



File: A172/19

Applicant: 2334504 Ontario Inc.

Address: 6800 Hwy 7, Vaughan

Agent: Gagnon Walker Domes Ltd.

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	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
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"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
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

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, February 6, 2020



Minor Variance Application

Agenda Item: 12

A172/19

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, February 6, 2020

Applicant: 2334504 Ontario Inc.

Agent: Gagnon Walker Domes Ltd.

Property: **6800 Hwy 7, Vaughan**

Zoning: The subject lands are zoned C6 9(506) and subject to the provisions of Exception under By-law 1-88 as amended

OP Designation: Employment Commercial Mixed Use (Maximum Height 10 Storeys, Maximum FSI 3.0)

Related Files: None

Purpose: Relief from the By-law is being requested to permit the proposed construction of a proposed six (6) storey hotel and to facilitate Site Plan Application DA18.005.

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 15.0 metres is required to the structure (14.5 meters to the canopy).	1) To permit a minimum front yard setback of 11.1 m to the structure (8.8 metres to the canopy).
2) A maximum building height of 11.0 is permitted.	2) To permit a maximum building height of 20.7 metres.
3) A minimum of 119 parking spaces are required for the development.	3) To permit a minimum of 114 parking spaces.
4) A minimum lot depth of 60.0 metres is required.	4) To permit a minimum lot depth of 54.4 metres (existing lot).
5) A minimum landscape strip of 6.0 metres in width is required along a lot line abutting a street.	5) To permit a minimum landscape strip of 2.0 metres in width along a lot line abutting a street.
6) A minimum of 2.0 loading spaces are required for the development.	6) To permit 1.0 loading space for the site.

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: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on January 22, 2020

Applicant confirmed posting of signage on January 23, 2020

Property Information	
Existing Structures	Year Constructed
Hotel	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): Zoning by-law is out of date with building height permissions contained within City of Vaughan Official Plan. Lot depth legal non-conforming condition. Loading and parking requirements surplus requirements. Irregular lot fabric and numerous street frontages constraint to building setbacks, site circulation and landscape.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 19-000378 for Single Detached Dwelling - Residential Demolition, Issue Date: Apr 04, 2019

Building Permit No. 18-002621 for Hotel/Motel - New, Issue Date: (Not Yet Issued)

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

Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Employment Commercial Mixed Use (Maximum Height 10 Storeys, Maximum FSI 3.0).

The Owner is requesting permission to construct a six-storey hotel consisting of 119 rooms on the subject lands, as proposed through Site Development File DA.18.005 with the above-noted variances.

Vaughan Council, on January 28th, 2020, approved Site Development Application DA.18.005. The Development Planning Department supports the approval of Site Development Application DA.18.005 along with the requested variances, as the development is consistent with Provincial Policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

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

That Site Development File DA.18.005 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

No Response

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A172/19 subject to the following condition(s):

The owner/applicant shall obtain approval for the related Site Development Application (DA.18.005) from the Development Engineering (DE) Department.

Parks, Forestry and Horticulture Operations:

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

Application Cover Letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D: Previous Approvals (Notice of Decision)

None

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 Planning Brandon Bell 905-832-8585 x 8112 Brandon.Bell@vaughan.ca	That Site Development File DA.18.005 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall obtain approval for the related Site Development Application (DA.18.005) from the Development Engineering (DE) Department.

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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

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

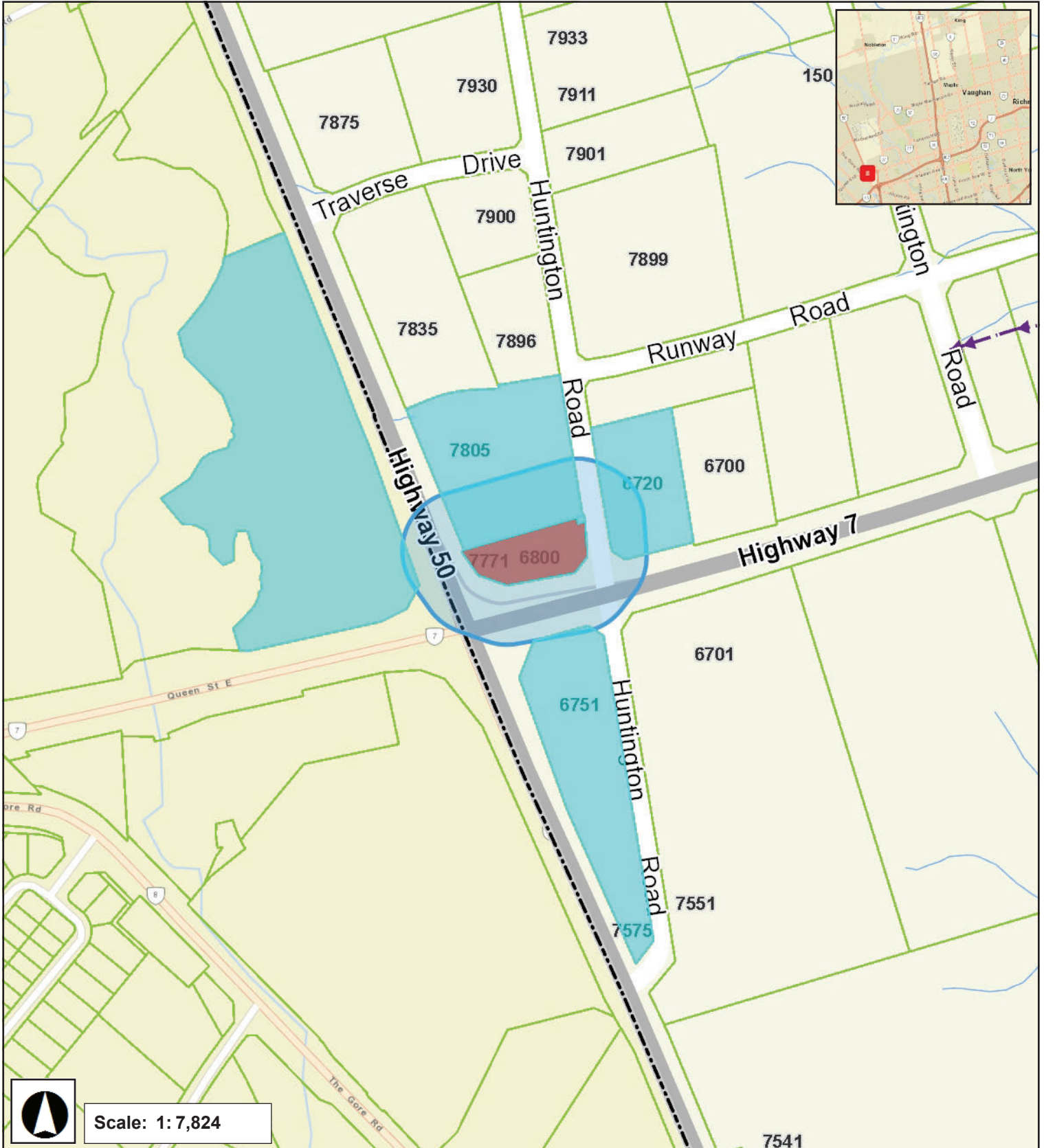
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

