

COMMITTEE OF THE WHOLE JUNE 3, 2008

**ZONING BY-LAW AMENDMENT FILE Z.08.024
SITE DEVELOPMENT FILE DA.07.056
VAUGHAN MILLS HOTELS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.024 (Vaughan Mills Hotels Inc.) BE APPROVED, to remove the Holding Symbol "H" from the subject lands, shown on Attachment #1, thereby effectively zoning the property C1 Restricted Commercial Zone, to facilitate the development of a hotel as shown on Attachment #2.
2. THAT Site Development File DA.07.056 (Vaughan Mills Hotels Inc.) BE APPROVED, subject to the following conditions:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and traffic impact study shall be approved by the Vaughan Engineering Department;
 - iii) the Owner shall provide the required easements and 0.3m reserves to the City and Region of York, to facilitate the hotel development; and,
 - iv) all requirements of the Region of York Transportation Services Department shall be satisfied.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An application to amend the Zoning By-law (Z.08.024), specifically By-law 1-88, to remove the Holding Symbol "H" on the subject lands zoned C1(H) Restricted Commercial Zone.
2. A Site Development Application (DA.07.056) to permit the development of a 6,529.7m², 6-storey hotel (Aloft) with 131 guest suites, as shown on Attachment #2.

Background - Analysis and Options

Location

The 1.01 ha site is located on the south side of Vaughan Mills Circle, through to Bass Pro Mills Drive, being Outparcel "E" of the Vaughan Mills Shopping Mall, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "General Commercial" by OPA #600 (City of Vaughan Official Plan). The proposed hotel development conforms to the Official Plan.

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1030). The proposed hotel development complies with the Zoning By-law, subject to the removal of the Holding provision.

The subject lands formed part of a larger land holding, which includes the Vaughan Mills Shopping Mall and surrounding outparcels, all of which were zoned with an "H" Holding Symbol. The "H" Holding Symbol provision was placed on the subject lands to ensure that development did not occur without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Should Council approve the subject site plan application, the condition for the removal of the Holding Symbol "H" will be satisfied, and the Holding provision can be removed from the site.

Site Plan Review

The Development Planning Department is generally satisfied with the proposed hotel development (Phase 1), and will continue to work with the Owner to finalize the details of the proposed site plan, building elevations and landscape plan, shown on Attachments #2 to #5. The final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

A new site plan application will be required to facilitate the development of the future Phase 2 area of the subject lands (Attachment #2) for an office building with underground parking, to ensure the provision of proper access, traffic circulation and parking, appropriate urban design characteristics and building massing that is complimentary to the adjacent and Phase 1 hotel development.

The Vaughan Engineering Department is generally satisfied with the servicing, grading and stormwater management plans for the hotel development, and will continue to work with the Owner to finalize minor outstanding details of the Traffic Impact Study. The Engineering Department is of the opinion that site access, parking and on site vehicular circulation is acceptable; however, requires the Owner to provide some additional information on existing and future traffic volumes in the surrounding area. The final engineering drawings and traffic impact study shall be approved to the satisfaction of the Engineering Department. In addition, the Engineering Department shall also ensure that all required easements are conveyed to the City (to inspect the stormwater services) and Region of York (for a YRTP transit stop), and the required 0.3m reserve has been lifted on Bass Pro Mills Drive to facilitate access to the site.

In accordance with By-law 1-88, the proposed hotel development requires 131 parking spaces (one space per guest room), whereas the site plan shows 132 parking spaces, resulting in a surplus of 1 space.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The Region of York has indicated that they would like to be a party to the City’s site development agreement with conditions of approval to be included in the implementing agreement, if in effect. However, if the City’s Letter of Undertaking is in effect, the Region will utilize their own Regional agreement to secure their interests. As a condition of site plan approval, all requirements of the Region of York shall be satisfied by the Owner.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed 6-storey hotel with 131 guest suites is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions set out in this report. Accordingly, Development Planning Staff can also recommend approval of the Zoning By-law Amendment Application to remove the Holding “H” provision on the subject lands, to facilitate the hotel development.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Elevation Plan – Interior Courtyard
5. Landscape Plan

