 Applewood Crescent is requesting permission to facilitate an access easement for loading in favour of 616 Applewood Crescent.

The Owner of 616 Applewood Crescent submitted Site Development Application DA.18.048 to permit the development of a 7-storey hotel consisting of 204 suites, an eating establishment with an outdoor patio, 28 surface parking spaces and 2 levels of underground parking. DA.18.048 was approved by the Committee of the Whole on April 2, 2019 and the decision was ratified by Council on April 29, 2019. The development requires the variances listed above. As a condition of approval for DA.18.048, the Owner is required to successfully obtain approval of a Consent Application to secure the requested access easement and a Minor Variance Application to permit the required variances.

The Development Planning Department has no objection to the requested variances associated with DA.18.048. The proposed building setbacks and height are appropriate for the hotel use, provide a compatible built form and are similar to those previously approved on adjacent hotel sites. The rear yard setback of 0.2 m is in recognition of the location of the loading area being on the adjacent property (618 Applewood Crescent) which will be subject to the requested access easement.

The Owner has submitted a Traffic Impact and Parking Justification Study dated November 2018, revised by addendum letters dated January 2019 and April 2019, prepared by Cole Engineering Group Ltd., which concludes that 208 parking spaces are adequate to accommodate the Development. The study has been reviewed by the Transportation Division of the Development Engineering Department, who concur with the conclusions of the study.

The Development Planning Department has no objection to the proposed access easement and variances as they facilitate the development approved through DA.18.048. The Development Planning Department is of the opinion that the access easement maintains the intent of VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c. P.13. The Development Planning Department is also of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the condition below:

**Urban Design:**

There are no cultural heritage concerns for this application.

**Development Engineering & Infrastructure Planning (DEIP):**

The Development Engineering (DE) Department does not object to consent application B010/19 subject to the following condition(s):

1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.048) from DE.
2. The Owner/applicant shall obtain approval from the Committee of Adjustment (final & binding) for the related variance application A048/19.
3. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE.
4. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. This condition will only be cleared when DE is in receipt of the final deposited reference plan.

**Parks Development:**

No Response.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Recommended conditions of approval:

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**Fire Department:**  
No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**  
Cover Letter - Agent

**Schedule C - Agency Comments**  
Alectra (Formerly PowerStream) – Comments  
Region of York – No concerns or objections & MTO - No concerns

**Staff Recommendations:**  
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards Lindsay Haviland  905-832-8585 x 8655 <a href="mailto:lindsay.haviland@vaughan.ca">lindsay.haviland@vaughan.ca</a>	1. That minor variance A048/19 is approved and becomes final and binding.
3	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a>	That Minor Variance Application A048/19 be approved and the decision be Final and Binding.
4	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.048) from DE.

	Department/Agency	Condition
		<div>2. The Owner/applicant shall obtain approval from the Committee of Adjustment (final &amp; binding) for the related variance application A048/19.</div> <div>3. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. This condition will only be cleared when DE is in receipt of the final deposited reference plan.</div>
5	<div>Development Finance</div> <div>Nelson Pereira</div> <div>905-832-8585 x 8393</div> <div><a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></div>	<div>The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</div>

**Warning:**

**Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.**

**Notice to the Applicant – Development Charges**

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

**Notice to Public**

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For more information please contact the City of Vaughan, Committee of Adjustment**

**Adriana MacPherson**

T 905 832 8585 Extension 8360

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Notification Map  
Location Map  
Sketches





