

COMMITTEE OF THE WHOLE FEBRUARY 21, 2005

**SITE DEVELOPMENT FILE DA.04.073
2748355 CANADA INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.073 (2748355 Canada Inc.) BE APPROVED, for a 6 storey hotel (Hilton-150 rooms) and convention centre with ancillary offices, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, and stormwater management report, shall be approved by the Engineering Department;
 - iii) access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - v) the traffic study shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department;
 - vi) all hydro requirements of Power Stream Inc. shall be satisfied;
 - vii) the required variances to implement the final site plan shall be obtained from the Committee of Adjustment to address the reductions to the parking space dimensions (underground), build-to-zone, loading spaces, and landscaping strip widths, and such variances shall be final and binding
 - b) that the site plan agreement contain the following provision:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Purpose

The Owner has submitted a Site Development Application to permit a 6 storey hotel (150 rooms) and convention centre with ancillary offices as follows:

Site Area:

1.18 ha

Floor Area:

-	6 storey hotel (Hilton Garden Inn):	8468.9m ²
-	Convention Centre:	1200.0m ²
-	Ancillary office:	<u>341.6m²</u>

Total Gross Floor Area: 10010.5m²

Total Parking Proposed: 242 spaces

Background - Analysis and Options

The 1.18 ha vacant site is located on the southeast corner of Regional Road 7 and Interchange Way, in Lot 5, Concession 5, City of Vaughan (Attachment #1).

The subject lands are designated "Corporate Centre Node" by OPA #500 (Corporate Centre Plan), and zoned C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(957). The surrounding land uses are:

- North - Regional Road 7; vacant (C9 Corporate Centre Zone)
- South - vacant, proposed hotel (C9 Zone)
- East - employment use (EM1 Prestige Employment Area Zone)
- West - Interchange Way; vacant (C9 Zone)

Official Plan

The subject lands are designated "Corporate Centre Node" by OPA #500 (Corporate Centre Plan). The Secondary Plan Area, of approximately 600 ha, establishes a focal point of major commercial development within the City. This area is comprised of two main components: the "Corporate Centre Node", which includes lands east of Highway #400 and straddling the north and south sides of Regional Road 7, and the "Corporate Centre District", which surrounds the Node and includes lands east and west of Highway #400, and north and south of Regional Road 7. The area is one of four Regional Centres in the Region of York.

The "Corporate Centre Node" is intended to become an "urban centre" with a mix of commercial, residential and institutional uses and facilities. The Secondary Plan allows the Node to evolve as the market forces dictate over a long period of time, including the provision for interim development that is not prejudicial to the long-term goals and built form objectives intended by the Plan.

A number of policies pertain to the Node, including the requirement for development to have high design standards, and to be consistent with the Vaughan Corporate Centre Urban Design Guidelines.

The proposed hotel, convention centre and ancillary offices are permitted uses, and the development of the site conforms to the policies of OPA #500. Furthermore, OPA #500 identifies the subject lands as a "gateway site" whereby high-rise landmark buildings are encouraged. The proposed 6 storey hotel would satisfy this objective of the Official Plan.

OPA #528 identifies specific road network improvements for the Corporate Centre Plan (Attachment #2). One of the elements of the plan includes a 100 m city block street system within a ring road. Two future roads, each having a planned width of 24m, are identified adjacent to the south and east property lines. To protect these future right-of-ways, there should be no

encroachments of any structural elements along respective property lines. The proposed building would not encroach into the future road locations.

Zoning

The subject lands are zoned C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(957), which permits the proposed hotel, convention centre and office uses.

The site is subject to a build-to-zone provision, which requires 80% of the length of the street line to have a building located within 0-3 m of Regional Road 7, and 50% within 0-3m of Interchange Way. The proposed building is setback approximately 22m and 15m from Regional Road 7 and Interchange Way, respectively. The hotel requires vehicular circulation around the building, particularly for the customer drop-off area adjacent to Regional Road 7. This is an essential component for the hotel.

In a C9 Zone, By-law 1-88 requires a minimum 6 m wide landscape strip to be provided along Regional Road 7, and a 3m wide landscape strip adjacent to Interchange Way. The Owner will be required to convey lands along Regional Road 7 to the Region of York for road widening purposes. Once the lands are conveyed, a 3m wide landscape strip will be provided. A 1.3m wide landscape strip is proposed along Interchange Way. Staff has no objections to the reduced landscape strips, given the additional landscape treatment proposed by the Owner, as described in this report and as shown on the landscape plan on Attachment #4.

