



File: A048/19

Applicant: Applewood II Hotel Holdings Inc

Address: 616 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"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<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"/>	
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 (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None



Minor Variance
Application

Agenda Item: 11

A048/19

Ward: 4

Staff Report 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:	616 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:	Consent Application B010/19, Site Plan Application DA 18.048
Purpose:	Relief from the By-law is being requested to permit the construction of a proposed seven (7) storey hotel to facilitate Site Plan Application DA18.048.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum Front Yard setback of 6 metres is required.	1. To permit a minimum Front Yard setback of 5.8 metres.
2. A minimum Interior Side yard setback of 6 metres is required.	2. To permit a minimum Interior Side yard setback of 2.2 metres.
3. A minimum Rear Yard setback of 12 metres is required.	3. To permit a minimum Rear yard setback of 0.2 metres,
4. A maximum Building Height of 15 metres is required.	4. To permit a maximum Building Height of 23.37 metres.
5. A minimum of 270 parking spaces is required.	5. To permit a minimum of 208 parking spaces.
6. A loading space is to be on the same lot as the building that it serves.	6. To permit a Loading space to be on the adjacent property.

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. To search for a file number, enter it using quotes around it. For example, "A001/17".

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

Property Information	
Existing Structures	Year Constructed
Building	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Given the small size of the property, the EM1- Prestige Employment Area Zone standards are not suitable for this type of employment building. The hotel building was developed in a manor which efficiently utilizes the available site area but results in the need for variances to accommodate the proposed mid-rise built form.

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.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments or concerns

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.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Transportation Division of the Development Engineering (DE) Department has reviewed the provided Parking Study prepared by Cole Engineering dated April 2019 in conjunction with variance #5 within minor variance application A048/19 and provides the following comment(s) listed below:

The proposed restaurant increase from 261 sq.m. to 309 sq.m. requires an additional 8 parking spaces. With the increased restaurant GFA, a total of 270 spaces are required for the proposed development according to the Zoning by-law and 212 spaces according to IBI draft standard. Based on the proxy data provided in the report, the proposed development will require 127 spaces. DE confirms the proposed 208 parking spaces would be sufficient for this development.

Recommended condition of approval:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.048) from DE.

The Owner/applicant shall obtain approval from the Committee of Adjustment (final & binding) & confirm registration of the transfer for the related severance application B010/19.

Parks Development (Forestry):

Tree at rear is a 30cm DBH Black Locust not a 15cm Elm. Heavy Duty Tree protection fencing (plywood) is to be installed prior to construction and is to remain until construction is completed, as per By-Law (052-2018) or compensation for tree loss.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.

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Cover Letter (Agent)

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections & MTO Comments - 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 criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	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) & confirm registration of the transfer for the related severance application B010/19.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

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

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 further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

