

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

8

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Site Development File DA.16.107 (Sunray Group of Hotels Inc.), BE APPROVED; on the subject lands shown on Attachments #1 and #2 to permit a 4-storey addition (consisting of 16 additional rooms), a 1-storey breakfast room, and a new main entrance to the existing hotel on the property, as shown on Attachments #3 to #5, subject to the following conditions:

- $\dots/2$

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Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community in which citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing property within the 21st century.

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the development proposal:

- low flow water fixtures
- LED lighting

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.107 on the subject lands shown on Attachment #1 and #2, to permit the development of a 4-storey addition, (containing 16 rooms), a one-storey breakfast room, and a new main entrance to the existing hotel on the property, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing a 732 m², 4-storey building addition to the existing hotel to add 16 new rooms, a 1-storey breakfast room and a new main entrance. The Development Planning Department supports the development proposal as it conforms to the Official Plan, the use complies with Zoning By-law 1-88, and the proposed hotel expansion and alterations are compatible with the existing and planned surrounding land uses.

Location

The subject lands are located north of Steeles Avenue West and east of Highway 400, as shown on Attachment #1, and are municipally known as 3400 Steeles Avenue West. The subject lands are presently developed with an existing hotel use. The surrounding uses are shown on Attachment #2.

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Vaughan Official Plan 2010

The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits the existing hotel use. The proposed hotel expansion and alterations conform to the policies of VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone, subject to site-specific Exception 9(824), which establishes provisions for access and parking, deems the subject lands as one lot, permits a maximum building height of 12.2 m and establishes a minimum rear yard setback of 7 m. The hotel use is permitted in the EM3 Retail Warehouse Employment Area Zone and the proposed expansion and alterations comply with Zoning By-law 1-88, save and except the maximum permitted building height is an EM3 Retail Warehouse Employment Area Zone as follows:

Table 1:

	Zoning By-law 1-88 Standard	By-law 1-88 EM3 Retail Warehouse Employment Area Zone, Subject to Exception 9(824) Requirements	Proposed Exceptions to the EM3 Retail Warehouse Employment Area Zone, Subject to Exception 9(824)
a.	Maximum Building Height	12.2 m	14.2 m
b.	Minimum Parking Requirement	<p><u>Hotel</u> 1 space per bedroom @ 100 bedrooms = 100 spaces + The ancillary eating establishment 1 space per 100 m² GFA @ 104.1m² = 17 spaces</p> <p>Required Hotel Parking = 117 spaces + Exception 9(824) permits parking to be calculated over the entirety of the lands subject to the Site-Specific Exception identified on Attachment #2, where the total of the required parking is 199 spaces</p> <p>Total required parking = 316 spaces</p>	Total parking provided over the entirety of the lands subject to Site-Specific Exception 9(824), as identified on Attachment #2, shall be 309 spaces

The Owner acknowledges that the variances identified in Table 1 are required to facilitate the development proposal and intends to submit a Minor Variance application to the Vaughan

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Committee of Adjustment. The Development Planning Department has reviewed and supports the proposed variances to the EM3 Retail Warehouse Employment Area Zone, which is described below.

Should Vaughan Council approve Site Development File DA.16.107, the Owner will be required to successfully obtain approval of a Minor Variance application for the required exceptions to Zoning By-law 1-88, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and 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 the recommendation of this report.

Site Plan Review

The proposed site plan is shown on Attachment #3. The Owner is proposing to construct a 4-storey addition (consisting of 16 additional rooms), a 1-storey breakfast room and a new room entrance to the existing hotel as shown on Attachments #3 and #4. The Owner is also proposing a new garbage enclosure and to renovate a two-storey portion of the existing hotel to accommodate a fitness room. The exterior of the building addition is proposed to be clad in a stucco and metallic finish to match the existing external materials, as shown on Attachment #4.

The existing main entry is proposed to be replaced with a new 14.2 m high architectural feature, whereas site-specific Exception 9(824) permits a maximum building height of 12.2 m. The increase in building height can be supported by the Development Planning Department from a design perspective as it will provide a vertical element to act as a contrast to the horizontal wall elements and clearly define the building entry.

A new pedestrian (walkway) connection is proposed to link the building with the existing sidewalk along Sante Drive, as shown on Attachment #3, which connects to Steeles Avenue West.

