

COMMITTEE OF THE WHOLE DECEMBER 9, 2002

**ZONING BY-LAW AMENDMENT FILE Z.01.069
SITE DEVELOPMENT FILE DA.01.079
FAMEE FURLANE MUTUAL BENEFIT SOCIETY**

Recommendation

The Commissioner of Planning recommends:

1. That the implementing by-law provide for the following:
 - a) permit a 7-storey, 168-bed long-term care facility as a complementary use to the existing on-site uses; and
 - b) provide the necessary exceptions to the zoning standards to implement the approved site development application.
2. That Site Development Application DA.01.079 (Famee Furlane Mutual Benefit Society) as prepared by Page and Steele Architects Planners, BE APPROVED, subject to the following conditions:
 - a) That prior to registration of a site development agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans, stormwater management report and noise report shall be approved by the Engineering Department;
 - iii) the final landscape plan, tree preservation plan and cost estimate shall be approved by the Urban Design Department;
 - iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
 - v) if required, a traffic and parking study be submitted and approved by the City Engineering Department;
 - vi) the final plans and access shall be approved by the Region of York Transportation Department; and
 - vii) that the implementing zoning by-law be enacted by Council and be in full force and effect.
3. That Council adopt the following resolution allocating sewage capacity:

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Proposed Site Plan File DA.01.079 be allocated sewage capacity from the York/Durham Servicing Scheme via the Woodbridge Service Area and water supply from Pressure District No. 5 of the York Water Supply System, for the proposed 7-storey, 168-bed long-term care facility.”

Purpose

On October 3, 2001, the Owner submitted a site development application for a 7-storey, 168-bed long-term care facility as a complementary use to the existing seniors' building and social/banquet hall facility. The proposed building will have a gross floor area of approximately 10,800 sq.m and a total of 325 parking spaces on the 2.46 hectare site.

Background - Analysis and Options

The subject lands are located northeast of Islington Avenue and Steeles Avenue, being Part 8 of Registered Plan 9691, and Block 6 and Part of Block 8 of Plan 65M-2166 (7065 Islington Avenue) in Lot 1, Concession 7, City of Vaughan. The lands to the south (7055 Islington Avenue) also form part of the proposed development. The lands are irregular in shape and have approximately 80m frontage along Islington Avenue. The surrounding land uses are as follows:

- North - Canadian Pacific Railway line; employment area
- South - Friuli Court; commercial building (C7 Service Commercial Zone)
- East - Canadian Pacific Railway line; employment area
- West - Islington Avenue; golf course (PB1 Parkway Belt Zone)

In 2001, the Region of York awarded 168 long-term care beds to the Famee Furlane Benefit Society. Famee Furlane currently provides a banquet hall facility and a 9-storey seniors' apartment building on the subject lands. A previous Official Plan Amendment (OPA #449) was approved for a long-term care facility at 7055 Islington Avenue. The applicant proposes to relocate the long-term care facility building to 7065 Islington Avenue under the same ownership, between the banquet hall and seniors' building.

On December 18, 2001, Council approved Official Plan Amendment Application OP.01.014 and Zoning By-law Amendment Application Z.01.069 (Famee Furlane Mutual Benefit Society) to permit a campus-type development comprised of a seniors' apartment building, social club and long-term care facility, with a condition that the implementing by-law not be enacted until the related site plan application be approved.

Land Use Status

Official Plan

The lands are designated "Prestige Area" by OPA #450 (Employment Area Growth Management Plan) and are subject to site specific OPA #571, which permits the proposed development application subject to a number of design and development standards.

Zoning

The northerly portion of the subject land is zoned EM1 Prestige Employment Zone by By-law 1-88, subject to Exception 9(78), which permits a banquet hall and seniors' building, with ancillary recreational uses only. The southerly portion of the land is zoned C2 Commercial Zone, subject to Exception 9(165), which permits offices and a maximum of 550 sq.m GFA of retail stores. The entire parcel (7065 and 7055 Islington Avenue) will be rezoned to RA2 to permit the proposed development, recognize existing uses, and establish provisions to deal with the parcels as a single entity.