The Owner proposes one loading space for the entire development, which is located at the southeast corner of the convention center. By-law 1-88 requires four loading spaces for a commercial use with more than 10,001m² of gross floor area. The Owner has indicated that only one loading space is required to service the development. Staff has no objection to reducing the number of loading spaces, particularly in the context of the Corporate Centre location, which is a highly visible location.

The Owner proposes 39 parking spaces underground. The proposed parking space dimension for 11 of the parking spaces is 2.55m x 5.9m, whereas the by-law requires a minimum of 2.7m x 6m. The City Engineering Department must be satisfied with on-site vehicular circulation.

The Owner will be required to obtain the above-noted variances, to the built-to-zone, landscape strip widths, the minimum number of loading spaces required, and parking space dimensions, from the Committee of Adjustment, which shall be final and binding as a condition of site plan approval.

Site Design

The site plan (Attachment #3) shows a six-storey hotel facing Regional Road 7, with an attached one-storey convention centre and second storey ancillary offices above, facing Interchange Way. The site is to be served by one full access on Interchange Way. There is vehicular circulation with parking around the building, and additional underground parking is proposed. Landscaping and pedestrian walkways are proposed around the building with a connection to Regional Road 7. A water feature and landscaping are proposed in large landscaped areas on both sides of the building's main entrance.

Roads/Access

The location of the proposed development relative to the planned road network for the Corporate Centre is shown on Attachment #2. OPA #528 identifies specific road network improvements serving the Vaughan Corporate Centre Area (OPA #500). An east/west road (parallel to Regional Road 7) is planned connecting Commerce Street to Jane Street and beyond, across the south

limit of the site plan. A north/south street is planned, connecting the ring road to the south of the site with Regional Road 7 to the north, just outside the east boundary of the site plan. The proposed building would not encroach into the planned roads.

Where a proposed development abuts a Regional Road, the Region of York may request to be a party to the site development agreement, with conditions of approval to be included in the Agreement. As a condition of site plan approval, all requirements of the Region of York Transportation and Works Department shall be satisfied.

A full movement access is proposed onto Interchange Way. The Engineering Department requires a traffic study to address the impact on the intersection of Interchange Way and Regional Road 7. The Owner has submitted a traffic study jointly with the owner of lands to the south, who is also proposing a hotel development, under file DA.04.078 (Marriot). As a condition of site plan approval, the traffic study shall be to the satisfaction of the Region of York Transportation and Works Department and the Engineering Department.

Parking

Parking for the site is calculated as follows:

Hotel:	1 parking space for each bedroom (150 rooms) plus the requirements for any other use	= 150 spaces
Convention Centre:	11 spaces per 100m ² GFA (1200.1m ² GFA)	= 132 spaces
Office:	3.5 spaces per 100m ² GFA (341.6m ² GFA)	= <u>12 spaces</u>
Total Parking		= 294 spaces
Zoning By-law Exception Allowing 25% Parking Reduction:		<u>(-) 74 spaces</u>
Minimum Parking Required:		= 220 spaces
Total Parking Provided:		= 242 spaces

The Owner proposes 203 parking spaces at grade level and 39 spaces underground, for a total of 242 parking spaces. The By-law allows a 25% reduction to the parking requirement for development of the overall lands in conjunction with the AMC Theatre to the south. As a result, there would be a parking surplus of 22 spaces.

Services/Utilities

The Owner has submitted a grading and servicing plan and stormwater management report, which shall be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements shall be to the satisfaction of PowerStream Inc.

Landscaping

The proposed landscape plan (Attachment #4) shows perimeter planting along Regional Road 7 and Interchange Way consisting primarily of deciduous trees and coniferous shrubs, together with

a 2.4 m high wall/fence constructed with masonry pillars and decorative solid steel pickets. A wide pedestrian walkway of concrete pavers is proposed between the building's main (north) entrance and extending into the Regional Road 7 right-of-way. A concrete walkway extends along most of the building's perimeter. Large landscaped areas containing planting, pavers, and a water feature, are proposed on both sides of the main entrance facing Regional Road 7. Pavers and planting are also proposed at the entrance to the convention centre facing Interchange Way. A corporate sign, measuring 2m high, 3.7m long and 0.6m wide, is proposed within the landscape strip at the intersection of Regional Road 7 and Interchange Way. Similarly, an entrance sign, measuring 1.5m high, 3.1m long and 0.45m wide, is proposed within the landscape strip where the driveway intersects with Interchange Way. Pole mounted lighting is proposed along the site's perimeter.

