

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

**ZONING BY-LAW AMENDMENT FILE Z.03.061
SITE DEVELOPMENT FILE DA.03.014
1541677 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.061 (1541677 Ontario Limited) BE APPROVED, to lift the Holding "H" provision on Block 1 of Draft Plan of Subdivision 19T-91018.
2. THAT Site Development File DA.03.014 (1541677 Ontario Limited) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc. and the Urban Design Department;
 - vi) the required variances shall be obtained from the Committee of Adjustment, and shall be final and binding; and,
 - vii) the Draft Approved Plan of Subdivision 19T-91018 (Liberty Development Corporation) shall be registered.
 - b) That the site plan agreement include the following condition:
 - i) Parkland dedication pursuant to Sections 51 (1) and (2) of the Planning Act shall be satisfied through the registration of Phase 2 of the Draft Approved Plan of Subdivision 19T-91018. However, if required earlier the Owner shall agree that the parkland dedication requirement shall be satisfied pursuant to Sections 42(1) and (3) of the *Planning Act*, to the satisfaction of the Legal Department - Real Estate Division.

Purpose

On March 12, 2003, the Owner submitted a Site Plan Application to develop a 2.44ha site for two, 15-storey residential apartment buildings. A 1-storey lobby/recreation area connects the buildings, with Building 'A' (north) comprising 217 units and Building 'B' comprising 134 units, for a total of 351 units.

Background - Analysis and Options

The subject lands are located south of New Westminster Drive and west of Bathurst Street, being Block 1 in Draft Approved Plan of Subdivision 19T-91018, in Lot 6, Concession 2, City of Vaughan. The rectangular shaped, 2.44ha site has 97m frontage on Beverley Glen Boulevard, and 218m flankage on the future Street 'A'. The surrounding land uses are:

- North - Beverley Glen Boulevard; residential (RM1 Zone)
- South - future commercial (C2 Zone)
- East - future Street 'A'; future residential (RA3-H Zone)
- West - future park and institutional blocks (currently Agricultural Zone)

The land uses on the east and west sides of the subject lands are based on Draft Approved Plan of Subdivision 19T-91018. However, the Owner has expressed interest in protecting the existing wooded area on Bathurst Street and the row of mature trees along the south property line, by relocating the draft approved 2.3ha park block and the 0.5ha institutional block from New Westminster Drive to Bathurst Street. Additional residential development is contemplated to the west, and north of the future east/west road. These revisions would require the Owner to apply for amendments to the Official Plan, Zoning By-law and the Draft Approved Subdivision Plan to be approved by Council.

Official Plan

The subject lands are designated "*High Density Residential*" by OPA #210 (Thornhill-Vaughan Community Plan). The Official Plan permits, in part, apartment buildings having a residential density of 148 units per net hectare. Net density includes local and residential collector streets, public parks, as well as land for the dwelling units, but excludes open space areas and road widenings. The proposed site development is at a density of 148 units per hectare, in conformity with the Official Plan.

Zoning

The subject lands are zoned RA3-H Apartment Residential Zone by By-law 1-88, subject to Exception 9(1153). The RA3 Zone permits the apartment building use; however, the following variances are required to the zoning standards:

- 0.0m interior side yard (west), whereas 22m is required;
- 6.2m rear yard (south), whereas 7.5m is required;
- 0.0m setback from the front lot line for all portions of a building below grade, whereas 1.8m is required;
- a 1.2m landscape strip width along the west lot line, whereas 3m is required;
- 5.8m parking stall length, whereas 6m is required; and,
- 464 parking spaces, whereas 615 are required.

Staff is satisfied that the proposed exceptions to the by-law are minor and appropriate in the context of the overall development, and can proceed to the Committee of the Adjustment.

The subject lands are zoned with a Holding "H" provision, which is to be lifted upon Council's approval of the site plan application for the subject lands (Block 1 on Draft Plan of Subdivision 19T-91018), in accordance with Section 41 of the *Planning Act*.

