

COMMITTEE OF THE WHOLE JUNE 8, 2005

SITE DEVELOPMENT FILE DA.04.078
2748355 CANADA INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.078 (2748355 Canada Inc.) BE APPROVED, to permit a six-storey hotel (Marriott Residence Inn), with 132 guestrooms, a sports court and outdoor patio, as shown on Attachment #3, subject to the following conditions:
 - a) the 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, stormwater management report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) the transportation and servicing requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) the required traffic study shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department;
 - v) all hydro requirements of Power Stream Inc. shall be satisfied;
 - vi) the required variances to implement the final site plan shall be approved by the Committee of Adjustment to address the reductions to the build-to-zone, landscape strips and loading spaces, and such variances shall be final and binding; and,
 - b) that the site plan agreement contain the following provisions:
 - i) if required, the Owner shall pay to the City of 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 issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands 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; and
 - ii) that a portion of the 0.3m reserve at the south access on Interchange Way shall be lifted free of all costs and encumbrances to the City.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Plan Application to permit the development of a six-storey hotel with 132 guestrooms, a sports court and an outdoor patio, as shown on Attachment #3.

Background - Analysis and Options

The 0.91 ha vacant site is located south of Regional Road 7, on the east side of Interchange Way, in Part of 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 - vacant, approved Hilton Hotel/DA.04.073 (C9 Corporate Centre Zone)
- East - employment use (EM1 Prestige Employment Area Zone)
- South - employment use (EM1 Prestige Employment Area Zone)
- West - Interchange Way; vacant (C9 Corporate Centre Zone)

Official Plan

The subject lands are designated "Corporate Centre Node" by OPA #500 (Corporate Centre Plan). The Secondary Plan Area, of approximately 600ha, 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, sports court and patio are permitted uses and the development of the site conforms to the policies of OPA #500.

OPA #528 identifies specific road network improvements for the Corporate Centre Plan (Attachment #2). One of the elements of the plan includes a grid-pattern street system (100m x 100m) within the 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 the respective property lines. The proposed building will not encroach into the future road locations.

Zoning

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

The site is subject to a build-to-zone provision, which requires 50% of the length of a street line to have a building located within 0-3m of Interchange Way and the future road along the southern property line. The proposed building is setback approximately 10m and 4.5m, respectively, from Interchange Way and the future southerly road, and 0.5m from the southwest corner of the

property. The hotel requires vehicular circulation, particularly for a customer drop-off/pick-up area adjacent to Interchange Way. This is an essential component for the hotel.

In the C9 Zone, By-law 1-88 requires a minimum 3m wide landscape strip along Interchange Way and a 6m wide landscape strip along the future road. The Owner proposes a 3m landscape strip along Interchange Way, and a landscape strip along the future road that ranges from a minimum of 1.07m to a maximum of 4.5m. Staff has no objection to the latter reduction to 1.07m, which is restricted to a short stretch located south of the parking area.

The Owner is proposing no loading spaces for the entire development. By-law 1-88 requires two loading spaces for commercial buildings between 2501m² - 10,000m² of gross floor area. The Owner has indicated that a loading door is not required for the operation of the hotel. Staff has no objection to the absence of a loading area, particularly in the context of the Corporate Centre, which is a highly visible location.

The Owner will be required to obtain approval for the above-noted variances, to address the build-to-zone, landscape strip widths and loading spaces, 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, with an outdoor sports court and patio facing Interchange Way. The site is served by a drop-off/pick-up layby with two full accesses onto Interchange Way. There is vehicular circulation with parking at the north and east sides of the building. Landscaping and pedestrian walkways are proposed around building with a connection to Interchange Way. Garbage storage is internal to the building.

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 to connect 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.

The Region of York may request to be a party to the site development agreement given the proximity to Regional Road 7, 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 must be satisfied.

Two full-movement accesses are 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 the lands to the north, also proposing a hotel, (Hilton Garden Inn - DA.04.073). As a condition of site plan approval, the traffic study must be to the satisfaction of the Region of York Transportation and Works Department and the Engineering Department.

Parking

The minimum required parking for the site is calculated as follows:

Hotel:	1 space for each bedroom (of 132 guest rooms, there are 154 bedrooms), plus the requirements for any other use	= 154 spaces
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Total Parking Required	= 154 spaces
Zoning By-law Exception Allowing 25% Parking Reduction	(-) 39 spaces
Minimum Parking Required	=115 spaces
Total Parking Provided	=119 spaces

The Owner is proposing 119 parking spaces at grade. 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 surplus of 4 spaces.