The final landscape plan, including detail drawings and a landscape cost estimate, must be approved to the satisfaction of the Development Planning Department. The proposed landscape elements within the Regional Road 7 right-of-way must be approved to the satisfaction of the Region of York Transportation and Works Department.

Building Design

The proposed building elevations are shown on Attachments #5 and #6. The hotel is 6-storeys high with a one-storey main entrance/lobby and covered canopy extending out front and facing Regional Road 7. The convention centre with second storey offices is integrated behind the hotel, with its main entrance and covered canopy facing Interchange Way. There is a considerable amount of glazing at the main entrances, and on the first and second floor levels of the building that face the adjacent roads. The building material consists of stucco. The first floor is a brown/tan colour, with a lighter tone used between floors 2 to 5, and a white colour is used for the top floor. The roofline is a combination of a flat-corniced roof and a pitched green metal roof. Signage is proposed on the top storey of the hotel, facing Regional Road 7 and Interchange Way.

As a condition of site plan approval, the final building elevations shall be to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The subject lands is part of a larger land holding owned by 2748355 Canada Inc., and is identified as an important "gateway site" within in the Corporate Centre Plan (OPA #500). Staff has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and is satisfied that the subject lands will be an appropriate development for the Corporate Centre.

Should the Committee concur, the recommendation provided in the "Recommendation" section of this report to approve the site plan application, can be adopted.

Attachments

1. Location Map
2. OPA #528 (Planned Road Network – Corporate Centre)
3. Site Plan
4. Landscape Plan

5. Building Elevations (North/West)
6. Building Elevations (South/East)

Report prepared by:

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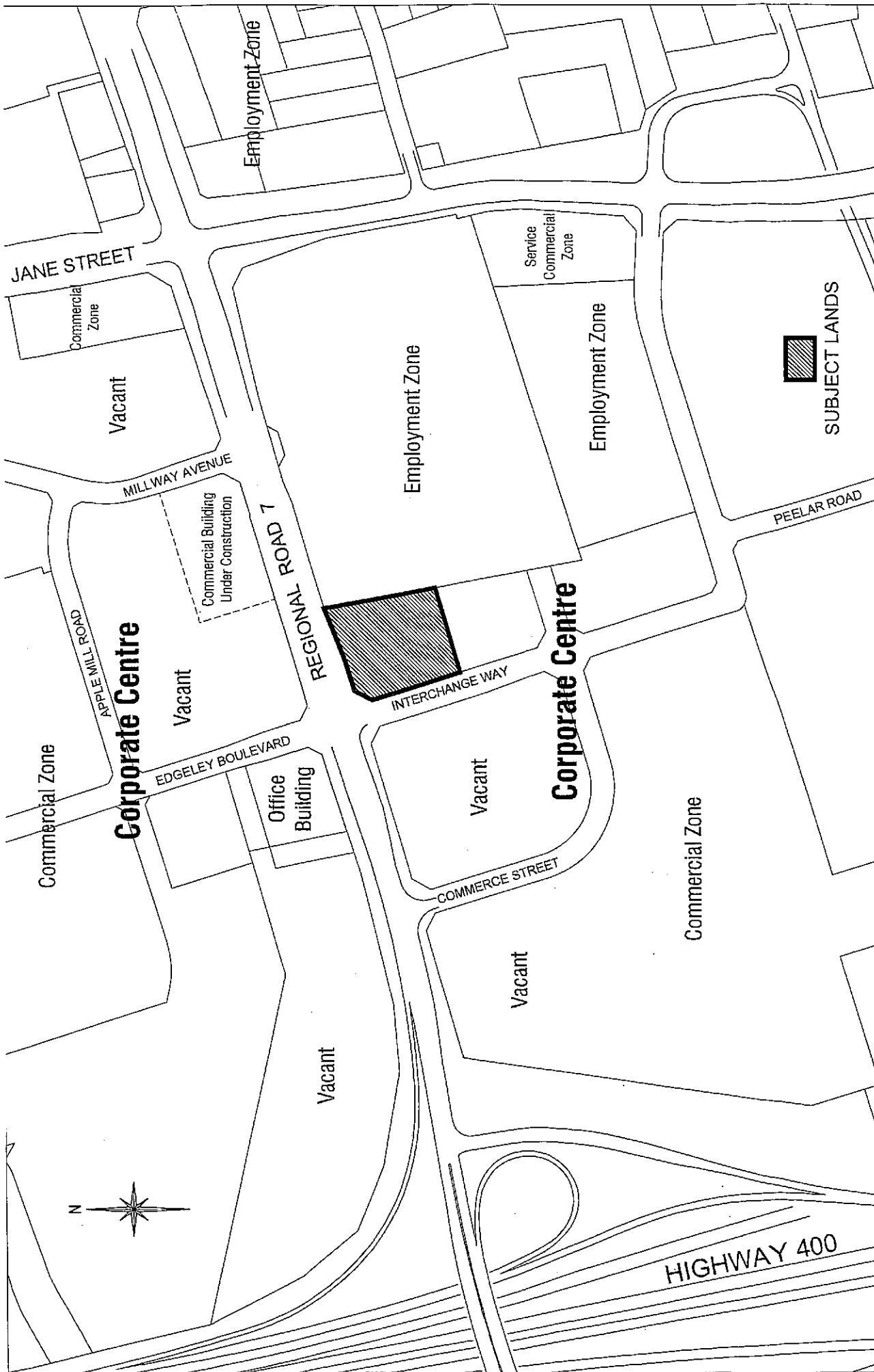
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 5,
Concession 5

