

Committee of the Whole (2) Report

DATE: Tuesday, January 21, 2020

WARD: 2

TITLE: 2334504 ONTARIO INC.

SITE DEVELOPMENT FILE DA.18.005

VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON ROAD

FROM:

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

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.005 for the Subject Lands shown on Attachment 2, to permit the development of a six-storey, 119 room hotel building, served by 114 at-grade parking spaces as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes a six-storey, 119 room hotel building, served by 114 at-grade parking spaces.
- The Development Planning Department supports the approval of Site Development application 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.

Recommendation

1. THAT Site Development File DA.18.005 (2334504 Ontario Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a six-

storey, 119 room hotel building with a gross floor area of 5,403.9 m² and 114 at-grade parking spaces, as shown on Attachments 3 to 5.

Background

The subject lands (the 'Subject Lands') identified on Attachment 2 are located at the northwest corner of Regional Road 7 and Huntington Road, and are municipally known as 6800 Regional Road 7 and 7771 Regional Road 50. The Subject Lands are located within the Huntington Business Park.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.18.005 (the 'Application') to permit a six-storey, 119 room hotel building with a gross floor area ('GFA') of 5,403.9m² and 114 at-grade parking spaces (the 'Development'), as shown on Attachments 3 to 5.

Previous Reports/Authority

Not Applicable

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2014

The *Provincial Policy Statement, 2014* ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS.

The Development is consistent with provincial policies, specifically Section 1.3.1 and 1.3.2 which encourage planning authorities to promote economic development and competitiveness by providing the appropriate mix and range of employment and institutional uses to meet long term needs; providing opportunities for a diversified economic base; and ensuring necessary infrastructure is provided to support current and projected needs.

The Subject Lands contain two buildings used for business or professional office uses, and were previously residential detached dwelling units. The Development on the underutilized site is compatible with the existing uses within the Huntington Business Park. The Subject Lands are located in an area where servicing and infrastructure is available for the Development, including existing sewage and water infrastructure, and transportation corridors including Regional Road 7; Highway 427; transit - GO Transit

Bus Route: Bolton/Malton Number 38; York Region Transit ('YRT')/Rapid Transit ('Viva') Route: Viva Blue Numbers 77 and 77A; Brampton Transit Routes: Queen Number 1, Sandalwood Number 23 and Clarkway Number 35; and Brampton Rapid Transit ('Zum') Route: Zum Queen Numbers 501, 501A and 501C; and the Toronto Pearson International Airport. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') guides decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and the flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

The Development is located within a Settlement Area that contributes to providing employment lands. Specifically, the Subject Lands are located within the "Employment Areas" by Schedule 1 - Urban Structure in Volume 1 of Vaughan Official Plan 2010 ('VOP 2010') and within the Huntington Business Park. The Development makes more efficient use of an existing and underutilized employment site within the Huntington Business Park and will utilize existing municipal water and wastewater services. In consideration of the above, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" by Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands are located on a "Regional Corridor" by Map 1 - Regional Structure (Regional Road 7) and are located along a "Regional Rapid Transit Corridor" (Regional Road 7) by Map 11 - Transit Network of YROP 2010.

The Development meets the objectives of Chapters 4.3 and 5.4 of YROP 2010 as it provides a higher density use intended to primarily service industrial and business users in the surrounding employment lands and maximizes efficiencies in infrastructure such as proximity to transit (GO Transit) and access to the surrounding road network (Regional Road 7 and Highway 427). In consideration of the above, the Development conforms to the YROP 2010.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are located within a “Regional Intensification Corridor within the Employment Area” by Schedule 1 “Urban Structure” of VOP 2010. The Subject Lands are designated “Employment Commercial Mixed-Use” by VOP 2010. Volume 2, Section 12.12 Huntington Business Park, and is subject to Section 13.19 Huntington South, which permits a maximum building height of ten-storeys and a maximum Floor Space Index (‘FSI’) of 3 times the area of the lot.

The “Employment Commercial Mixed-Use” designation permits uses for the day-to-day convenience and service needs of businesses and industries, including a hotel provided the lands are located in an Intensification Area. The proposed hotel serves the needs of the business and industrial users and is permitted by the “Employment Commercial Mixed-Use” land use designation and conforms to the policies of VOP 2010.