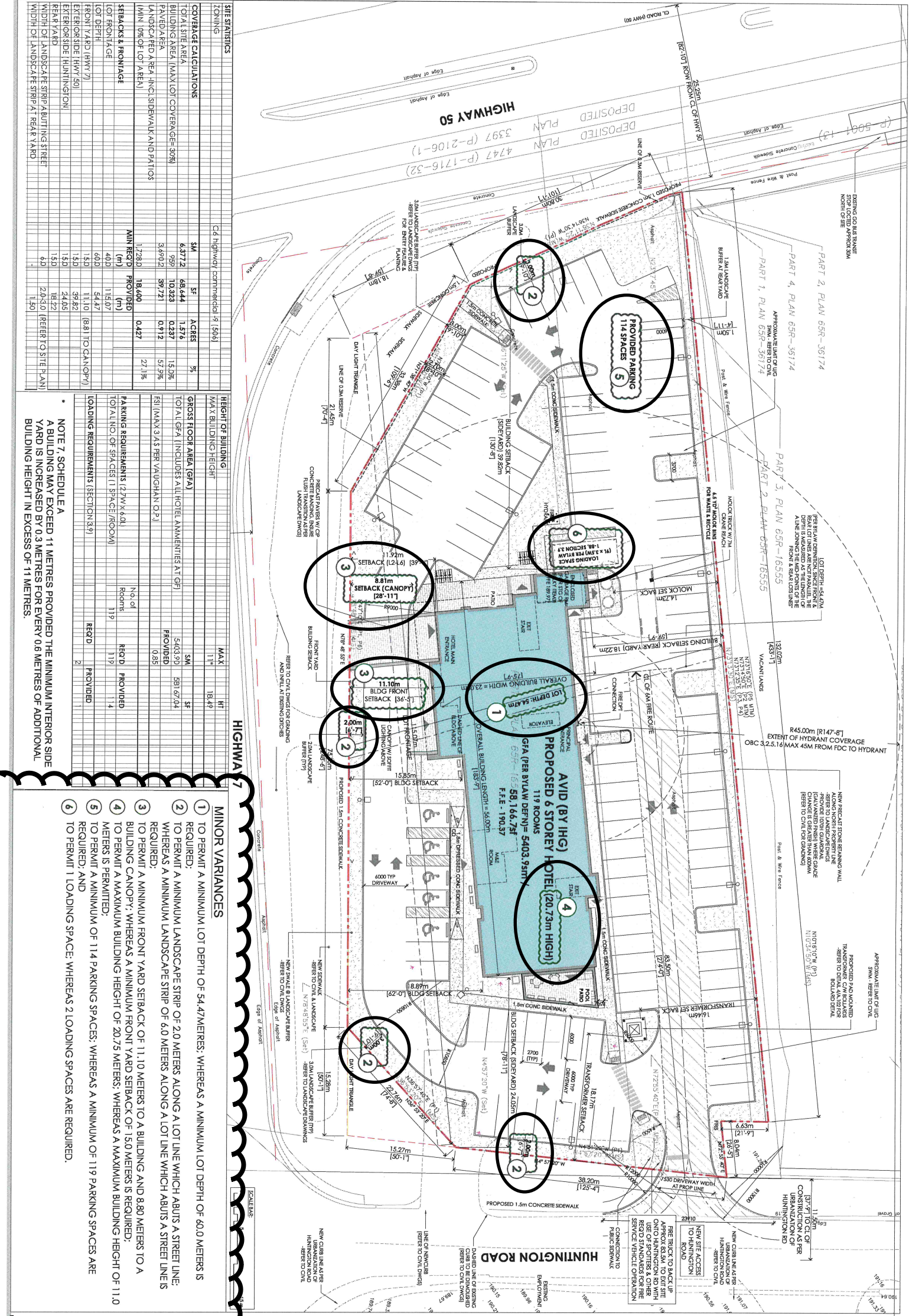
**Location Map
Sketches**



A172/19 - Notification Map

6800 Highway 7, Vaughan





SITE STATISTICS

ZONING	CG (highway) commercial (4) (504)			
COVERAGE CALCULATIONS				
TOTAL SITE AREA	SM 6,377.2	SF 68,444	ACRES 1.576	%
BUILDING AREA (MAX LOT COVERAGE=30%)	999	10,923	0.287	15.0%
PAVED AREA	3,690.2	39,721	0.712	57.9%
LANDSCAPED AREA (INC. SIDEWALK AND PATIOS (MIN. 10% OF LOT AREA))	1,178.8	18,000	0.427	27.1%
SEBACKS & FRONTAGE	MAIN REQD	PROVIDED		
LOT FRONTAGE	(m)	(m)		
LOT DEPTH	40.0	54.47		
FRONT YARD (HWY 7)	1.5D	11.10 (8.81 TO CANOPY)		
EXTERIOR SIDE (HWY 50)	1.5D	39.82		
EXTERIOR SIDE (HUNTINGTON)	1.5D	24.65		
REAR YARD	1.5D	18.22		
WIDTH OF LANDSCAPE STRIP ADJUTING STREET	6.0	20.50 (REFER TO SITE PLAN)		
WIDTH OF LANDSCAPE STRIP AT REAR YARD	1.50	1.50		

HEIGHT OF BUILDING

MAX BUILDING HEIGHT	MAX	HT
	11m	18.49

GROSS FLOOR AREA (GFA)

TOTAL GFA (INCLUDES ALL HOTEL AMENITIES AT G/F)	SM	SF
	5,403.92	58,167.04

SETBACKS

FRONT (MAX 3.05 PER VANGUARD Q-2)	PROVIDED	REQD
	0.95	0.95

PARKING REQUIREMENTS (2.7 MW 6.0L)

TOTAL NO. OF SPACES (1 SPACE/ROOM)	NO. OF	ROOMS	REQD	PROVIDED
	119	119	119	114

LOADING REQUIREMENTS (SECTION 3.9)

	REQD	PROVIDED
	2	2

- NOTE 7, SCHEDULE A**
A BUILDING MAY EXCEED 11 METRES PROVIDED THE MINIMUM INTERIOR SIDE YARD IS INCREASED BY 0.3 METRES FOR EVERY 0.8 METRES OF ADDITIONAL BUILDING HEIGHT IN EXCESS OF 11 METRES.
- MINOR VARIANCES**
- TO PERMIT A MINIMUM LOT DEPTH OF 54.47 METRES; WHEREAS A MINIMUM LOT DEPTH OF 60.0 METRES IS REQUIRED;
 - TO PERMIT A MINIMUM LANDSCAPE STRIP OF 2.0 METRES ALONG A LOT LINE WHICH ABUTS A STREET LINE; WHEREAS A MINIMUM LANDSCAPE STRIP OF 6.0 METRES ALONG A LOT LINE WHICH ABUTS A STREET LINE IS REQUIRED;
 - TO PERMIT A MINIMUM FRONT YARD SETBACK OF 11.10 METRES TO A BUILDING AND 8.80 METRES TO A BUILDING CANOPY; WHEREAS A MINIMUM FRONT YARD SETBACK OF 15.0 METRES IS REQUIRED;
 - TO PERMIT A MAXIMUM BUILDING HEIGHT OF 20.75 METRES; WHEREAS A MAXIMUM BUILDING HEIGHT OF 11.0 METRES IS PERMITTED;
 - TO PERMIT A MINIMUM OF 114 PARKING SPACES; WHEREAS A MINIMUM OF 119 PARKING SPACES ARE REQUIRED; AND
 - TO PERMIT 1 LOADING SPACE; WHEREAS 2 LOADING SPACES ARE REQUIRED.