The implementing by-law would permit the following uses:

- a banquet hall/social club use
- restaurant

- seniors' apartment building with ancillary uses
- long-term care facility with ancillary uses
- private waste disposal system

The implementing by-law would also delete the existing exceptions and provide a new exception for the entire parcel. The new exception would restrict the uses to each building on site and provide the necessary exceptions to yard setbacks, landscaping, amenity area, parking and minimum lot area, plus any other exceptions required to facilitate the proposed campus development.

Site Description

The proposed development includes the assembly of two land parcels under ownership of one association. The site is currently developed with a social club fronting onto Islington Avenue and a 9-storey seniors' building on the east portion of the site. The proposed long-term care facility will be situated between the social club and seniors' building. Additional parking and the opportunity to function as a single campus has been provided in the site design.

Building Design – Long-Term Care Facility

The proposed long-term care facility building is 7-storeys in height and irregular in shape, with the southern elevation designed in a semi-circle shape, to take advantage of both the Friuli Court and Islington Avenue streetscapes. The building is constructed with primarily brick and stucco combination. Glazing in the form of windows interrupts each façade, and pre-formed stucco cornice and rowlock brick coursing provide architectural detailing to the structure.

All elevations are simple in appearance and constructed in a similar manner, the exception being the southern elevation, which functions as the main focal point to the development. This elevation is constructed with a brick and stucco combination, interrupted with glazing and detailed with stucco cornice and brick coursing. A large peaked, stucco roof structure is located centrally along the roof line, showing the facility name and logo. A centre courtyard is also located along this elevation, softening the appearance.

Main entrances to the centre are along the east and west elevations and are fully covered and landscaped. All loading and service doors are along the northern elevation, and are not visible from the main streetscapes.

The final elevations will be approved by the Planning and Urban Design Departments.

Landscaping

The landscape plan identifies both the existing and new planting schemes. The plan provides an abundance of new landscaping material which compliments and enhances the existing planting scheme. The long-term facility building is proposed to be landscaped with an array of both soft and hard landscaping material, comprised of deciduous and coniferous trees, shrubs, and architectural pavers and stone.

The parking area is treated with small landscape islands, dividing the asphalt area into sections. An entry feature, which will function as the focal point to the campus, has also been proposed, which will be reviewed and approved by the Urban Design Department. The final landscape plans (including entry feature), tree preservation plan and cost estimate must be approved by the Urban Design Department.

Servicing

The Engineering Department has indicated that water and sewer allocation will be required for this development. Currently there is no sewage capacity available in the Woodbridge Service Area. However, the subject lands fall within the fully serviced industrial envelope of the Steeles West Industrial Area, and sewage capacity for this area was accounted for in conjunction with the City's Industrial Sewage Allocation policy approved by Council on June 16, 1980. As a result, the subject lands would have been accounted for as existing and allocated area in the Region's servicing calculations for the Woodbridge Service Area, prior to the identification of current capacity constraints.

The recommendation includes a resolution to allocate sewage capacity for the subject development in conjunction with site plan approval. The Engineering Department has red-lined and provided comments on the site servicing grading plans for this development, and requested that the applicant submit a noise report.

Environment

The subject lands are located within 500m of the Thackery Landfill Site and Riverside Golf Course Landfill Site, which were closed in 1997 and 1995, respectively. As per City policy, the applicant is required to undertake a Phase One Environmental Assessment Study, and a further subsequent Phase 2 study to be approved by the City's peer reviewer and Engineering Department. A provision to this effect has been included in the site specific Official Plan Amendment.

On May 7, 2002, the City's peer reviewer, Terrapex Environmental Ltd. confirmed that the Subject Lands are suitable for the proposed institutional use.

Utilities

Vaughan Hydro has indicated that the proposed long-term care facility must be serviced from the existing building and that they will not provide additional supply points to this lot.

All conditions of Vaughan Hydro and City Fire Department must be satisfied prior to final approval.

Canadian Pacific Railway (CPR)

CPR previously indicated that they were satisfied that the building, as situated in line with the existing buildings, provides an adequate setback from the CPR right-of-way. There was some concern with the lack of a safety berm, and suggested that the new building have similar protection as the existing buildings.

The applicant is required to submit an updated noise study which may recommend, in addition to the construction of a berm, additional mitigation measures and standards.