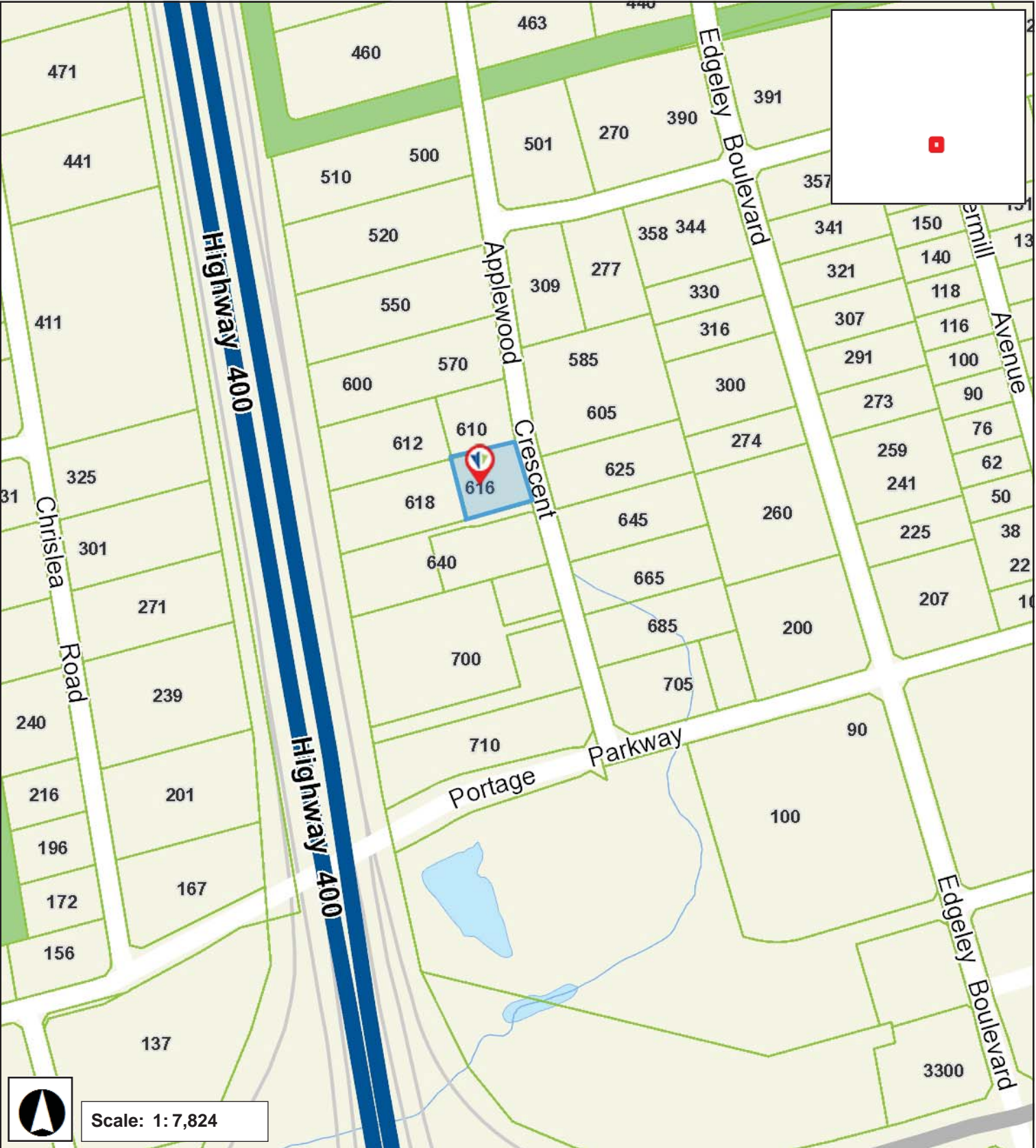
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Notification Map
Location Map
Sketches

