

**COMMITTEE OF THE WHOLE DECEMBER 3, 2001**

**ZONING BY-LAW AMENDMENT FILE Z.00.030  
SITE DEVELOPMENT FILE DA.00.027  
250623 ONTARIO LTD.  
REPORT #P.2000.70**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the October 10, 2000 Council approval of Zoning Amendment Application Z.00.030, BE REVISED, to include the following:
  - (i) an increase in units from 108 units to 115 units;
  - (ii) a nursing station/physiotherapy office as an accessory use; and
  - (iii) exceptions to parking and loading space size, landscape strip, setbacks and other standards required to implement the approved site plan.
  
2. THAT Site Development Application DA.00.027, BE APPROVED, provided that prior to the registration of the site development agreement:
  - (i) the final site plan and elevations shall be to the satisfaction of the Community Planning and Urban Design Departments;
  - (ii) the final site grading and servicing plans, stormwater management report, and other accompanying reports (including traffic, parking and noise), be approved by the Engineering Department;
  - (iii) the final landscape plan, including tree preservation, landscaping and buffering and cost estimate, shall be approved by the Department of Urban Design;
  - (iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
  - (v) the final site plan and site access shall be approved to the satisfaction of the Region of York Engineering and Transportation Departments; and
  - (vi) final Geotechnical and Hydraulic Study and as-built grades shall be approved by the Toronto Region Conservation Authority and a permit under Ontario Regulation 158 be obtained.
  
3. The Owner shall pay to the City by way of certified cheque cash-in-lieu of dedication of parkland as per the City's cash-in-lieu of parkland policy. The Owner shall submit an appraisal for approval by the City, which shall form the basis of cash-in-lieu payment.
  
4. That Council pass the following to replace the October 10, 2000 resolution with respect to sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HERBY RESOLVED THAT Proposed Site Plan Application DA.00.027 be allocated sewage capacity from the Woodbridge Service Area of York/Durham Servicing Scheme and water capacity from Pressure District No. 4 of the York Water Supply System for a total of 115 residential units, subject to the execution of the site plan agreement."

## **Purpose**

On March 28, 2000, the Owner submitted a Site Development Application in support of applications to amend the Official Plan (OP.00.005) and Zoning By-law (Z.00.030) to permit a 108 unit residential condominium within two 4-storey buildings.

On October 5, 2001, the Owner revised the proposal to include additional lands (a portion of the unopened road allowance to the immediate east Sylvan Brook Avenue), resulting in 7 additional units and parking spaces. Council closed the road allowance and the transaction transferring ownership from the City to the applicant closed October 26, 2001.

## **Background - Analysis and Options**

On October 10, 2000, Council approved Official Plan Amendment Application OP.00.005 and Zoning Amendment Application Z.00.030, subject the approval of a site plan application.

OPA #542 was adopted by Council January 18, 2001 redesignating the subject lands, including a portion of the Sylvan Brook Avenue road allowance, to permit two 4-storey condominium buildings consisting of 108 residential units at a maximum density of 85units/ha.

The subject lands are located on the north side of Regional Road #7 (formerly Highway #7), between Wigwoss Drive and Pine Valley Drive, in Lot 6, Concession 7, City of Vaughan, being the front portion of the Cosmetic Surgery Hospital (4650 Highway #7). The lands are comprised of two irregular-shaped blocks, physically separated by the Jersey Creek, totalling 1.35 ha. The blocks were severed from the hospital property by Committee of Adjustment Applications B1/01 and B2/02, and related variance applications A23/01 and A24/01. The surrounding land uses are as follows:

- North - open space, private hospital (A Agricultural Zone)
- South - Regional Road #7; funeral home, open space (C1 Restricted Commercial Zone, R1 Residential Zone and OS1 Open Space Conservation Zones)
- East - half of Sylvan Brook road allowance, office commercial building (C1 Restricted Commercial Zone)
- West - residential (R2 Residential Zone)

At the July 4, 2000 Public Hearing, the local ratepayer group supported the proposed development with respect to the land use and height, but questioned the parking provided, and the future ownership of Sylvan Brook Avenue and its use. The Owner has since submitted a traffic and parking study and has purchased and incorporated half of the road allowance into the development, to address these concerns.