Canadian National Railway

Canadian National Railway Inc. has reviewed the latest plans for this development and has requested that an analysis of noise and abatement measures be undertaken to the satisfaction of the MOE. Also requested is a warning clause in all agreements to purchase, or Offers of Purchase and Sale or Lease, as follows:

“ Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300m from the land the subject hereof. There may alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assign or successors as aforesaid may expand its operations, which expansion may effect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on over or under the aforesaid right of way.”

Region of York

As part of the Official Plan and Zoning By-law Amendment circulations, the Region Transportation Department has indicated that should a future grade separation of Islington Avenue at the CPR tracks be required, the Islington Avenue access points may be affected.

Regional Transportation Staff have reviewed the latest site development plan and provided the following comments:

1. Should there be a .3m reserve across the frontage of the site on Islington Avenue, the Owner shall provide details on the legality of the existing Islington Avenue entrances.
2. The Stormwater Management Report prepared by Al Underhill and Associates Limited dated October 22, 2002 is acceptable to the Region. The Owner shall agree to implement the recommendations of the report.
3. The landscape features proposed for the northeast corner of Islington Avenue and Friuli Court are to be located on private property.
4. The Owner is required to revise the drawings to reflect the written and red-lined comments and submit three copies of the revised drawings for review and approval.

The Region will require to be party to the Site Development Agreement and will ensure that prior to registration of a site development agreement, the final plans shall be designed and approved to their satisfaction.

Parking/Access

The current proposal is providing 325 parking spaces for the entire site. Parking for the large campus development based on By-law 1-88 standards is as follows:

Current Friuli Centre Social Club	238 spaces
Existing seniors' building - 113 units @ 1.0 spaces/unit	113 spaces
Proposed long-term care facility - 168 beds @ 0.5 spaces/bed	84 spaces
Total parking required	435 spaces
Total spaces provided	325 spaces

The site is deficient 110 spaces. Given the different peak times for the different on-site uses, some shortfall is acceptable. The City Engineering Department will confirm adequacy based on a parking study.

The site plan identifies four access points; two from Islington Avenue and two from Friuli Court. All access points are existing and serve the different buildings. Region of York approval is required for the Islington Avenue access points.

Conclusion

OPA #571 permits the proposed development, provided the uses can function in an integrated manner with respect to parking, landscaping and amenity area. The proposed long-term care facility is a logical and appropriate addition to the existing uses on site. The site plan is consistent with the provisions of the Official Plan.

Staff support the proposed development, subject to the conditions outlined in the recommendation section of this report. Should Council concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - East
5. Elevations - North
6. Elevations - South
7. Elevations - West

Report prepared by:

Eugene Fera, Planner, ext. 8064
Art Tikiryman, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

