

**COMMITTEE OF THE WHOLE JUNE 16, 2003**

**SITE DEVELOPMENT FILE DA.02.058**  
**VILLA CHARITIES INC./VILLA COLOMBO DIPOCE CAMPUS**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.058 (Villa Charities Inc./Villa Colombo DiPoce Campus) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the Site Plan Agreement:
  - a) the final site plan, landscape plan and building elevations, demonstrating that all structures are located outside of the Regional Storm floodplain, shall be approved by the Commissioner of Planning;
  - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department, the Toronto and Region Conservation Authority and the Region of York;
  - c) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department and the Toronto and Region Conservation Authority;
  - d) parking, access, road widenings, and on-site circulation shall be approved by the Engineering Department and the Region of York;
  - e) the landscape plan shall be revised to accommodate naturalization efforts in the riparian area adjacent to the Humber River to the satisfaction of the Urban Design Department and TRCA;
  - f) the site plan shall be revised to provide for the alignment of a public trail through the site to the satisfaction of the Community Planning and the Parks Development Departments;
  - g) the requirements of the Toronto and Region Conservation Authority shall be satisfied, including any necessary revisions to permits issued under Ontario Regulation 158;
  - h) the owners enter into a development agreement for water and sanitary servicing to the satisfaction of the Engineering Department;
  - i) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
  - j) the variances required to implement the proposed site plan shall be approved by the Committee of Adjustment, and be final and binding; and
  - k) the owner shall convey the floodplain portion of the subject site to the City of Vaughan, free of all costs and encumbrances.

2. That the site plan agreement contain the following provisions:
  - a) The owner shall enter into an agreement to the satisfaction of the City of Vaughan Parks Development Department respecting the construction of the public trail through the subject lands.
  - b) if required, the Owner shall pay to 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 the issuance of a Building Permit, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. 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.
3. That the following resolution be passed allocating servicing capacity:

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development Application DA.02.058 (Villa Charities DiPoce Campus), be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 240 persons equivalent following the execution of a site plan agreement to the satisfaction of the City.

### **Purpose**

On September 6, 2002, the Owner submitted a site development application to permit a 160-bed Long Term Care Facility on the subject site, having a gross floor area of 12000.53 sq.m and 104 parking spaces.

### **Background - Analysis and Options**

The subject lands are located south of Nashville Road, on the east side of Regional Road 27, being Part of Lot 23, Concession 8 (10443 Regional Road 27), City of Vaughan. The 2.06 ha site is irregular in shape, and has approximately 220m of frontage on Regional Road 27. The surrounding land uses are as follows:

- North - private school, (R1 Residential, OS2 Open Space Park, and OS1 Open Space Conservation Zones;
- South - residential, (A Agricultural Zone, OS1 Open Space Conservation Zone)
- East - floodplain and valleylands, (OS1 Open Space Conservation Zone)
- West - Regional Road 27; residential (RR Rural Residential Zone)

### **Official Plan**

The site is designated as "Regional Road 27 Valley Corridor Study Area" by OPA 601, the Kleinburg-Nashville Community Plan. The designation provides the basis for the "Regional Road 27 Valley Corridor Study", which is currently being completed by the Planning Department. The draft official plan amendment to implement the Study was presented at Public Hearing on March 17, 2003, and proposes to designate the subject site as "Policy Area 2", which would permit institutional uses on the portion of the lands outside of the floodplain.

Staff are working with the applicant to implement the recommendations of the Study in this site development, including provisions for a public trail through the floodplain portions of the site, restoration of the riparian area, and landscaping with dense native vegetation to maintain the character of the valley corridor.

The subject lands are also located within the recommended boundary for the Kleinburg-Nashville Heritage Conservation District Study Area. The purpose of this study is to protect and conserve the unique and special heritage of the Kleinburg-Nashville Community, in accordance with the heritage policies set out in the Kleinburg- Nashville Community Plan (OPA 601) and Part V of the Ontario Heritage Act (R.S.O. 1990). The Urban Design Department has indicated that the conclusions from the Study identify the significance of valley lands and natural setting as contributory to the historic context and cultural significance of Kleinburg.

Upon the implementing Official Plan Amendment being in effect, the proposed development will conform with the Official Plan.