Services/Utilities

The Owner has submitted a Phase I Environmental Site Assessment Report prepared by URS Canada Inc., which was approved by the Engineering Department with no conditions to conduct a Phase II ESA. A grading and servicing plan and storm water management report, were also submitted, and the final plans and reports must be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department. Certification from the Subdivision Electrical Engineer for the relocation of light standards and private servicing easements are required to be conveyed to the adjacent property owners to facilitate the servicing of the adjacent property prior to site plan approval. The 0.3m reserve at the south access on Interchange is required to be lifted and will be a provision of the site plan agreement.

All hydro requirements shall be to the satisfaction of Power Stream Inc.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the perimeter of the site, abutting the proposed Hilton Hotel, and within the parking area. Interchange Way is heavily planted, and includes four masonry pillars with a fence flanking both access points. A wide pedestrian walkway consisting of concrete pavers, landscaped with trees and shrubs is proposed along the west elevation, connecting the main entry to both the patios and Interchange Way. The walkway narrows to 1.7m as it continues around the building connecting to the northerly and easterly parking areas. The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachment #5. The 6-storey building will be constructed to a height of 18m. The building materials consist of glass windows, white cornice and trim and a brown brick base for the first and second floors, a medium cream stucco for floors 3-5, and light cream stucco for the sixth floor. The main entry is located on the west elevation facing Interchange Way, with a single door framed by a square-shaped entry feature. Each floor has a series of square windows framed in white trim, along with a white cornice trim between the second and third, and fifth and sixth floors, respectively. Three of seven additional doors provide access to the northerly and easterly parking areas, with the remaining four granting access to the patio, sports court and pathways connecting to Interchange Way. The roofline is trimmed with a white stucco cornice and all mechanical equipment will be screened from the view of the adjacent street.

Ministry of Culture

The Ministry approved a report prepared by Archaeological Services Inc. for the Stages 1 and 2 archaeological assessment of the subject property, which indicated that no archaeological resources were documented, and determined that there are no further concerns for impacts to archaeological resources for the subject property.

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

Staff has reviewed the site plan application in accordance with the policies of OPA #500, OPA #528, the requirements of By-law 1-88, and the area context. Staff is satisfied that the proposed development of the subject lands for a 6-storey hotel (Marriott Residence Inn) is appropriate for the Corporate Centre. For these reasons, Staff can support the approval of the site plan application, and the required variances that are necessary to implement the proposal, subject to the conditions contained in this report.

Attachments

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

Report prepared by:

Christina Napoli, Planner I, ext. 8483
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Grant Uyeyama, Manager of Development Planning, ext. 8635