APPLICANT:
2748355 CANADA INC.

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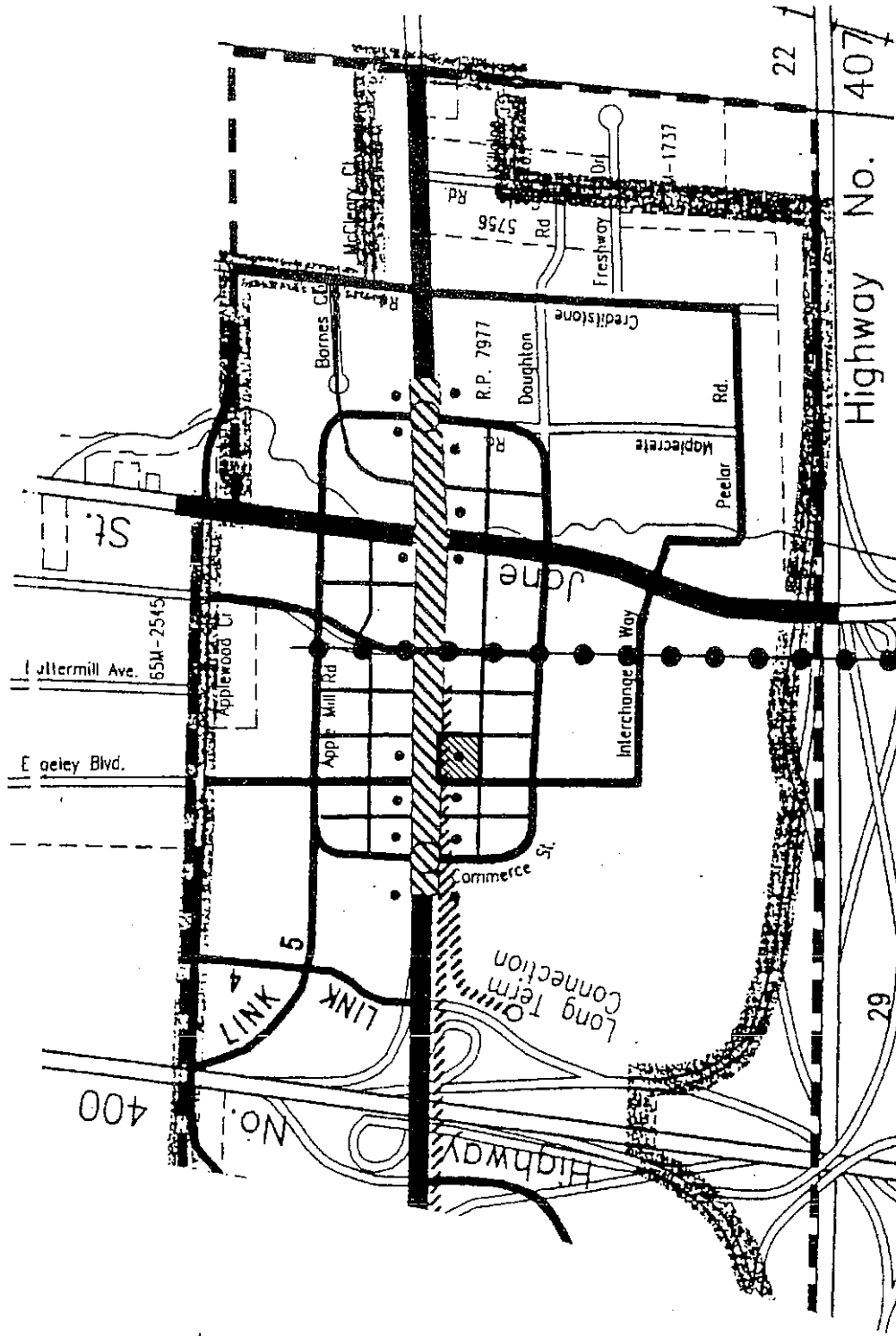
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|--|-----------------------|--|---------------------------------------|--|---|
| | Highway 7 / Avenue 7' | | Local Road | | Subject Lands |
| | Arterial Road | | 23m Public Transit Right of Way | | Traffic Control / Design Feature |
| | Collector Road | | Inter-Regional Transitway (Potential) | | Vaughan Corporate Centre Secondary Plan Area Boundary |
| | | | Gateway Sites | | Study Area Boundary |