## **Provincial Policy Statement**

The Provincial Policy Statement (PPS), provides policy direction on matters of provincial interest related to land use planning and development, and includes policies that encourage the focus of new growth to urban areas. The PPS promotes efficient, cost effective development, and encourages the development of strong communities through the focus of urban areas, and generally supports densities which efficiently uses land, resources, infrastructure and public facilities; avoids the need of necessary and/or uneconomical expansion of infrastructure; supports the use of public transit; and supports uses appropriate to the type of sewage and water systems, which are planned.

The PPS also encourages a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, through the residential intensification of built-up areas that have an infrastructure that can create a potential supply of

new housing units. The proposed development meets the goals and objectives of the PPS, in that the proposal introduces a new range of housing and is situated on an urban corridor.

#### York Regional Official Plan

The York Regional Official Plan calls for a broad range of housing types and forms, geared to the social trends of the aging population and to meet the needs of different kinds of households. The objective of the Regional Official Plan is to promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, housing forms and tenures, that will satisfy the needs of the Region's residents and workers.

A primary objective of the Regional Official Plan is to identify corridors as mixed-use transit spines that link urban and regional centers. The policies encourage a mix of housing and employment uses along these corridors, including Regional Road#7, and provides criteria for municipalities to examine mixed or higher density development, such as:

- (i) establish density and performance standards to encourage mixed-use and commercial building;
- (ii) establish a range of residential unit types, tenures and commercial uses;
- (iii) establish consistent setback provisions to encourage a continuous building form;
- (iv) establish site specific parking requirements, recognizing transit, and alternatives to street parking; and
- (v) ensure that urban design plans site plan submission and/or zoning regulations promote pedestrian-friendly streetscapes.

The York Regional Planning Committee has reviewed the proposed development and determined that the proposed application conforms to the Regional Official Plan.

#### OPA #542

The subject lands are designated "High Density Residential" by site specific OPA #542, which permits an adult lifestyle/retirement complex within 2 condominium buildings. OPA #542 also provides development policies to ensure that the development is compatible with the immediate area and with Regional Road #7, such as a maximum building height of 4-storeys, at a density of 85 units/ha, and a parking ratio of 1.4 parking spaces per unit. OPA #542 further requires that a number of studies be submitted in support of the site development application. The proposed development application exceeds the density requirement therefore the deletion of one residential unit from 116 units to 115 residential units would bring the development into conformity.

#### Highway #7 Land Use Study

The purpose of the Study was to examine the existing land uses and appropriate future land uses for lands with frontage on the south side of Highway #7. The study recommended completion of commercial uses for land across from the subject lands and proposed a maximum density 99 units /ha and maximum building height of 4-storeys along Highway#7 with a transition of height downward to existing residential. The proposed development is complementary to the results of the Highway #7 Land Use Study.

#### Zoning

The lands are currently zoned A Agricultural Zone by By-law 1-88. On October 10, 2000, Council approved zoning amendment application Z.00.030 to rezone the lands RA2 Residential Zone, and to provide the necessary exceptions to implement the approved site plan. The by-law enactment is pending Council approval of the site development application.

Based on the most recent submission, the following exceptions are required to implement the site plan:

- (i) on site parking (177 parking spaces rather than 201) based on 115 residential units
- (ii) minimum amenity area
- (iii) minimum landscape strip (around parking area of less than 3 m in width)
- (iv) permit a nursing station/physiotherapy office as an accessory use
- (v) setbacks (minimum front yard of 7.2 m, minimum rear yard of 4.82 m, and minimum interior sideyard of 0.0 m)

Additional exceptions may be required as a result of the finalization of the site development application.