Site Design

The site plan consists of two, 15-storey residential apartment buildings. A 1-storey lobby/recreation area connects the buildings with Building 'A' (north) comprising 217 units, and Building 'B' comprising 134 units, for a total of 351 units.

Full vehicle access to the site is from the future Street 'A' along the east lot line. This access leads to a drop-off/pick-up area at the main lobby area, and to the visitor parking lot. A second full vehicle access to the site is from the future east/west street on the north side of Building 'A', which leads to additional visitor parking, the loading and garbage pick-up areas, and the ramp to the underground parking garage. There are 57 visitor parking spaces, including 1 barrier-free space, provided at grade. The underground parking garage ramp is located on the west side of Building 'B', providing access to 407 parking spaces (394 resident and 13 visitor), and includes 5 barrier-free parking spaces.

The future Street 'A' will be a public street run in a north/south direction between Beverley Glen Boulevard and terminating at the southern limit of the subject lands. Upon development of the commercial lands to the south, Street 'A' will continue to the signalized intersection at Centre Street and North Promenade. The portion of Street 'A' adjacent to the subject lands will be constructed through registration of the corresponding Phase 1 portion of the approved Draft Plan of Subdivision 19T-91018 (Liberty Development Corporation), to occur this Fall.

Parking

The required parking for the proposed development is 615 spaces, based on the following parking standards:

- 351 units x 1.5 parking spaces per unit, plus 0.25 visitor parking spaces per unit
(1.75 x 351 units) = 615 parking spaces

The Owner is proposing a reduction in the required parking from 615 spaces to 464 spaces, based on the following parking standards:

- 351 units x 1.12 parking spaces per unit plus 0.2 visitor parking spaces per unit
(1.32 x 351 units) = 464 parking spaces

On June 23, 2003, the Owner submitted a Parking Study undertaken by Cansult, in support of reducing the parking standard to 1.12 spaces plus 0.2 visitor spaces per unit, which was reviewed by the Engineering Department to their satisfaction. Accordingly, Staff is satisfied that the proposed exception can proceed to the Committee of the Adjustment.

The Engineering Department has reviewed the site plan and underground parking drawings and requires the following revisions:

- the width of the barrier-free parking spaces shall be 3.9m, and not 3.6m as shown; and,
- underground parking spaces have been identified that do not permit vehicles to have proper turning radii, and shall be revised accordingly.

Vehicular and pedestrian access and site circulation, including within the underground parking garage, shall be to the satisfaction of the Engineering Department.

Building Elevations

The two, 15-storey apartment buildings are to be constructed with a beige precast concrete paneled façade, with darker beige decorative metal features, and a significant amount of windows. The Building 'A' footprint is rectangular in shape, with Building 'B' and the 1-storey lobby/recreation having square footprints. Walkout balconies are provided on all levels, with a walkout amenity area provided along the north elevation of Building 'A'.

The Urban Design Department provides the following comments respecting the building elevations:

- the resident/guest entry point from the future east/west street is to be considered a primary resident and visitor entry point, and as such, the 'canopy' should be revised to be a strong, well defined architectural feature that is clearly identified from the street;
- indicate the extent of the canopy cover on the ground floor plan; and,
- include shade/shadow effects on the coloured elevation drawings to assist in defining the building articulation.

All roof-top mechanical equipment will be screened from Centre Street, New Westminster Drive, and Bathurst Street, and all service doors and garbage enclosure doors, including the doorframes, are to be painted to match the precast concrete paneled façade. The final elevations shall be to the satisfaction of the Commissioner of Planning.

Landscaping

The site will be landscaped with an extensive mix of deciduous and coniferous trees and shrubs, bushes, planting beds and sodded areas around the perimeter of the property and adjacent to the apartment building.

