

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** October 4, 2023  
**Name of Owner:** 610 Applewood Inc.  
**Location:** 610 Applewood Crescent, Building C  
**File No.(s):** B022/23

---

### **Background**

The Owner has submitted Consent Application File B022/23 to register an easement to facilitate a private parking arrangement between 610 Applewood Crescent (Servient Lands) and 616 Applewood Crescent (Dominant Lands).

The Subject Lands are one of 4 adjacent lots addressed as 610, 612, 616 & 618 Applewood Crescent, all designed with interconnections to facilitate the flow of people/vehicles throughout. The following is a summary of the most recent planning applications filed for the grouping of lots:

#### **616 Applewood Crescent – Hampton Inn**

- Site Development Application DA.18.048 was approved by the Committee of the Whole on April 2, 2019, with the decision ratified by Council on April 29, 2019. DA.18.048 permitted the development of the 7-storey hotel building with 208 parking spaces.
- Minor Site Development Application DA.23.038 was submitted in July 2023 and approved in principle, subject to conditions, on September 25, 2023.
- Minor Variance Application A069/23 was approved on June 22, 2023. Relief was granted for: setbacks, height, parking spaces, and loading space placement. A parking reduction justification prepared by BA Group in support of the application justified reducing the site's required parking supply to 200 parking spaces by determining the surface parking at 610 Applewood Crescent could be utilized as overflow parking.
- As part of their comments for Minor Variance Application A069/23, the Development Engineering Department requested the Owner register a parking easement with 610 Applewood Crescent.

#### **618 Applewood Crescent – Homewood Suites**

- Consent Application B010/19 was approved on May 16, 2019. It is an easement over Parts 1, 3, 5 and 6 on Plan 65R-38473 for vehicular access purposes in favor of 616 Applewood Crescent.
- Concurrent Minor Variance Application A048/19 was also approved on May 16, 2019. The variance application sought relief from setback, height, and parking provisions.

#### **Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment".

#### **Comments:**

The proposed easement application is required to facilitate a private parking arrangement between 610 Applewood Crescent (Servient Lands) and 616 Applewood Crescent (Dominant Lands) as part of an active Minor Site Development Application, File DA.23.038, to permit the redevelopment of 616 Applewood Crescent with a 9-storey hotel (Hampton Inn) that proposes a total of 272 suites with a gross floor area ('GFA') of 14,610 m<sup>2</sup>, and 200 parking spaces provided via surface parking and 2 levels of underground parking.

The easement will permit patrons of the Dominant Lands to utilize surface parking on the Servient Lands, which contains a 6-storey office building. As shown on the draft reference plan, easements for vehicular access are described as Parts 20-25, the

parking easement is described as Parts 1-3, 7-9, 14-16, and right of support easements are described as Parts 4-7, 10-13, 17-19, and 26-31. The Development Engineering Department has reviewed the proposed easements and has no objection.

The Development Planning Department has no objection to the proposed parking, vehicular access, and right of support easements as they establish an appropriate private parking arrangement between the Servient and Dominant Lands. The application will not adversely impact the use of either property, and make efficient use of the office building's surface parking area outside of business hours. Accordingly, the Development Planning Department is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments on Site Development Application DA.23.038 be addressed to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Michelle Perrone, Planner 1  
David Harding, Senior Planner