# Notification Map - B010/19

618 Applewood Crescent, Bldg B

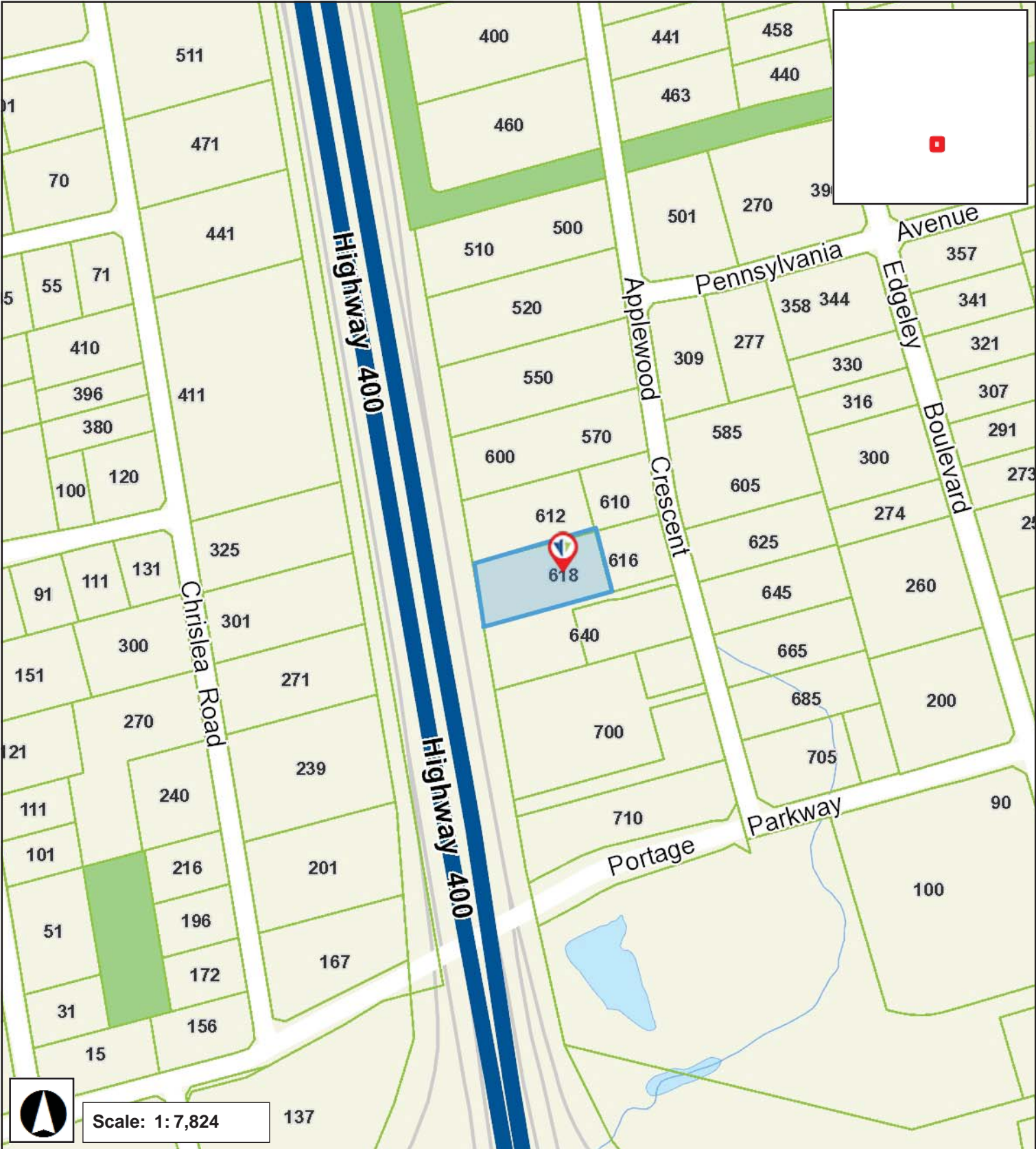






Location Map - B010/19

618 Applewood Crescent, Bldg B



HOTEL

OFFICE

HIGHWAY 400

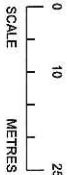
618 APPLEWOOD CRES.