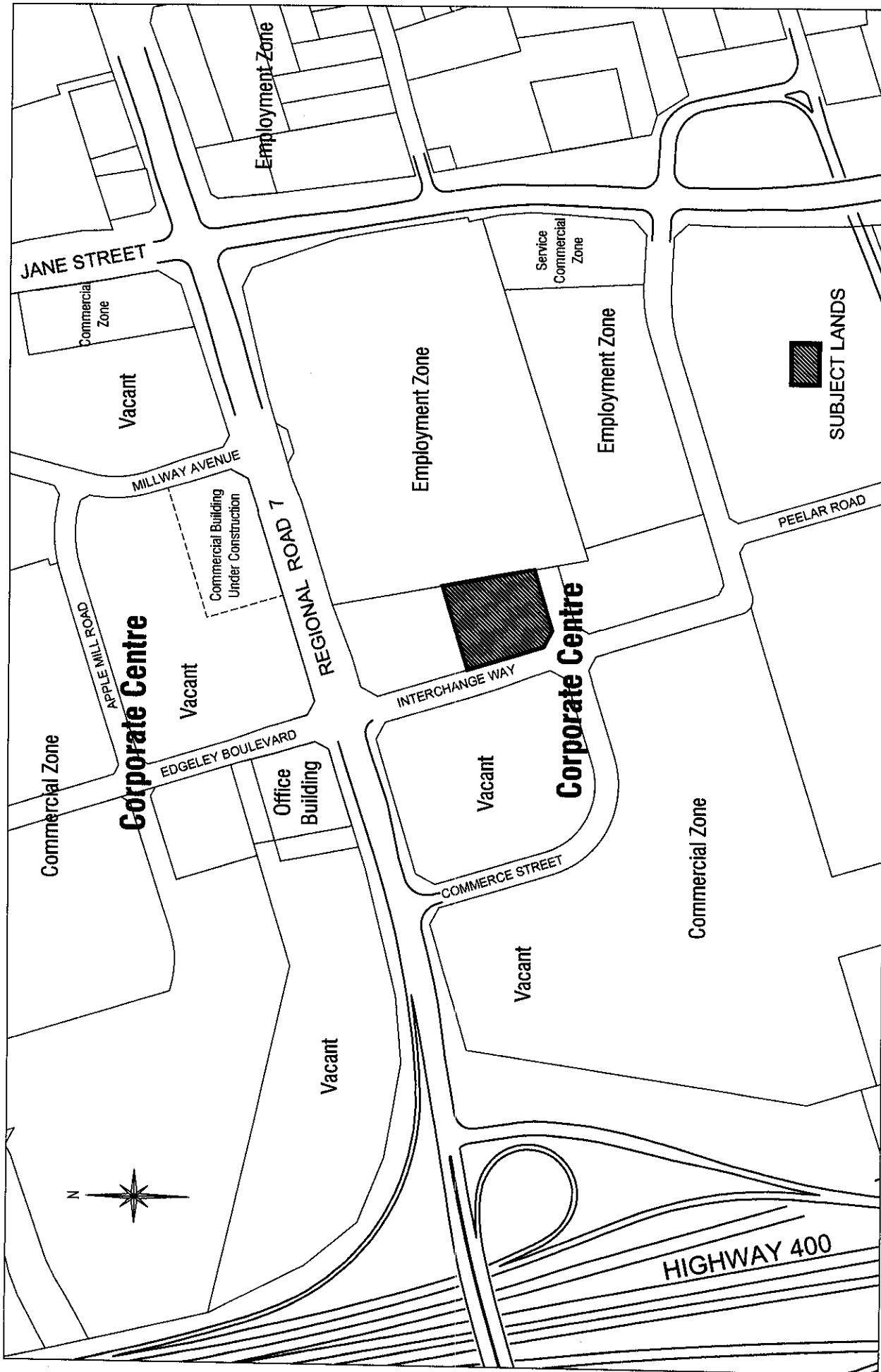
Respectfully submitted,

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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City of
Vaughan