OPA 528 - Planned Road Network (Corporate Centre)

APPLICANT:
2748355 CANADA INC.
Part of Lot 5,
Concession 5

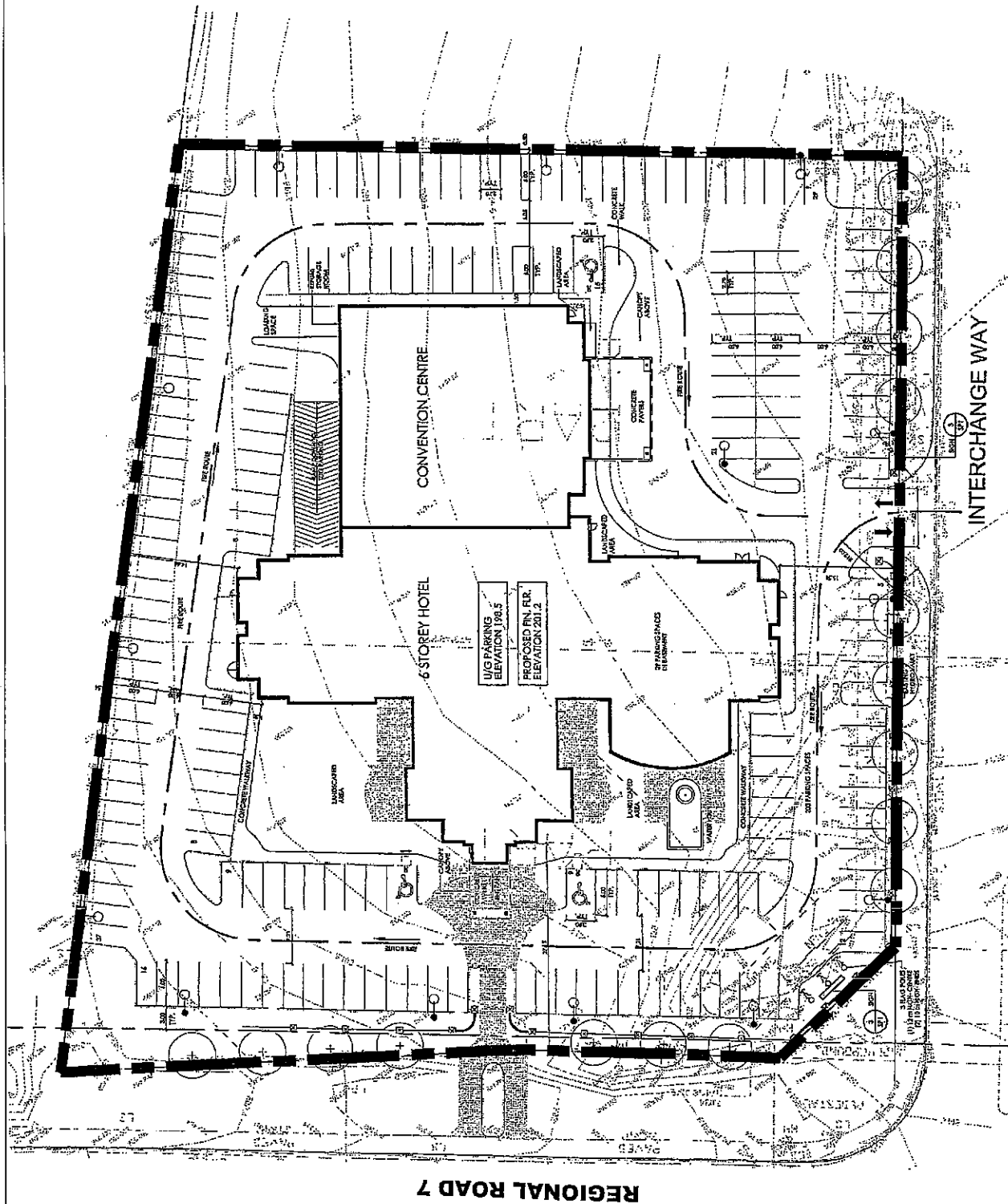
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Site Plan

