

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 2

**TITLE: ROYBRIDGE HOLDINGS LTD. SITE DEVELOPMENT FILE
DA.18.080 - 6200 HIGHWAY 7. VICINITY OF HIGHWAY 7 AND
HIGHWAY 27**

FROM:

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

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.080 for the Subject Lands shown on Attachment 2. The Owner is proposing a 7-storey hotel with a gross floor area of 8,751m² and consisting of 148 suites with 148 surface parking spaces, as shown on Attachments 3 to 6.

Report Highlights

- The Owner is proposing a 7-storey hotel consisting of 148 suites served by 148 surface parking spaces
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with the Provincial Policy Statement 2020, conforms to the York Region Official Plan 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 exception to Zoning By-law 1-88 identified in Table 1 of this report to permit the development

Recommendation

1. THAT Site Development File DA.18.080 (Roybridge Holdings Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey, 8,751m² hotel consisting of 148 suites served by 148 surface parking spaces, as shown on Attachments 3 to 6.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2, are municipally known as 6200 Highway 7 and is located on the north side of Highway 7 and west of Highway 27. The Subject Lands form part of the Vaughan Valley Centre, an 11.8 ha employment and commercial centre consisting of multiple employment and service-related commercial uses as shown on Attachment 7. The Subject Lands are currently used as at-grade parking for the surrounding commercial and employment uses.

A Site Development Application has been submitted to permit the Development Roybridge Holdings Ltd. (the 'Owner') has submitted Site Development File DA.18.080 (the 'Application') for the Subject Lands shown on Attachment 2, to permit a 7-storey hotel having a total gross floor area ('GFA') of 8,751 m² and consisting of 148 suites with 148 surface parking spaces (the 'Development'), as shown on Attachments 3 to 6.

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 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 related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

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 1.7.1 regarding development in settlement areas, promoting economic development and providing opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses supporting a wide range of economic activities and ancillary uses and take into account the needs of existing and future businesses.

The Subject Lands are located within a Settlement Area as defined by the PPS. The Development is consistent with the policies of the PPS as it would: use the Subject Lands more efficiently by replacing a parking area with a hotel use compatible with existing and planned uses in the surrounding area; utilize the proximity of the Subject Lands to Highways 7 and 27; and contribute to the City's long-term commercial needs.

The Subject Lands are located in an established employment area with municipal water and wastewater services to accommodate the Development.

In consideration with 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 decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan, specifically Section 2.2.1.2, 2.2.5.1 and 2.2.5.5 regarding development in settlement areas, promoting economic development and competitiveness, and the preservation of lands adjacent to major goods movement facilities and corridors for employment uses.

The Subject Lands are located within a settlement area and a delineated built-up area where existing municipal water and wastewater systems can be efficiently utilized. The Development is located on an existing and underutilized site (currently used for surface parking) within an employment area and helps meet economic goals and attract investment opportunities in an area. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') 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" by YROP 2010. This designation permits a range of residential, industrial, commercial and institutional uses. YROP 2010 encourages maintaining the economic viability of employment lands, contingent upon their long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Development will efficiently utilize the Subject Lands to diversify and strengthen the economic base to provide employment opportunities. Section 4.1.5 of YROP 2010 includes a policy supporting the creation of a business friendly environment through a diverse range, size and mix of employment uses. The proposed Development is

compatible with and supports the planned employment uses for the area. The Development conforms to the YROP.

The Subject Lands are designated “Employment Commercial Mixed Use” by Vaughan Official Plan 2010

The Subject Lands are designated “Employment Commercial Mixed Use” by Vaughan Official Plan (‘VOP 2010’), with a maximum permitted building height of 10-storeys and Floor Space Index (‘FSI’) of 3 times the area of the lot. This designation does not permit a hotel use. However, the Subject Lands are zoned “EM1 Prestige Employment Zone” and permits a hotel as-of-right on the property.

An Amendment to Zoning By-law 1-88 is required to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” and “C7 Service Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1137) and permits a hotel. The following zoning exception is required to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements, subject to Site-Specific Exception 9(1137)	Proposed Exceptions to the EM1 Prestige Employment Area Zone, subject to Site-Specific Exception 9(1137)
a.	Minimum Landscape Strip Width	6 m	1.5 m

The Development Planning Department can support the 1.5 m landscape strip along a portion of Vaughan Valley Boulevard as shown on Attachments 3 and 4. The reduced landscape width abuts a proposed patio along Vaughan Valley Boulevard comprised of unit pavers, and a decorative fence providing an amenity space for patrons and activates the streetscape. The balance of the landscape strip along Vaughan Valley Boulevard meets the minimum 6 m requirement of Zoning By-law 1-88.