Report prepared by:

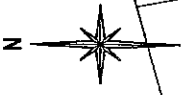
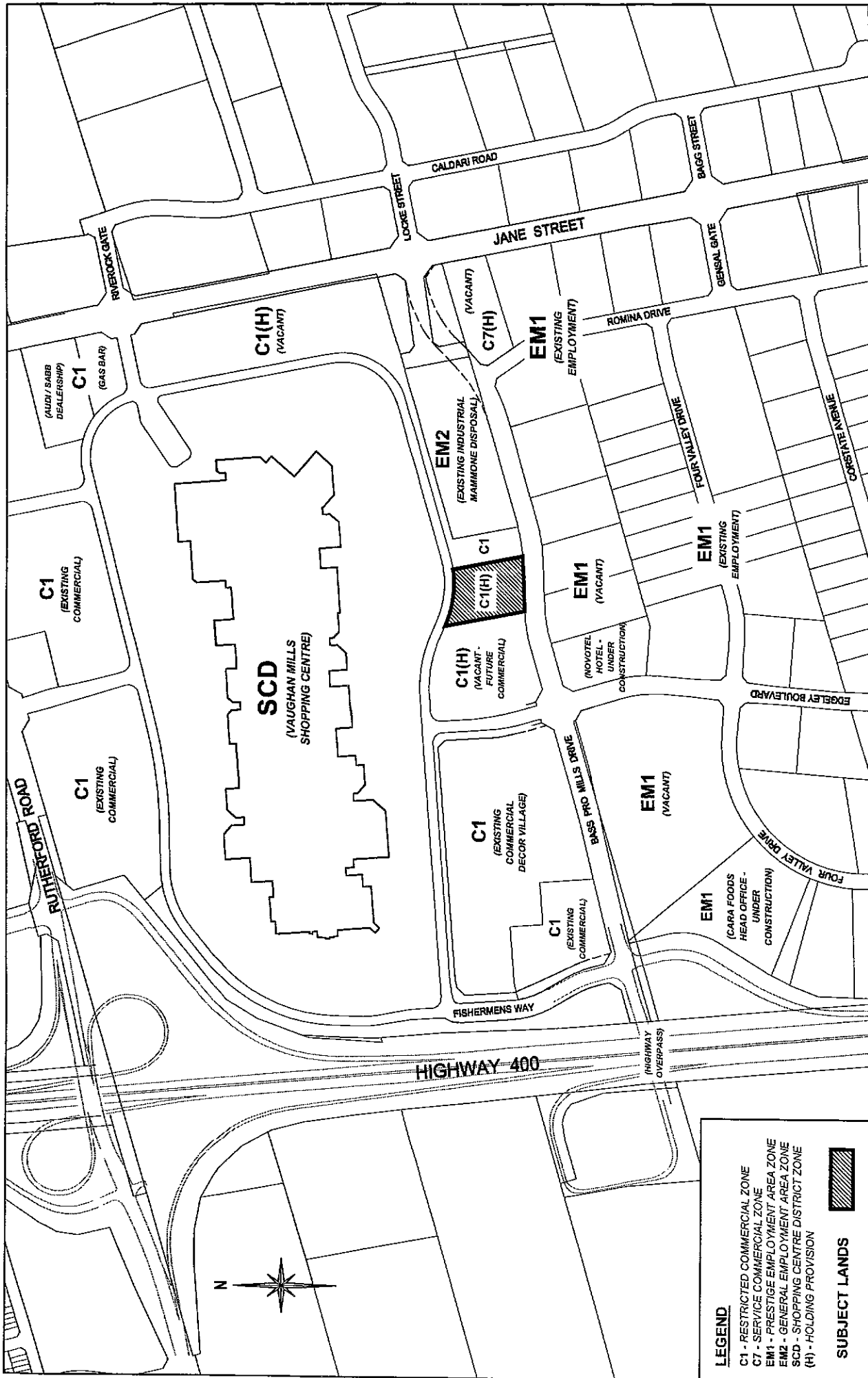
Christina Napoli, Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM



- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - SCD - SHOPPING CENTRE DISTRICT ZONE
 - (H) - HOLDING PROVISION
- SUBJECT LANDS**
- SUBJECT LANDS

Location Map

Part of Lot 14,
Concession 5

APPLICANT:
VAUGHAN MILLS HOTELS INC.