HOMewood SUITES  
HILTON HOTEL

616 APPLEWOOD CRES.

APPLEWOOD CRESCENT

23m R.O.W. Public Travelled Road



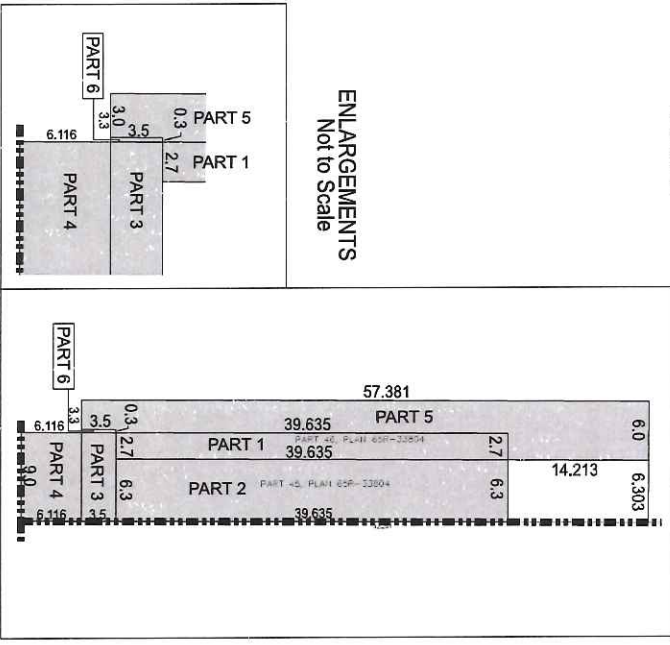
OFFICE

VACANT

ENLARGEMENTS  
Not to Scale

6° UTM ZONE 17 COORDINATES			
NAD 83 (CGVD2011) ELEVATION TO CANADIAN MEAN SEA LEVEL (CGVD2011) is used for all elevations. All elevations are based on the datum of the survey. The survey was conducted in 2011/12 and the data was processed in 2013/14. The survey was conducted in 2011/12 and the data was processed in 2013/14. The survey was conducted in 2011/12 and the data was processed in 2013/14.			
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98	4 850 552.322	618 003.347	618.003
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100	4 850 552.322	618 003.347	618.003

- EXISTING EASEMENTS
- ① DENOTES SUBJECT TO EASEMENTS AS IN INST. YR2001/172
  - ② DENOTES SUBJECT TO EASEMENTS AS IN INST. YR2001/171
  - ③ DENOTES SUBJECT TO EASEMENTS AS IN INST. YR2001/170
  - ④ DENOTES SUBJECT TO EASEMENTS AS IN INST. YR2001/169



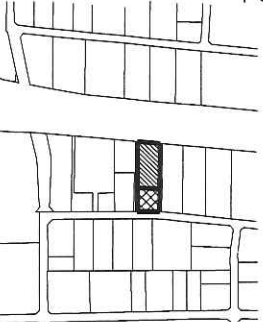
## CONSENT SKETCH

616 & 618 APPLEWOOD CRESCENT

PART OF BLOCK 3  
PLAN 65M-3606  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

### KEY MAP

Not to scale



- 616 APPLEWOOD CRES.
- 618 APPLEWOOD CRES.