The landscape plan shows a 1.5m high decorative metal picket fence with brick and precast concrete piers along the east property line, and includes a matching brick and precast concrete entry wall at the east driveway access to the site. Staff recommends that the same treatment be incorporated along the north lot line and north driveway access.

An interlocking brick walkway is provided from the main court yard entrance of the building to a future public sidewalk on Street 'A'. A second interlocking brick walkway is provided from the resident/guest entry point on the north side of Building 'A', which leads to a future public sidewalk on the future east/west street.

The by-law requires a minimum amenity area of 12,960 m² (20m² per unit x 213 1-bedroom units, 55m² per unit x 132 2-bedroom units, and 90m² per unit x 16 - 3-bedroom units). The development provides for 12,960m² within the outdoor amenity and landscaped areas, terraces, and the individual suite balconies.

The Urban Design Department provides the following comments regarding the landscape plan:

- the 1-storey roof decks (above lobby and underground ramp) is to shall be treated as part of the landscape amenity of the buildings, to be used as a secure, accessible outdoor amenity space for the residents;
- suggest increasing the width of the outdoor patios to 3m;
- show all site lighting (pedestrian, parking area, etc.) on the drawing;

- show site servicing (including transformers and switchgears);
- extend pathways from common walkway out to the proposed municipal sidewalk;
- consider using plant species that are less dense and shorter in front of the unit windows to maximize views out and allow light in;
- extend and enhance the landscape detail beyond the wall to the intersection at the northeast corner of the site; and,
- continue and enhance the landscape detail along the west lot line, including the northwest corner of the site.

The final landscape plan shall be to the satisfaction of the Urban Design Department.

Parkland dedication pursuant to Sections 51 (1) and (2) of the Planning Act shall be satisfied through the registration of Phase 2 of the Draft Approved Plan of Subdivision 19T-91018. However, if required earlier, the Owner shall agree that the parkland dedication requirement shall be satisfied pursuant to Sections 42 (1) and (3) of the Planning Act, to the satisfaction of the Legal Department - Real Estate Division.

Servicing

The site has access to hydro, water, and sanitary and storm sewers. The applicant has submitted detailed engineering drawings, including site servicing and grading plans and a stormwater management report, which must be approved by the Engineering Department.

The garbage room is located internal to the building, with the garbage pick-up and service area at the north side of Building 'B'.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc. Any above-ground facilities will be reviewed by the Urban Design Department in conjunction with the landscape plan.

Conclusion

Staff has reviewed the Site Plan Application in the context of the Official Plan and Zoning By-law. Staff can support the proposed site plan to facilitate two, 15-storey apartment buildings comprising 351 units on the subject lands. Exceptions to the by-law are required and must be approved by the Committee of Adjustment, prior to entering into a site plan agreement.

Therefore, Staff recommends approval of the Site Plan Application and the application to lift the Holding "H" provision for Block 1 on Draft Plan of Subdivision 19T-91018. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations (west and north)
4. Elevations (east and south)
5. Landscape Plan

Report prepared by:

Jason Sheldon, Planner, ext. 8320

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Marco Ramunno, Manager of Development Planning, ext. 8485