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The City Above Toronto

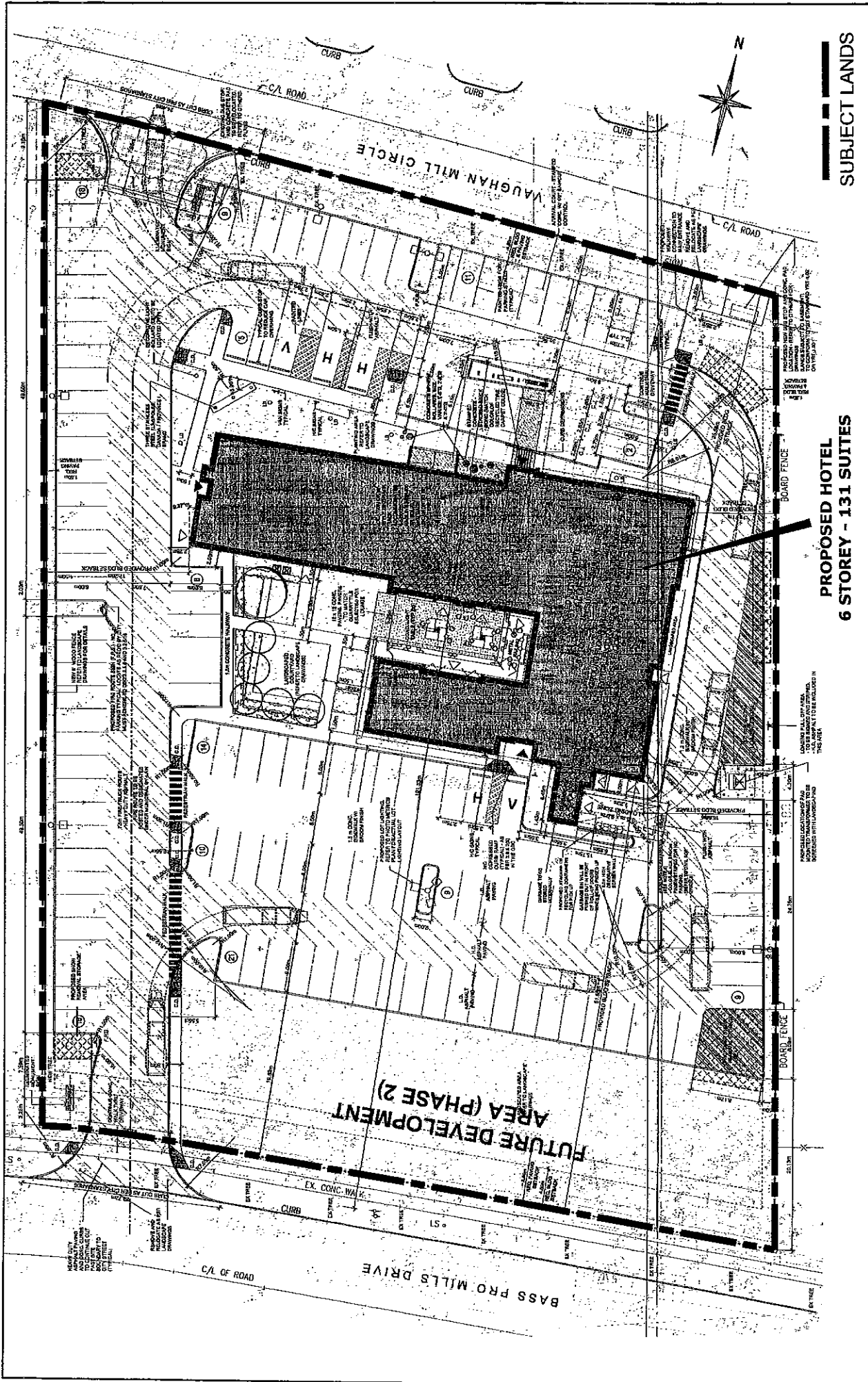
Development Planning Department

Attachment 1

FILE No.:
DA.07.056

Not to Scale

May 7, 2008



SUBJECT LANDS

**PROPOSED HOTEL
6 STOREY - 131 SUITES**