### Zoning

The site is zoned A Agricultural Zone, for the portion of the subject lands outside of the Regional Storm Floodplain, and OS1 Open Space Conservation Zone for the portion of the subject lands within the Regional Storm Floodplain. Institutional uses are permitted within the A Agricultural Zone, with zone standards. On March 6, 2003, the Committee of Adjustment approved Variance application A47/03, which permitted an increase in lot coverage from 20% to 30%, and a reduction in the rear yard setback from 15m to 0m from the OS1 lands. These variance are final and binding.

### Regional Road 27 Valley Corridor Study

The subject lands are located with the valley of the main branch of the Humber River, and within the Regional Road 27 Valley Corridor Study Area. A portion of the lands are located within the Regional Storm Floodplain. The site was included in the Regional Road 27 Valley Corridor Study Area ("the Study") as a result of its valley location and is designated as "Policy Area 2" in draft OPA 610 with draft policies relating to the development of the site. As the institutional use is permitted within the 'A' Agricultural Zone portion of the subject lands, it is appropriate that the application proceed prior to the finalization of the Study and the adoption of OPA 610.

Proposed OPA 610 includes the permission for the institutional use and establishes additional objectives for the development and ecological protection of the subject site. These objectives include restoration of the riparian area with naturalization efforts adjacent to the Humber River; landscaping the site with dense vegetation, and screening any proposed development to maintain the natural and rural character of the valley corridor; conveyance of the floodplain lands to a public authority; and the implementation and construction of the Regional Road 27 Valley Corridor Trail. The Regional Road 27 Valley Corridor Trail is a proposed north-south trail route which will connect the Study area to the existing and planned alignment of the Inter Regional Trail.

The owners are required to amend the landscape plan and site plan to reflect the above requirements and are required to convey the floodplain lands to the City of Vaughan.

### Site Design

The site consists of a two-storey building with a total gross floor area of 12000.53 sq.m. The long-term care facility is located at the north end of the property, 15m from Regional Road 27, with parking directly south of the proposed building.

The site design is constrained on the east side by the Regional Storm floodplain of the Humber River. The floodplain portion of the property is to remain as private open space. A portion of the public trail proposed through the Regional Road 27 Valley Corridor Study will traverse the open space block.

## Building Design

The long-term care facility is irregular in shape, with the main entrance branching off into three wings in a W shape, providing 4 courtyards, and a design which optimizes the vistas of the Humber River valleylands. The facility is two storeys, with a maximum building height of 11m. The main entrance to the building, at the east elevation, faces Regional Road 27, where windows are prominent along the entire façade in 10 vertical rows.

An additional entrance is proposed along the north elevation, with similar design as the eastern elevation. The building materials throughout consist of cedar siding and red brick veneer facing, with cedar shingles.

The Urban Design Department advises that the development falls within the Kleinburg-Nashville Heritage Conservation District, and, through the *Kleinburg Nashville Heritage District Study and Plan*, Section 9.7, entitled “New Developments In the Valley” which provides advice on building design and elevation treatments for new construction in the valleylands, states the following:

*Use local historical precedent, suitable for the valley landscape, such as mill buildings, farmhouses, and rural buildings, or village-like clusters of buildings (as per Section 9.1)*

OR

*Use modern designs that deliberately fit tightly into the landscape, making use of low profiles, natural materials, bermed walls, and planted roofs.*

The Urban Design Department notes that the proposal takes a contemporary approach to its exterior, influenced by Frank Lloyd Wright’s Usonian and Prairie style designs. As such, Urban Design staff would like to explore with the applicant, ways in which some of the details on the elevations could be modified, given the Modernist architectural expression being sought.

As a condition of site plan approval, the final building elevations must be approved by the Commissioner of Planning.

## Landscaping

The landscape plan identifies dense screening plantings along the Regional Road 27 frontage, both within the 6m landscape strip, and within the Regional Road 27 right-of-way. Additional landscaping is shown throughout the site in a variety of soft and hard landscaping, comprising deciduous and coniferous trees, shrubs, and architectural pavers and stones. The parking area is treated with small landscape islands, dividing the asphalt into sections, with plantings around the perimeter.

Both the parking and building should be generously screened from the road and adjacent properties by dense, mixed-species, naturalized planting. Further, to maintain and enhance a rural roadside character, consideration should be given to a tree planting scheme on the road right-of-way, with a design that has a random quality over one that is urban in character.

For planting within the Regional Road 27 right-of-way, permission from the Region of York will be required. These plantings will provide increased screening of the development from Regional Road 27 and the existing residential to the west.