### Site Design

The revised proposal has an area of 1.35 ha, which includes one half of the Sylvan Brook Avenue road allowance. The two blocks are physically separated by an open space area and each have their own access. The westerly Block A contains a 52 unit condominium building, which is 4-storeys (4<sup>th</sup>-storey within the roof), stepping down to 3-storeys (3<sup>rd</sup>-storey in roofline) where it abuts detached homes to the west.

The easterly Block C contains a similar building for 64 units, having a continual height of 4-storeys (4<sup>th</sup>-storey within the roofline).

### Parking and Access

The site abuts Regional Road #7 and each parcel has separate access points. Block A will use the current access of the existing Cosmetic Surgery Hospital. This access has a minimum width of 6.0m and leads to both the surface and underground parking areas at the rear of the building. Access to Block C is located adjacent to the closed Sylvan Brook Avenue road allowance. The driveway leads north to both surface and underground parking areas. Access to the development would have to be confirmed by the Region of York Engineering Department.

A total of 177 parking spaces are provided, of which 132 spaces are located underground. By-law 1-88 requires 1.75 parking spaces per apartment unit (includes .25 spaces/unit for visitor parking). The parking required for the entire development is 202 parking spaces, based on 115 units. The site is deficient 24 parking spaces and translates to a parking ratio of 1.54 spaces/unit, which conforms to the parking policies of the site specific Official Plan.

On August 8, 2000, a parking study was submitted, which substantiated a parking shortfall of up to 33 spaces. The Study was reviewed by the City Engineering Department who concurred with the findings. The property is located along Regional Road #7, easily accessible to transit routes and within walking distance to commercial and recreational uses. It is noted that this study was based on 108 units with 156 parking spaces, while the enlarged site is proposing 7 additional units and 21 additional parking spaces. The City and the Region of York Engineering Department must approve an updated parking study and a traffic study.

### Noise

The Owner must submit a noise study to the satisfaction of the City Engineering Department and any required conditions, recommendations and warning clauses will be included in the site plan agreement.

## Building Design

Building 'A' (Block 'A') is a 3 and 4-storey building with a gross floor area of 2,004 m<sup>2</sup>. Building 'B' (Block 'C') is a 4-storey building with a gross floor area of 2,280 m<sup>2</sup>. The 4<sup>th</sup>-floors are incorporated in the roofline, giving the appearance of a 3-storey building. Building 'A' which abuts residential properties along Wigwoss Drive steps down to a 3-storey height with the 3<sup>rd</sup>-storey in the roofline, giving the appearance of a 2-storey home consistent with the residential properties to the west.

The two buildings are of similar design and material. For the most part, the buildings are constructed with a combination brick veneer and split block finish. Stucco projections (balconies) and glazing interrupt the Highway #7 facades. The metal roof caps the building and is highlighted with decorative peaked features and dormers.

The buildings are set towards the Regional Road #7 frontage, with the parking to the rear. The buildings appear to be compatible with the surrounding built form. The final elevations will be approved by the Urban Design Department, particularly where they interface with the residential properties to the east.

## Landscaping

The site has natural undulating topography and butts the open space area of Jersey Creek. The design takes advantage of the open space land by providing an abundance of trees, shrubs and landscape material along the northerly property lines. Block 'A' contains several landscape enclaves which extend from the building out into a park-like amenity space. The parking area for this block is separated from the open space block by coniferous and deciduous trees. Block 'C' also provides private park enclaves or focal feature points. One of these is rather large and provides numerous landscape trees, shrubs and material and has been designed in a manner that takes advantage of the abutting open space area. A line of coniferous trees and shrubs are also provided along the north lot line of this block, which will serve as a buffer for future residential development. The final landscape plan, tree preservation plan and cost estimate must be approved by the Urban Design Department.

## Servicing

The Engineering Department has reviewed the revised submission and has red-lined the new plans. The site servicing and grading plan and stormwater management report must be approved by the City Engineering Department.