PROJECT NAME: HIGHWAY 7 HOTEL DEVELOPMENT

ARCHITECT: MATAJARCHITECTS INCORPORATED

DATE: OCT 28 2020

PROJECT NO.: MV.100

SCALE: 1:500

KEY PLAN: [Diagram showing the project location on a street grid]

PROJECT NO.: MV.100

DATE: OCT 28 2020

APPROVED BY: [Signature]

PROJECT NO.: MV.100

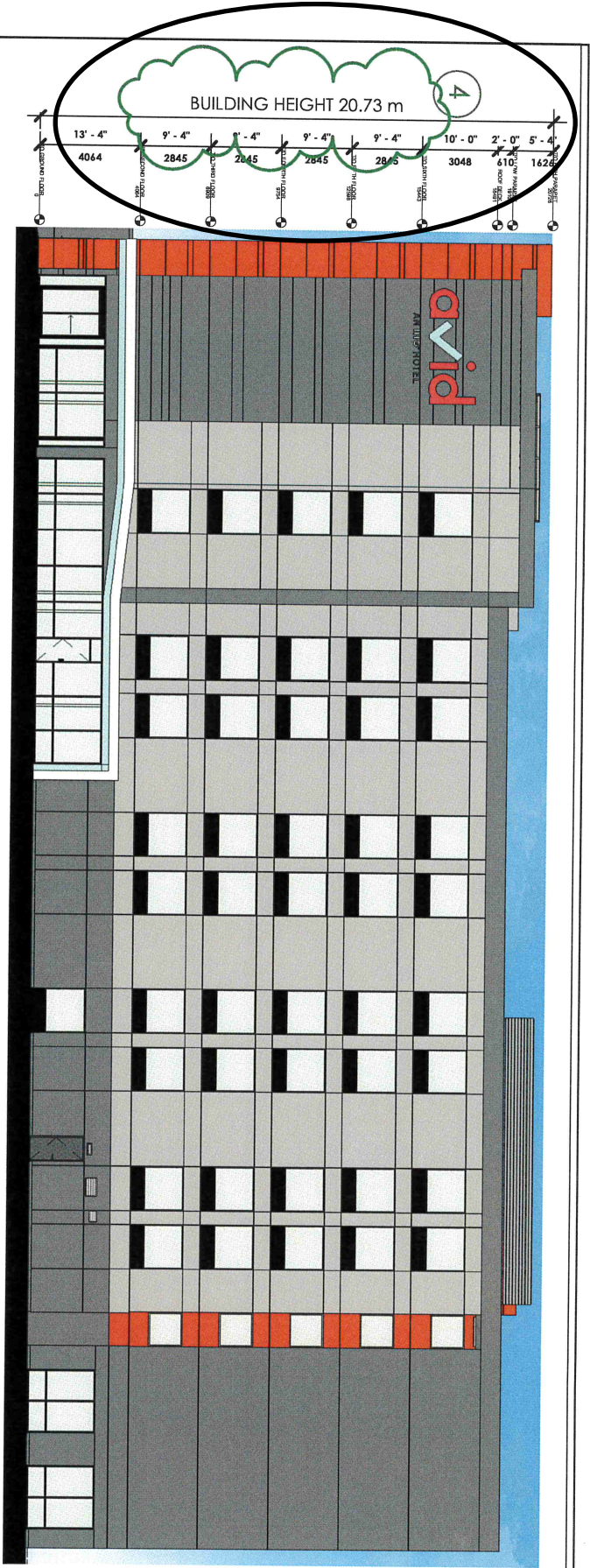
DATE: OCT 28 2020

PROJECT NO.: MV.100

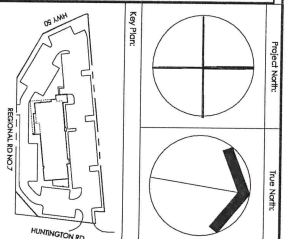
DATE: OCT 28 2020

PROJECT NO.: MV.100

DATE: OCT 28 2020



MINOR VARIANCE
4 TO PERMIT A MAXIMUM BUILDING HEIGHT OF 20.75 METERS, WHEREAS A MAXIMUM BUILDING HEIGHT OF 11.0 METERS IS PERMITTED.



No.	Date	Issued/Revision	By
1	19/11/2020	ISSUED FOR VARIANCE APP.	

Drawing Scale/Revision:

NOTE: DRAWING AND DESIGN INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



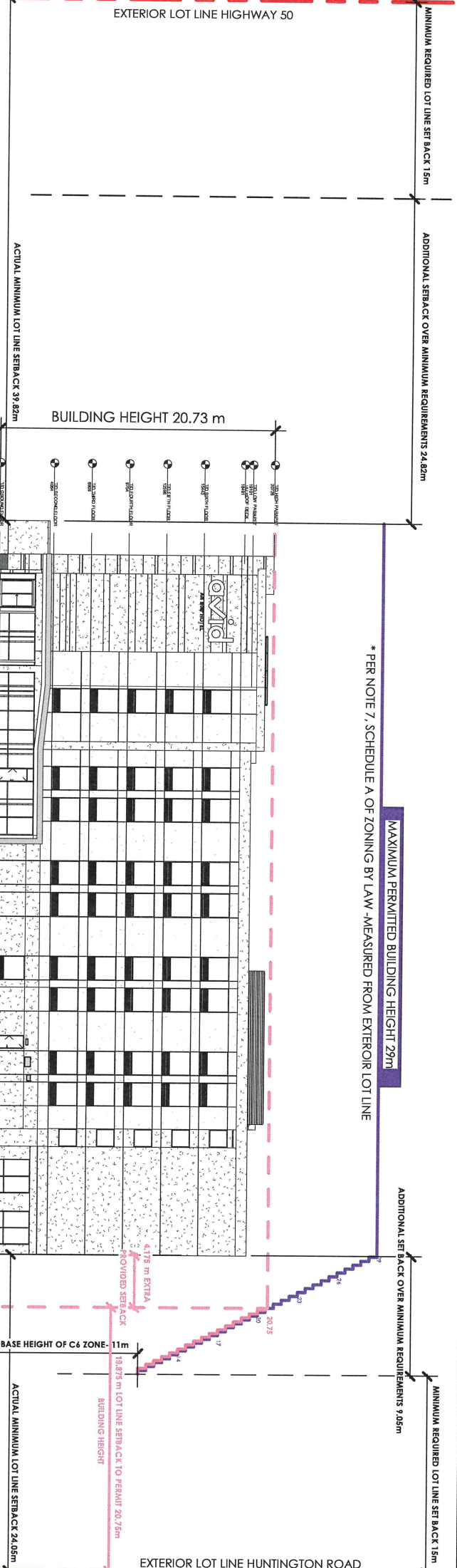
Architect/Design
MATA ARCHITECTS
 INCORPORATED
 50, Goring Street
 Ottawa, Ontario
 K1S 5L6
 343.3311 FAX 343.3311

Project:
HIGHWAY 7 HOTEL DEVELOPMENT
 6800 HIGHWAY 7
 VAUGHAN ON

Sheet No:
SOUTH ELEVATION W/ COLOUR

Design By: MO
 Drawn By: MO
 Code: OCT 28
 Date: OCT 28
 Product No: 17/030
 Approved By: EM

Drawing No:
MV.101
 OR
 Drawing Series: DA18.005 (CITY OF VAUGHAN)
 SP 18.V.0073 (CITY REGION)



*** NOTE 7, SCHEDULE A**
 A BUILDING MAY EXCEED 1.1 METRES PROVIDED THE MINIMUM INTERIOR SIDE YARD IS INCREASED BY 0.3 METRES FOR EVERY 0.6 METRES OF ADDITIONAL BUILDING HEIGHT IN EXCESS OF 1.1 METRES.