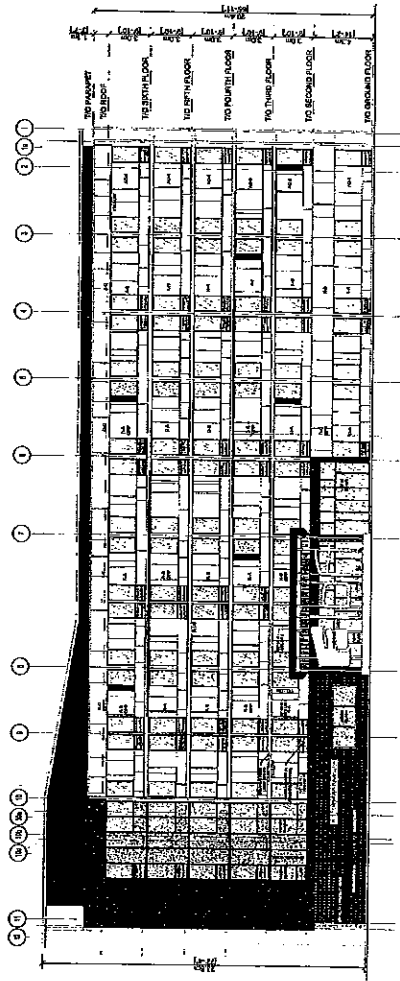
Attachment 2

FILE No.:
DA.07.056
Not to Scale
May 20, 2008

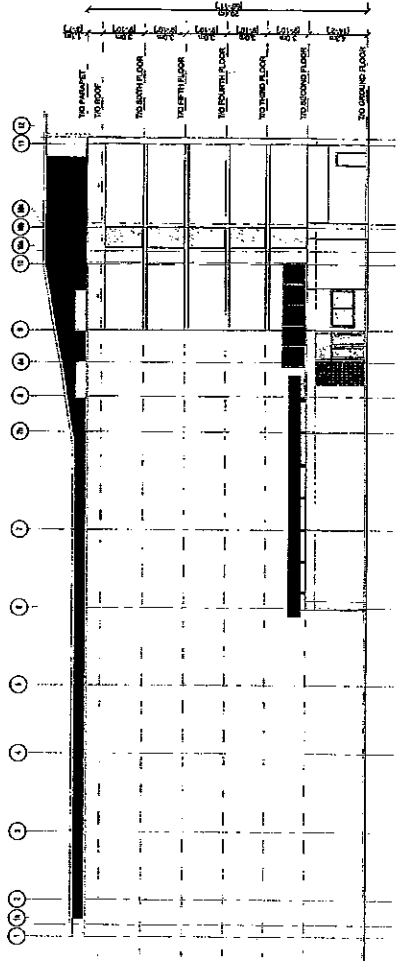
City of Vaughan
The City Above Toronto
Development Planning Department

Site Plan
Part of Lot 14,
Concession 5
APPLICANT:
VAUGHAN MILLS HOTELS INC.