## The Toronto Region and Conservation Authority (TRCA)

The TRCA has reviewed the revised site servicing and grading plans and the revised hydraulic and cut and fill analysis, and requires further revisions as follows:

1. shade the extent of cut and fill on a site and grading plan for ease of interpretation (ie. A Layout and Grading Plan needs to be provided for Block B)
2. clarify and provide documentation as to where the starting water surface elevation and the regional storm flow for the HEC-2 file originated from;
3. plot the regional floodline on all the cross-sections;
4. provide a summary table outlining the amount of cut and fill per .3 m elevation intervals. It has been noted there is significant lack of balance at several intervals which is unacceptable. The amount of fill should be equal to or less than the amount cut;
5. provide a proposed grading plan, and include a sediment and erosion control plan (siltation control fencing, etc.)
6. details on site restoration and landscaping;

The final site servicing and grading plans and hydraulic and cut/fill report must to the satisfaction of the TRCA.

### The Region of York

The Region of York Planning Department has reviewed the proposed development and have no objections. The Region of York Transportation Department has previously commented on the initial submission and revised plans have been sent to the York Region Transportation Department for comments. The final plans must be approved by Region of York Transportation and Works Department.

### Conclusion

The proposed development for a high density seniors/adult lifestyle complex is consistent with the Vaughan Official Plan, the Regional Official Plan and the Provincial Policy Statement, which encourage a full range of housing types and densities to meet future demographic and market requirements. Staff have reviewed the proposed development in accordance with the policies of OPA #542 and find it in conformity.

The development proposes buildings that are compatible with the surrounding built form and respects the existing site conditions. The buildings are set forward to provide a street presence along Regional Road #7, while the amenity areas look over the open space from an area protected by the building.

Staff supports the proposal, subject to the conditions outlined in the Recommendation section of this report. Should Committee concur, the Recommendation can be adopted

### Attachments

1. Location map
2. Site plan
3. Site Elevations
- 4.a) Landscape Plan A
- 4.b) Landscape Plan B

### Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT '1' LOCATION MAP	FILE #	REPORT #	 SUBJECT LANDS	DATE: 01/10/28
	SA01 052 Z00 030 OPN 342	000000 PART LOT 6, CONC. 7		CITY OF WAGHAN PLANNING DEPARTMENT
			APPRAISER:	250623 PROPERTIES LTD.