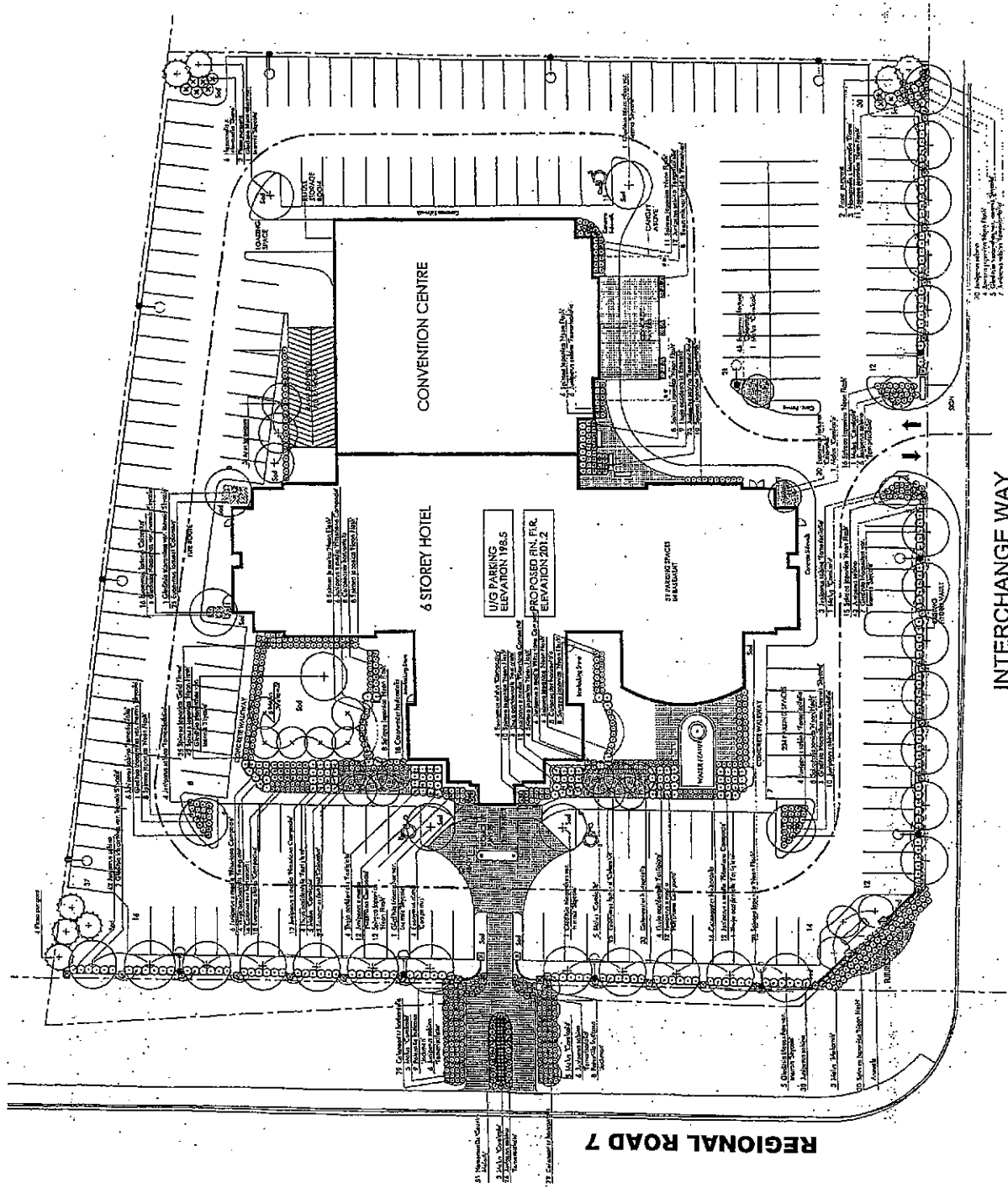
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Landscape Plan