The Development Planning Department supports the expansion of the existing hotel, subject to the approval of the final site plan, landscape plan and landscape cost estimate, building elevations, and signage. A condition to this effect is included in the recommendation of this report.

Parking

Zoning By-law 1-88 requires that 316 parking spaces be provided for the lands subject to site-specific Exception 9(824), which is identified on Attachment #2, and includes the subject lands. Currently, 346 parking spaces are provided on the lands subject to Exception 9(824). Thirty-seven (37) of these spaces are located within the 14 m MTO Control Access Highway (CAH) and cannot be counted towards required parking under the Zoning By-law. Therefore, only 309 parking spaces are available under Zoning By-law 1-88 to serve all the uses on the lands subject to Exception 9(824), including the hotel. The proposed additions to the hotel increases the minimum parking requirement under Zoning By-law 1-88 for the lands subject to Exception 9(824) to 316 parking spaces, resulting in a deficiency of 7 parking spaces as identified in Table 1. This deficiency is considered minor in nature in relation to the overall parking requirement for the lands and can be supported by the Development Engineering and Infrastructure Planning (DEIP) Department and the Development Planning Department.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department is generally satisfied with the development proposal and must approve the final servicing and grading plan, storm water management, truck turning movement, and the Traffic Impact Study. A condition to this effect is included in the recommendation of this report.

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Ministry of Transportation (MTO)

Since the subject lands are located adjacent to Highway 400, a designated Controlled Access Highway (CAH), the MTO has provided comments on the proposed site plan regarding the illumination plan, parking and landscaping within the MTO CAH 14 m setback.

MTO has reviewed the illumination plans and has advised that a MTO Sign Permit will be required for signs which are located within 400 m of the Provincial Highway property line and/or CAH designation or which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation. The Owner will be required to obtain all required MTO Building and Land Use Permits and Sign Permits from the MTO Central Region Highway Corridor Office for any construction or work located on the lands designated as CAH.

The on-site illumination levels proposed for the development proposal meets the MTO design standard of zero light trespass onto the CAH and/or the MTO property. However, MTO will include a condition in the MTO Building and Land Use Permit indicating that if light trespass/glare from the on-site lighting is determined to adversely affect the travelling public, the Owner will be required to address the situation at their expense and to the satisfaction of MTO.

The Owner is required to fulfill the identified requirements of the MTO prior to the exception of the Site Plan agreement. This is included as a condition in the recommendation of this report.

Alectra Utilities Corporation

Alectra Utilities Corporation (formerly PowerStream Inc.) has no objection to the proposed development and has advised that the Owner must contact Alectra prior to any construction activities. A condition to this effect is included in the recommendation of this report.

Canadian National Railway (CN Rail)

CN Rail has no objection in principle to the proposed addition. CN recommends the Owner implement the following, basic mitigation measures, including but not limited to, the provision of air conditioners, exterior cladding and windows with appropriate acoustic properties, and locating noise sensitive rooms away from the railway side of the building, so that the potential noise impacts from the railway are mitigated through the design and construction of the proposed hotel room addition.

It should be noted the proposed addition containing new hotel rooms will be located on the east side of the existing building, whereas the rail corridor is located 200 metres north of the site and buffered by existing employment buildings located on Adesso Drive. There are no windows on the north side of the proposed addition and the building will be clad in a stucco Exterior Insulation and Finish System (EIFS) material.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

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Regional Implications

The York Region Community Planning and Development Services Department has no comment or objections to the Site Development application.

Conclusion

The Development Planning Department has reviewed Site Development File DA.16.107 in accordance with the policies of VOP 2010, Zoning 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 addition of 16 rooms, breakfast room, room and a new main entrance to the exiting hotel is appropriate and compatible with the existing permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development File DA.16.107, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2017

SITE DEVELOPMENT FILE DA.16.107

SUNRAY GROUP OF HOTELS INC.