Exceptions to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C6 Highway Commercial Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(506), as shown on Attachment 2, which permits the hotel use. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	By-law Standard	C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506) Requirement	Proposed Exceptions to the C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506)
a.	Minimum Front Yard	15 m	11 m (Regional Road 7)
b.	Minimum Lot Depth	60 m	54.5 m

	By-law Standard	C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506) Requirement	Proposed Exceptions to the C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506)
c.	Maximum Building Height	11 m	20.6 m
d.	Minimum Landscape Strip Width	6 m abutting a street line	- 2 m Regional Road 7 & Huntington Road - 2.7 m Regional Road 50
e.	Minimum Parking Spaces	119 (1 space / each room)	114 (0.95 space / each room)
f.	Minimum Loading Spaces	2	1

The Development Planning Department can support the variances identified in Table 1 as they are minor and allow for a compact development in an intensification area. The proposed parking variance is supported by a Traffic Impact Statement which is to the satisfaction of the Development Engineering Department. The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment (the 'Committee'), and the Committee's decision shall be final and binding, prior to the execution of the Site Plan Agreement, and the Owner shall satisfy any condition imposed by the Committee. A condition to this effect is included in Attachment 1 of this report.

The Development Planning Department supports the Development, subject to the Recommendation in this Report

Site Plan

The Development shown on Attachments 3 to 5 is for a six-storey (20.6 m), 5,403.9m² hotel building with 119 rooms served by 114 at-grade parking spaces, inclusive of 5 barrier-free parking spaces.

The Subject Lands abut Regional Road 7, Huntington Road and Regional Road 50. The main entrance located at the southwest corner of the building faces Regional Road 7, with pedestrian connections to Regional Road 7, Huntington Road and Regional Road 50. The main entrance area features a patio which is partially covered by a canopy. A patio area enclosed with a glass railing for the pool is located at the east end of the building. One driveway access to the Subject Lands is provided from Huntington Road. At-grade parking and bicycle parking is provided on the Subject Lands as shown on Attachment 3. The loading area and refuse/recycling room and area are located at the rear west end of the building and are screened by landscape and 1.2 m high wood screen.

Landscape Plan

The Owner is proposing landscape strips along Regional Road 7, Huntington Road and Regional Road 50 ranging in widths from 2 m to 3 m and consisting of a variety of deciduous trees and coniferous and deciduous shrubs, perennials and grasses, as shown on Attachment 4. A 1.5 m wide landscaping buffer is provided abutting the rear property line and incorporates a 0.73 m high stone retaining wall. An entry feature wall, which incorporates concrete and aluminum fencing, is proposed for the corner of Regional Road 7 and Regional Road 50. Landscape within the Regional Road 50 right-of-way ('ROW') is subject to approval by Peel Region and York Region, while landscape within the Regional Road 7 ROW is subject to approval by York Region.

A total of 11 existing trees are located on the Subject Lands. The Tree Preservation Plan submitted with the Application identifies six deciduous trees on the Subject Lands that will be removed, with one of the trees being located on the north property line which will require approval from the landowner to the north prior to removal. Six existing deciduous trees are to remain and are integrated into the proposed landscape scheme. Prior to the execution of the Site Plan Agreement, the Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 52-2018 and the City's Tree Protection Protocol. A condition to this effect is included in Attachment 1.

Building Elevations

The building elevations (Attachment 5) include a colour combination of light and dark grey, red and light blue composite paneling and aluminum siding on the façades. The main entrance features a vision glass entry and wall feature wrapped around the southwest corner of the building with a canopy. The rooftop mechanicals are screened by a gray coloured fiber cement board.

Signage/Lighting

The building and the 3.65 m high pylon signage for the Development will be visible from Regional Road 7, Huntington Road and Regional Road 50. Lighting is provided on the building and throughout the parking area.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 5, subject to the above comments. The final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details, lighting plan, tree protection plan and Arborist Report must be approved, and the Tree Protection Agreement must be executed by the Owner to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1 to this report.

Sustainability Performance Metrics

The Development has an overall application score of 16 points. Direct pedestrian connections are provided from the Development to the nearest transit stops located at the intersection of Regional Road 7 and Huntington Road, and the intersection of Regional Road 7 and Regional Road 50. The Development has a sustainable transportation feature with the provision of bicycle spaces. The Development also achieves sustainable lighting standard and bird friendly design features.

The Subject Lands are cleared of any concern for archaeological resources

The Subject Lands are cleared of any concern for archaeological resources. The appropriate warning clauses regarding archeological resources will be included in the implementing Site Plan Agreement.