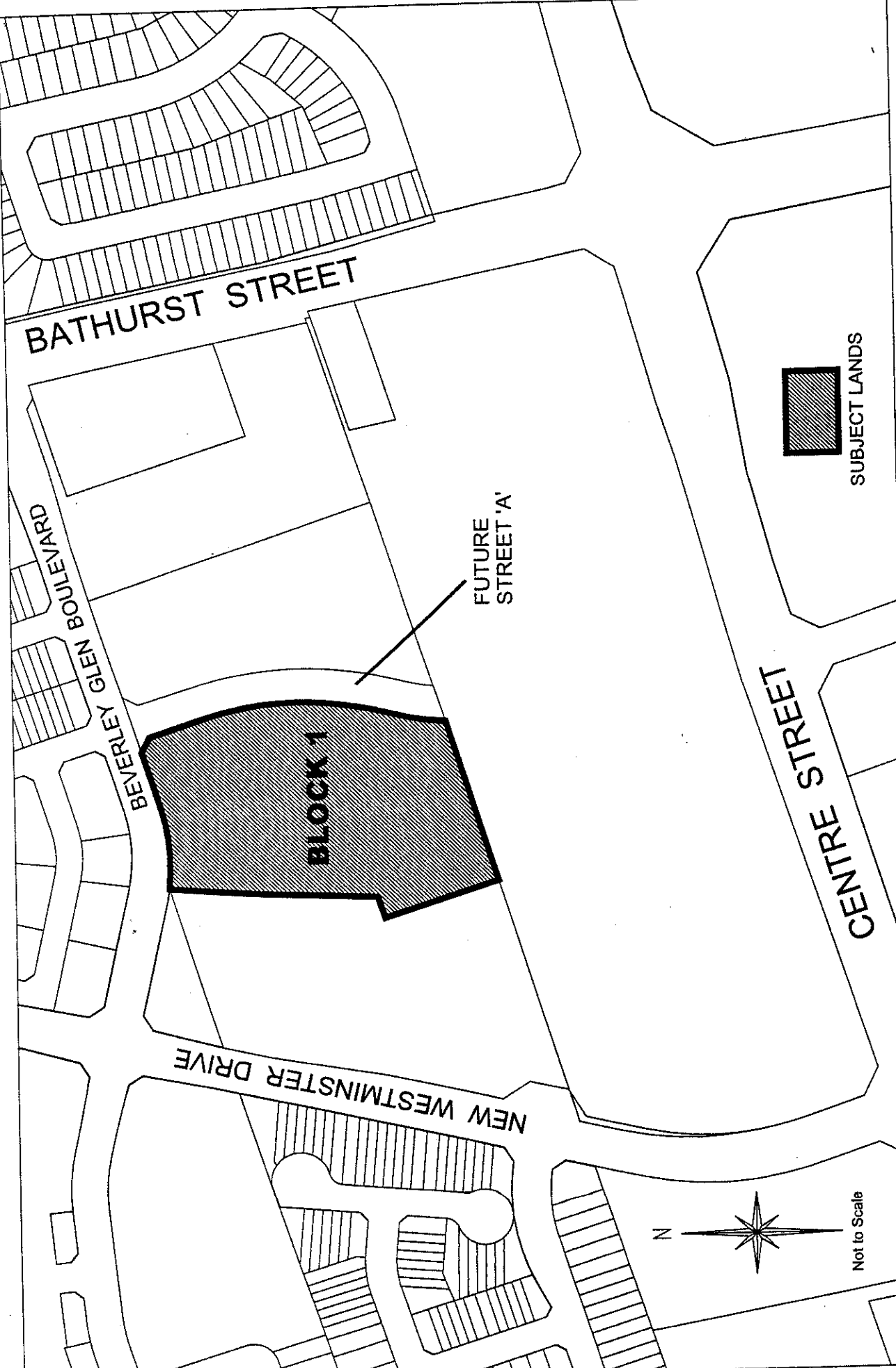
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Attachment 1

FILE No.: DA.03.014
 RELATED FILE: Z.03.061
 August 26, 2003

City of **Vaughan**

Community Planning Department

Location Map

Part of Lot 6,
 Concession 2
 APPLICANT:
 1541677 ONTARIO INC.
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14. Lot Area