WARD 4 - VICINITY OF STEELES AVENUE WEST AND HIGHWAY 400

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.107 (Sunray Group of Hotels Inc.), BE APPROVED; on the subject lands shown on Attachments #1 and #2 to permit a 4-storey addition (consisting of 16 additional rooms), a 1-storey breakfast room, and a new main entrance to the existing hotel on the property, as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, landscape plan and landscape cost estimate, building elevations, and all signage details;
 - ii) the Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, stormwater management, truck turning movements, and the Traffic Impact Study;
 - iii) the Environmental Services Department, Solid Waste Management Division shall approve the final site plan;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
 - v) the Owner shall successfully obtain approval of a Minor Variance Application for the required site-specific Exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and
 - vi) the Owner shall satisfy all requirements of Alectra Utilities Corporation.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community in which citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing property within the 21st century.

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the development proposal:

- low flow water fixtures
- LED lighting

Economic Impact

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

Communications Plan

N/A

Purpose

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Synopsis:

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Location

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Vaughan Official Plan 2010

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Regional Implications

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Conclusion

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Attachments

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Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

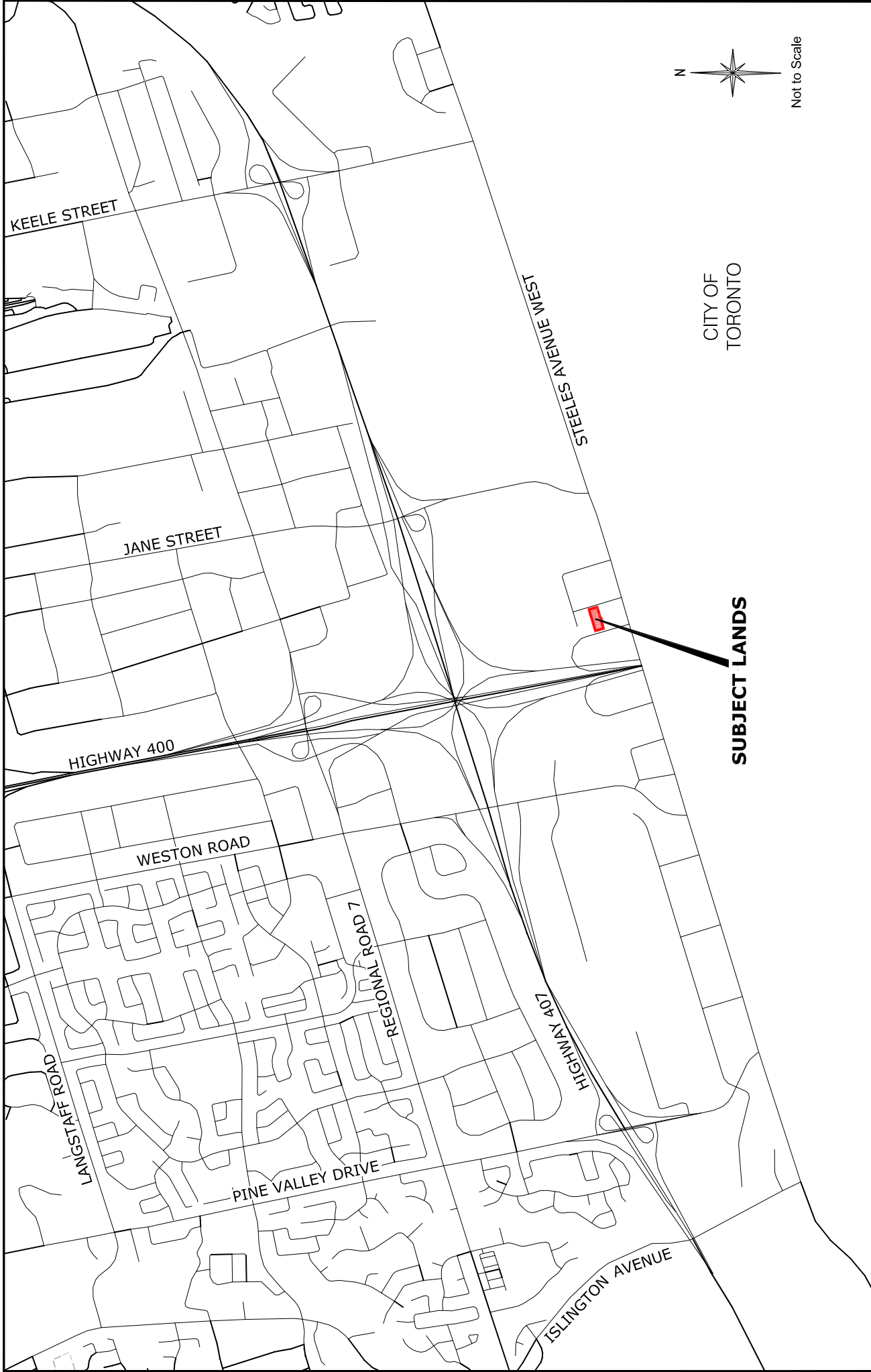
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

Location: Part of Lot 1,
Concession 5

Applicant:
Sunray Group of Hotels Inc.