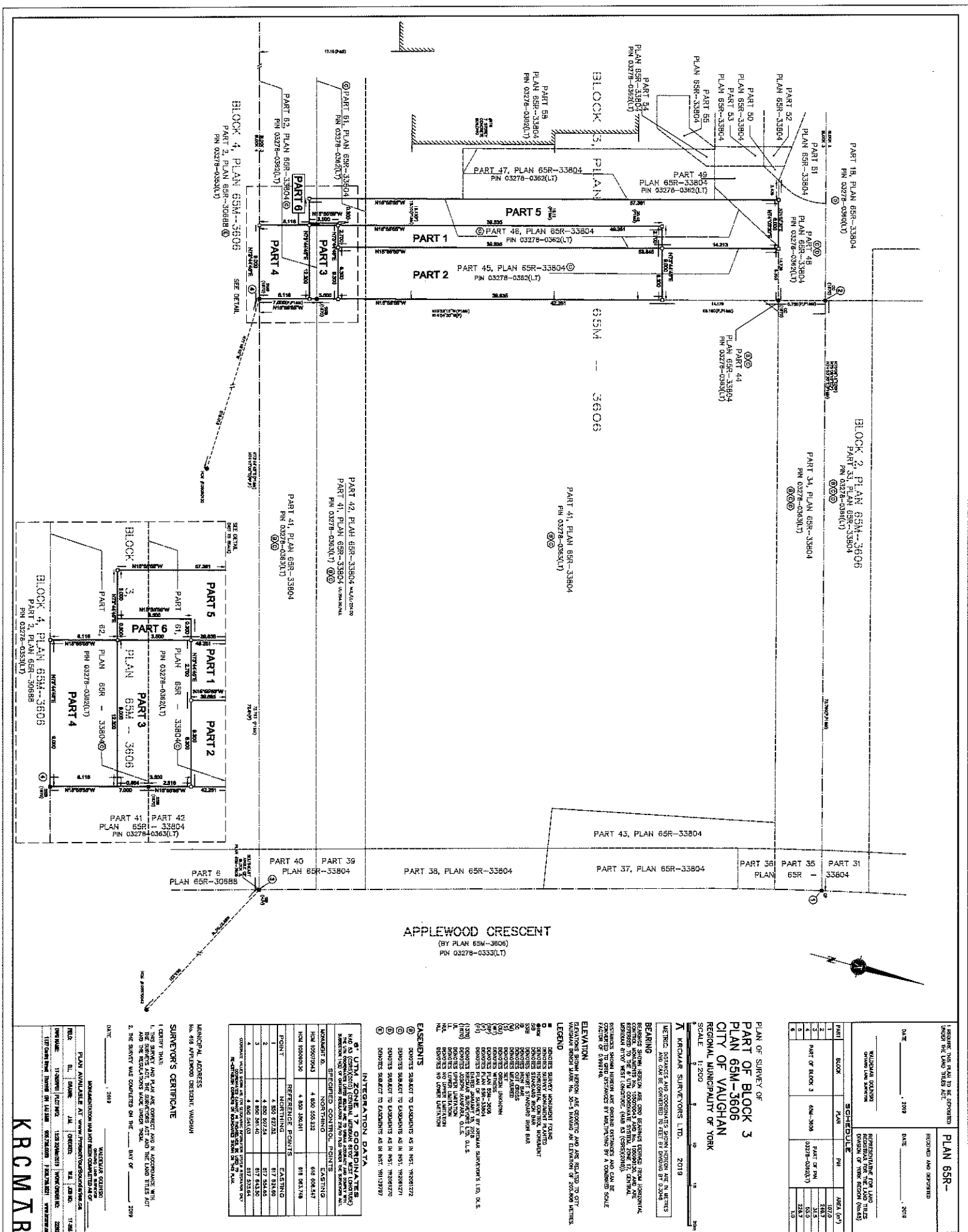
### LEGEND

- 616 APPLEWOOD CRES. 5,011 m²
- 618 APPLEWOOD CRES. 9,904 m²

- EASEMENTS IN FAVOUR OF 616 APPLEWOOD CRES. 670.9 m²

- PART 1 (ACCESS) 107.0 m²
- PART 2 (LIMITING DISTANCES) 249.7 m²
- PART 3 (LOADING) 31.5 m²
- PART 4 (LIMITING DISTANCES) 55.0 m²
- PART 5 (ACCESS) 226.7 m²
- PART 6 (LOADING) 1.0 m²

Note: Parts 1, 2, 3 and 4 are related to a Limiting Distance Agreement.



**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**Cover Letter (Agent)**





**WESTON  
CONSULTING**

planning + urban design

**B010/19**

Committee of Adjustment  
City of Vaughan  
Office of the City Clerk  
Vaughan, ON, L6A 1T1

April 2, 2019  
File 8769

**Attn: Christine Vigneault, Secretary Treasurer**

Dear Madam,

**RE: Applications for Consent and Minor Variance  
616 & 618 Applewood Crescent  
City of Vaughan  
(Related File: Site Plan Application (DA.18.048))**

Weston Consulting, in partnership with John Zipay and Associates, has been retained by 616 Applewood Inc., the registered owner of the property located at 616 Applewood Crescent, and by Applewood II Hotel Holdings Inc., the registered owner of the property located at 618 Applewood Crescent in the City of Vaughan (herein referred to as "616 Applewood Crescent" and "618 Applewood Crescent" respectively). This letter has been prepared in support of the enclosed Consent and Minor Variance applications, related to Site Plan Application DA.18.048. These applications are being submitted to fulfill conditions associated with the approval of the Site Plan.