The Development Engineering Department have no objection to the Development, subject to conditions

The Development Engineering ('DE') Department has no objection to the Development, subject to the Owner addressing the comments and conditions in Attachment 1 to this report.

Huntington Landowners' Cost Sharing Agreement/Trustee Letter

In order to use the infrastructure within the Block 57/58 Plan (Huntington Business Park), the Owner has to pay his share for services put in by other developers to provide servicing to the Subject Lands. The Owner shall enter into the Huntington Landowners' Cost Sharing Agreement and enter into a Development Agreement to urbanize Huntington Road from its existing terminus south of Runway Road to Regional Road 7.

The Owner shall submit a letter from the Huntington Landowners' Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Huntington Landowners, Cost Sharing Agreement, to the satisfaction of the City

Transportation

Access to the Subject Lands is proposed via Huntington Road, which currently has a rural cross section and requires urbanization to accommodate the Development. The DE Department concurs with the findings of the Traffic Impact Statement prepared by Nexttrans Consulting Engineers and dated January 2018, and Addendum dated October 4, 2019, that the "Development can adequately be accommodated by the existing transportation network with manageable traffic impact to the adjacent public roadways."

The Site Plan is red-line revised to add a stop sign at the Huntington Road access/egress.

Water Supply

The Subject Lands will be serviced by a proposed watermain connection from the Subject Lands to the existing watermain under Huntington Road. The submitted Functional Servicing Report ('FSR') confirms the existing watermain will be able to service the Development, which is acceptable to the DE Department.

Sanitary Sewer System

The existing sanitary sewer under Huntington Road terminates north of the Subject Lands. The Development will be serviced by connecting to the proposed extension of the sanitary sewer under Huntington Road, which will be installed as part of this Development. The sanitary sewer system is designed to the satisfaction of the DE Department.

Storm Sewer System and Stormwater Management Facilities

The Development will be serviced by the proposed storm sewers on the Huntington Road, which will be installed as part of this Development. An underground stormwater tank with an orifice is proposed to control the runoff providing for the Subject Lands to not exceed the allowable discharge rate. The system is designed to the satisfaction of the DE Department.

Environmental Site Assessment

The Owner submitted the Environmental Site Assessment ('ESA') Phase One and Two Reports. The ESA Phase Two Report indicates that the soil and groundwater samples met the applicable site condition standards and concluded that the Subject Land are suitable for the Development, which is acceptable to the DE Department.

Environmental Noise Assessment

The submitted Noise Report concludes that the Development will require air conditioning or upgraded windows to satisfy the Ministry of the Environment, Conservation and Parks criteria, which is acceptable to the DE Department.

The final site plan, grading plan, servicing plan, storm tributary plan, erosion and sediment control plan, waste management plan, FSR and Noise Report submitted in support of the Application must be approved to the satisfaction of the DE Department, prior to execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

Development Charges for the Development are applicable

The Financial Planning and Development Finance Department requires that the Owner pay all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws.

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

The Environmental Services Department, Waste Management Division has no objection to the Development and proposed molok waste disposal system.

Cash-in-Lieu of Parkland Dedication is required

The Real Estate Department has confirmed that for the commercial component of the Development, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy is required.

The Parks Development Department has no objection to the Development

The Parks Development Department has no objection to the Development subject to the Owner paying cash-in-lieu of the dedication of parkland.

The Forestry Operations Division has no objection to the Development

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development.

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

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

NavCanada has no objection to the Development subject to the condition in this report

NavCanada has no objection to the Application subject to the Owner notifying NavCanada once the Development is constructed.

The various utilities have no objection to the Development, subject to conditions

Hydro One, Enbridge Gas, Alectra Utilities Corporation, and Canada Post have no objections to the Development, subject to the Owner coordinating servicing connections, easements and locates with the note utilities prior to the commencement of any site works.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

York Region and Peel Region have no objections to the Development, subject to conditions included on Attachment 2.

Conclusion

Site Development File DA.18.005 has been reviewed in consideration of the applicable provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 5 is consistent with provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The required Committee of Adjustment Minor Variance Application for the exceptions to Zoning By-law 1-88 shall be final and binding prior to final approval of the Development.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.18.005. Should Council approve the Application, conditions of approval are included in the Recommendation section of this report and Attachment 1.

For more information, please contact Judy Jeffers, Planner, at extension 8645.

Attachments

1. Conditions of Site Plan Approval
2. Location Map
3. Red-Line Revised Site Plan and Zoning
4. Landscape Plan
5. Building Elevations

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

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