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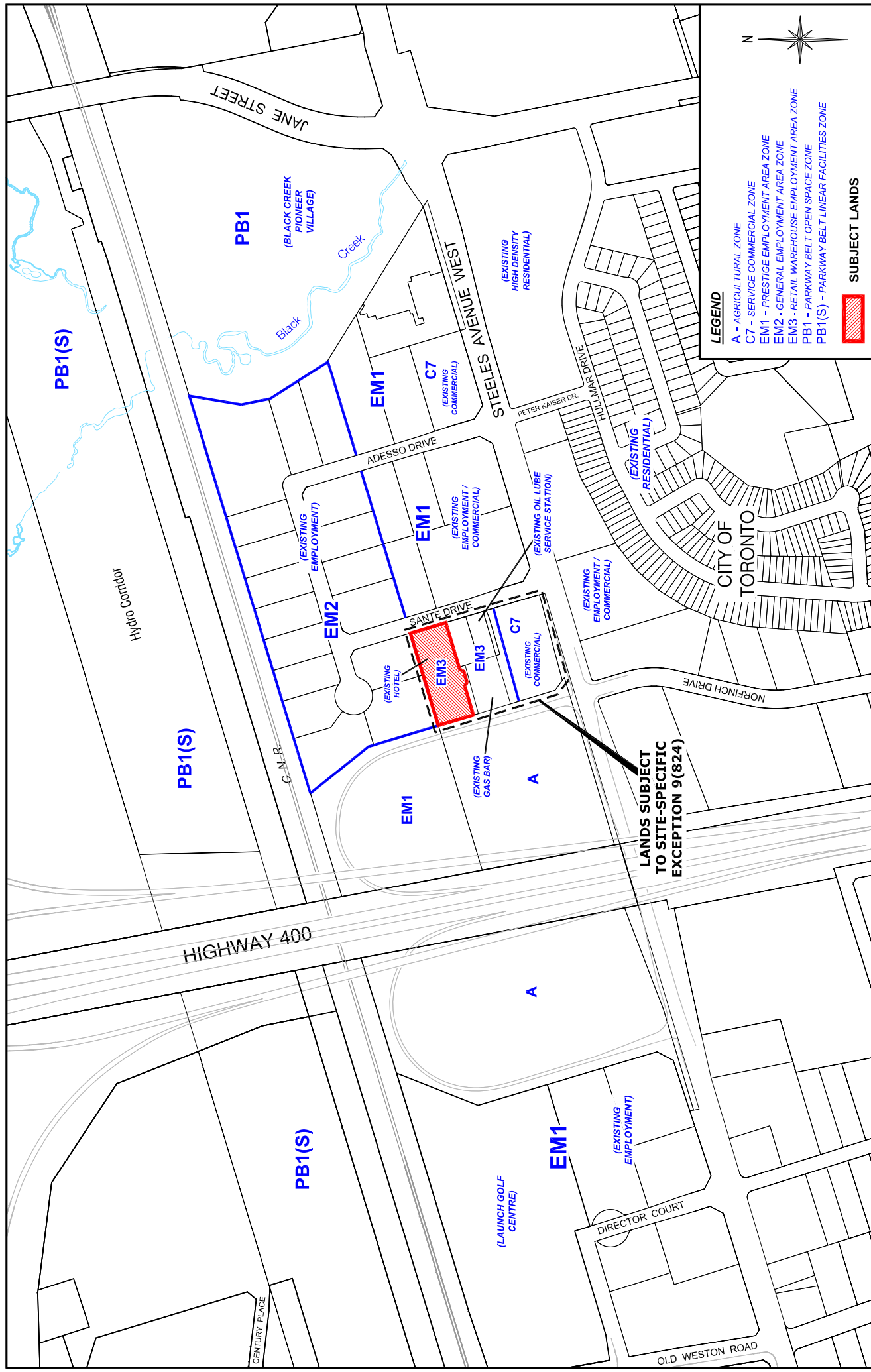