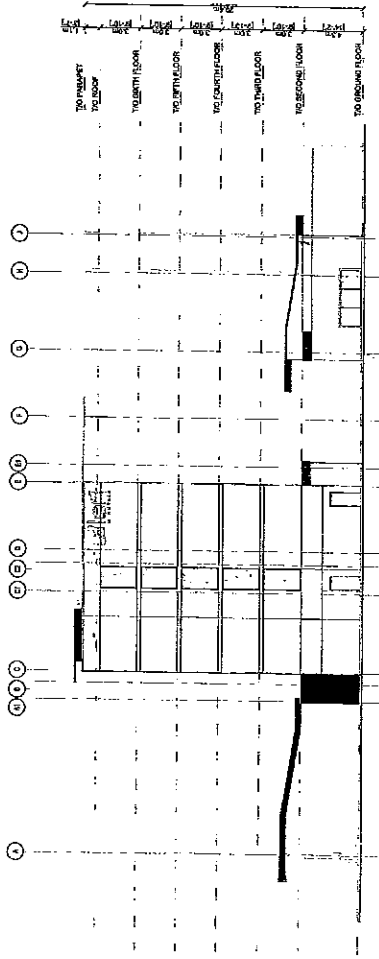
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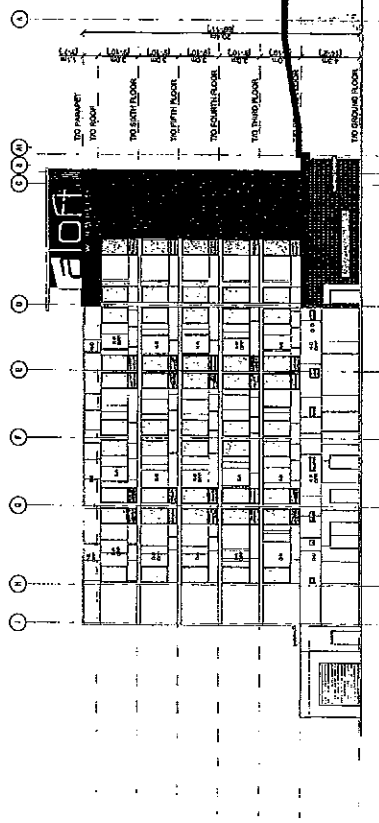
NORTH (FRONT) ELEVATION



SOUTH ELEVATION - PARTIAL



WEST ELEVATION



EAST ELEVATION

Elevation Plan

Part of Lot 14,
Concession 5

APPLICANT:
VAUGHAN MILLS HOTELS INC.