Lot No.	Area (sq. m)	Area (sq. ft.)
14.1	1,000.00	10,764.00

23. Street Front Footage

Street	Front Footage (m)	Front Footage (ft)
Future Street A	100.00	1,000.00

24. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

25. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

26. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

15. Unit Count

Unit Type	Count
15.1	15

16. Parking

Category	Count
16.1	15

17. Parking Equipment

Equipment	Count
17.1	15

18. Parking Area

Area	Count
18.1	15

19. Parking Space

Space	Count
19.1	15

27. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

28. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

29. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

30. Proposed DCA

Item	Quantity	Unit	Value
Proposed DCA	1	sq. m	44.4
Proposed DCA	1	sq. ft.	47.9

20. Parking Space

Space	Count
20.1	15

21. Parking Area

Area	Count
21.1	15

22. Parking Equipment

Equipment	Count
22.1	15



BUILDING 'A'
15 Storeys
217 Units

BUILDING 'B'
15 Storeys
134 Units



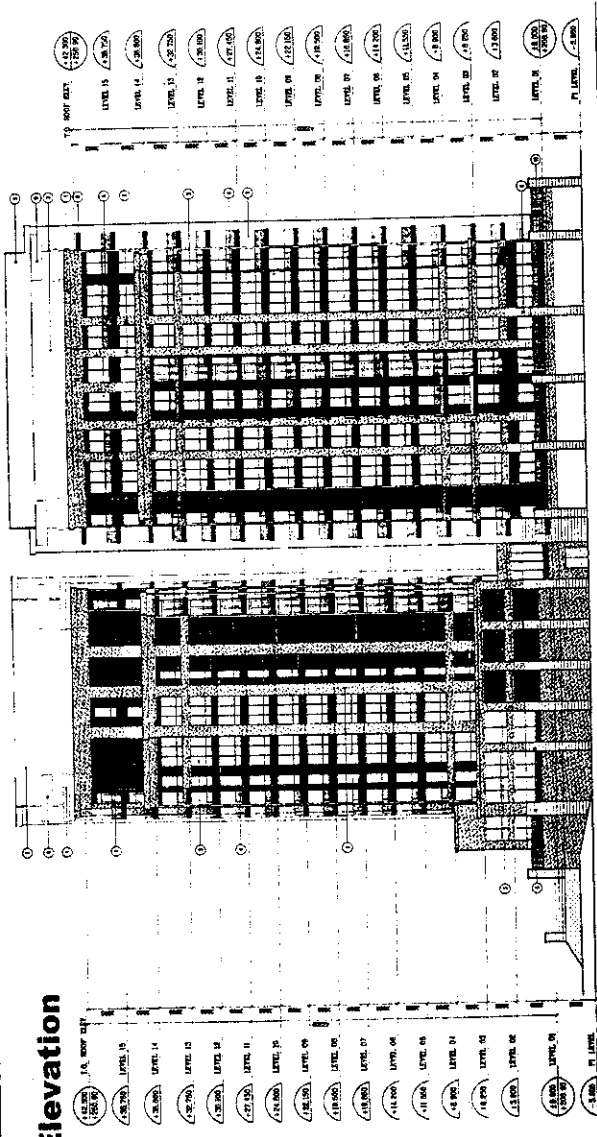
SUBJECT LANDS

Attachment 2
FILE No.: DA 03.014
RELATED FILE: Z.03.061
August 26, 2003

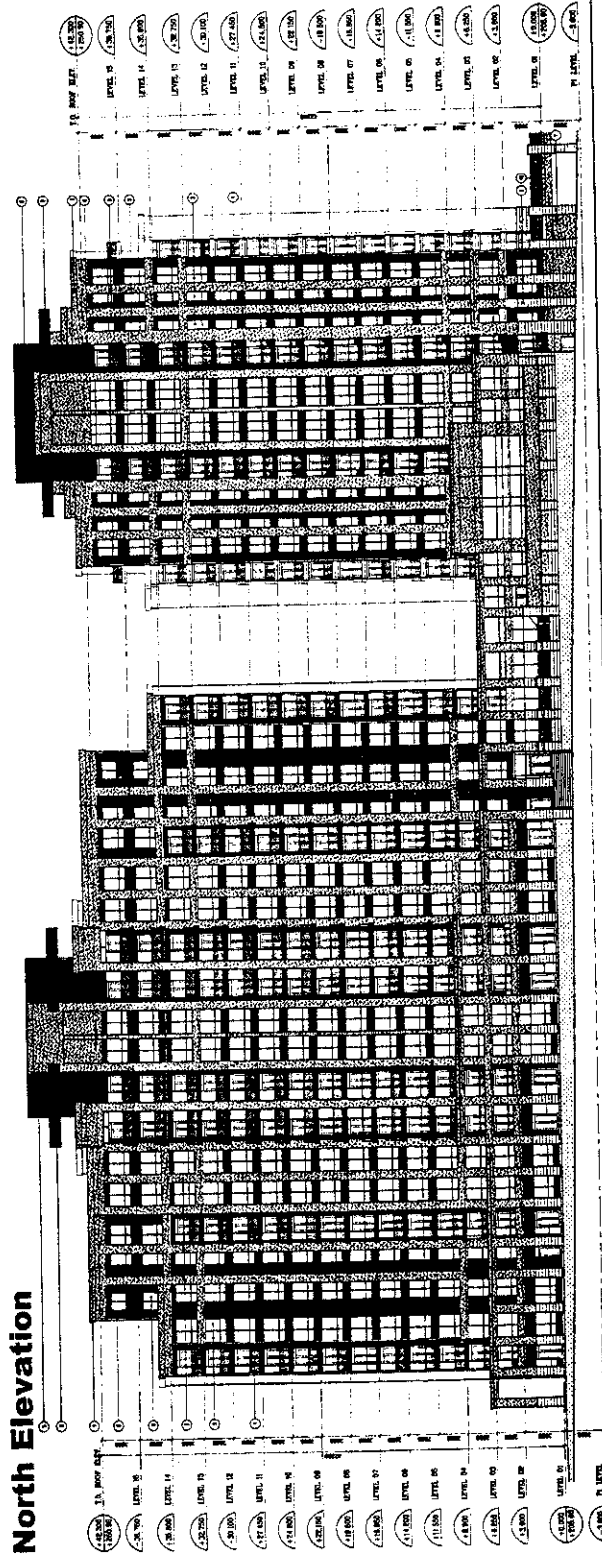
City of Vaughan
Community Planning Department

Site Plan
Part of Lot 6,
Concession 2
APPLICANT:
1541677 ONTARIO INC.
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West Elevation



North Elevation



Elevations

Part of Lot 6,
Concession 2

APPLICANT:
1541677 ONTARIO INC.