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.

Application Cover Letter

A172/19



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

December 5, 2019

GWD File: 2365 - CofA

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

Attention: Ms. Christine Vigneault, Secretary Treasurer - City of Vaughan Committee of Adjustment

**Re: Committee of Adjustment Application (Minor Variance)
6800 Highway 7 and 7771 Highway 50, City of Vaughan
2334504 Ontario Inc.**

Dear Ms. Vigneault:

Gagnon Walker Domes Ltd. (GWD) is agent for 2334504 Ontario Inc., the registered owner of the 0.64 hectare (1.58 acre) property known municipally as 6800 Highway 7 and 7771 Highway 50, in the City of Vaughan (subject site). The subject site is located at the northeast corner of Highway 7 and Highway 50 within the 'Huntington Business Park'.

By way of background, a Development Approval (Site Plan Approval) Application was submitted to the City of Vaughan in February 2018 (City File DA.18.006) for the purposes of the redevelopment of the subject site for a 6-storey hotel under the Avid Hotel brand. 2334504 Ontario Inc. has been working progressively with the City, Region of York, Region of Peel and other commenting agencies towards final approval and is in the final stages of completing this milestone.

To facilitate approval of the Development Approval Application the enclosed Committee of Adjustment Application is submitted on behalf of 2334504 Ontario Inc., which seeks approval of the following Minor Variances:

- 1. To permit a minimum lot depth of 54.47 metres; whereas a minimum lot depth of 60.0 metres is required;**
- 2. To permit a minimum landscape strip of 2.0 metres along a lot line which abuts a street line; whereas a minimum landscape strip of 6.0 metres along a lot line which abuts a street line is required;**
- 3. To permit a minimum front yard setback of 11.10 metres to a building and 8.80 metres to a building canopy; whereas a minimum front yard setback of 15.0 metres is required;**

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266



4. ***To permit a maximum building height of 20.75 metres; whereas a maximum building height of 11.0 metres is permitted;***
5. ***To permit a minimum of 114 parking spaces; whereas a minimum of 119 parking spaces are required; and***
6. ***To permit 1 loading space; whereas 2 loading spaces are required.***

In support of the proposed Committee of Adjustment Application for Minor Variances please find enclosed the following:

- One (1) copy of the completed Committee of Adjustment Application Form;
- One (1) cheque in the amount of \$3,359.00, made payable to the “Treasurer of City of Vaughan”;
- One (1) cheque in the amount of \$309.60, made payable to the “Treasurer of the City of Vaughan”; and
- One (1) copy of the Committee of Adjustment Minor Variance Sketches (Dwgs. MV.100 & MV.101) prepared by Mataj Architects Inc., dated December 3, 2019.

Also enclosed are the following background materials that have previously been submitted to the City of Vaughan as a part of the Development Approval Application:

- Architectural Plans prepared by Mataj Architects Inc., dated October 2, 2019;
- Arborist Report prepared by Jon Woodside Arborist, dated October 2019;
- Transportation Study prepared by NextTrans, dated May 2019; and
- Transportation Impact Statement – Addendum Letter prepared by NextTrans, dated October 4, 2019.

Subject Site & Surrounding Land Uses

The subject site measures approximately 0.64 hectares (1.58 acres) and is located at the northeast corner of Highway 7 and Highway 50; with additional frontage along Huntington Road to the east. The subject site possesses a lot frontage/width of approximately 115.07 metres along Highway 7 with a lot depth of 54.47 metres. Large daylighting triangles are located along Highway 7 at its intersections with Highway 50 and Huntington Road which result in an irregular lot fabric.

The subject site is currently vacant, but had until very recently been developed with two (2) single detached dwellings that had been adaptively re-used for small scale office uses. The subject site currently has three (3) full moves driveway accesses; one (1) along Highway 50 and two (2) along Huntington Road. No direct driveway access is currently provided to/from Highway 7. Limited vegetation exists along the site property lines; the property being comprised primarily of lawn.



Surrounding land uses include the following:

- North: Vacant Land, Industrial Commercial/ Warehousing, Outside Storage;
- East: Huntington Road, Service Commercial (Motor Vehicle Repair and Sales), Motel (Vaughan Inn), Retail Commercial, Highway 427;
- South: Highway 7, Commercial, Agricultural;
- West: Highway 50; Vacant Land/Open Space, Retail Commercial, Hotel.



Figure 1 –Aerial Photo (Pre-Demolition)

Overview of Development Proposal

2334504 Ontario Inc. proposes the redevelopment of the subject site for a 6-storey, 119 room hotel under the Avid Hotel brand. The hotel is intended to serve the surrounding community including the local employment area.

The hotel advances a total gross floor area of 5,403.90 m² (58,167.04 ft²) which represents a density of 0.85 FSI. The ground floor of the hotel provides various guest amenities such as the concierge/check-in area, lobby, fitness area, pantry, indoor pool as well as operational service and mechanical areas. Guest suites are primarily located above the ground level.

Given the location of the subject site along a Highway 7, a designated '*Regional Intensification Corridor*' and '*Rapid Transportation Corridor*', the development has been oriented towards this major Regional thoroughfare. As a result of the building's orientation towards Highway 7, the Highway 7 lot line is considered the site's lot frontage.



Figure 2 – Project Rendering Front and West Elevation (Highway 50 & Highway 7)

While the primary orientation of the building is directed toward Highway 7 the proposed hotel is sited central to the property in effort to provide a strong and direct relationship to each of the adjacent streets. High quality architectural elevations are advanced that articulately address the visibility of the building from each street exposure.