The Background Environmental Report for OPA 601 identified some of the floodplain lands on the subject site as a “recommended area for forest regeneration to enhance the integrity of the forest blocks and to promote intravalley linkage”. Due to the previous use of this site as a golf course

driving range, the floodplain lands were mowed and maintained to the river edge. To promote improved riparian habitat within the Humber River, naturalization efforts along the river's edge are recommended. The applicant has agreed to work with the City on an appropriate level of naturalization and treatment within this area. Approval will be required from the TRCA.

The final landscape plan, including detailed drawings and a cost estimate, must be approved by the Urban Design Department, the Region of York and the Toronto and Region Conservation Authority.

#### Parking and Access

The site plan shows two accesses onto Regional Road 27, one being the existing access, and a new access which functions as the primary driveway to the site.

The proposal provides 104 parking spaces, including 4 handicapped spaces, whereas there are 80 spaces required based on the calculation of 0.5 spaces per bed. The parking area is located south of the long term care building, visible from Regional Road 27.

The Urban Design Department has suggested that the main driveway entrance be located further south on the site, to arrive at a consolidated area that serves the front entrance, the parking lot and drop off areas. This would avoid vehicular driveway along the length of the building frontage. Also, reducing the parking area to the minimum number of spaces would conserve the natural character of the area.

Parking, access, and on-site vehicular circulation requires the approval of the Region of York and the Engineering Department.

#### Servicing

The development will be on full municipal water and sanitary services. Through the development of the adjacent Kleinburg Montessori School, the municipal watermain was extended from the southeast corner of Nashville Road and Regional Road 27. This municipal watermain will be extended south to provide municipal water to the proposed development. A crossing of the Humber River will be required to accommodate this extension. As a condition in the development plan agreement, the owner must coordinate with the Kleinburg Montessori School for the municipal watermain extension.

For sanitary servicing, the application proposes to construct a private sanitary pumping station on the subject lands. A private sanitary forcemain from the pumping station will connect directly to the Region of York Kleinburg Waste Pollution Control Plant, which is located south of the subject lands. A crossing of the Humber River will be required to accommodate this connection.

Regional Staff have advised that formal allocation for sanitary servicing and water supply capacity is required for this development. A resolution has been included in this report for Council to allocate servicing capacity to this development. A servicing report has been submitted which demonstrates how the proposed development is to be serviced, which must be approved by the Engineering Department and York Region.

For stormwater servicing, quality and quantity control, the application proposes to outlet directly to the Humber River, which requires approval from the Toronto and Region Conservation Authority.

As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department, the Toronto and Region Conservation Authority and the Region of York.

## **Conclusion**

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and can recommend approval of the application, subject to conditions. Should Council concur, the recommendations of this report can be adopted.

## **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

## **Report prepared by:**

Karen Antonio-Hadcock, Planner, ext. 8630

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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**Location Map**