Development Planning Department

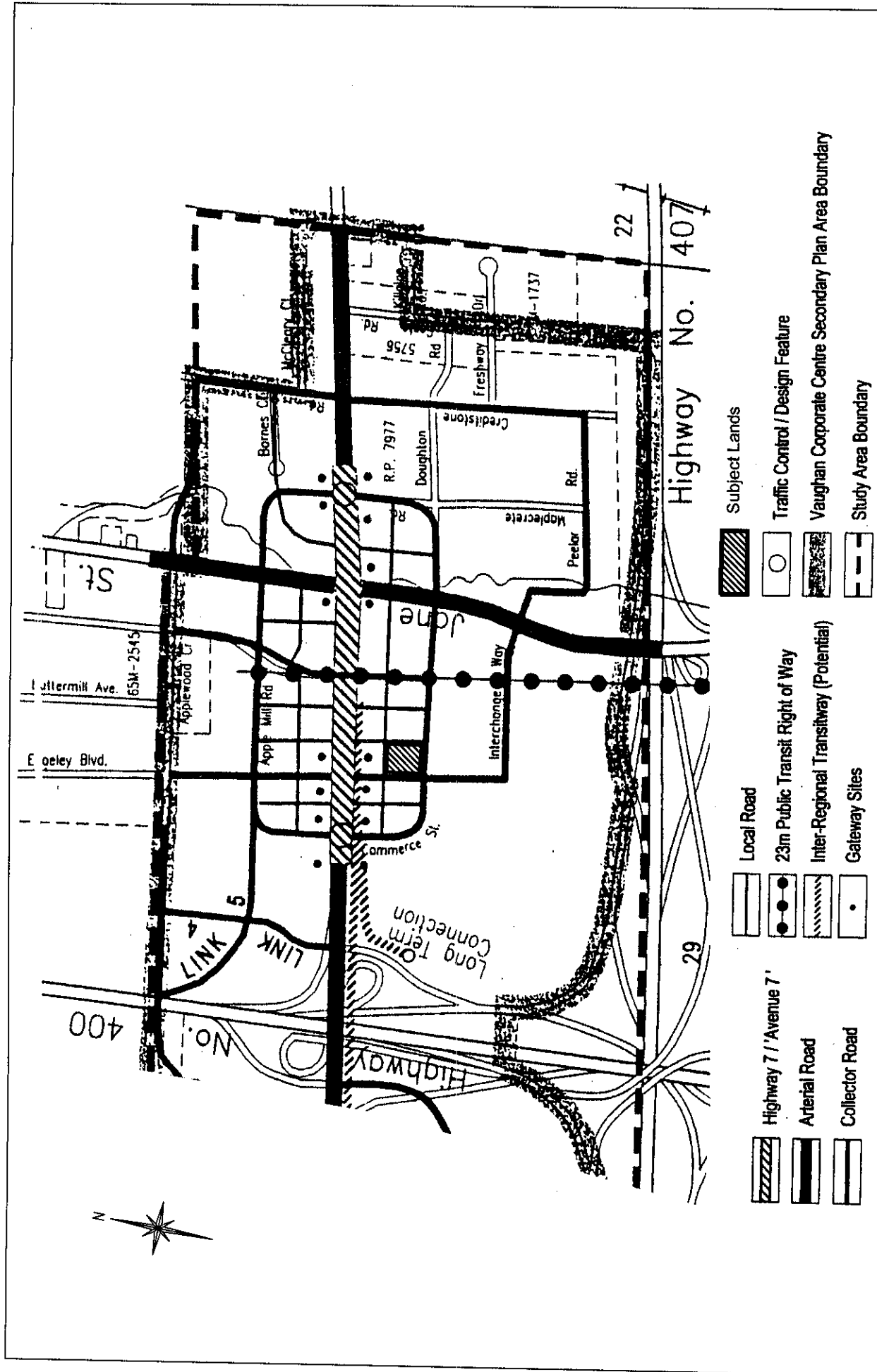
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FILE No.:
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MAY 10, 2005