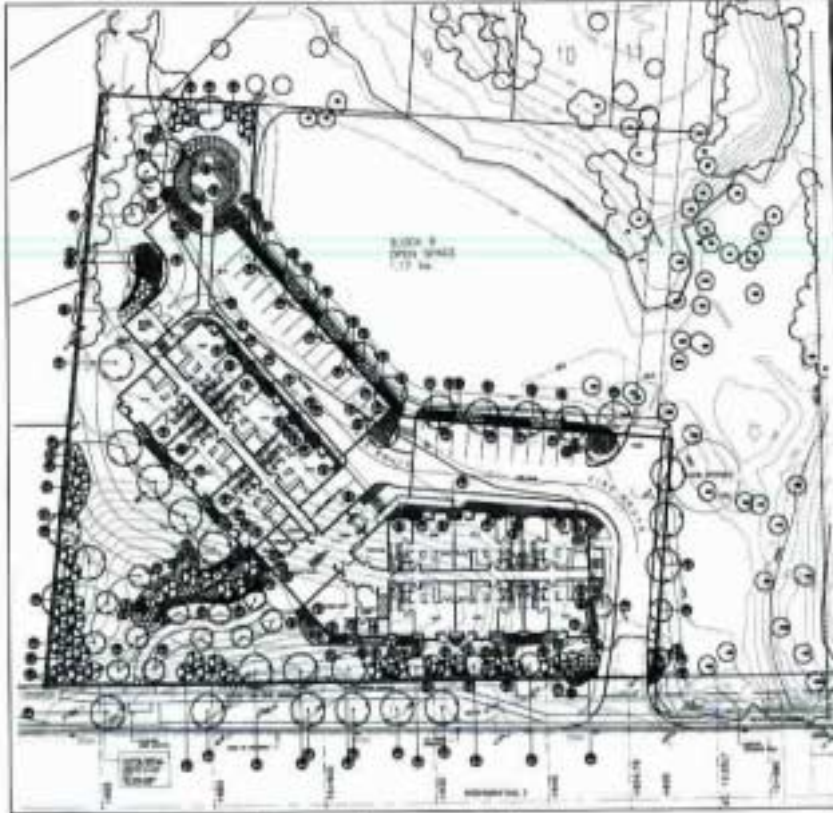
**ATTACHMENT '2'**  
**SITE PLAN**

<b>FILE #</b>	<b>REPORT #</b>	<b>DATE:</b> 01/10/20
0A21.052 Z.00.030 OPN. 542	LOOKIN PART LOT 6, CONC. 7	<b>SCALE:</b> NOT TO SCALE
<b>CITY OF VILGHIN PLANNING DEPARTMENT</b>		<b>APPLICANT:</b> 250823 PROPERTIES LTD.





<b>ATTACHMENT '3'</b> <b>SITE ELEVATIONS</b>	FILE #	REPORT #	DATE: 01/10/26
	SA.01.002	WORK	SCALE: NOT TO SCALE
	Z.00.030	PHD LOT 8, CONC. 7	
	CITY OF VEGAS PLANNING DEPARTMENT	APPLICANT: 250823 PROPERTIES LTD.	
	CPA 542		



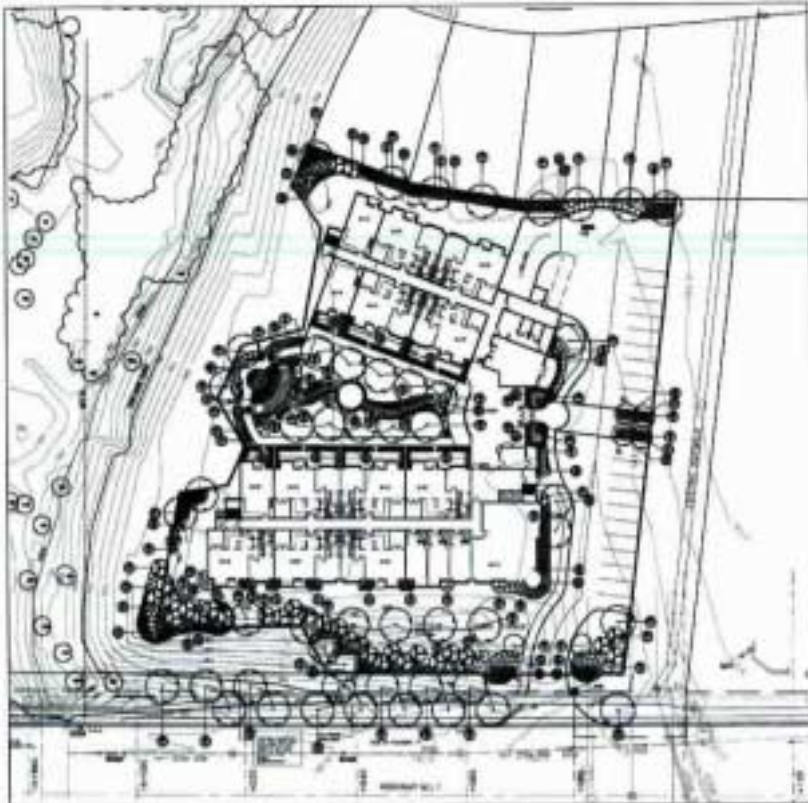
ATTACHMENT '4A'  
LANDSCAPE PLAN A

FILE #	REPORT #
DA21.052 Z.00.030 OPA 342	00000 PART LOT 6, CONC. 7

CITY OF VILCHIK  
PLANNING DEPARTMENT

PROJECT  
250623 PROPERTIES LTD.

DATE: 01/10/28  
SCALE: NOT TO SCALE



ATTACHMENT '4B'  
LANDSCAPE PLAN B

FILE #	REPORT #
DA.01.002 2.00.030 OPA 542	LANDSCAPE PART LOT 6, CONC. 1

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
250625 PROPERTIES LTD.

DATE: 01/10/20

SCALE: NOT TO SCALE