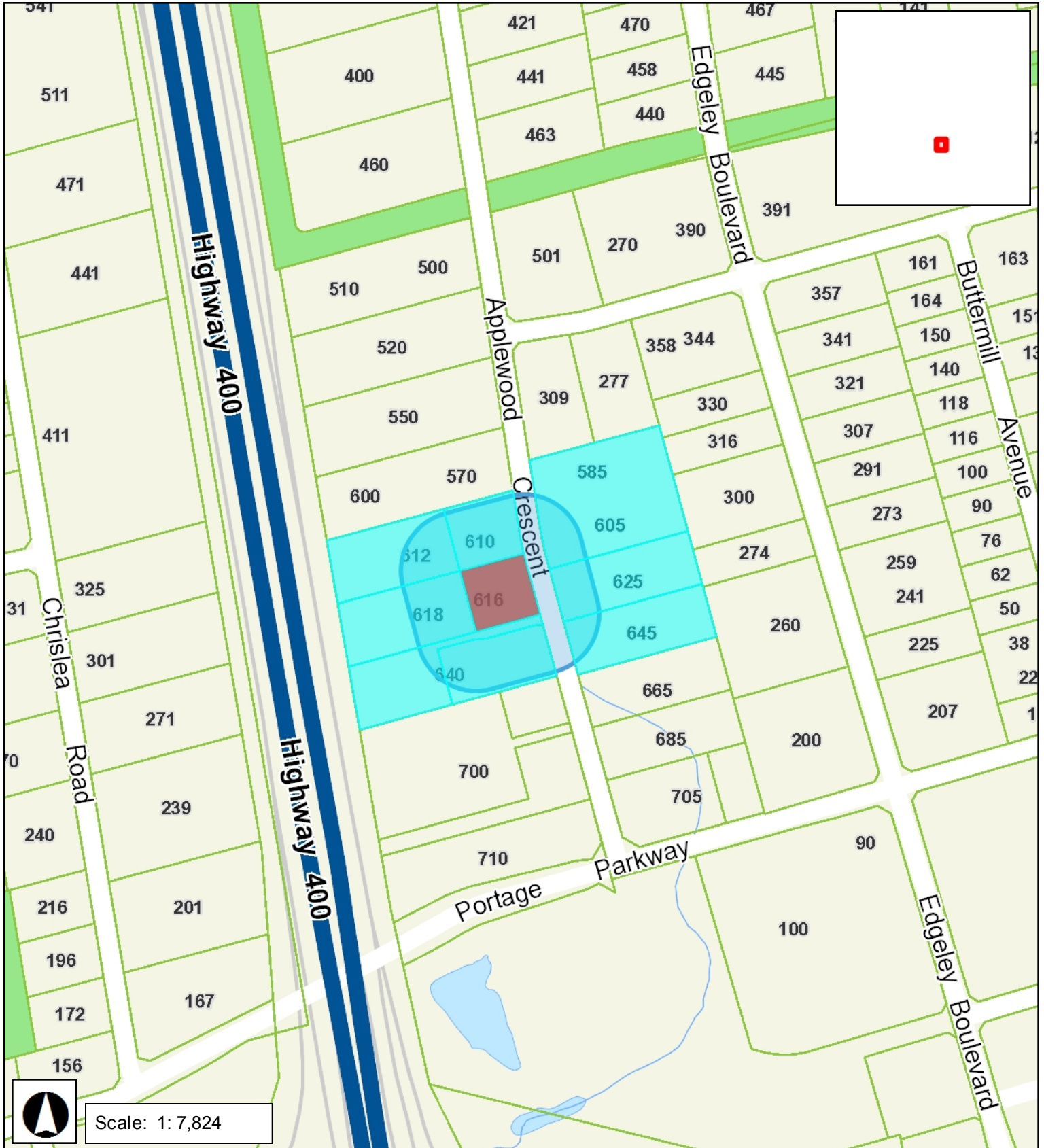


Location Map - A048/19

616 Applewood Crescent, Bldg D, Concord



616 Applewood Crescent, Bldg D, Concord

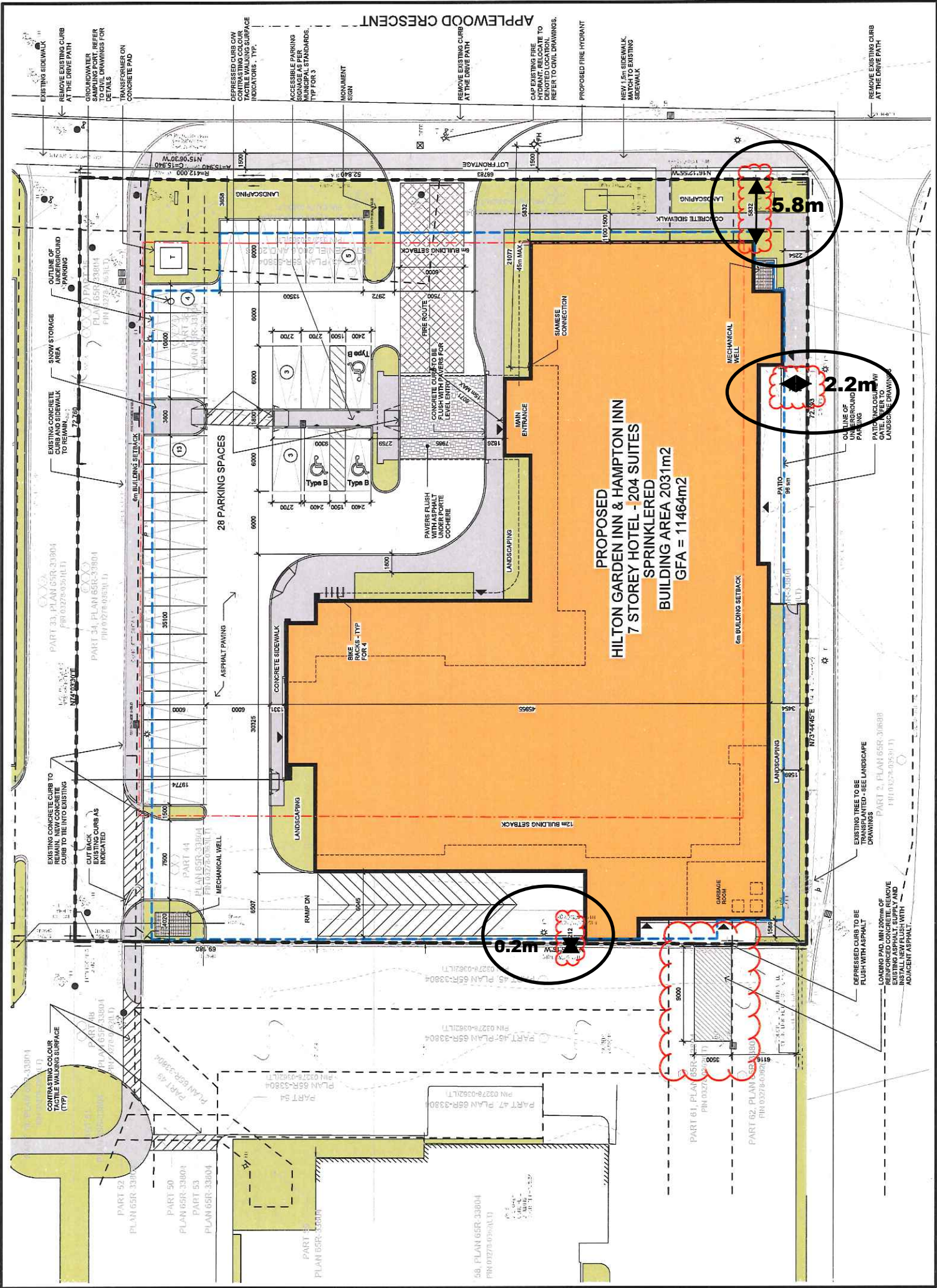


- Proposed:
- Building Height of 23.37m

-208 parking spaces

-Permit loading space on adjacent lot

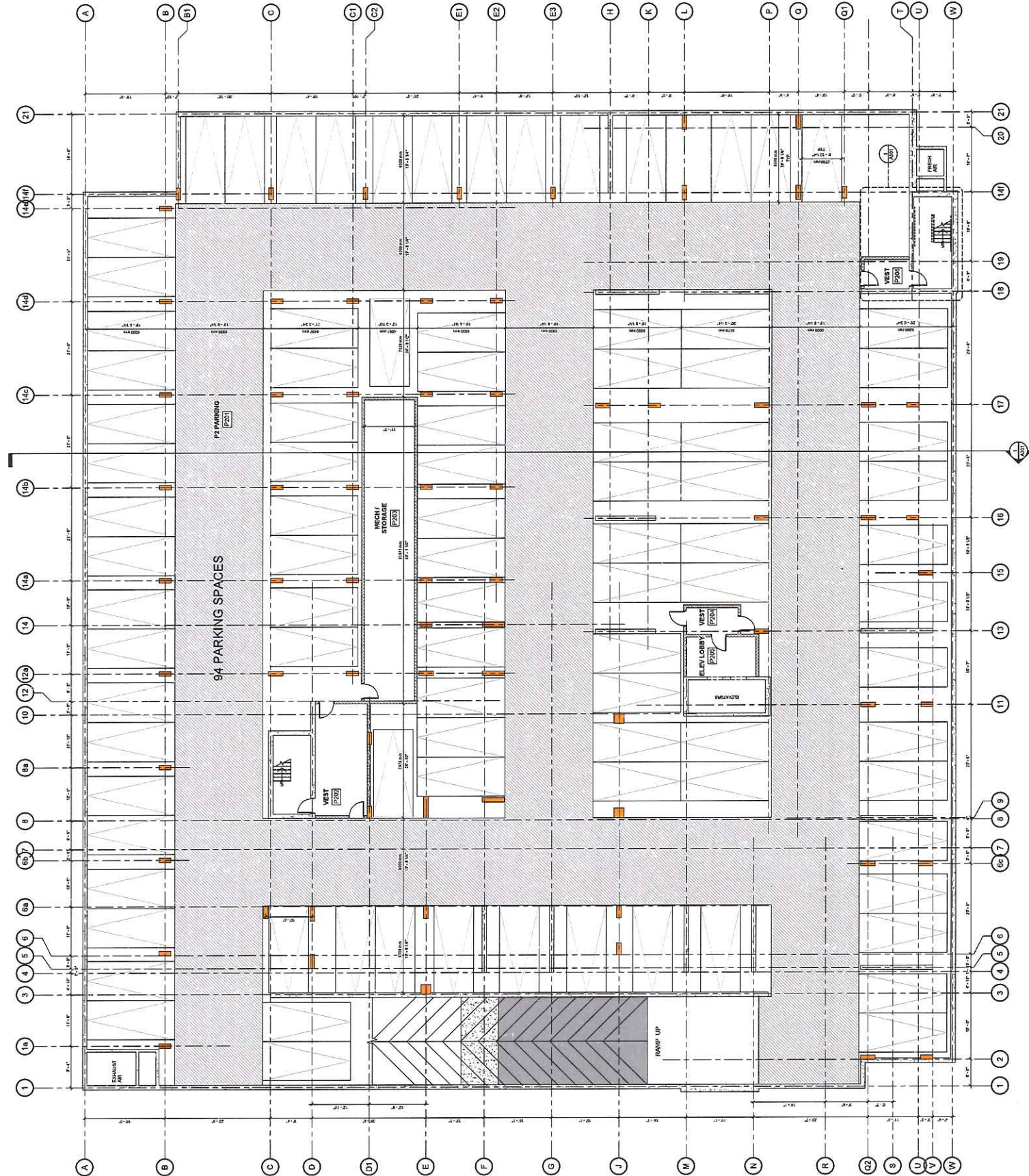
A048/19

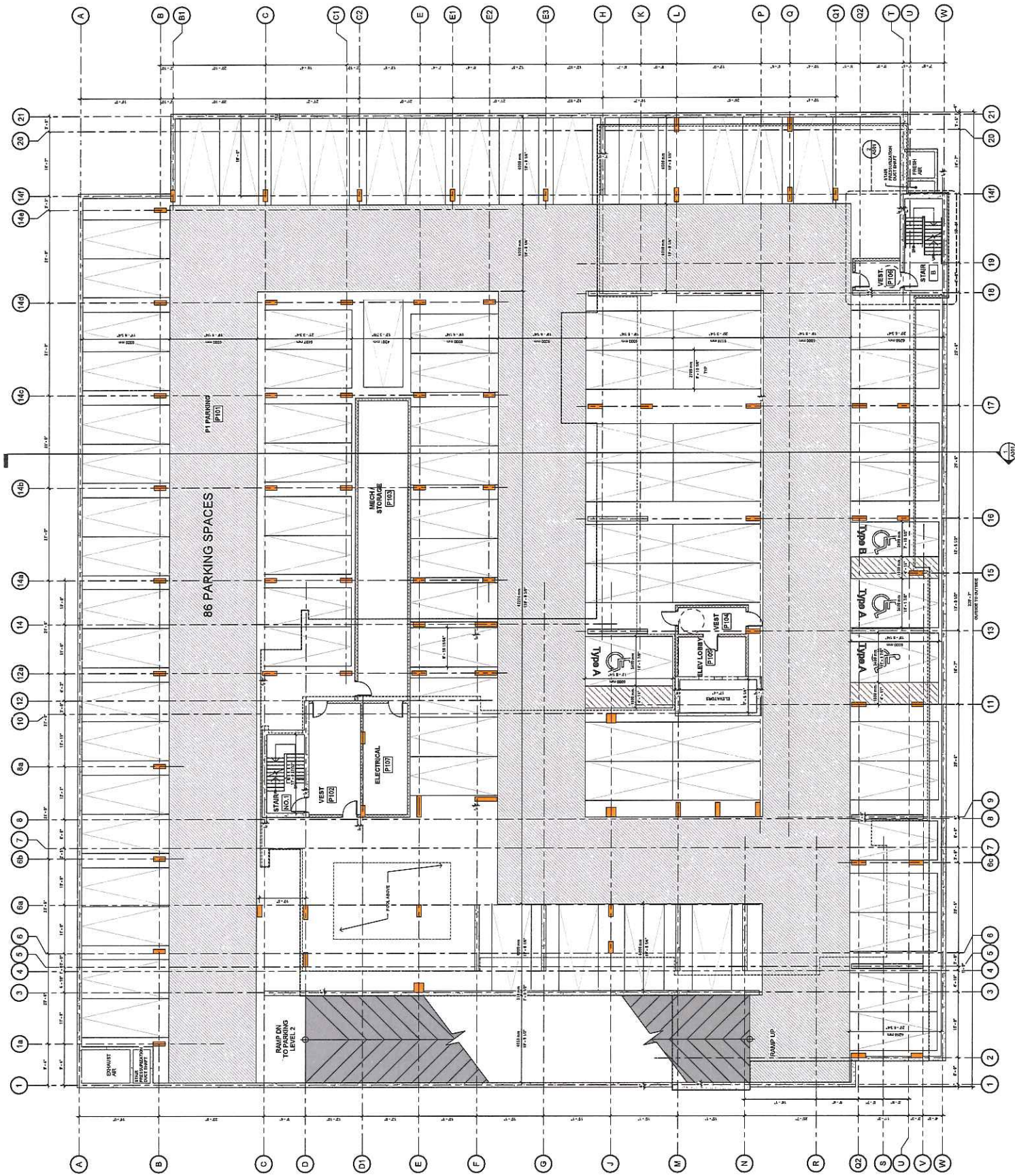


ZONING REQUIREMENTS EM1-PRESTIGE EMPLOYMENT AREA ZONE			
	REQUIRED	PROVIDED	COMPLY
MINIMUM LOT FRONTAGE	36m	68.78 m	YES
MINIMUM LOT AREA	3000 m2	5011 m2	YES