**Description of the Subject Properties**

616 Applewood Crescent - 616 Applewood Inc.

The property at 616 Applewood Crescent is located north of Portage Parkway, and east of 618 Applewood Crescent and Highway 400. The site has an area of approximately 1.24 acres (0.50 hectares) and a frontage of approximately 68.78 metres on Applewood Crescent. The property is currently vacant and is proposed to be developed for a seven storey hotel consisting of 204 units. There is an existing easement on title for 616 Applewood Crescent, instrument YR2061271, for driveway access purposes (pedestrian and vehicular).

A Site Plan application for the property was submitted on June 29, 2018, and deemed complete on July 10, 2018 (DA.18.048). The owner has been working with City Staff to address all City and external agency comments and will be proceeding to the April 2, 2019 Committee of the Whole meeting. The Committee of the Whole Report has recommended the approval of the Site Plan application. There are no outstanding comments that could affect the approval of the proposed Minor Variance and Consent applications.

### 618 Applewood Crescent - Applewood II Hotel Holdings Inc.

The Applewood II Hotel Holdings Inc. lands abut the western boundary of 616 Applewood Crescent. The site has an area of approximately 2.45 acres (0.99 hectares) and maintains a frontage along Highway 400 of approximately 70.27 metres. The property is currently occupied by the Homewood Suites hotel and can be accessed by a shared access off of Applewood Crescent. There is an existing easement registered on title which allows for this shared access, instrument YR2061271.

### **Site Context**

The properties are situated in an employment area that contains a mix of hotel, office and industrial uses. The lands are also located in close proximity to Highway 400 and Highway 407 ETR. The uses surrounding the lands are as follows:

North:	SpringHill Suites and Golf Town Head Office
East:	Office and Industrial uses
South:	Smart Centres Office and Vacant lands
West:	Highway 400

The context map (Figure 1) below illustrates the location of the lands relative to surrounding land uses.



Figure 1: Context map illustrating the subject property relative to surrounding land uses.



## **Purpose of the Applications**

### **Consent - Applewood II Hotel Holdings Inc. (618 Applewood Crescent)**

As shown on the enclosed Consent Sketch, an easement is proposed in favour of 616 Applewood Inc. The purpose of the easement is to provide 616 Applewood Inc. access over Parts 1, 3, 5 and 6, located on 618 Applewood Crescent, to allow for truck access to and from the loading space pad proposed for the new hotel development at 616 Applewood Crescent.

### **Minor Variance - 616 Applewood Inc. (616 Applewood Crescent)**

The property subject to the Minor Variance Application is 616 Applewood Crescent. The purpose of the Minor Variance application is to seek relief from several provisions in Vaughan's Zoning By-law 1-88 and to allow:

1. A total of 208 parking spaces. The minimum parking requirement stated in Section 3.8 a) requires that a minimum of 270 spaces be provided for the development.
2. A front yard setback (Applewood Crescent frontage) of 5.8 metres. Schedule 'A' requires a minimum front yard setback of 6 metres.
3. An interior side yard setback (south property line) of 2.2 metres. Schedule 'A' requires a minimum interior side yard setback of 6 metres.
4. A rear yard setback (west property line) of 0.2 metres. Schedule 'A' requires a minimum rear yard setback of 12 metres.
5. A building height of 23.37 metres. Schedule 'A' permits a maximum building height of 15 metres.
6. A loading space (including but not limited to access and aisle) shall be provided and maintained on the adjacent lot (618 Applewood Crescent). Section 3.9 provides the provisions for loading space requirements.