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**City of
Vaughan**

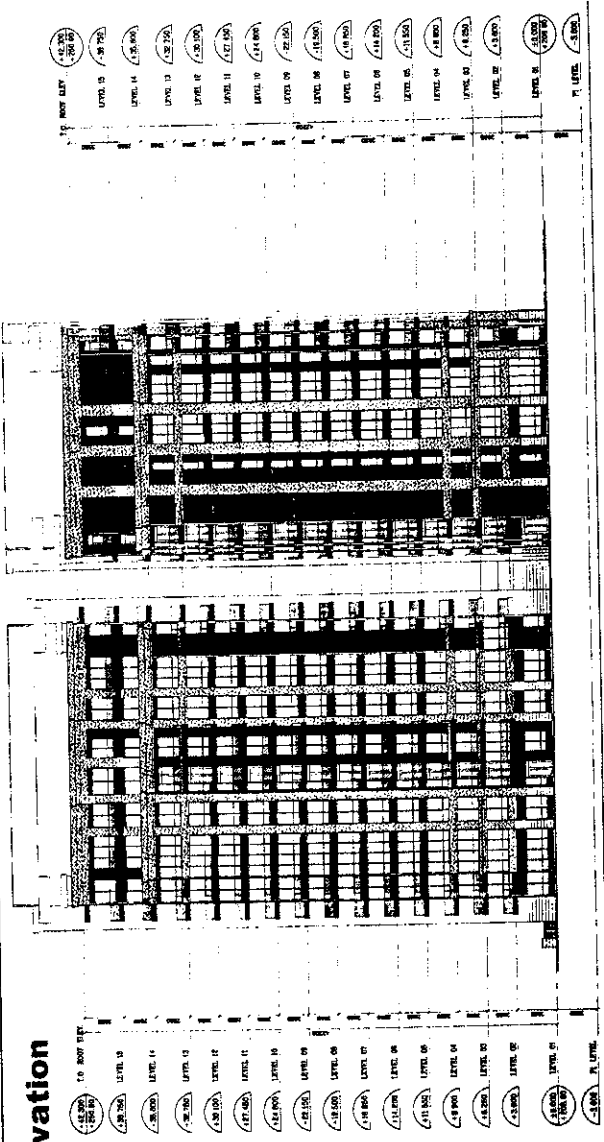
Community Planning Department

Attachment 3

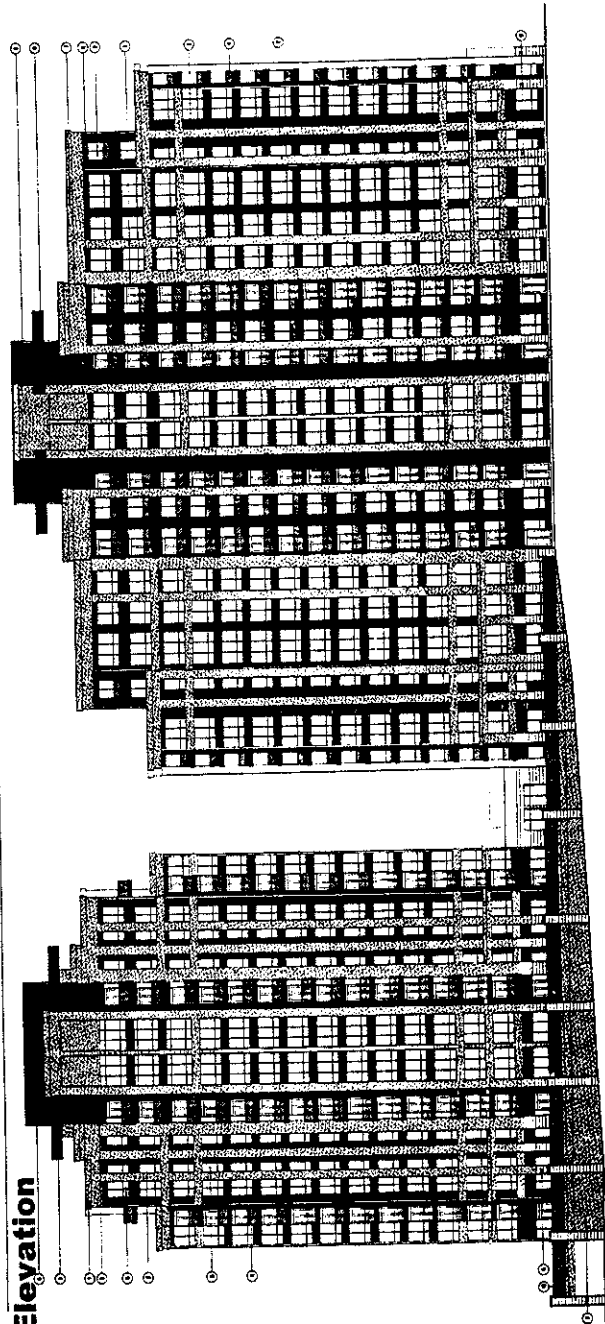
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August 26, 2003