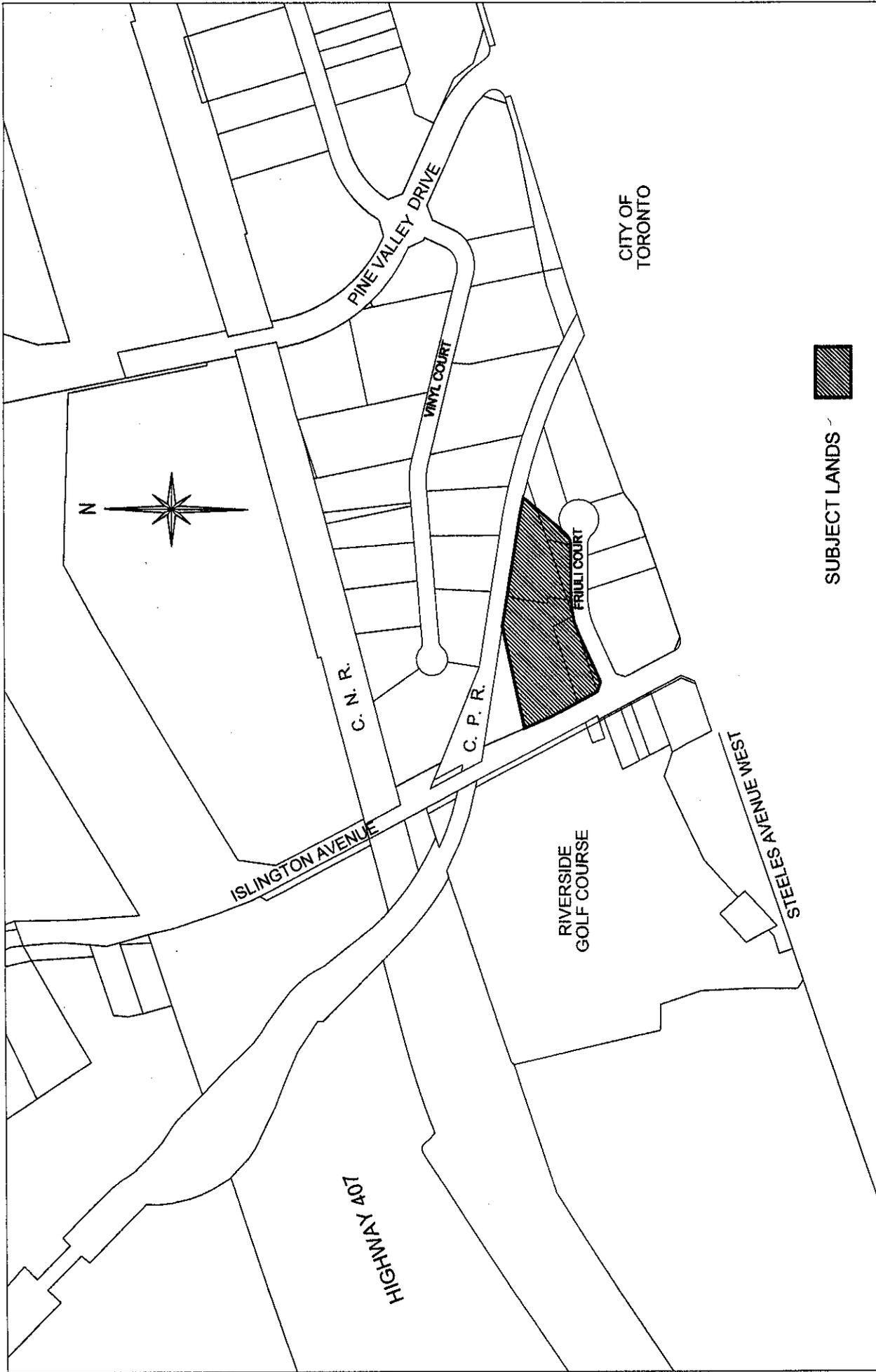
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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 SUBJECT LANDS

