

Committee of the Whole (2) Report

DATE: Wednesday, May 20, 2020

WARD: 4

**TITLE: NORTHLAND PROPERTIES CORPORATION
SITE DEVELOPMENT FILE DA.19.061
VICINITY OF FOUR VALLEY DRIVE AND EDGELEY
BOULEVARD**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of Whole for Site Development File DA.19.061 for the Subject Lands shown on Attachment 2, to permit the development of a 6-storey 12,336 m² hotel (Sandman Hotel Group) consisting of 246 suites, an eating establishment with an outdoor patio and 217 surface parking spaces, as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes to develop a 6-storey hotel with 246 suites, an eating establishment with an outdoor patio and 217 surface parking spaces.
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with Provincial policy, conforms to the York Region Official Plan 2010 and Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.
- The Owner must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report to permit the Development.

Recommendation

1. THAT Site Development File DA.19.061 (Northland Properties) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 6-storey 12,336 m² hotel (Sandman Hotel Group) consisting of 246 suites, an eating establishment with an outdoor patio and 217 surface parking spaces, as shown on Attachments 3 to 7.

Background

The 1.21 ha subject lands (the 'Subject Lands') shown on Attachment 2, are located on the west side of Four Valley Drive, east of Highway 400 and are currently vacant.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.19.061 (the 'Application') for the Subject Lands shown on Attachment 2, to permit a 6-storey 12,336 m² hotel (Sandman Hotel Group) consisting of 246 suites, an eating establishment with an outdoor patio and 217 surface parking spaces (the 'Development'), as shown on Attachments 3 to 7.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that all land use decisions in Ontario shall be consistent with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development.

The Development Planning Department has reviewed the Development in consideration of the policies of the PPS, specifically Sections 1.1.1, 1.3.1 and 1.6.6.1 which focus on promoting efficient development and land use patterns to sustain financial well-being, while encouraging planning authorities to promote economic competitiveness in employment areas with existing access to municipal water and sewage services.

The Development utilizes a vacant lot within an established employment area. The Development is compatible with the surrounding land uses and will provide an employment base to help meet the City's long-term financial needs. In addition, the Development is situated in an area where municipal water and wastewater services can accommodate growth and be used efficiently. 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 (the 'Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, a range of mix of housing types. The Growth Plan encourages population and employment growth within settlement areas and promotes efficient use of vacant lands within an existing employment area to help increase employment densities, specifically where connections to municipal water and wastewater systems exist.

The Subject Lands are located within a Settlement Area identified as a built-up area that forms part of the city's employment lands. Section 2.2.5.1 - "Employment" of the Growth Plan directs that economic development and competitiveness in the Greater Golden Horseshoe be promoted by making more efficient use of underutilized employment lands and increasing employment densities. The Subject Lands are located within an "Employment Area" by Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'). Specifically, the Subject Lands are vacant and located within an employment area south of Bass Pro Mills Drive, east of Highway 400. The Development makes more efficient use of an existing and underutilized site within an employment area and helps meet economic goals and attract investment opportunities in an area where municipal water and water waste services are available. 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 decisions 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" on Map 1 – Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses. YROP 2010 includes policies to diversify and strengthen the Region's economic base to provide employment opportunities for residents and competitive advantage for its businesses. Section 4.1.2 and 4.1.3 of YROP 2010 focuses on creating high quality employment opportunities that attract and retain a skilled labour force and quality employers.

The Subject Lands are located within an employment area and will efficiently utilize vacant lands to help strengthen the Region's economic base. Section 4.1.5 of YROP 2010 includes a policy that supports the creation of a business friendly environment through a diverse range, size and mix of employment uses. The Development conforms to the policies of the YROP.

The Development conforms to the building height policies of Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (‘VOP 2010’), which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located within a wholly enclosed building. A hotel is not a permitted use within the “Prestige Employment” designation, however, the Subject Lands are zoned EM1 Prestige Employment Zone, which permits a hotel as-of-right. The “Prestige Employment” designation permits a variety of building types, including “Mid-Rise Buildings”, which is described as buildings generally over 5-storeys and up to a maximum of 12-storeys in height. The proposed 6-storey Hotel conforms to the mid-rise building type policies in Section 9.2.3.5 of VOP 2010.