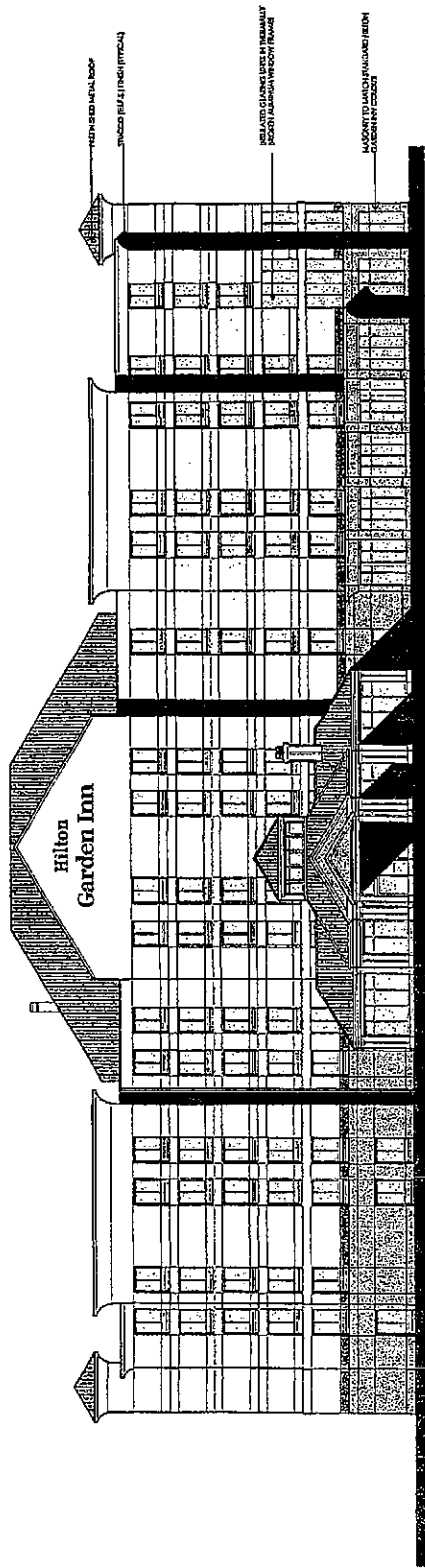
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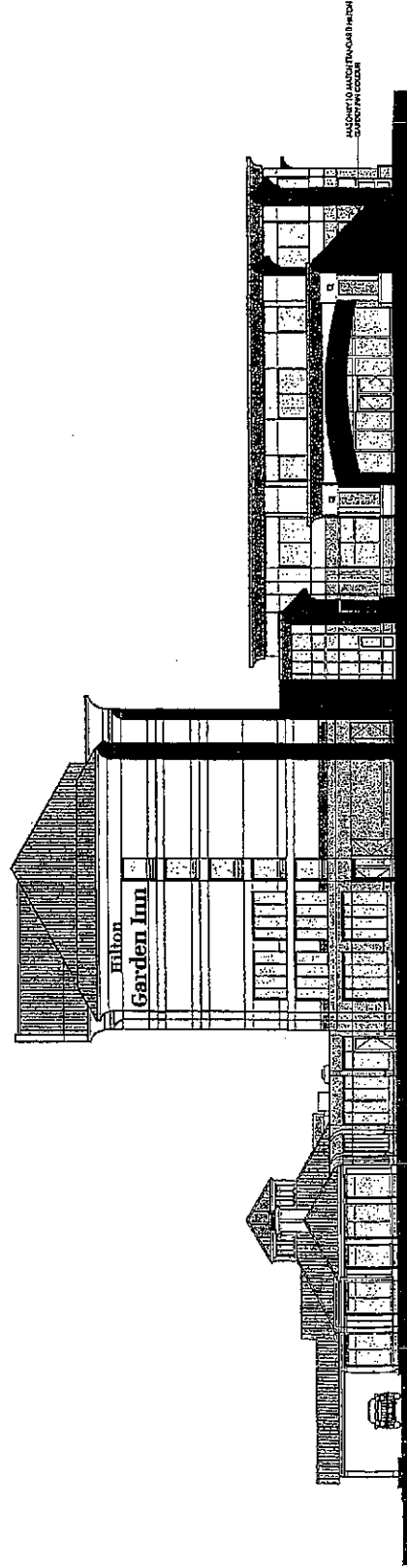
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NORTH ELEVATION - Regional Road 7