The Owner is required to successfully obtain approval of a Minor Variance Application for the required variance from the Committee of Adjustment (the ‘Committee’) and the Committee’s decision 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 Agreement. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development, subject to the Recommendations in Attachment 1

Vaughan Valley Centre Conceptual Master Plan

The subject lands form part of the multi-phased development known as the Vaughan Valley Centre consisting of multi-unit commercial and industrial buildings, hotels, a convention centre, eating establishments and service-related commercial uses. The conceptual master plan is shown on Attachment 7.

Site Plan

The Development consists of a 7-storey hotel building containing 148 suites having a total GFA of 8,751 m² and 148 surface parking spaces as shown on Attachments 3 to 6. The Development would be located on a vacant parcel of land currently used as surface parking for the surrounding employment and commercial uses. The loading space is located at the east of the building as shown on Attachment 3. The Owner proposes to install deep underground waste containers (Moloks) to manage the disposal of waste from the Development.

Landscape Plan

The landscape plan shown on Attachment 4 includes a mix of soft and hard landscaping and a variety of deciduous and coniferous trees and shrubbery. Pedestrian connections are provided throughout the site connecting to the parking areas and to the existing sidewalk on Vaughan Valley Boulevard.

The Owner shall provide tree protection for the four boulevard trees on Vaughan Valley Boulevard to the satisfaction of the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Vaughan. A condition to this effect is included in Attachment 1.

Building Elevations

The building elevations shown on Attachments 5 and 6 include aluminum and composite metal panels, precast concrete panels, and clear glazed windows and will incorporate bird-friendly treatments. The elevations are consistent with the City-wide Urban Design Guidelines. The final buildings shall be approved to the satisfaction of the Development Planning Department.

Sustainability Performance Metrics

The Development achieves the bronze performance level of sustainability with an overall application score of 38. All the entrances and exits of the building including

emergency exits are universally accessible. Sustainable transportation features of the Development include bicycle parking, an electric vehicle charging station and is within a 400 m walking distance to a transit stop on Highway 7. The internal walkways meet municipal standards and the Development incorporates pedestrian amenities including landscaping, seating and waste receptacles.

The Development achieves sustainable stormwater management practices with 80 percent of total suspended solids from all runoff leaving the Subject Lands to be removed on an annual loading basis. The Development also achieves sustainable lighting standards, and bird friendly design strategies on the exterior glazing of the building.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 6. The Development Planning Department will continue to work with the Owner to finalize the details of the Development and must approve the final site plan, building elevations, landscape plan, landscape cost estimate, and photometric plan prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

The Subject Lands have been cleared of cultural heritage concerns

The Subject Lands are not designated under the *Ontario Heritage Act* and are not included in the Register of Property of Cultural Heritage Value or identified as a property of interest in the City's Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands. Standard archaeological conditions are identified in Attachment 1 to this report and will be included in the implementing Site Plan Agreement.

No further Cash-in-Lieu of the Dedication of Parkland is required

No further cash-in-lieu of parkland dedication is required for Site Development File DA.18.080, as it was previously satisfied through the registration of the subdivision plan (65M-3627).

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 Molok waste disposal system proposed for the hotel. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department prior to the execution of the Site Plan Agreement.

The Development Engineering Department has no objection to the Development, subject to the conditions in this report

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

Municipal Servicing

Sanitary and water servicing for the proposed hotel are provided from internal connections to the existing connection within Vaughan Valley Boulevard. Stormwater servicing is proposed via internal storm sewers, catch basins and orifices to control the allowable release rate and provide the required on-site storage.

Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction in accordance with the *Erosion & Sediment Control Guidelines for Urban Construction (December 2006)*.

Photometric Plan

Zero cut-off light level distribution at the property line is proposed and must be maintained.

Transportation

Access to the Subject Lands is proposed from Vaughan Valley Boulevard. The Development would provide 148 surface parking spaces, including 6 accessible parking spaces in accordance with Zoning By-law 1-88.

The final site plan, site grading and servicing plan, Stormwater Management Report and Functional Servicing Report and Traffic Impact Study submitted in support of the Application must be approved by the Development Engineering Department prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

Development Charges are applicable to the Development

The Owner is required to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board. A standard condition to this effect will be included in the Site Plan Agreement.

The various utilities have no objection to the Development

Hydro One, Enbridge Gas, Alectra Utilities, Bell Canada, Rogers Communications Inc., 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. A condition to this effect will be included in the Site Plan Agreement as identified on Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services have no objection to the Development. The Owner shall satisfy all requirements of York Region, including implementing the recommendations and Transit Demand Management ('TDM') measures in the Traffic Impact Study. A condition to this effect is included in Attachment 1.

Conclusion

The Development Planning Department has reviewed Site Development File DA.18.080 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 6 is consistent with the PPS, conforms to the Growth Plan and the YROP, is a permitted use by Zoning By-law 1-88 and is compatible with the surrounding area context. The required Committee of Adjustment Minor Variance 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.18.080. Should Council approve the Application, conditions of approval are included in the Recommendations Section of this report and in Attachment 1.

For more information, please contact Jennifer Kim, Planner at extensions 8592.

Attachments

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

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