## **Planning Analysis and Justification of Proposed Consent**

The purpose of the Consent application is to grant a permanent easement over Parts 1, 3, 5, and 6 of 618 Applewood Crescent to allow truck access to the loading pad for the proposed hotel at 616 Applewood Crescent. Given the proposed hotel layout and the small site area, the loading space is proposed at the rear of the hotel building on 618 Applewood Crescent's property. The Draft Reference Plan submitted with these applications describes the location and Parts of the easement. Parts 1 and 5 will provide access to the loading space area. Parts 3 and 6 comprise the loading pad. Parts 2 and 4 are related to a Limiting Distance Agreement (along with Parts 1 and 3) between the two properties. See enclosed Consent Sketch and Reference Plan.

Discussions held with City Staff during the Site Plan (DA.18.048) process identified the need for access to the loading space and determined that this would be addressed through the submission of a Consent application to the Committee of Adjustment. This is noted in the Committee of the Whole Report dated April 2, 2019, in which condition 4 states *"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."* Furthermore, the proposed access design has been reviewed by City Staff to ensure that adequate vehicle movements can be accommodated to and from the loading space pad. Please refer to the enclosed Committee of the Whole Report dated Tuesday April 2, 2019.

### **Planning Analysis and Justification of Proposed Minor Variance**

The *Planning Act* sets out the legal framework that governs the consideration of Minor Variance applications by the Committee of Adjustment. Section 45 of the *Planning Act* authorizes the Committee of Adjustment to make decisions regarding Minor Variance applications. Pursuant to Section 45(1) of the *Planning Act*, a minor variance must satisfy the four tests described in this section.

#### **1. The variance meets the general intent and purpose of the Official Plan:**

616 Applewood Crescent is designated 'Prestige Employment' according to the City of Vaughan Official Plan. The City envisions this area to be characterized by high-quality, low-rise and mid-rise buildings with a pedestrian-friendly environment. The land use designation accommodates for a wide range of employment uses and provides locational opportunities for activities which require high visual exposure and an attractive working environment.

The requested variances meet the general intent and purpose of the Official Plan as they allow for the proposed development of a mid-rise building with a gross floor area of 11,464 square meters for the hotel building, which includes an eating establishment. The requested variances do not alter the objective for the development to provide for an aesthetically appealing, high-quality built form, with an enhanced streetscape meeting the Official Plan's vision for this land use designation. Lastly, in the Pre-Application Consultation meeting held with City Staff on October 12, 2017, Staff agreed that the proposed application conforms to this land use designation in the City's Official Plan. For these reasons, it is our opinion that the proposed variances meet the general intent and purpose of the Official Plan.

#### **2. The variance maintains the general intent and purpose of the Zoning By-law:**

The City of Vaughan Zoning By-law 1-88, zones the subject property as 'Prestige Employment (EM1)' subject to exception 1109. This zoning permits a hotel use.

Listed below are the development standards from which the proposed development seeks relief. Our rationale and justification accompany each variance.

#### Required number of parking spaces

It is our opinion, that the requested variance to reduce the required number of parking spaces meets the general intent and purpose of the Zoning By-Law in that it still provides an adequate number of spaces for the hotel use and eating establishment on site. The reduction in parking is also supported by the Parking Justification Study prepared by Cole Engineering and approved by the City of Vaughan Transportation Division of the Development Engineering Department through the Site Plan process (DA.18.048).

#### Required setbacks

It is our opinion, that the requested variances to reduce the front yard (Applewood Crescent frontage), interior side yard (south property line) and rear yard (west property line) setbacks meets the general intent and purpose of the Zoning By-Law as adequate setbacks from the surrounding roads and neighbouring buildings are still provided. In addition to the adequate separation provided, the proposed development still maintains a development standard that fits in with the character of the existing developments in the area.

#### Required height

It is our opinion, that the requested variance to increase the maximum building height meets the general intent and purpose of the Zoning By-Law in that it will still maintain a mid-rise built form which conforms to the nature of the surrounding area, in particular the adjacent hotels and Golf Town Office Building. For this reason, it is our opinion that the proposed variance to increase the height for the proposed hotel maintains the general intent and purpose of the Zoning By-law.

#### Loading Space

It is our opinion, that the requested variance to provide and maintain the loading space on the adjacent property at 618 Applewood Crescent meets the general intent and purpose of the Zoning By-law as it allows for the inclusion of an appropriately sized loading space with proper access for the movement of trucks to and from the loading pad. The loading space area is also positioned so that it is not visible from the Applewood Crescent frontage.