MAXIMUM LOT COVERAGE	60%	40%	YES
MAXIMUM BUILDING HEIGHT	15 m	23.37m	NO
FRONT YARD	6m (MIN)	5.8 m	NO
REAR YARD	12m (MIN)	0.2m	NO
INTERIOR SIDE YARD	6m (MIN)	2.2 m	NO
INTERIOR SIDE YARD (DRIVE AISLE SIDE)	6m (MIN)	19.8m	YES
LANDSCAPING BUFFER (AT STREET)	3m	3.6m	YES
MIN. LANDSCAPING AREA	5%	11%	YES
PARKING REQUIREMENTS AS PER CITY OF VAUGHAN ZONING BYLAW 1-88			
HOTEL 1 SPACE / BEDROOM	204		
EATING ESTABLISHMENT (DINING + LOUNGE/BAR + BUFFET) (308.9sm) 16 SPACES / 100 sm GFA	50		
OUTDOOR PATIO 96m2 16 SPACES / 100 sm GFA	16		
TOTAL	270	208	NO
BARRIER-FREE PARKING 2 SPACES + 2% OF TOTAL PROVIDED 2 + (208x2%)	7	7	YES
PARKING SPACE SIZES TYPICAL 2.7 x 6.0m DRIVE AISLE 6.0m		ACCESSIBLE PARKING SPACE SIZES TYPE A 3.4 x 6.0m + 1.5m AISLE TYPE B 2.4 x 6.0m + 1.5m AISLE	

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
T/O GROUND FLOOR		
TYPICAL PARKING	2.70m x 6.00m	25
ACCESSIBLE TYPE B	2.40m x 6.00m	3
		28
PARKING LEVEL 1		
TYPICAL PARKING	2.70m x 6.00m	82
ACCESSIBLE TYPE B	2.40m x 6.00m	1
ACCESSIBLE TYPE A	3.40m x 6.00m	3
		86
PARKING LEVEL 2		
TYPICAL PARKING	2.70m x 6.00m	94