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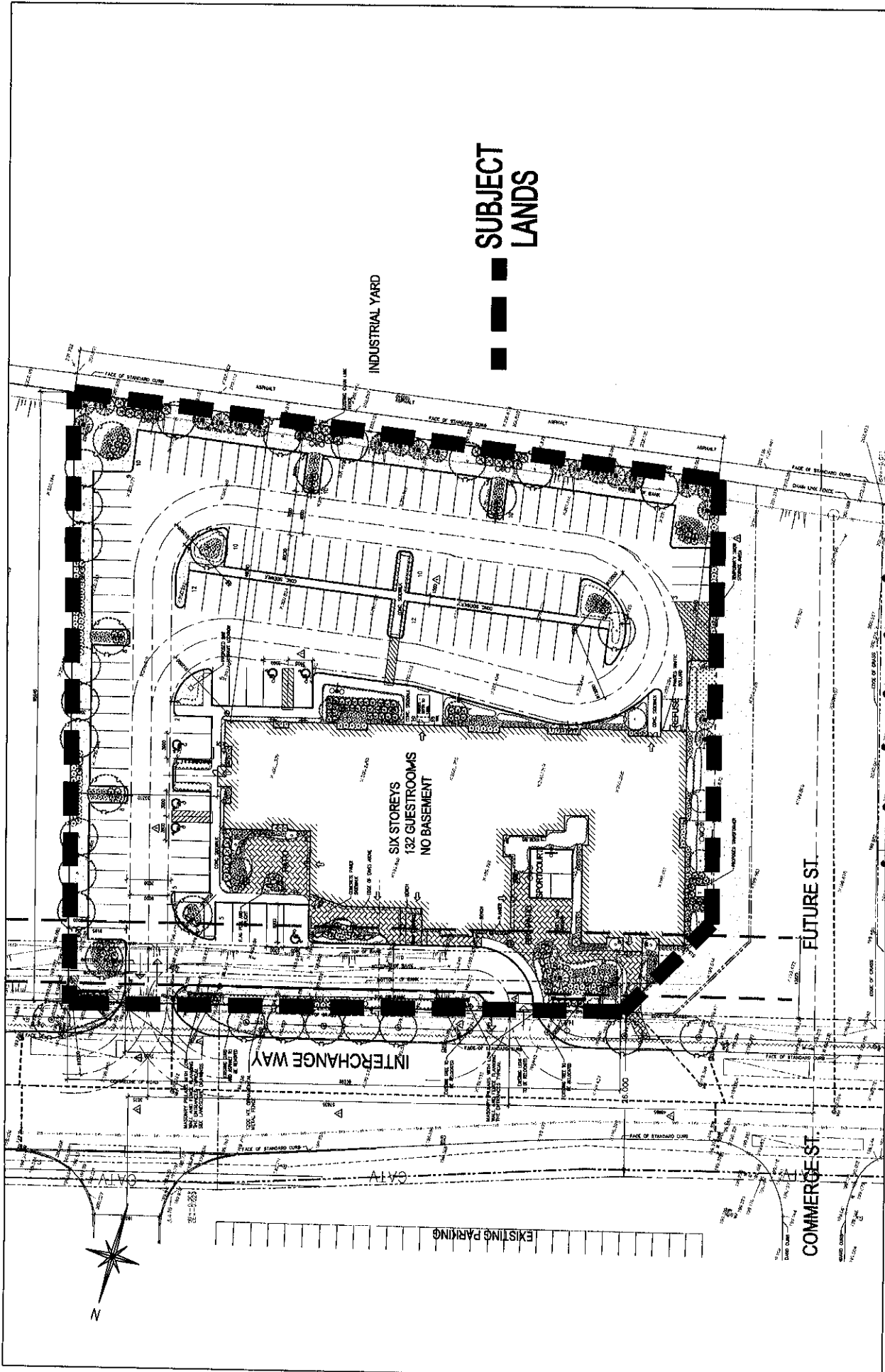
OPA 528 - Planned Road Network (Corporate Centre)