### **3. The variance is desirable for the appropriate development of the lands:**

The proposed variances allow for a development which is compatible with the surrounding land uses and built form of the employment area. As illustrated in Figure 1 (page 2 of this letter), the lands to the north of the property, and the property to the south located at the northeast corner of Portage Parkway and Applewood Crescent, all maintain mid-rise hotel uses, similar to that proposed in this case. The proposed variances will not have any adverse impact on the functioning of the area's other surrounding land uses and buildings, which are comprised predominately of office and employment uses.

In addition, the proposed variances will not result in a negative perceived visual impact for vehicles, and pedestrians travelling along Applewood Crescent. The reduced setbacks are desirable and appropriate as they do not have any adverse impact on vehicular circulation and the landscaping requirements throughout the site. These reduced setbacks also do not impact the total lot coverage as the proposal does not exceed the by-law requirement for lot coverage.

The approval of the proposed hotel use has the potential to contribute to the existing economic cluster of prestige employment type businesses in the immediate and surrounding area. For these reasons, it is our opinion that the proposed variances are desirable and appropriate for the property.

#### **4. The proposed variances are minor in nature:**

The requested variances are minor in nature as they will not change the prestige employment function of the site. As demonstrated by the Site Plan, the development provides for a high-quality, hotel development consistent with the intent of a prestige employment area.

A Traffic Impact and Parking Justification Study prepared by Cole Engineering is enclosed with this application to further support the proposed parking reduction. The study compares the proposed parking reduction against the City of Vaughan's IBI Parking Study standards, which indicates that based on the IBI parking rates, the proposed variance for 208 spaces represents a minor shortfall of 4 spaces. In addition, Cole Engineering's Report also includes a Proxy Site Parking Study which assessed the parking trends and parking occupancy rates of the adjacent hotel properties at 618 and 612 Applewood Crescent. This parking demand proxy survey study concluded that the variance being sought for a minimum of 208 parking spaces is sufficient and exceeds the maximum parking demand ratio of 0.62 spaces per unit, which was observed through this study.

The Committee of the Whole Staff Report indicates that the Development Planning Department supports the variances being sought. The Staff Report indicates that the proposed variances are appropriate for the hotel use, allow for an appropriate built form and are similar to those previously approved on the adjacent hotel sites.

Based on our analysis, it is our opinion that the proposed variances satisfy the four tests identified in the *Planning Act* and represent good planning. Therefore, we request that the variances be approved.

#### **Conclusion**

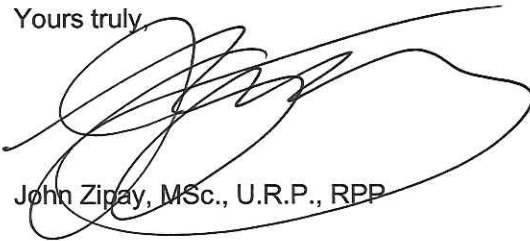
In support of these applications, please find enclosed:

- One (1) Completed Consent Application Form for 618 Applewood Crescent;
- One (1) Completed Minor Variance Application Form for 616 Applewood Crescent;
- Application Fees in the form of one (1) cheque made payable to "City of Vaughan" in the amount of \$6,905.00;

- Two (2) Parcel Registers, one for each property;
- One (1) copy of the Committee of the Whole Report for DA.18.048 dated April 2, 2019;
- One (1) copy of the YR2061271 Instrument;
- One (1) Site Plan (A001), prepared by Chamberlain Architect Limited Services;
- One (1) copy of the Underground Plans (A101 and A102), prepared by Chamberlain Architect Limited Services;
- One (1) copy of the Elevation Plans (A201 and A202), prepared by Chamberlain Architect Limited Services;
- One (1) Consent Sketch, prepared by Weston Consulting;
- One (1) Traffic Impact and Parking Study, prepared by Cole Engineering;
- One (1) Tree Inventory Letter, prepared by NAK Design;
- One (1) Landscape Drawing (L1), prepared by NAK Design;
- One (1) Draft R-Plan, prepared by KRCMAR; and,
- One (1) CD containing a digital copy of the above-noted documents.