		94
TOTAL PARKING		208

SITE STATISTICS		
DESCRIPTION	AREA (SM)	PERCENTAGE
BUILDING FOOTPRINT		
BUILDING FOOTPRINT	2028.40 m²	41.3%
	2028.40 m²	41.3%
HARD LANDSCAPE		
ASPHALT	1823.36 m²	37.1%
PAVERS	62.67 m²	1.3%
SIDEWALK	479.54 m²	9.8%
	2365.57 m²	48.1%
SOFT LANDSCAPE		
LANDSCAPE	521.20 m²	10.6%
	521.20 m²	10.6%
	4915.17 m²	100.0%





NO.	ISSUED	DATE
1	1940 FEB 16	20 JUNE 22
2	1940 FEB 16	19 AUG 21
3	1940 FEB 16	20 AUG 21

CONTRACTS TO BE AWARD FOR THE SUPPLY OF 1000 TON OF STEEL ROLLERS FOR THE ROLLING OF STEEL SHEET AND COILS IN THE ROLLING MILL OF THE NATIONAL STEEL CORPORATION, NEW DELHI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY OF THE ROLLERS AND THE INSTALLATION OF THE ROLLERS IN THE ROLLING MILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROLLERS AND THE REPLACEMENT OF THE ROLLERS IN THE ROLLING MILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY OF THE ROLLERS AND THE INSTALLATION OF THE ROLLERS IN THE ROLLING MILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROLLERS AND THE REPLACEMENT OF THE ROLLERS IN THE ROLLING MILL.