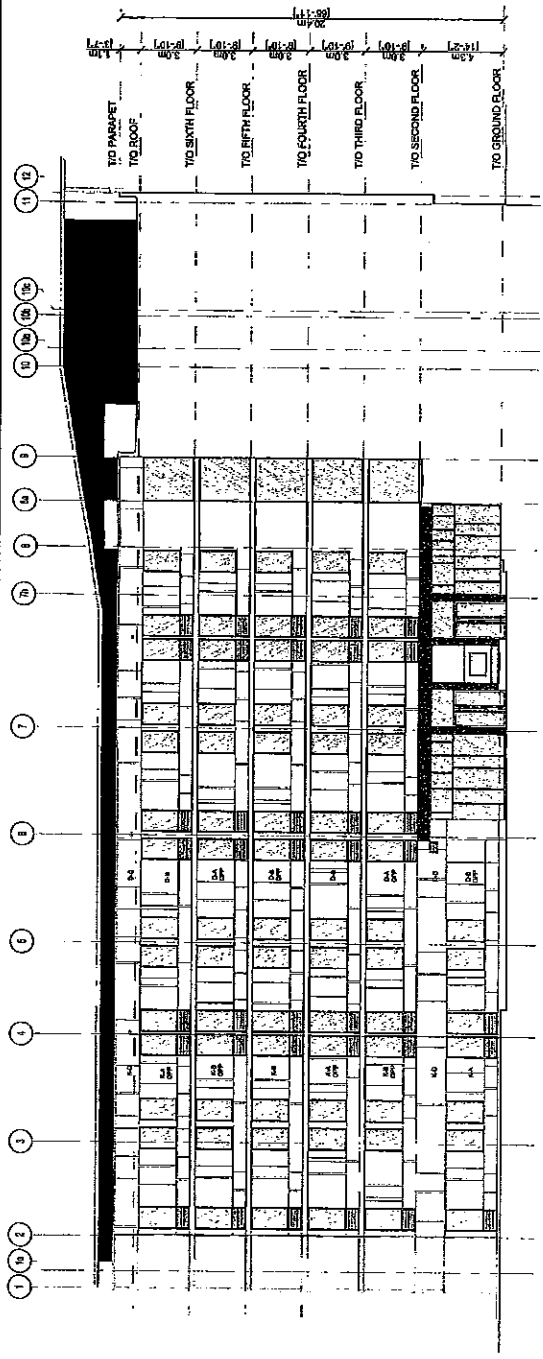
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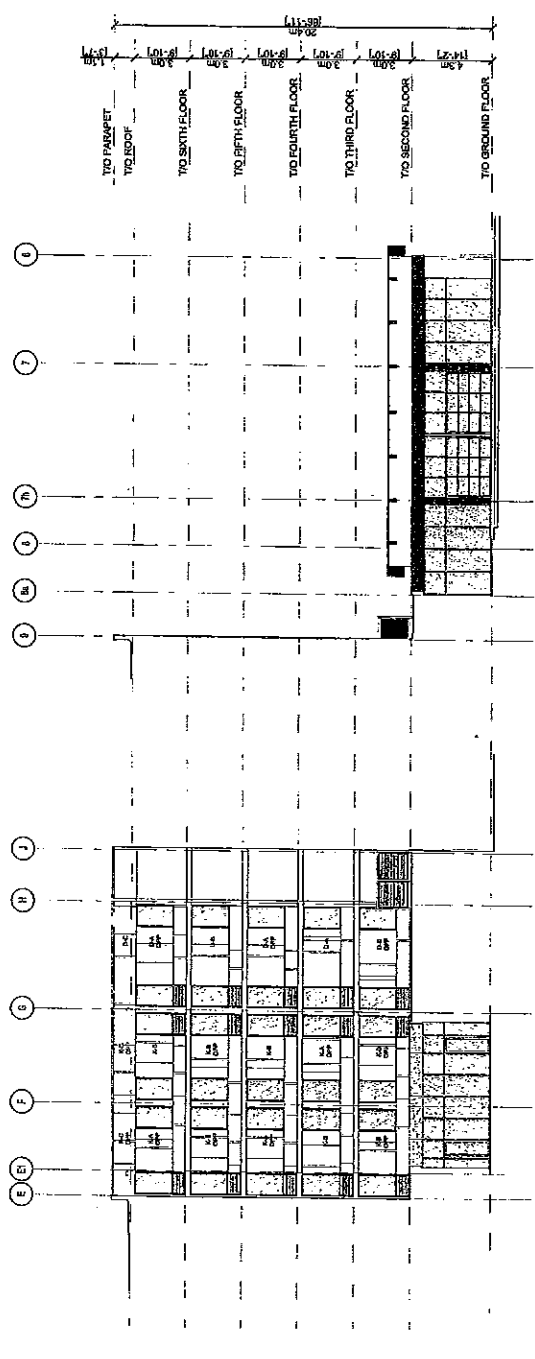
Development Planning Department

Attachment 3

FILE No.:
DA.07.056
Not to Scale
May 7, 2008



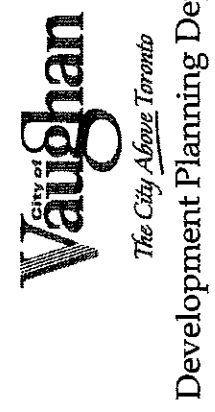
SOUTH ELEVATION
(INTERIOR COURTYARD)



NORTH ELEVATION
(INTERIOR COURTYARD)