Location Map

Part of Lot 1,
 Concession 7
 APPLICANT:
 FAMEE FURLANE MUTUAL
 BENEFIT SOCIETY



Community Planning Department

Attachment

1

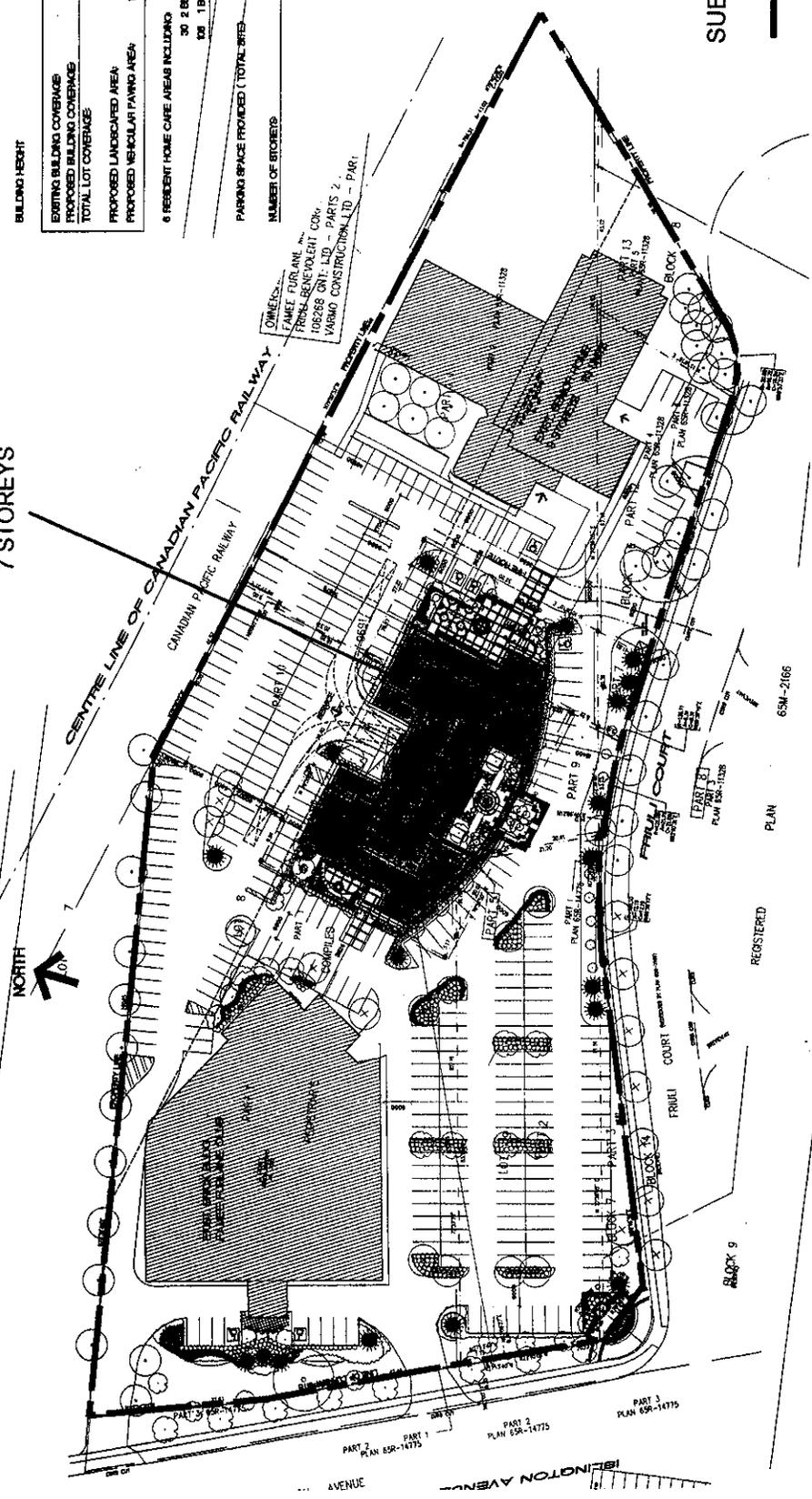
FILE No.:
 Z.01.069
 DA.01.079
 November 20, 2002
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MUNICIPAL ADDRESS	7095 BRIMINGTON AVENUE WEST
BUILDING SETBACKS	
WEST SIDE	94.2 M
EAST SIDE	82.2 M
SOUTH SIDE	8.4 M
NORTH SIDE	85.8 M
BUILDING STATISTICS	
LOT AREA	24,800 SQM
PROPOSED BUILDING AREA	1,600 SQM
GROUND FLOOR AREA	(60) 1,628 SQM
TYPICAL FLOOR AREA (TYPICAL)	
TOTAL	24,800 SQM
BUILDING HEIGHT	31.500 M

EXISTING BUILDING COVERAGE	4,600 sqm
PROPOSED BUILDING COVERAGE	1,600 sqm
TOTAL LOT COVERAGE	6,200 sqm (62.0%)
PROPOSED LANDSCAPED AREA	6,000 sqm (60.0%)
PROPOSED VEHICULAR PAVING AREA	8,000 sqm (80.0%)
6 RESIDENT HOME CARE AREAS INCLUDING	
30 2 BED (DOUBLE) ROOM	
60 1 BED (SINGLE) ROOM	
60 BATHS TOTAL	
PARKING SPACE PROVIDED (TOTAL BEDS)	300 SPACES
NUMBER OF STOREYS	7