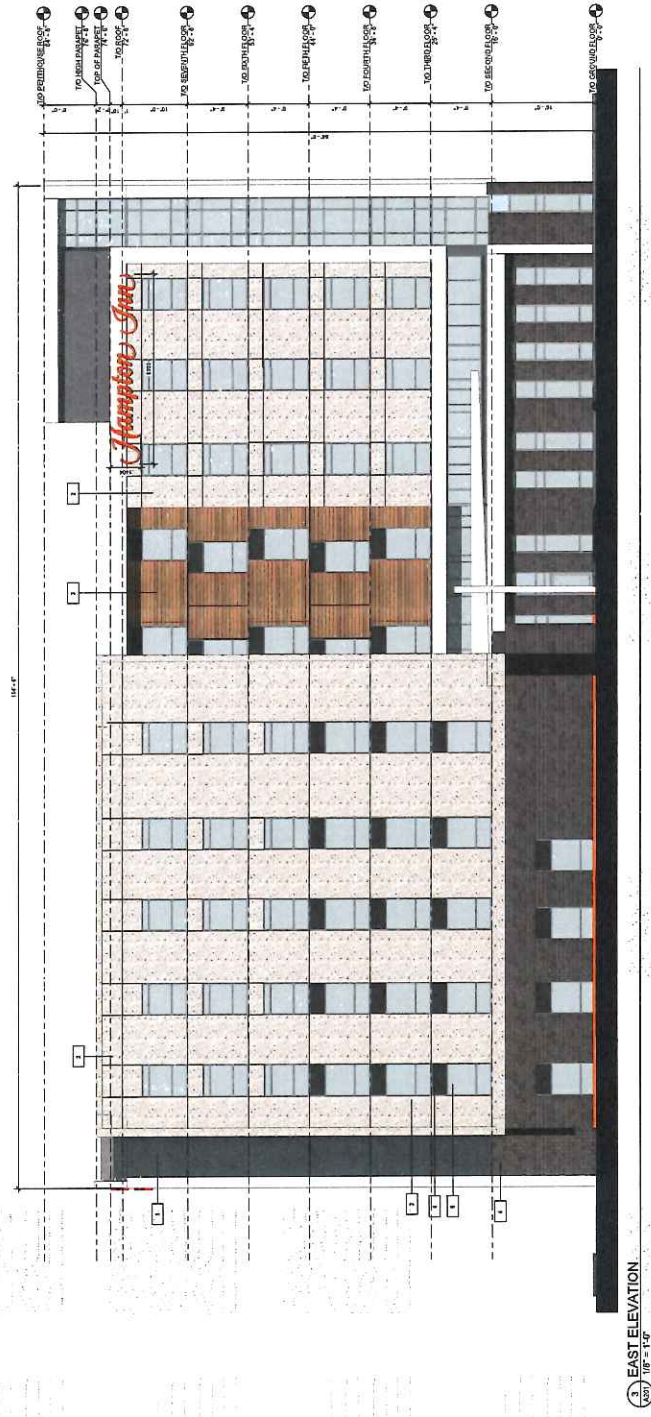
HILTON GARDEN
INN + HAMPTON
INN

APPLEWOOD CREST
VAUGHAN, ON

EXTERIOR
ELEVATION I

DATE	23 NOV 2017
TIME	
AUTHOR	
CHECKER	
SCALE	1/8" = 1'-0"
PROJECT NO.	117063

A201



2 NORTH ELEVATION
A301 1/8" = 1'-0"

2. SOUTH ELEVATION
A302 1/8" = 1'-0"

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



**WESTON
CONSULTING**

planning + urban design

B010/19 & A048/19

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.

Site Context

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

[illegible]

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

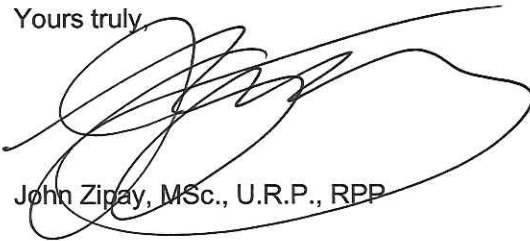
In support of these applications, please find enclosed:

- 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 and 416-305-7989) and Sandra Patano (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) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A048/19 - Request for Comments

From: Development Services <developmentservices@york.ca>
Sent: April-26-19 10:40 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: RE: A048/19 - Request for Comments

Hi Adriana,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance 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 | www.york.ca

*Our Values: Integrity, **C**ommitment, **A**ccountability, **R**espect, **E**xcellence*

Please consider the environment before printing this email.

MacPherson, Adriana

Subject: FW: B010/19 - Request for Comment

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 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