Attachment

File:
DA.16.107

Date:
September 19, 2017

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Location Map

Location: Part of Lot 1,
Concession 5

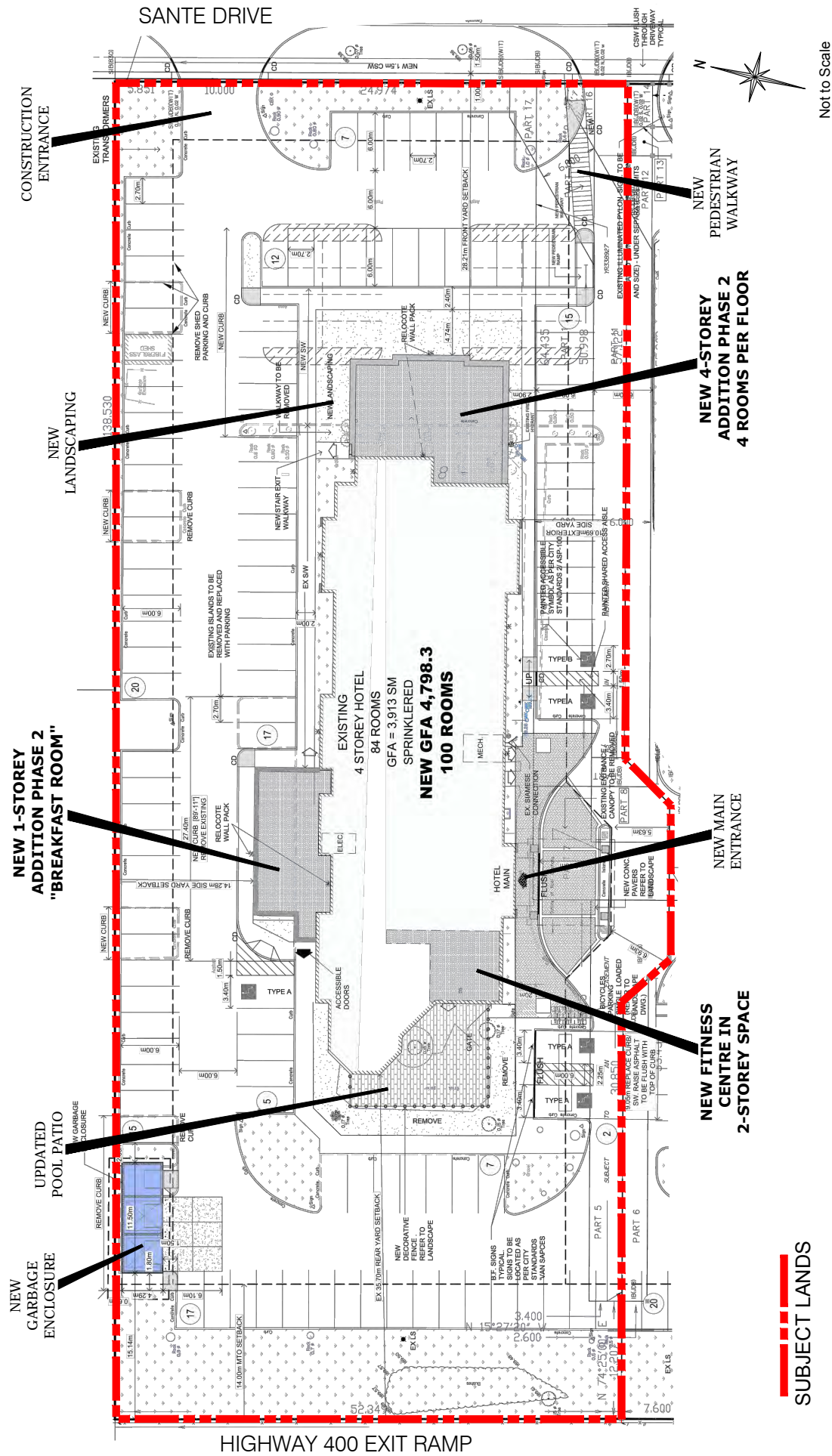
Applicant:
Sunray Group of Hotels Inc.