Lot 23,  
Concession 8

APPLICANT:  
VILLA CHARITIES INC. / VILLA COLOMBO



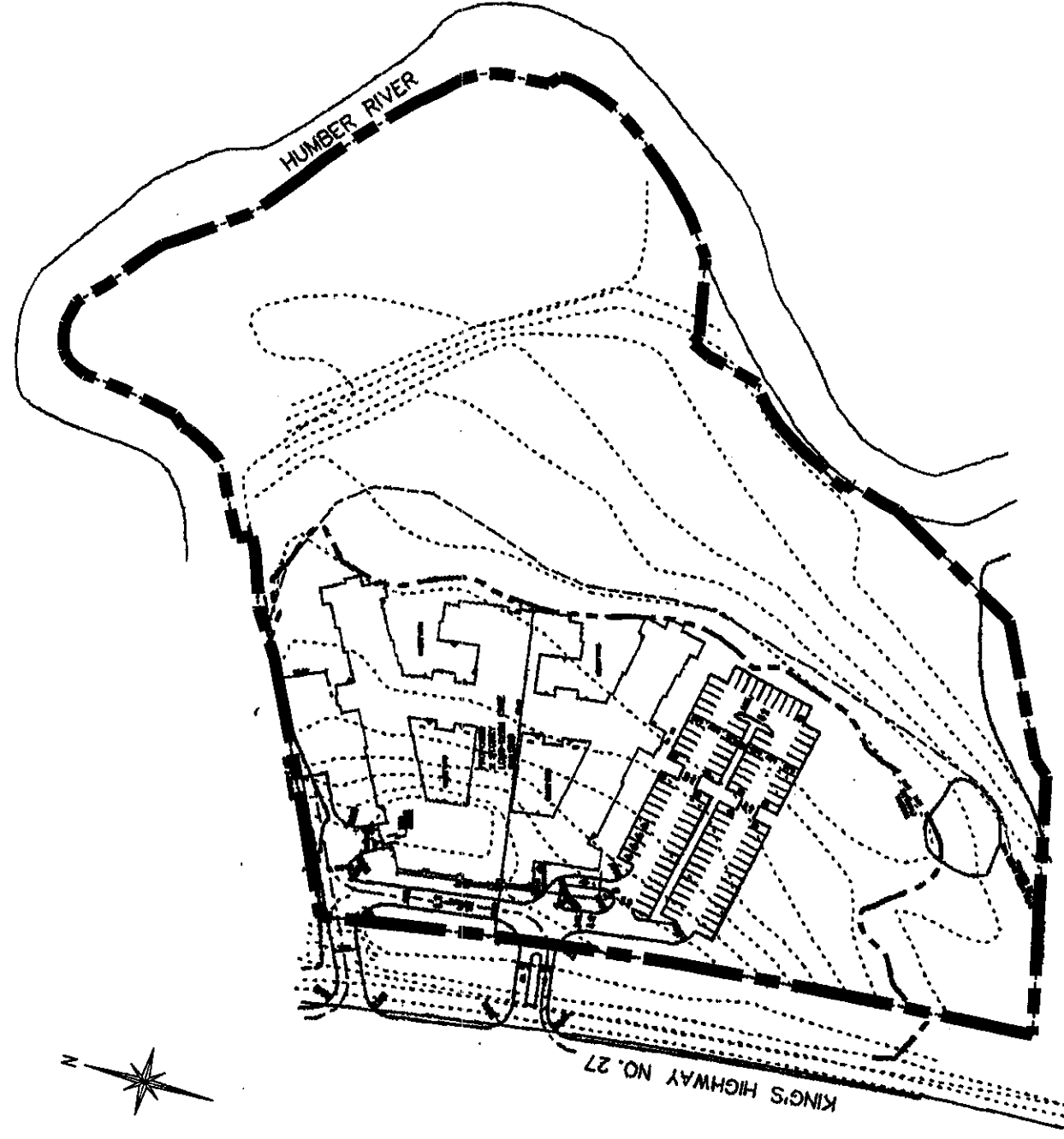
Community Planning Department

**Attachment**

**1**

FILE No.:  
DA.02.058

May 8, 2003  
Not to Scale



SUBJECT LANDS



**SITE STATISTICS**

DATE: 1977  
SITE AREA: 10.5 ACRES  
TOTAL AREA: 10.5 ACRES  
TOTAL AREA: 10.5 ACRES  
TOTAL AREA: 10.5 ACRES  
TOTAL AREA: 10.5 ACRES

BASE COST: \$1,000,000  
TOTAL COST: \$1,000,000  
TOTAL COST: \$1,000,000  
TOTAL COST: \$1,000,000  
TOTAL COST: \$1,000,000