WEST ELEVATION - Interchange Way

Elevations

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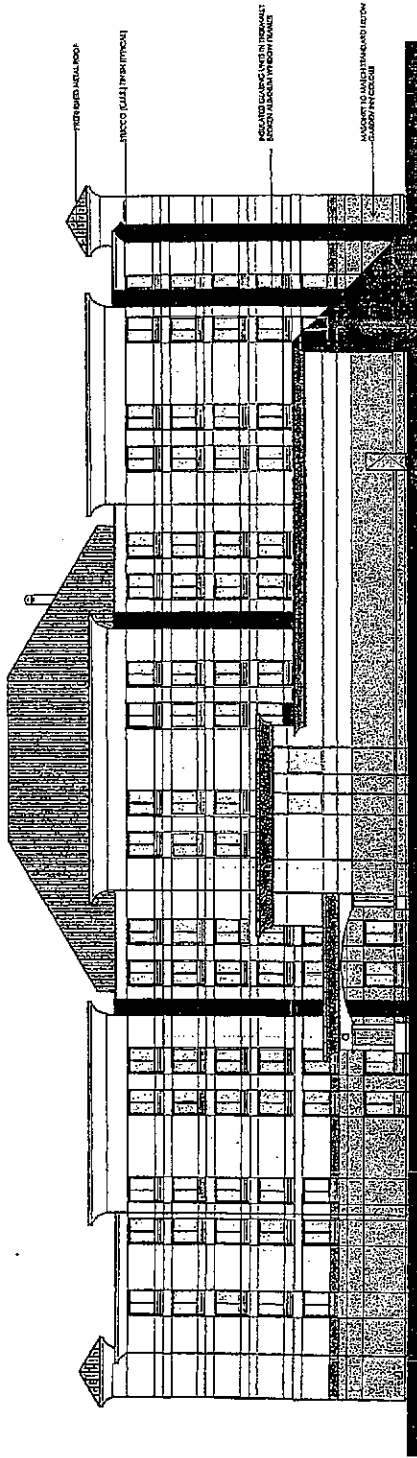
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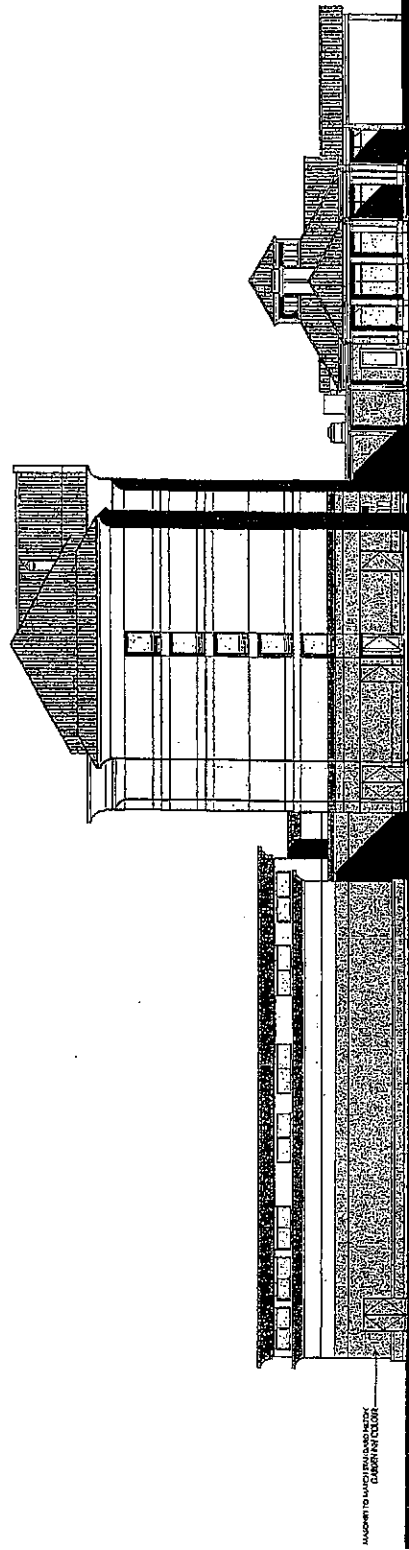
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SOUTH ELEVATION



EAST ELEVATION

Elevations

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