PROPOSED 168 BEDS L.T.C.
7 STOREYS



SUBJECT LANDS

Site Plan

Part of Lot 1,
Concession 7
APPLICANT:
FAMEE FURLANE MUTUAL
BENEFIT SOCIETY



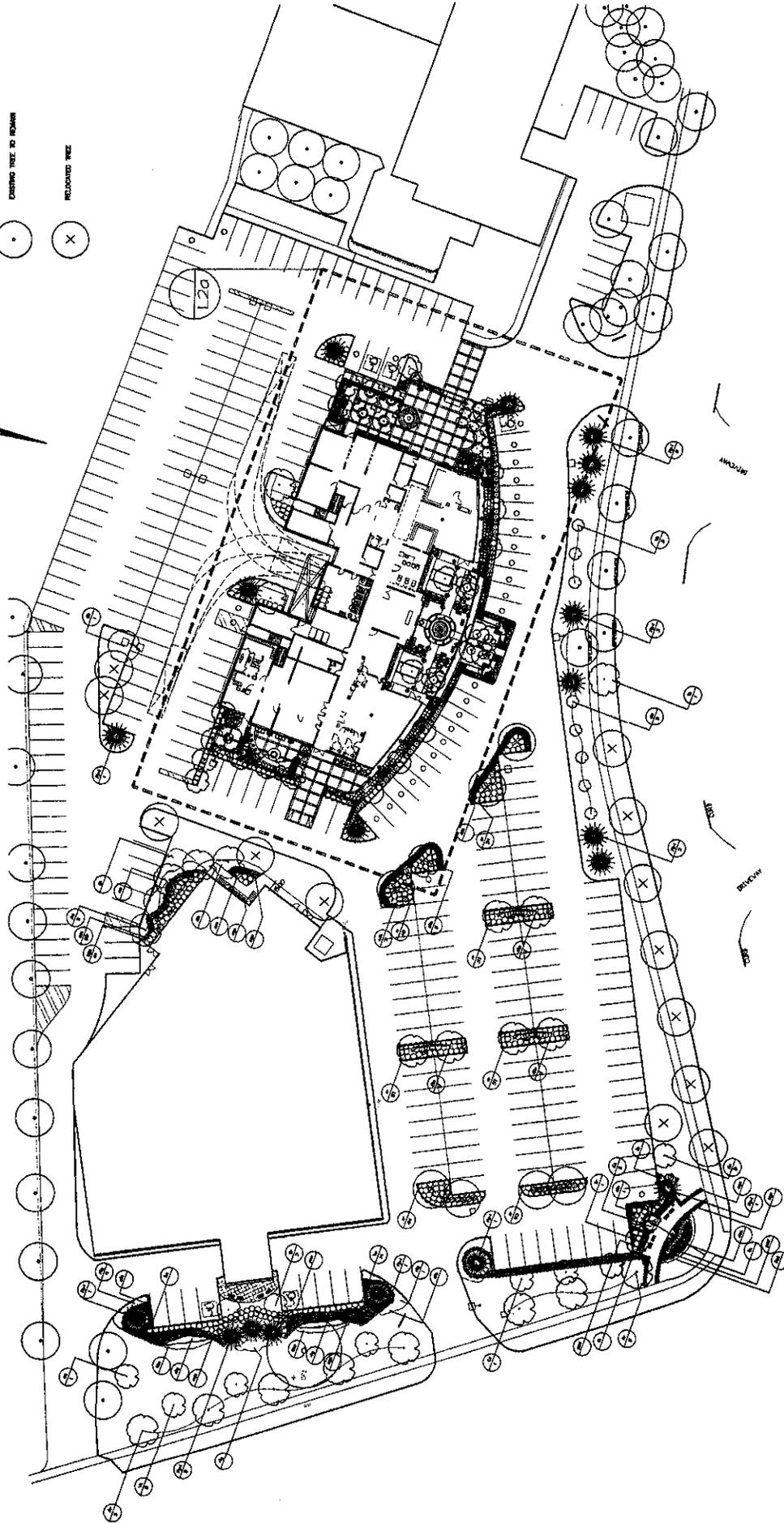
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Attachment 2