East Elevation



South Elevation



Elevations

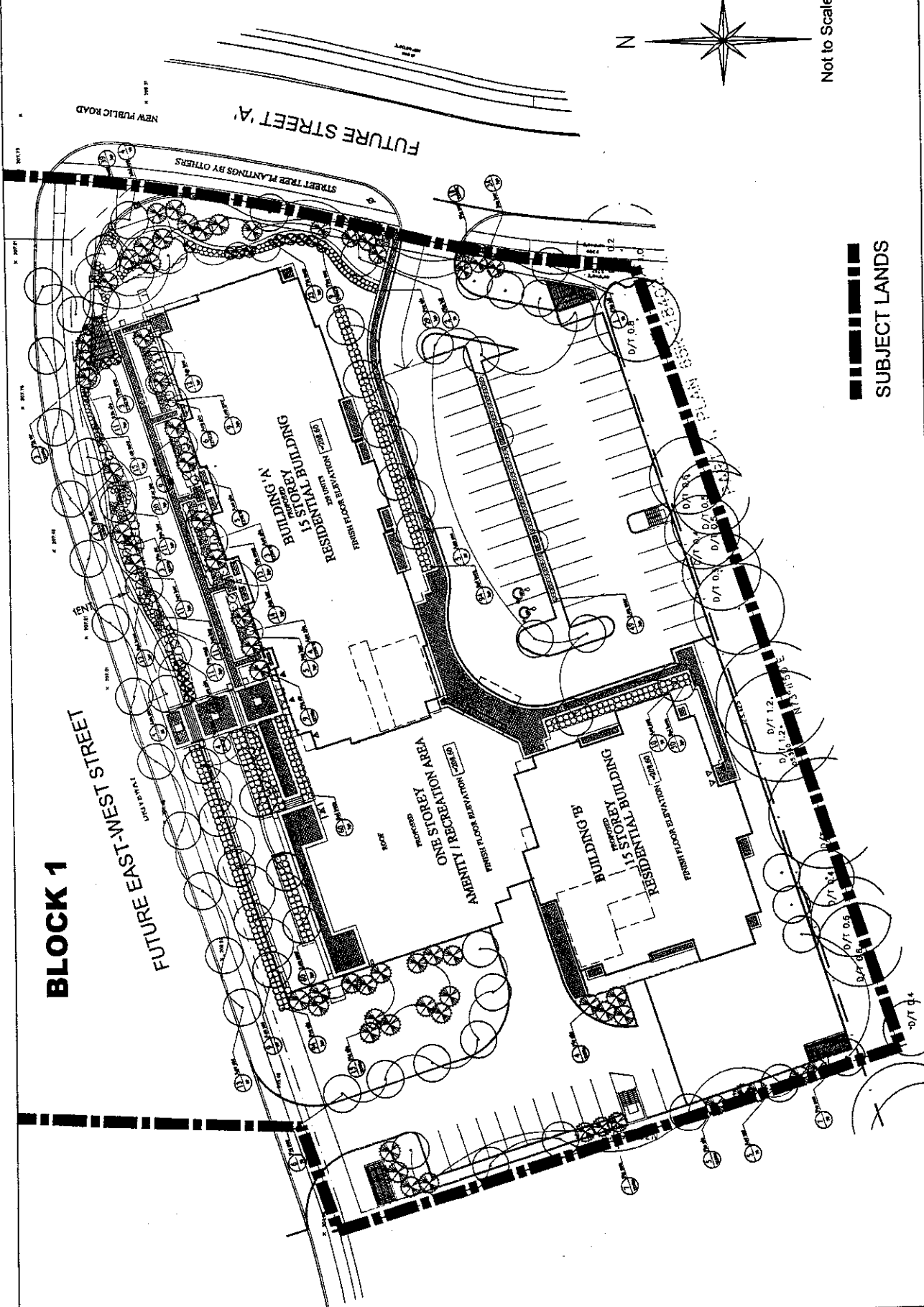
Part of Lot 6,
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1541677 ONTARIO INC.



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BLOCK 1



--- SUBJECT LANDS

Not to Scale

Landscape Plan



Community Planning Department

Attachment 5

FILE NO.: DA.03.014
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 August 26, 2003

Part of Lot 6,
 Concession 2
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