APPLICANT:
2748355 CANADA INC.
PART OF LOT 5,
CONCESSION 5
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Development Planning Department

Attachment 2
FILE No.: DA.04.078
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MAY 10, 2005



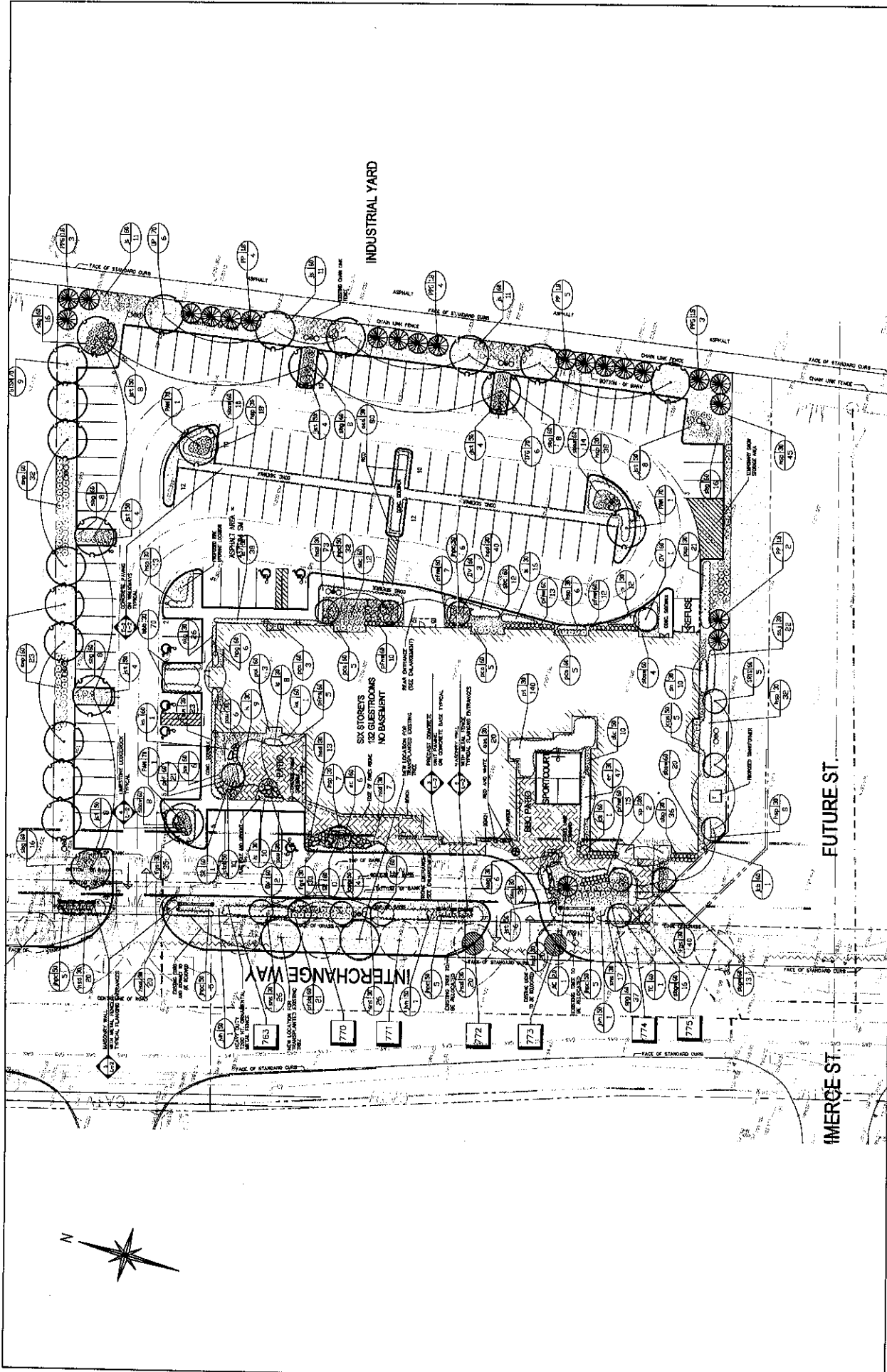
Site Plan

Part of Lot 5,
Concession 5
 APPLICANT:
 2748355 CANADA INC.
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City of
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Attachment 3
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 MAY 10, 2005



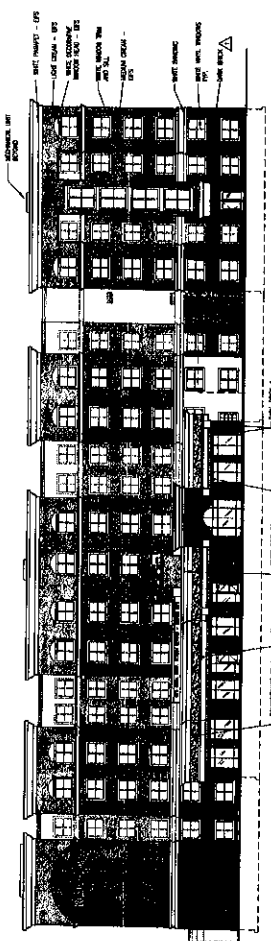
Landscape Plan

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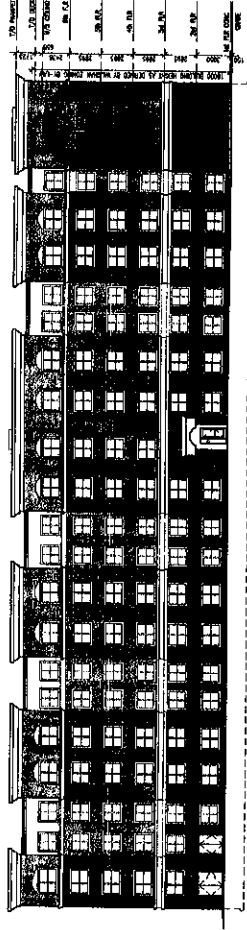
City of Vaughan

Development Planning Department

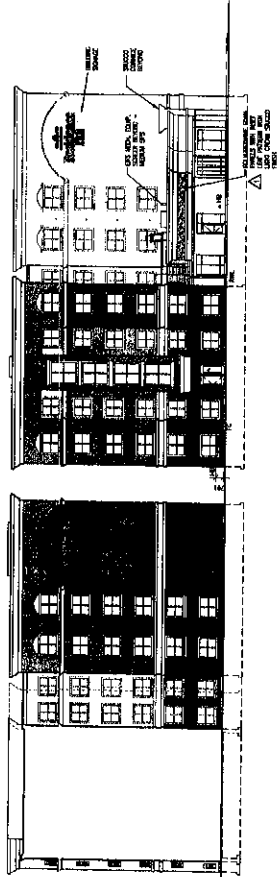
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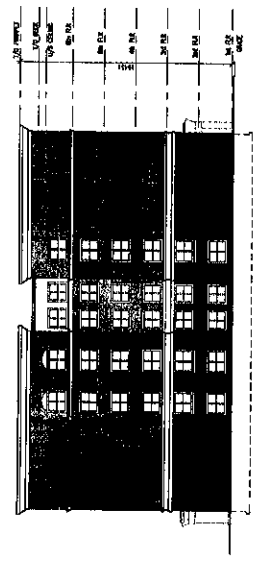
6 WEST ELEVATION
SP/03/1/00



2 EAST ELEVATION
SP/03/1/00



5 NORTH ELEVATIONS
SP/03/1/00



3 SOUTH ELEVATION
SP/03/1/00

Elevations

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

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Attachment 5

FILE No.:
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