Attachment

File:
DA.16.107

Date:
September 19, 2017



Site Plan

Location: Part of Lot 1,
Concession 5

Applicant:
Sunray Group of Hotels Inc.

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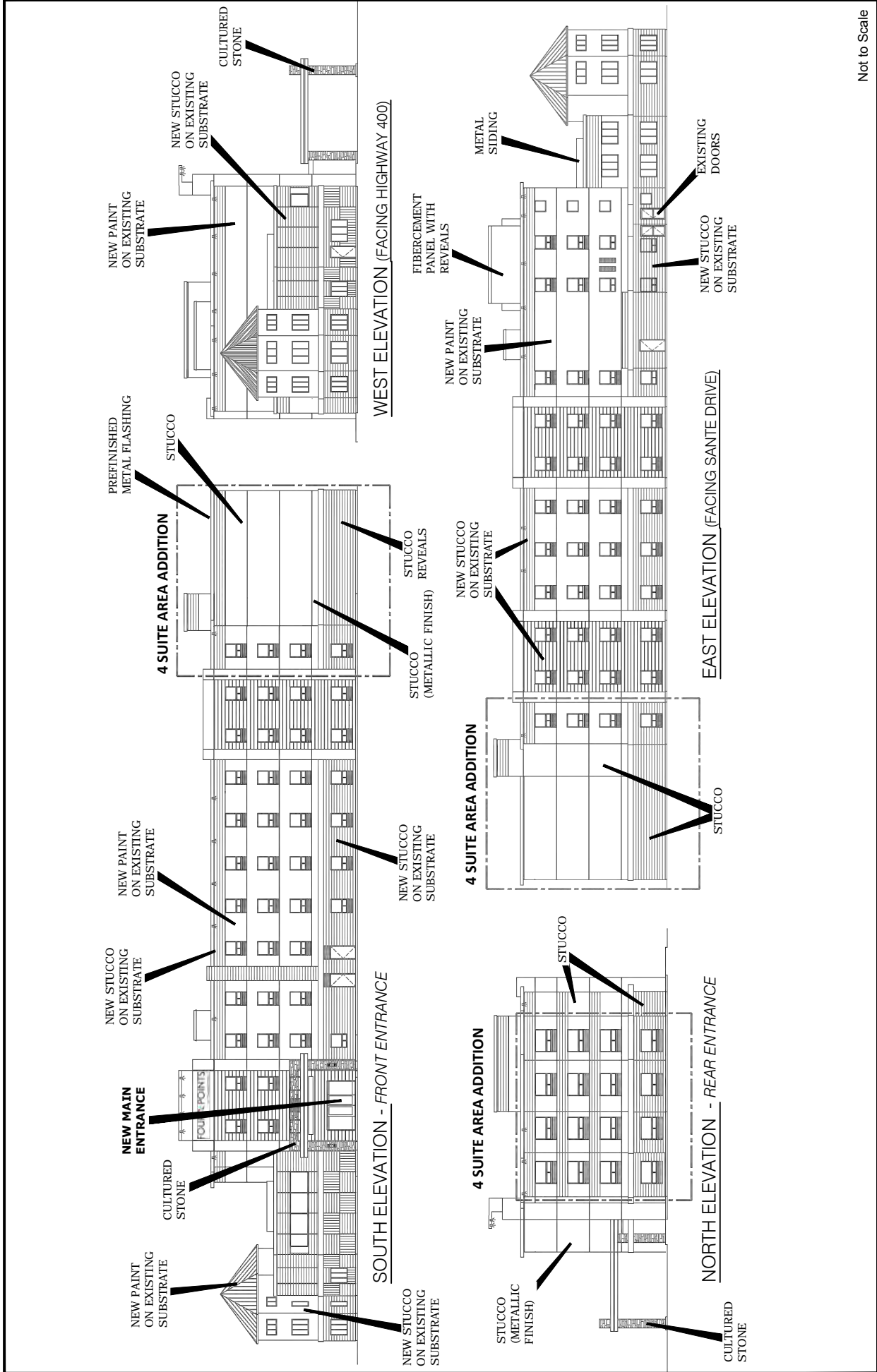


Attachment

File:
DA.16.107

Date:
September 19, 2017

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Not to Scale

Building Elevations

Location: Part of Lot 1,
Concession 5

Applicant:
Sunray Group of Hotels Inc.