We trust that the above is in order, and request that the hearing for these applications be scheduled for the earliest possible Committee of Adjustment date. We request that all correspondence pertaining to this application be sent to the undersigned ([ijipay@hotmail.com](mailto:ijipay@hotmail.com) and 416-305-7989) and Sandra Patano ([spatano@westonconsulting.com](mailto:spatano@westonconsulting.com) and ext. 245). Should you have any questions, please let us know.

Yours truly,



John Zipay, MSc., U.R.P., RPP

c. S. Gupta, 616 Applewood Inc.  
M. Angelucci, 616 Applewood Inc.

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – Comments  
Region of York – No concerns or objections



Monday April 15, 2019

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Via Email: Christine Vigneault ([christine.vigneault@vaughan.ca](mailto:christine.vigneault@vaughan.ca))

Subject: Request for Comments – Consent Application B010/19  
Applewood II Hotel Holdings Inc.  
Weston Consulting Group Inc.  
618 Applewood Cr Bldg. B Concord

In regard to the request for Comments on Consent Application B010/19 for the property mentioned above, Alectra would like to make comments.

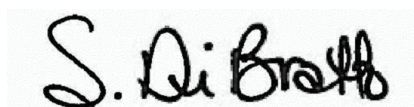
With respect to the easement portion of the application, I note that Alectra has the benefit of an easement, which is registered against Parts 1 to 7 on Plan 65R-25396. While the proposed access easement does not seem to be in conflict with our easement, the City should be aware of same.

In order to provide a connection of this new hotel to our existing distribution system, Alectra will require a blanket easement over the entire Blocks 2 & 3 Plan 65R-25396. This will be part of the requirement for the Owner of the property once they request their hydro connection.

We trust that this information is acceptable to the City of Vaughan with respect to the Request for Comments – Consent Application B010/19.

If you require any further information, do not hesitate to contact me.

Regards,



Susan DiBratto C.E.T.  
Design Technician

**MacPherson, Adriana**

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**Subject:** FW: CONS.19.V.0044 (B010/19) - Applewood II Hotel Holdings Inc

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**From:** McMackin, Joseph <Joseph.McMackin@york.ca>  
**Sent:** May-01-19 10:11 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Cc:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Subject:** CONS.19.V.0044 (B010/19) - Applewood II Hotel Holdings Inc

Hi Adriana,

The Regional Municipality of York has completed its review of the above mentioned Consent Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

**Joseph McMackin, B.URPI | Associate Planner**  
Planning and Economic Development Branch, Corporate Services Dept.  
-----  
The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
**O:** 1-877-464-9675 ext. 71516 | [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, **Commitment**, **Accountability**, **Respect**, **Excellence***

Please consider the environment before printing this email.

## MacPherson, Adriana

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**Subject:** FW: B010/19 - Request for Comment

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**From:** Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>  
**Sent:** May-09-19 9:01 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Cc:** Mazzotta, Rob (MTO) <Rob.Mazzotta@ontario.ca>; Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>  
**Subject:** RE: B010/19 - Request for Comment

Hi Adriana,

MTO Highway Corridor Management Section has reviewed Consent Application B010/19 – 618 Applewood Cr. Please be advised that 618 Applewood Cres. is located within MTO Permit Control Area. Please also be advised that 616 Applewood Cres. is not located within MTO Permit Control Area for Building Land Use and Construction but 616 Applewood Cres. is located within MTO Permit Control Area for signage. For any permit-related inquiries, please contact Kevin Scholz ([Kevin.Scholz@ontario.ca](mailto:Kevin.Scholz@ontario.ca) or 416-235-5383).

MTO has no additional comments on Consent Application B010/19.

Regards,

Dan

**Dan Della Mora**  
Senior Project Manager  
416-235-4081  
[Dan.DellaMora@ontario.ca](mailto:Dan.DellaMora@ontario.ca)