**Site Plan**

Lot 23,  
Concession 8

APPLICANT:  
VILLA CHARITIES INC. / VILLA COLOMBO

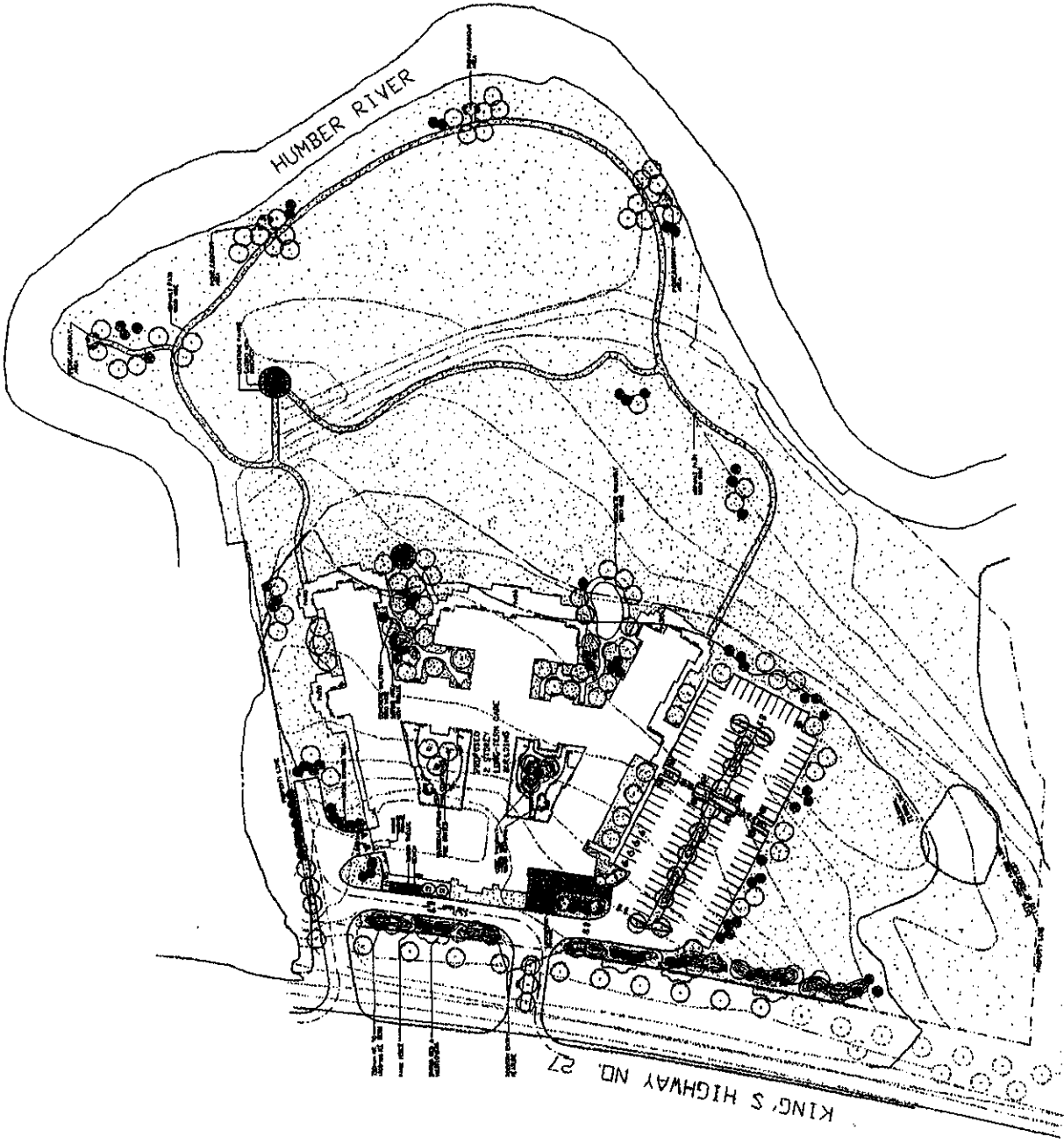
City of  
**Vaughan**

Community Planning Department

**Attachment 2**  
FILE No.:  
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May 8, 2003  
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**Attachment**  
**3**

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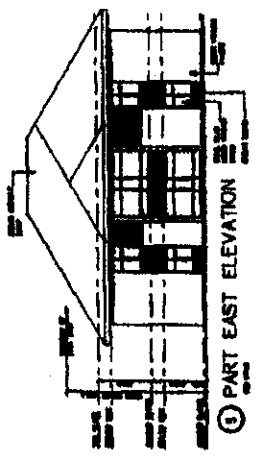
**City of**  
**Vaughan**