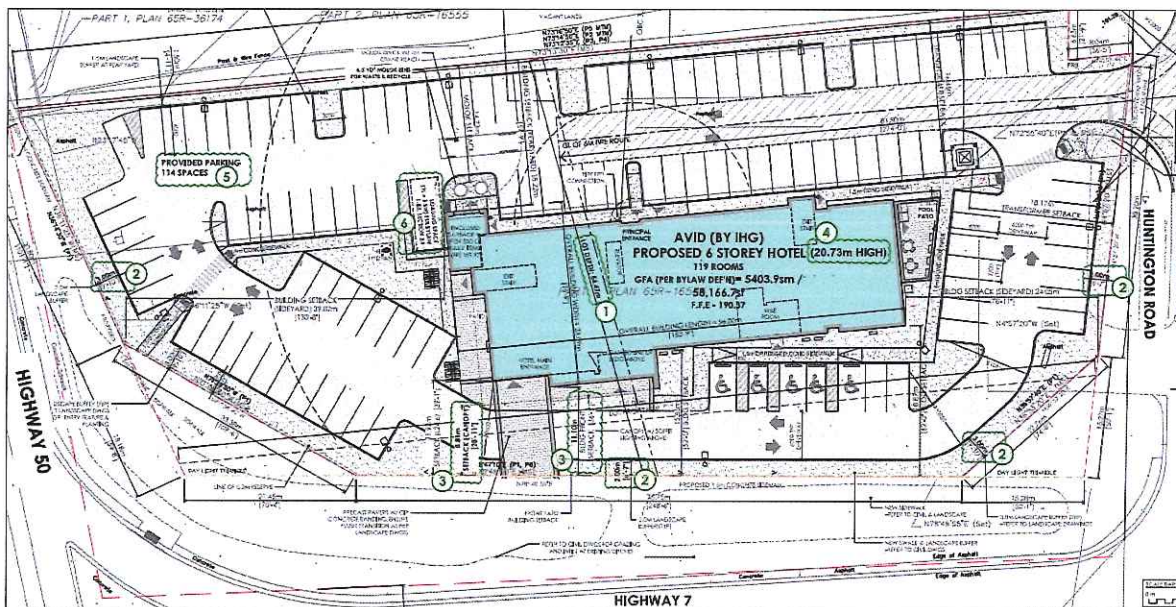


Figure 3 – Site Plan



A minimum development setback of 11.10 metres is proposed between the primary hotel building face and the Highway 7 lot line (excluding the canopy structure at the main entrance which is setback a minimum of 8.81 metres).

The primary building entrance is located on the south facade of the building facing Highway 7. This design and entrance orientation provides a strong visual link between the building and the public realm and encourages pedestrian activity along the public thoroughfare. As required for hotel uses, the vehicular visitor drop-off is located in design association with the hotel's primary entrance and lobby to ensure convenient and functional site operations. A 2.0 metre landscape strip is proposed within the limits of the subject site along Highway 7 to provide screening to the vehicular circulation drive aisle, and the limited accessible/standard parking spaces provided in front of the building.

Highway 7 boulevard enhancements are proposed that provide a more urbanized condition, which includes: the removal of the large drainage ditch; the construction of a new public sidewalk; planting of new boulevard street trees; and the construction of new underground infrastructure. These improvements to the Highway 7 right-of-way will serve to improve the physical and visual connectivity between the subject site and Highway 7 as well as the overall appearance of the streetscape.

The west façade of the building has been treated with upgraded architectural features including a vertical red banding, higher building parapet feature, and a continuation of the ground level canopy and patio area to address the Highway 50 exposure. A minimum setback of 39.82 metres from Highway 50 is provided at the west exterior side yard.

A 3.0 metre landscape strip is provided along Highway 50 to accent the proposed built form elements and to provide screening to parking and circulation areas. Enhanced landscape features consisting of a masonry feature wall and soft landscape elements have been provided at the intersection of Highway 50 and Highway 7 that will serve as a gateway feature for the City of Vaughan and the surrounding Huntington Business Park. These enhancements will also serve to beautify the municipal streetscape and improve accessibility within the local municipal sidewalk system.

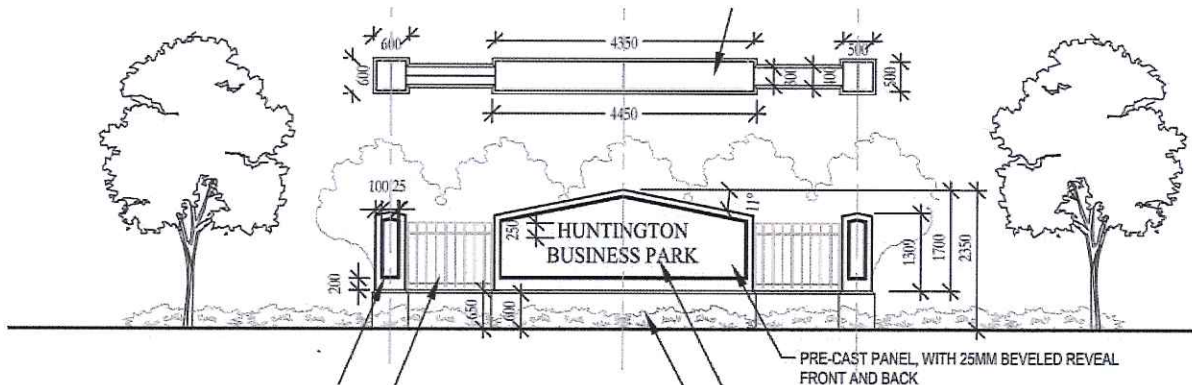


Figure 4 – Highway 50 & Highway 7 Landscape Gateway Feature

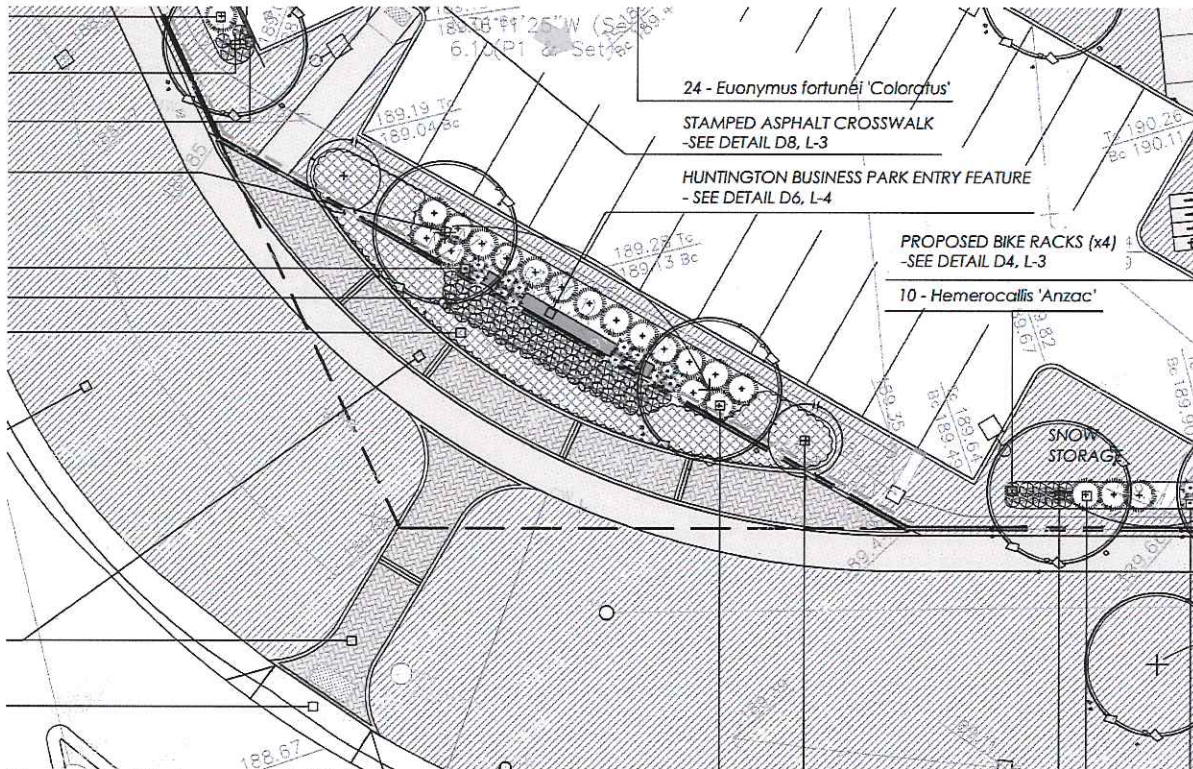


Figure 5 – Highway 50 & Highway 7 Landscape Gateway Feature

The rear yard accommodates a single, two-way vehicle circulation drive aisle with a double loaded parking configuration. Loading and waste collection will be located in the rear yard and screened by the proposed building and other on-site landscape enhancements.