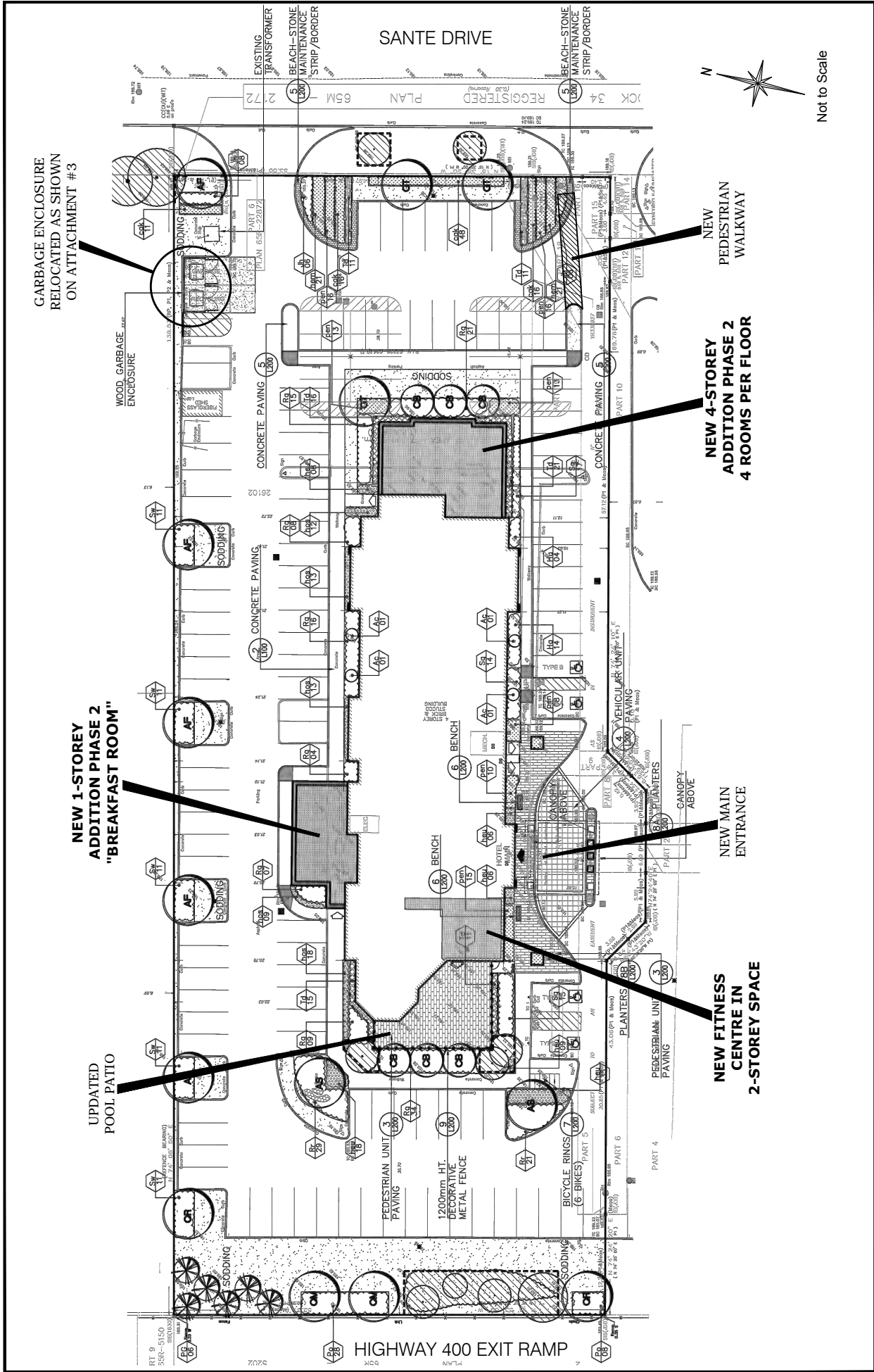
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Attachment

File: DA.16.107
Date: September 19, 2017

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Landscape Plan

Location: Part of Lot 1,
Concession 5

Applicant:
Sunray Group of Hotels Inc.

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Attachment

File:
DA.16.107

Date:
September 19, 2017

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