Amendments to Zoning By-law 1-88 required to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88, as shown on Attachment 2, subject to site-specific Exception 9(1057), which permits a hotel. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	By-law Standard	EM1 Prestige Employment Area Zone Requirements, subject to Site-Specific Exception 9(1057)	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Minimum Front Yard	6 m	5.1 m (Four Valley Drive)
b.	Minimum Lot Frontage	65 m	51.6 m
c.	Minimum Interior Side Yard	6 m	1.7 m (Four Valley Drive)
d.	Minimum Number of Parking Spaces	<p><u>Hotel</u> 246 Suites @ 1 parking space/suite = 246 parking spaces</p> <p><u>Conference Centre</u> 390 m² @ 11 spaces/100m² = 43 parking spaces</p>	<p><u>Hotel</u> 246 Suites @ 0.56 parking space/suite = 138 parking spaces</p> <p><u>Conference Centre</u> 390 m² @ 6.41 spaces/100m² = 25 parking spaces</p>

		<u>Restaurant and Outdoor Patio</u> 590 m ² @ 16 spaces/100m ² = 95 parking spaces Total parking spaces required = 384	<u>Restaurant and Outdoor Patio</u> 590 m ² @ 8.98 spaces/100m ² = 53 parking spaces Total parking spaces provided = 217 (216 +1 extra space)
e.	Minimum Number of Loading Spaces	4 spaces	2 spaces

The Development Planning Department can support the variances in Table 1. The variances are considered appropriate and minor in nature and allow for a compact development. The proposed parking and loading space variance are supported by the Transportation/Traffic Impact and Parking Study Report prepared by LSL Engineering Consultants Inc. and dated January 26, 2020, which has been reviewed to the satisfaction of the Development Engineering ('DE') Department. The study concludes that the 217 parking spaces and two loading spaces are adequate to accommodate the Development.

The Owner is required to successfully obtain approval of a Minor Variance Application for the required site-specific exceptions identified in Table 1 from the Committee of Adjustment (the 'Committee'). The Committee's decision regarding the Minor Variance shall be final and binding. Should the Site Development application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development

Site Plan

The proposed hotel Development will be served by 217 surface parking spaces located around the periphery of the building, as shown on Attachment 3. The eating establishment will include a 66 m² outdoor patio located on the west side of the building. The Development will be located on a vacant parcel of land adjacent to two existing office buildings with two access points from Four Valley Drive. The loading spaces are located at the north-west corner of the Subject Lands as shown on Attachment 3. The Owner proposes to install deep underground waste containers (Moloks) to manage the disposal of waste being produced by the Development.

Landscape Plan

The proposed landscape plan includes at-grade planters integrated throughout the parking area containing a variety of ornamental deciduous trees and shrub beds, foundation plantings with a variety of coniferous shrub species and bike racks, as shown on Attachment 4. The Owner is proposing a 14 m wide terraseed easement along Highway 400 that includes of a variety of deciduous and coniferous trees, shrubs and grasses, as shown on Attachment 4.

The Tree Preservation Plan included in the arborist report identifies 9 deciduous trees (3 on the public boulevard and 6 on private property) that will need to be removed. An additional 19 trees, located on the shared property line of the abutting lands to the north at 199 Four Valley Drive and to the south at 161 Four Valley Drive, will be being preserved. The Owner will require a letter of consent from the adjacent landowners prior to the installation of hoarding and commencing construction. Prior to the execution of the Site Plan Letter of Undertaking the Owner shall provide compensation for the trees proposed to be removed in accordance with the Council endorsed City Tree Protection Protocol. A condition to this effect is included in Attachment 1.

Building Elevations

The proposed building elevations include a mix of espresso, aged pewter and gray hardi-panels contrasting with a black aluminum glass frame, brick veneer and concrete base, as shown on Attachments 5, 6 and 7.

Signage

The building signage and the 6.4 m pylon sign for the Development will be visible from Four Valley Drive. Lighting is provided on the building and throughout the parking area.

Sustainability Performance Metrics

The Development achieves the silver performance level of sustainability with an overall application score of 48. The Development is located within walking distance of amenities and meets the City's planting requirements for overall soil volume, pH, soil depth and shade coverage. Sustainable transportation features of the Development include sheltered bicycle spaces, carpool and electric vehicle parking spaces.

The Development includes the construction of a public sidewalk and pedestrian connection (Attachment 3) leading to existing transit stops along Four Valley Drive.

The Development achieves sustainable stormwater management practices, with 81 to 90 percent of total suspended solids from all runoff leaving the site to be removed during a 10mm rainfall event. The Development also achieves sustainable lightning standards, bird friendly design and solid waste management principles.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 7. The final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lightning plan must be approved prior to the

execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Subject Lands are cleared of any concern for archaeological resources

No cultural heritage concerns have been identified respecting the Subject Lands. Standard archaeological conditions to this effect are identified in Attachment 1 to this report and shall be included in the implementing Site Plan Letter of Undertaking.