Attachment 4

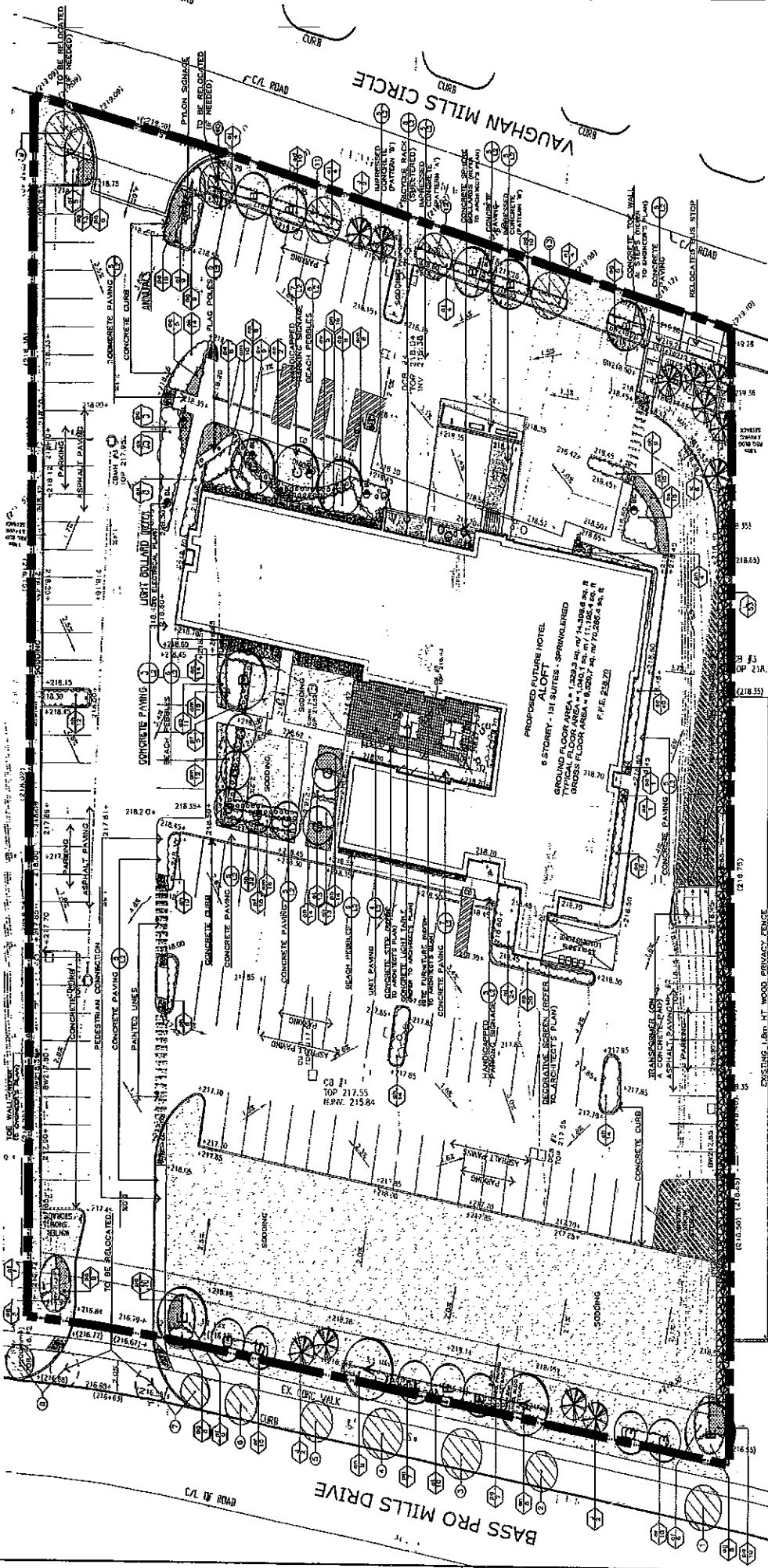
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May 7, 2008



Elevation Plan - Interior Courtyard

APPLICANT: VAUGHAN MILLS HOTELS INC.
Part of Lot 14, Concession 5

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SUBJECT LANDS

Landscape Plan

Part of Lot 14,
Concession 5

APPLICANT:
VAUGHAN MILLS HOTELS INC.



The City Above Toronto

Development Planning Department

Attachment 5

FILE NO.:
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