Community Planning Department

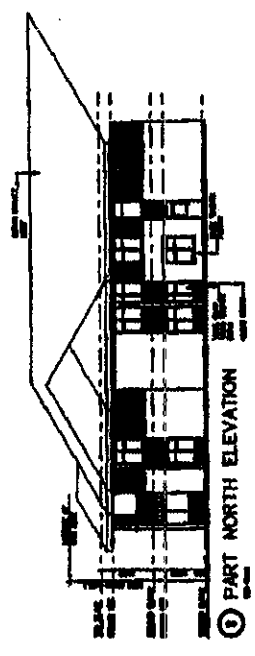
**Landscape Plan**

Lot 23,  
 Concession 8  
 APPLICANT:  
 VILLA CHARITIES INC. / VILLA COLOMBO

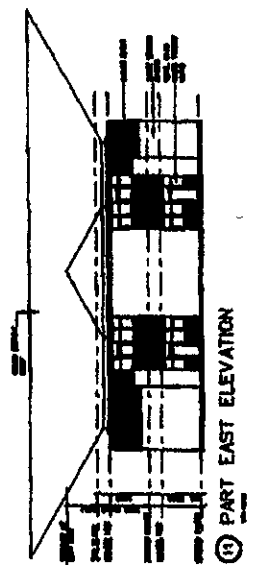
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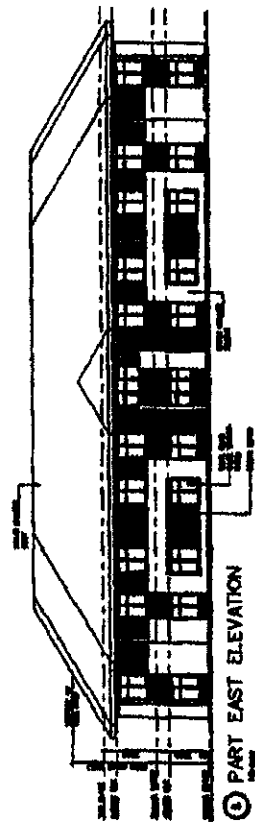
① PART EAST ELEVATION



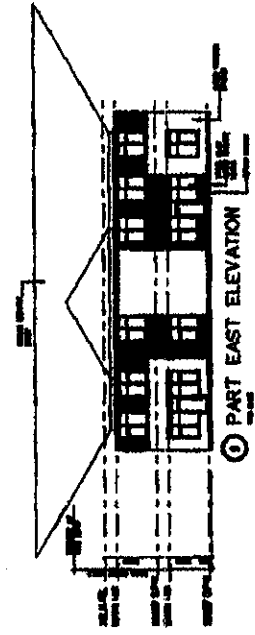
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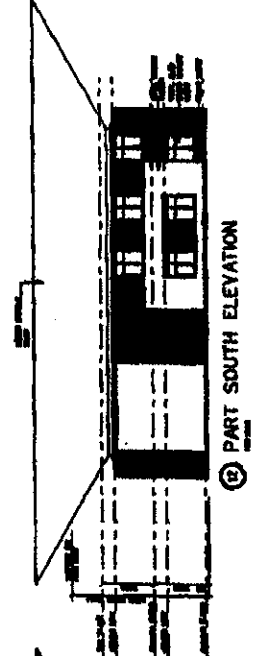
⑪ PART EAST ELEVATION



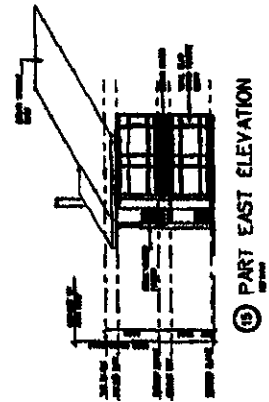
① PART EAST ELEVATION



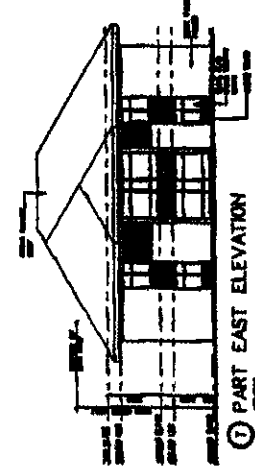
① PART EAST ELEVATION



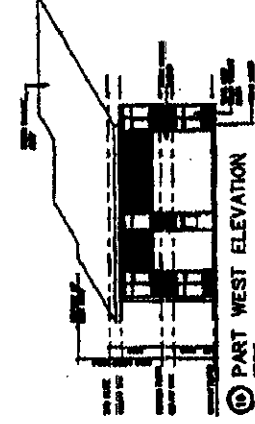
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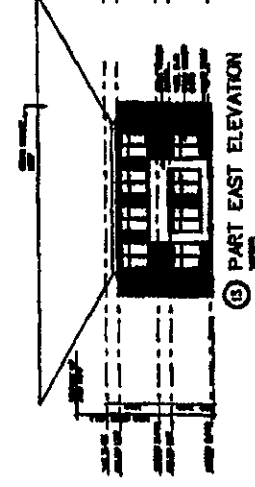
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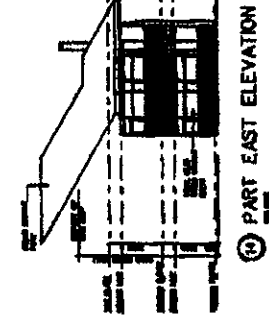
① PART EAST ELEVATION



① PART WEST ELEVATION



① PART EAST ELEVATION



① PART EAST ELEVATION

# Attachment 4

FILE No.: DA.02.058  
May 8, 2003  
Not to Scale

## City of Vaughan

Community Planning Department

## Elevations

Lot 23,  
Concession 8  
APPLICANT: VILLA CHARITIES INC. / VILLA COLOMBO