Vehicular access to the subject site is proposed via a full moves driveway along Huntington Road. The remaining existing vehicular accesses shall be closed as a condition of the development proposal. A total of 114 parking spaces are provided at grade to serve site employees and visitors. Parking areas have been dispersed throughout the site to avoid a large expanse of parking. Landscape islands have been incorporated into the parking areas to further break up continuous hard surface areas.

Through the Development Application the full urbanization of Huntington Road (between Runway Road to the north and Highway 50 to the south) is advanced. This significant undertaking by 2334504 Ontario Inc., which shall be secured through the approval of the development, will improve the local street network from a functional, aesthetic and accessibility perspective.

2334504 Ontario Inc. projects that a total of approximately 30 new jobs will be created through the approval and subsequent development of the hotel, consisting of approximately 25 full time jobs and 5 part time jobs.



The 'Four Tests'

1. Do the Minor Variances Conform to the Intent of the Official Plan?

The City of Vaughan Official Plan (VOP) designates the subject site as '*Employment Commercial Mixed-Use; H10, D3*'. The subject site is also identified within the City's Urban Structure (Schedule 1) as being located within an '*Employment Area*' and located along a '*Regional Intensification Corridor within Employment Areas*' (Highway 7).

The *Employment Areas* within the City's Urban Structure are essential to the economic vitality of the City of Vaughan and are intended for economic activities. Policy 2.2.4 of the VOP states that in order to continue Vaughan's success in attracting economic activity, the City's *Employment Areas* must be protected from encroaching non-employment uses that would serve to destabilize planned function of *Employment Areas*. The proposed hotel is a permitted use within an *Employment Area*.

The City of Vaughan identifies Highway 7 in the vicinity of the subject site as a *Regional Intensification Corridor*. *Regional Intensification Corridors* include those streets identified as such within the City's Urban Structure as well as the lands fronting onto them. *Regional Intensification Corridors* are planned to evolve over time, both for mixed-use and employment-related intensification (Policy 2.2.5.11). Intensification Areas in the City of Vaughan are planned to accommodate significant growth and are the primary locations to accommodate the City's intensification targets. It is also the intent of the VOP to establish efficient use of underutilized sites to support higher order transit service. In this regard the proposal conforms to the VOP as it represents a significant intensification opportunity within lands identified for employment related growth and intensification.

Pursuant to policy 2.2.4.5, 2334504 Ontario Inc. projects that a total of approximately 30 new jobs will be created through the intensification of the subject site for a hotel use. This job creation represents approximately 47 jobs per hectare exceeding minimum City and Regional *Employment Area* density projections.

Consistent with Policy 9.1.2.10 the development proposal achieves the design objectives for *Employment Areas* by:

- Accommodating development that facilitates a permitted employment use;
- Providing multiple connections to the proposed hotel from the proposed municipal sidewalk to encourage pedestrian activity and transit usage;
- Locating and orientating the proposed building to properly address adjacent streets;
- Limiting parking between the building and the front lot line; and
- Providing suitable landscape areas and enhanced landscape designs to appropriately screen internal parking and circulation areas.

The *Employment Commercial Mixed-Use* designation permits hotel uses within Intensification Areas and within mid-rise buildings up to 10 storeys in height. (Policies 9.2.1.4 and 9.2.1.5). The proposed 6 storey hotel is a permitted use and conforms to the



permitted built form type and density criteria of the *Employment Commercial Mixed-Use; H10, D3* designation.

The *Employment Commercial Mixed-Use* designation is envisaged to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its intensification objectives.

The proposed hotel advances an employment generating land use that is permitted in the *Employment Commercial Mixed-Use* designation. The intensification proposal optimizes the use of vacant employment lands. The built form and intensity of the development will serve to strengthen the emerging character and planned context of the surrounding *Employment Area* by providing a contextually appropriate building height, massing and built form that will serve as landmarks for the City and Huntington Business Park area. Building setbacks and building heights are advanced in consideration of an appropriate pedestrian scale and streetscape experience that is comfortable, attractive and functional, while being mindful of the provincial and municipal objectives of optimizing the use of lands along a *Regional Intensification Corridor*. A contemporary architectural character is advanced that is appealing, current and of high quality.

The development proposal has been comprehensively reviewed by the City Staff as part of the Development Application Approval process ensuring that the proposal achieves the public realm and built form principles of the Official Plan.

The proposed reduction to the parking supply by 5 spaces to a total of 114 is advanced through progressive Transportation Demand Management recommendations which promote a reduction in the level of passenger vehicle trips and the encouragement of alternative forms of transit, while maintaining a parking supply that is sufficient to meet projected operational demands of the hotel.

It is our opinion that the proposed hotel appropriately implements the planned function of the subject site as outlined in the Official Plan and provides for a superior level of architectural/urban design that is reflective of the subject site's location within a premier employment gateway. Implementation of the proposed development standards as advanced herein will assist in the achievement of the City's development objectives and the City of Vaughan's/ Region of York's employment forecasts.

The proposed Minor Variances conform to the intent of the City of Vaughan Official Plan.

2. Do the Minor Variances Conform to the Intent of the Zoning By-Law?

The subject site is zoned '*C6 Highway Commercial Zone*' (*C6 Zone*) in City of Vaughan Zoning By-law No. 1-88 and is subject to the site-specific provisions of Exception 9(506). Permitted uses within the *C6 Zone* are limited to the following:

- Automobile Gas Bar;
- Automobile Service Station;
- Car Rental Agency;
- Car Wash;



- Eating Establishment, Convenience Eating Establishment, and Take-Out Eating Establishment (only in conjunction with an Automobile Service Station);
- Hotel/Motel;
- Public Garage; and
- Correctional or Crisis Care Group Home.

Pursuant to Exception 506 of the Zoning By-law the subject site may also be utilized for a sales office and display for the purposes of pre-fabricated homes.

It is primary importance to identify that a hotel is a permitted use in the C6 Zone.

The subject site possesses a lot depth of 54.47 metres, which is less than the Zoning By-law requirement of 60.0 metres for the *C6 Zone*. The purpose of the proposed Minor Variance pertaining to the lot depth is to formally recognize the subject site's legal non-conforming lot depth condition.