The Development Engineering ('DE') Department has no objection to the Development, subject to conditions in this report

The DE Department has no objection to the Development subject to the conditions included in Attachment 1.

Municipal Servicing

Municipal water servicing is proposed for the Subject Lands by a watermain connection to Four Valley Drive. The site is pre-serviced for fire and domestic water services with a valve in chamber and a curb stop. The Owner is responsible for replacing the curb stop with a valve in box and installing a dedicated domestic and fire watermain that meet City standards. A private hydrant is proposed to assist with fire protection for the site.

Sanitary Servicing

Sanitary servicing is proposed for the Subject Lands by a sanitary sewer from Four Valley Drive. The site is pre-serviced with an existing sanitary control manhole and connection to the existing sanitary sewer. The Owner is responsible for installing a sanitary connection from the building to the existing sanitary control manhole.

Storm Sewer System and Stormwater Management

Stormwater servicing to the Subject Lands is proposed by a storm sewer within an easement located at the rear of the site. Controlled stormwater flows are proposed to be discharged at this location in accordance with the prescribed flows dictated in the approved plan of subdivision (Parktrail Holdings, File 19T-99V01). An underground infiltration gallery is proposed to capture and infiltrate clean roof water in accordance with Ministry of Transportation ('MTO') design criteria and to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and the City of Vaughan.

Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with "Erosion and Sediment Control Guideline for Urban Construction, December 2006".

Environmental Site Assessment

The Owner submitted a Phase I Environmental Site Assessment ('ESA') report for the Subject Lands. The report indicates there are no significant environmental concerns and no further ESA work is required, which is acceptable to the DE Department.

Transportation

Access to the Subject Lands is proposed from two access points off Four Valley Drive. The Development includes 217 parking spaces, whereas Zoning By-law 1-88 requires 384 parking spaces for the Development. The Parking Study concludes the parking demand (216 spaces) and supply (217 spaces) is sufficient for the Development's specific requirements based on the supporting analysis provided. The DE Department agrees with the conclusions and has no objection with the proposed access and parking supply.

The final site plan, site grading and servicing plan, Stormwater Management Report and Functional Servicing Report submitted in support of the application must be approved by the DE Department prior to the execution of the Site Plan Letter of Undertaking.

The Parks Development Department has no objection to the Development

The Parks Planning Department has no objection to the Development.

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.

Development Charges are applicable for the Development

The Financial Planning and Development Finance Department has advised that the Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School, and York Catholic District School Board.

Cash-in-Lieu of the dedication of parkland is not required

The Real Estate Department and the Parks Development Department have confirmed that cash-in-lieu of the dedication of parkland is not required as this requirement was previously satisfied under Draft Plan of Subdivision File 19T-99V01.

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

The Environmental Services Department, Waste Management Division has reviewed the application and advise they have no objection to its approval.

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

The Fire and Rescue Services Department have no objection to the Development.

The Ministry of Transportation Ontario ('MTO') have no objection to the Development, subject to conditions

The Development is located outside of the MTO Permit Control Area for building land use and construction, however, the site is located within an MTO Permit Control Area for proposed signage. The Owner is required to obtain all necessary approvals. A condition to this effect is included in Attachment 1.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Development

The Subject Lands are located in a Source Water Protection vulnerable area referred to as a Wellhead Protection Area-Q2 (WHPA-Q2). As such, this Application is subject to policies within the Credit Valley - Toronto and Region - Central Lake Ontario ('CTC') Source Protection Plan that need to be addressed through a site-specific water balance assessment. The TRCA has reviewed the Water Balance Report submitted in support of this Application and advised they have no objection to the Development.

NavCanada and Bombardier have no objection to the Development

NavCanada and Bombardier advise that they have no objection to the Development.

The various utilities have no objection to the Development

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

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Division has reviewed the Development and has no objection to its approval.

Conclusion

The Development Planning Department has reviewed Site Development File DA.19.061 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, external public agencies and the surrounding area context. The Development shown on Attachments 3 to 7, is a permitted use by Zoning By-law 1-88, and 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.19.061. Should Council approve the Application, conditions of approval are included in the Recommendations Section of this report and Attachment 1.

For more information, please contact: Roberto Simbana, Planner, at extension 8810.

Attachments

1. Conditions of Site Plan Approval
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations – North
6. Building Elevations – South
7. Building Elevations – West and East

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