

Item: 6



Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.011
ZONING BY-LAW AMENDMENT FILE Z.18.018
PARENTELA HOLDINGS INC.
VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.18.011 and Z.18.018 for the Subject Lands shown on Attachments #1 and #2, to permit a 12-storey hotel (including 2 floors for business and professional offices), a one-storey stand-alone eating establishment, and a two-storey addition to the existing two-storey banquet hall (Chateau Le Jardin) as shown on Attachments #3 to #7.

Report Highlights

- To receive input from the public and the Committee of the Whole on a development proposal for a 12-storey hotel (including 2 floors for business and professional offices), a one-storey stand-alone eating establishment, and a two-storey addition to the existing banquet hall (Chateau Le Jardin).
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.011 and Z.18.018 (Parentela Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the west side of Regional Road 27, south of Langstaff Road and are known municipally as 8440 Regional Road 27. The 3.53 ha Subject Lands is currently developed with a two-storey banquet hall (Chateau Le Jardin), and includes a remnant 0.23 ha vacant parcel located west of the future extension of Innovation Drive. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the development

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit a 12-storey, 20,976 m² hotel (including 2 floors for business and professional offices), a one-storey, 677 m² standalone eating establishment, and a two-storey, 1,188 m² addition to the existing two-storey banquet hall (the “Development”), as shown on Attachments #3 to #7. The Development includes an off-site parking lot with 58 parking spaces located on the west side of the future extension of Innovation Drive, as shown on Attachment #4.

1. Official Plan Amendment File OP.18.011 to amend Vaughan Official Plan 2010 (“VOP 2010”), specifically to:
 - a) permit a Hotel on the Subject Lands which are designated “Employment Commercial Mixed-Use” and are not located within an Intensification Area;
 - b) increase the maximum permitted building height from 10-storeys to 12-storeys; and
 - c) permit an off-site parking lot within the lands designated “General Employment”.
2. Zoning By-law Amendment File Z.18.018 to amend Zoning By-law 1-88, to permit a Hotel, Eating Establishment and Business and Professional Offices, together with site-specific zoning exceptions to the C6 Highway Commercial Zone identified in Table 1 of this report, in order to permit the Development shown on Attachments #3 to #7.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association.
- c) Comments Received:
 - Goodmans LLP, representing Costco Wholesale Canada (8682 Regional Road 27), letter dated January 26, 2018, with comments respecting implications for Costco to maintain its Ministry of Environment and Climate Change ("MOECC") noise approval as a result of the Development.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable.

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are split-designated: "Employment Commercial Mixed-Use" (lands west of Regional Road 27) and "General Employment" (lands west of future extension of Innovation Drive) by Vaughan Official Plan 2010 ("VOP 2010"). The "Employment Commercial Mixed-Use" designation permits a maximum building height of 10-storeys and a maximum Floor Space Index ("FSI") of 3 times the area of the lot. The Development yields an FSI of 0.85 times the area of the lot. A Hotel is not permitted within the "Employment Commercial Mixed-Use" designation as the Subject Lands are located outside of an Intensification Area. An amendment to VOP 2010 is required to permit a Hotel on the Subject Lands, to increase the maximum permitted building height from 10-storeys to 12-storeys, and to permit an off-site parking lot that serves the Development on lands designated "General Employment".

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

The Subject Lands are zoned C6 Highway Commercial Zone and subject to site-specific Exception 9(409), which only permits a banquet hall use. The following site-specific exceptions to Zoning by-law 1-88 are required to permit the Development shown on Attachments #3 to #7:

Table 1:

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
a.	Permitted Uses	The Subject Lands shall be restricted to one (1) banquet hall, provided the total gross floor area of the building devoted to such use shall not exceed 4,855 m ² .	Permitted uses shall include: <ul style="list-style-type: none"> • Banquet Hall • Hotel • Eating Establishment • Business or Professional Office <p>provided the total gross floor area of the buildings devoted to such uses shall not exceed 28,000 m².</p>
b.	Maximum Building Height	11 m	43.69 m (Hotel Building)
c.	Off-site Parking	The Owner of every building or structure shall provide and maintain parking on the lot on which it is erected.	Permit an off-site parking lot (Attachment #4) with 58 parking spaces to serve the Development.
d.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.8 m

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
e.	Minimum Number of Parking Spaces	<p>Existing Banquet Hall = 435 spaces (As per the existing Zoning Exception 9(409))</p> <p>250 Hotel rooms @ 1 space / room = 250 spaces</p> <p>3,254 m² Office Gross Floor Area (GFA) @ 3.5 spaces / 100m² = 114 spaces</p> <p>677 m² Eating Establishment @ 16 spaces / 100 m² = 109 spaces</p> <p>Total Parking Required = 908 spaces</p>	<p>Parking Proposed: 778 spaces, inclusive of 508 surface parking spaces, 204 spaces in an underground parking garage, 58 off-site parking spaces and 8 barrier-free spaces.</p>
f.	Minimum Number of Loading Spaces	<p>27,695 m² GFA @ 2 Loading Spaces / 10,000 m² = 6 Loading Spaces</p>	4 Loading Spaces
g.	Minimum South Interior Side Yard Setback	10 m	2.8 m
h.	Minimum Lot Frontage and Depth of Lands Used for the Off-site Parking Lot	<p>i) Frontage - 60 m ii) Depth - 60 m</p>	<p>i) 43.5 m ii) 37 m</p>

The conceptual site plan and building elevations submitted in support of the Development are shown on Attachments #3 to #7. Additional zoning exceptions may be identified through the detailed review of the Applications, and will be considered in a technical report at a future Committee of the Whole meeting.

Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the “Growth Plan”), and the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 9.1.2.8 and 9.2.3.5 respecting compatibility within Employment Areas and development criteria for Mid-Rise Buildings.
b.	Appropriateness of the Proposed Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of increasing the maximum permitted building height from 10-storeys to 12-storeys to permit the Development will be reviewed. ▪ A Hotel is not permitted within the “Employment Commercial Mixed-Use” designation on lands located outside of an Intensification Area shown on Schedule 1 “Urban Structure” of VOP 2010. The Subject Lands are not located within an Intensification Area, thereby requiring an Official Plan Amendment to permit the proposed Hotel. The proposal to permit a hotel on the Subject Lands will be reviewed in consideration of the existing and planned employment and commercial uses, and the existing low-rise residential uses located on the east side of Regional Road 27, opposite the Subject Lands. ▪ The Development includes an off-site parking area with 58 parking spaces to serve the Development on lands designated “General Employment”, as shown on Attachment #4. The appropriateness of permitting an off-site parking area will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The Owner proposes to amend VOP 2010 to increase the permitted building height from 10-storeys to 12-storeys in return for the provision of community benefits, pursuant to Section 37 of the <i>Planning Act</i> and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. The request for additional building height will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) the appropriateness of the proposed increased building height in consideration of the policies of Section 10.1.2.9 of VOP 2010. Should the proposed increase in building height be determined to meet the criteria of the Official Plan, the proposed community benefits must be identified, to the satisfaction of the City; ii) should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services, to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height, the Development must represent good planning and be consistent with the objectives of VOP 2010, and there must be adequate infrastructure to support the increase in building height; and iii) the identified community benefits must be reflected in the implementing site specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Development be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Innovation Drive and Proposed Off-site Parking	<ul style="list-style-type: none"> ▪ Schedule 9 of VOP 2010 (Future Transportation Network) identifies Innovation Drive as a 24 m wide minor collector road extending to Langstaff Road. ▪ The City acquired the lands for the Innovation Drive extension located on the Subject Lands through the Innovation Drive Cost Sharing Agreement, dated May 23, 2012. The acquisition of the lands by the City created the 0.23 ha remnant parcel that is proposed for off-site parking, as shown on Attachment #4. ▪ The appropriateness of an off-site parking area to serve the Development will be reviewed within the existing and proposed land uses in the area, specifically the vacant lands located northwest of the proposed off-site parking area.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports submitted in support of the Development, must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Functional Servicing and Stormwater Management Report - Noise Impact Study - Transportation Impact Study - Transportation Demand Management Strategy - Parking Justification Study - Arborist Report and Tree Preservation Plan - Phase 1 and Phase 2 Environmental Site Assessments ▪ Additional studies/reports may be required as part of the development application review process.
f.	Conceptual Site Plan / Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application is required to permit the Development, should the Applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and will also be considered through the review of the conceptual site plan and

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>building elevations provided with the Applications as shown on Attachments #3 and #4:</p> <ul style="list-style-type: none"> - pedestrian and barrier free accessibility; - proper vehicular (including service vehicles such as fire and garbage trucks) turning movements; - appropriate site design and building materials; - appropriate landscaping, snow storage area(s), waste collection, stormwater management, and servicing and grading; - accessibility and location of the proposed parking spaces, including the proposed off-site parking lot located west of the Innovation Drive extension; and - the relationship of the proposed built form, building design (including bird friendly design) and setbacks and design with the surrounding lands.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Waste Management	<ul style="list-style-type: none"> ▪ The Owner is proposing a standalone deep collection waste system (“Molok”) to service the proposed standalone eating establishment, which does not comply with the City of Vaughan Waste Collection Design Standards for Commercial developments. The proposed waste collection system will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department (Solid Waste Management Division).
j.	Hydro Corridor	<ul style="list-style-type: none"> ▪ An existing Hydro One transmission corridor is located to the west of the Subject Lands, as shown on Attachment #2. The Owner is required to satisfy all requirements of Hydro One.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands have frontage and access onto Regional Road 27, a Regional Road. The Owner is required to satisfy all requirements of York Region, including but not limited to potential road widening requirements, access requirements, the provision of transit facilities as may be required, turning lanes, and servicing. Any issues will be addressed when the technical report is considered.

The Owner has made a request to exempt the Official Plan Amendment Application from York Region’s approval. To date, York Region has not issued a decision regarding the exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Zoning
4. Conceptual Site Plan and Zoning - Offsite Parking Lot
5. Landscape Plan
6. Elevation Plan - East and North
7. Elevation Plan - South and West

Prepared by

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