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LEGEND

-  EXISTING TREE TO PROTECT
-  EXISTING TREE TO REMOVE
-  PROPOSED TREE



Landscape Plan

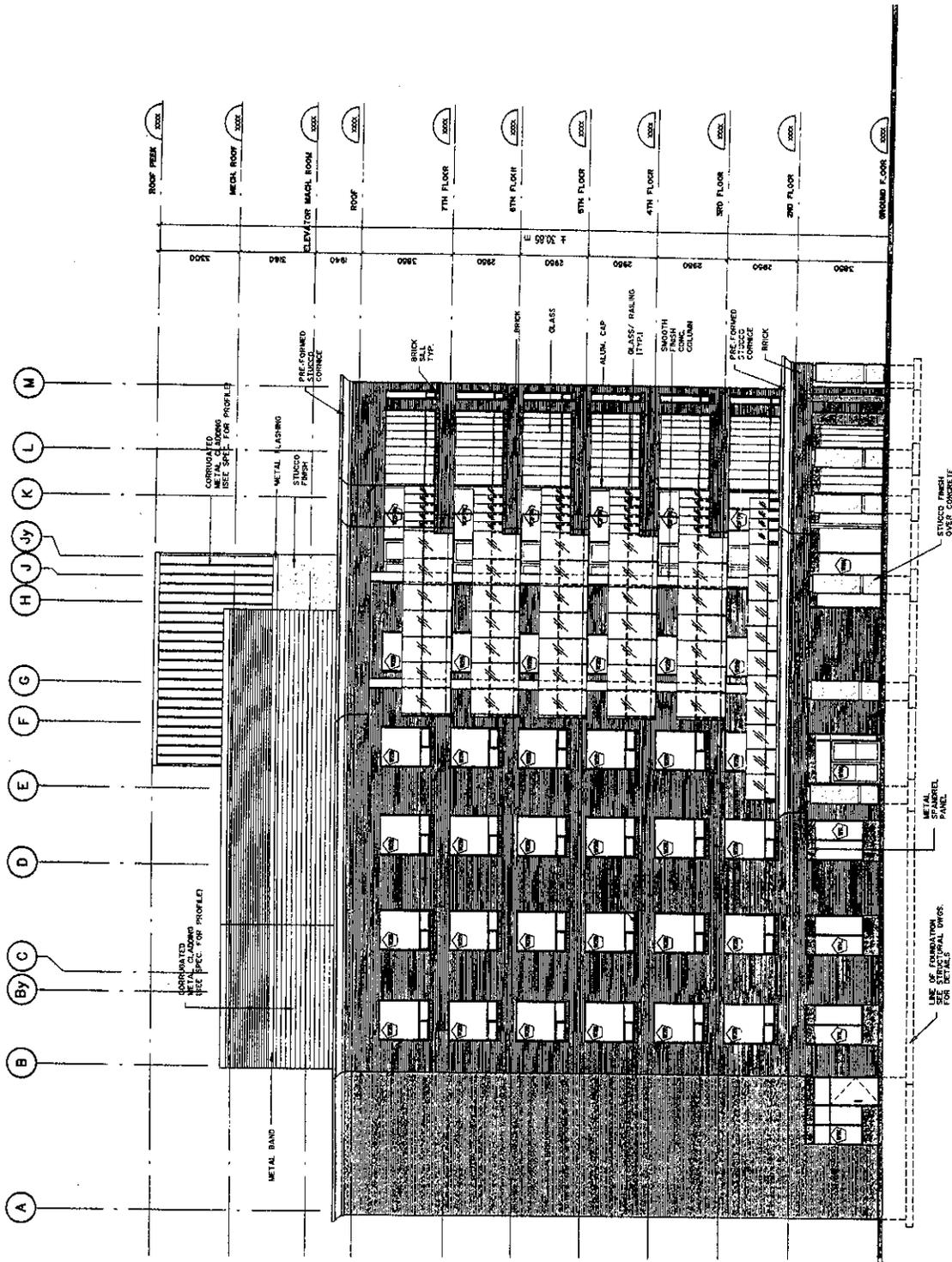
Part of Lot 1,
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City of
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1 WEST ELEVATION
A-304 SCALE: 1/8" = 1'-0"

Elevations

Part of Lot 1,
Concession 7

APPLICANT:
FAMEE FURLANE MUTUAL
BENEFIT SOCIETY

City of Vaughan

Community Planning Department

Attachment 7

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