The development standards on Schedule A to the Zoning By-law pertaining to the *C6 Zone* outline the requirement for a minimum front yard setback of 15.0 metres from the front lot line (Highway 7). The primary hotel structure has been sited with a minimum setback of 11.10 metres from Highway 7. This setback increases to a maximum of 18.89 metres at the west limit of the hotel. The canopy located above the primary building entrance (located at the west limit of the Highway 7 elevation) is setback a minimum 8.81 metres from Highway 7. A Minor Variance is advanced to reduce the minimum front yard setback requirement to facilitate the hotel building and canopy as proposed.

A reduction to the minimum front yard setback is advanced to provide the hotel development with a direct relation to the Highway 7 streetscape. The reduced setback will provide a more urban condition that is appropriate for a *Regional Intensification Corridor* as it will more serve to appropriately frame the right-of-way and provide an active and more dynamic street edge consistent with current urban design philosophy. The proposed yard condition between the hotel and the Highway 7 lot line will be generally limited to: landscaping, pedestrian and vehicle circulation routes, a vehicular drop-off and a limited number of accessible and visitor parking. Notwithstanding the inclusion of these site design features the hotel building has been sited to meet the intent of the Zoning By-law by providing an immediate interface with the street and a strong street wall condition while maintaining a suitable perimeter landscaping to screen internal parking and circulation areas. The Zoning By-law permits encroachments into required yards for certain architectural elements including building canopies.

A 6 storey flat roof is advanced for the hotel. Pursuant to the City's Zoning By-law, in the case of a building with a flat roof the building height is measured from the average finished grade to the highest point of the roof surface. The hotel advances a building height of approximately 18.49 meters to the top of the main roof deck. Above the main roof deck architectural parapets and roof enclosures are provided to screen rooftop mechanical areas and provide architectural interest to the building top. A low parapet is advanced for the majority of the building, however a higher parapet is advanced at the western limits of the building roof that provides enclosure to the internal staircase and also provides additional architectural interest to aesthetically address the highly visible exposure from



the adjacent public realm. The height of the building measured to the top of the highest parapet is 20.73 metres. As a result, by definition, the hotel's overall building height is considered to be 20.73 metres.

The City of Vaughan Zoning By-law permits a base maximum building height of 11.0 metres for sites zoned C6, however pursuant to Note 7 of Schedule A:

“A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres”.

The above noted Zoning provision advances as-of-right criteria for additional height permission beyond 11.0 metres.

The subject site atypically fronts onto three (3) streets and thus does not have an interior side yard, but rather two exterior side yards (Highway 50 and Huntington Road). This condition was not contemplated in the initial advancement of Note 7 of Schedule A. However, it is clear that the intention of the above By-law provision is to permit buildings within the C6 Zone to exceed a maximum building height of 11.0 metres provided that increased side yard setbacks are provided to neighbouring properties fronting along the same street.

When the intent of this By-law provision is applied in the context of the Avid hotel proposal and subject site (measured from an exterior side yard) the proposed maximum building height falls within the additional building height permissions. This is on account of the fact that Note 7 of Schedule A permits an extra 0.6 metres of height above 11.0 metres for every 0.3 metres of additional interior side yard setback provided. On this basis, in order to achieve an additional 9.75 metres of building height (towards the total building height of 20.75 metres as requested in the Minor Variance) an additional 4.875 metres of additional side yard setback is required over and above the minimum required exterior side yard setback requirement of 15 metres. More specifically, to achieve a building height of 20.75 metres a minimum side yard setback of 19.875 metres is required. The Avid hotel proposal meets and exceeds this increased setback by providing a minimum exterior side yard setback of 24.05 metres from Huntington Road and 39.82 metres from Highway 50.

Based on the intent of the By-law to allow an increase to the maximum building height in excess of 11.0 metres in exchange for providing additional side yard setbacks, the proposed Minor Variance to permit a 6 storey hotel measuring 20.75 metres in height conforms to the intent of the Zoning By-law.

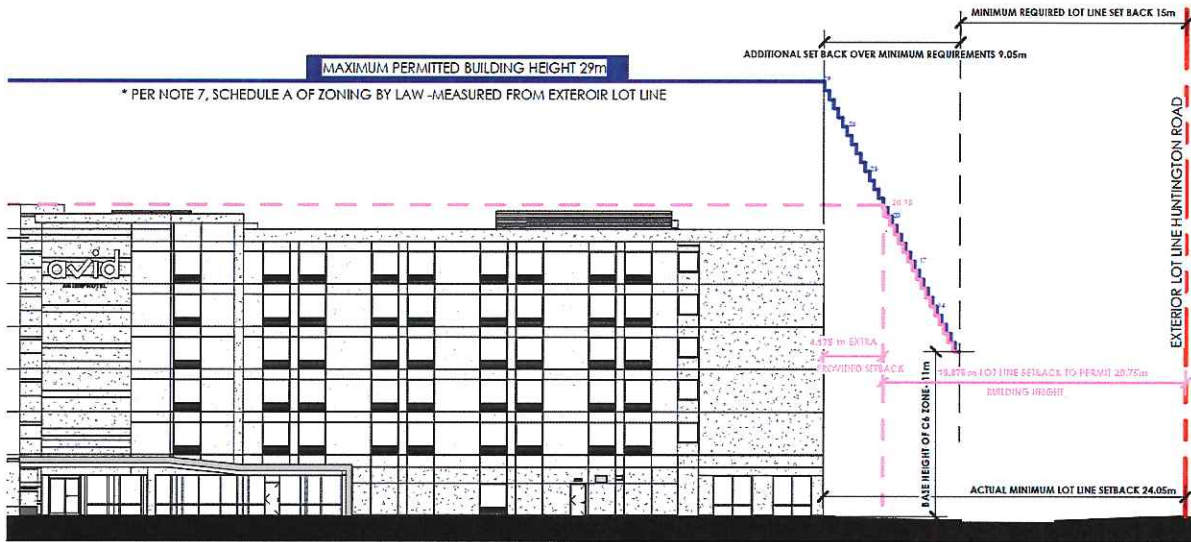


Figure 6 – Building Height Angular Plane Analysis

Based on the application of the same logic, if the maximum building height were to be analyzed based on the total extent of the exterior yard setback from Huntington Road (24.05 metres) an overall maximum building height of 29.0 metres would, in our opinion, still meet the intent of the Zoning By-law.

To facilitate the hotel use and required internal circulation and parking areas a Minor Variance is advanced to reduce the minimum required 6.0 landscape strip along the lot lines that abut a street. A minimum landscape strip ranging between 2.0 – 3.0 metres is provided along the subject site’s Highway 50, Highway 7 and Huntington Road frontages. The proposed landscape strip has been planted with an extensive landscape program consisting of a combination of large growth trees and low growth shrubbery to provide a vertical layering of landscape elements. In addition, a 2.35 metre high masonry wall feature is proposed at the southwest limit of the subject site that is oriented towards the intersection of Highway 7 and Highway 50. The masonry wall is a component of a larger enhanced landscape gateway feature located within the private landscape area and municipal daylight triangle. The proposed perimeter landscape areas are sufficient to accommodate the proposed hard and soft landscape elements. The landscape design features will serve to effectively complement the proposed built form and provide screening to internal parking and circulation areas.

In addition to the landscape gateway improvements, additional right-of-way improvements are proposed which include the creation of a new continuous public sidewalk, boulevard street trees along the site’s street frontages, as well as the full urbanization of the Highway 7 and Huntington Road boulevards adjacent to the subject site. These right-of-way improvements will provide for an improved streetscape condition that meets current streetscape design objectives and the intent of current Zoning By-law landscape performance measures.

The proposed parking supply of 114 spaces represents a reduction to the required parking of 5 spaces from the By-law requirement of 119 parking spaces; a reduction of 4.2%. This minor reduction will not impact the ability of the subject site and hotel use to provide sufficient parking for hotel guests and employees.



The Minor Variance advanced for the reduction of required loading spaces from two (2) spaces to one (1) space is to recognize the operational requirements of the hotel and to avoid the implementation of unnecessary paved areas. One (1) loading space is sufficient to service the proposed hotel use as no more than one delivery truck would be present on the site at a time.

The proposed Minor Variances maintain the intent of the Zoning By-law.

3. Are the Minor Variances Desirable and Appropriate for the Area?

The proposed Minor Variances are intended to facilitate the development of the subject site for a hotel. A hotel is a permitted use in the applicable *Employment Commercial Mixed-Use* designation and *C6 Zone*. An existing motel is located to the east, and in the immediate vicinity of the subject site.

The City of Vaughan Official Plan, which guides the planning growth and development of the City and serves as the City's vision for the future of the City, directs that redevelopment of the subject site shall be limited to a maximum of 10 storeys. A multiple storey built form is proposed for the hotel that provides a contextually appropriate and compatible massing that is reflective of the subject site's gateway location along a *Regional Intensification Corridor*. The proposal advances the intensification of the subject site pursuant to Official Plan objectives and conforms to/is consistent with Provincial Plans.

The base 11.0 metre maximum building height advanced in the Zoning By-law, when considered in isolation of the additional By-law permissions outlined in Note 7 to Schedule A, is considered out of date and inconsistent with the City's development vision as advanced in the Official Plan and Provincial Plans. Additional building height beyond the base 11.0 metre maximum building height is permitted subject to the enlargement of the applicable interior side yard. As a result of the subject site having only exterior side yards due to its three (3) street frontages it is appropriate to apply the additional permitted building height provisions measured from the minimum exterior side yard.

The hotel has been sited and oriented towards Highway 7 where a large portion of the street frontage is to be characterized by the primary building facade to achieve a strong streetscape presence. A reduced front yard setback is advanced that will promote a stronger building-to-street relationship and a more direct connection from the public sidewalk system to the front of the building.

Given the nature of the hotel as a hospitality service use, a conveniently accessible and visible vehicular drop-off is of critical importance. To achieve the needs of the hotel, a vehicle drop-off and circulation drive aisle is proposed in front of the hotel. In addition, it is preferential to have accessible parking spaces located within immediate proximity to the primary building entrance and main lobby/concierge service to assist with those with accessibility/mobility limitations. To accommodate these considerations a landscape strip of 2.0 metres is proposed along Highway 7 that will accommodate a mixture of planting materials to screen internal circulation and parking areas.

The proposed built form, high quality architecture, landscape enhancements and streetscape improvements that are advanced through this development proposal will



appropriately identify the site as a gateway into the Region of York, City of Vaughan and Huntington Business Park.

The proposed reduction to the parking supply from 119 to 114 parking spaces is advanced through progressive Transportation Demand Management recommendations which promote a reduction in the level of passenger vehicle trips and the encouragement of alternative forms of transit, while maintaining a parking supply that is sufficient to meet projected operational needs of the hotel. Only one (1) loading space is required to accommodate hotel operations.

The urbanization of Highway 7 and Huntington Road and the reconstruction of the Highway 50 public sidewalk will serve to improve pedestrian connectivity and access to public transit service within the municipality.

233454 Ontario Inc. projects that a total of approximately 30 jobs will be created through the approval and subsequent implementation of the development proposal which shall serve to strengthen the function and long-term prosperity of the surrounding *Employment Area* and assist in the achievement of City and Regional employment targets. Currently there is no employment generation on the subject site.

In consideration of the above, the proposed Minor Variances are desirable and appropriate in the immediate context.

4. Are the Minor Variances Minor in Nature?

The proposed Minor Variance to the minimum lot depth is to formalize an existing legal non-conforming condition.

A reduction to the landscape strip adjacent to the lot lines abutting Highway 50, Highway 7 and Huntington Road is minor on the basis that sufficient a landscape area remains along the private perimeter of the subject site and within the public boulevard to accommodate a high quality streetscape condition.

The proposed Minor Variance to permit a building height of 20.75 metres is required as a result of the site having two (2) exterior side yards and no interior side yard. A building height above 11.0 metres is permitted for buildings that provide interior side yard setbacks over and above By-law requirements. If the exterior side yard were considered an interior side yard for zoning purposes the proposed building height would be permitted as-of-right.

An 11.10 metre minimum front yard setback is provided to the main building face along Highway 7. Due to the angled orientation of the building vis a vis the front lot line the minimum front yard setback is limited to only a portion of the building, with the front yard setback increasing to 18.89 metres at the east limit of the building. As a result the majority of the building complies with the minimum front yard setback requirement. Excluding the canopy, the area of encroachment of the building structure into the minimum front yard setback measures only 64.5 m² representing 4.3% of the total required minimum front yard area (this encroachment decreases to 32.3 m² or 2.2% above the ground floor). The main building entrance canopy encroaches into the minimum front yard setback to within



8.81 metres to the front lot line at its closest point. The canopy feature is an open air, unobstructed weather protection element that is limited to the ground floor. Its visual and physical impact is minor.

A total of 114 parking spaces represents a 4.2% decrease to the 119 parking spaces required by the By-law. This reduction is minor and yields a parking supply that is sufficient to accommodate the needs of the 119 room hotel.

One (1) loading space is sufficient to accommodate the needs of the hotel use. The requested reduction, from two (2) loading spaces to one (1) loading space is minor.

The proposed Minor Variances are considered minor in nature by virtue of their order of magnitude and in consideration of the fact that they do not create adverse planning impacts.

Concluding Remarks

The proposed Minor Variances are requested for the purposes of facilitating the development of the subject site for a 6 storey, 119 room hotel.

The requested Minor Variances have been reviewed in the context of the relevant provisions of the Planning Act. I am of the opinion that the proposed Minor Variances meet the “Four Tests”, can be supported from a land use and policy perspective and represent good planning. I am of the opinion that the proposed Minor Variances, on their own merit: meet the spirit and intent of the City’s Official Plan and Zoning By-law, will facilitate the appropriate development of the subject site, and are minor in nature.

It is respectfully requested that City Staff and the Committee of Adjustment support the proposed Minor Variances.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Richard Domes
Principal Planner

C.C.: 2334504 Ontario Ltd.
Mataj Architects Inc.
Gagnon Walker Domes Ltd.

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: A172/19 - Request for Comments

From: Guida, Diana <Diana.Guida@york.ca> **On Behalf Of** Development Services

Sent: January-14-20 8:26 AM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A172/19 - Request for Comments

Hi Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comments.

Regards,

Diana Guida | Planning Assistant

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. 71550 | diana.guida@york.ca | www.york.ca

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