

**COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003**

**ZONING BY-LAW AMENDMENT FILE Z.03.060  
SITE DEVELOPMENT FILE DA.03.034  
PROMENADE PARK LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.060 (Promenade Park Limited) BE APPROVED, to lift the Holding "H" provision.
2. THAT Site Development File DA.03.034 (Promenade Park 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; and,
    - vi) the required variance shall be obtained from the Committee of Adjustment, and shall be final and binding.
  - b) That the site plan agreement include the following condition:
    - i) The Owner shall agree that the parkland dedication requirement be satisfied through cash-in-lieu pursuant to Section 42(1) of the *Planning Act*, to the satisfaction of the Legal Department – Real Estate Division.
3. That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No. 6 of the York Water Supply System:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed site plan development application DA.03.034 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from Pressure District No. 6 of the York Water Supply System for a total of 340 residential units. Said allocation shall automatically be revoked after a period of one year in the event that a site plan agreement has not been executed to the satisfaction of the City."

## **Purpose**

On May 16, 2003, the Owner submitted a Site Plan Application to develop a 1.4ha site for two, 16-storey residential apartment buildings. A 1-storey lobby/recreation area connects the buildings, with each building comprising 170 units, for a total of 340 units.

## **Background - Analysis and Options**

The subject lands are located on the northwest corner of Promenade Circle and West Promenade being Part of Block 7 on Registered Plan 65M-2325, in Lot 5, Concession 2, City of Vaughan. The rectangular-shaped, 1.4ha site has 71.3m frontage on West Promenade, and 183.3m flankage on Promenade Circle. The surrounding land uses are:

- North - residential (RA3 Zone)
- South - West Promenade; park (OS2 Zone)
- East - Promenade Circle; Promenade Mall (C5 Zone)
- West - residential (RA3 Zone)

The site plan, landscape plan, and elevation drawings were circulated for comment to all area residents who had requested notification. To date, one comment has been received to upgrade the fence detail along the north property line from black chain link to decorative metal fencing. The landscape plan has been revised to show this change.

## **Official Plan**

The subject lands are designated "*High Density Residential*" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #590. The Official Plan permits, in part, apartment buildings having a residential density of 283 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 283 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(480). The proposal complies in all respects with the Zoning By-law, except for minimum amenity space area. The RA3 Zone requires a minimum amenity area of 13,345m<sup>2</sup> (20m<sup>2</sup> per unit x 153 1-bedroom units) and (55m<sup>2</sup> per unit x 187 2-bedroom units). A total of 9,700.9m<sup>2</sup> of amenity space has been provided within the outdoor courtyard, guest suites, and the individual suite balconies. A variance is required to the RA3 zone standards to permit a deficiency of 3,644.1m<sup>2</sup> (27.3%) amenity area.

Walk-out balconies are provided for every unit, including at-grade patios for the ground floor units. By moving 30 of the 34 visitor parking spaces below grade, a large portion of asphalt parking area has been removed, resulting in over 56% landscaped open space. In addition, walkway and sidewalk connections are provided to both the park on the south side of West Promenade and to the Promenade Mall.

In view of the above, Staff is satisfied the required variance to the by-law 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, in accordance with Section 41 of the *Planning Act*.

### Site Design

The site plan consists of two, 16-storey, 170-unit residential apartment buildings, connected by a 1-storey lobby/recreation area. The development will be constructed in two phases, with the first phase to comprise the north building and lobby.

Full vehicle access to the site is from Promenade Circle, which leads to a drop-off/pick-up area at the main lobby area located between the two buildings. There are 38 visitor parking spaces provided at grade along the north and west property lines. The ramp to the underground parking garage is located to the west of the northerly building, providing access to 405 parking spaces (375 resident and 30 visitor) on 3 levels.

Service areas are provided on the west side of each building for loading areas and garbage pick-up. A large landscaped amenity area is provided in the southwest area of the site.

### Parking

The required parking for the proposed development is 442 spaces, with 443 spaces being provided. The parking standards are based on the following:

- 340 units x 1.1 residents spaces per unit, plus 0.2 visitor spaces per unit (1.3 x 340 units) = 442 parking spaces required

There are 38 visitor parking spaces provided at grade, including 2 barrier-free spaces, with the 405 resident and remaining visitor parking spaces provided below grade.

Vehicle and pedestrian access and site circulation, including circulation within the underground parking garage, shall be to the satisfaction of the Engineering Department. In finalizing the application, consideration will be given to the functioning of Promenade Circle vis-a-vis traffic generated by the mall.

### Building Elevations

The two, 16-storey apartment buildings are to be constructed with a light beige stucco and darker beige precast façade. The building footprints are rectangular in shape, with the 1-storey lobby/recreation area of the building facing Promenade Circle. Walkout balconies are provided on all levels, with at-grade walkout patios provided for the ground floor units.

The Urban Design Department provides the following comment:

“The Urban Design Department would like additional emphasis placed on the podium of each building beyond what is shown in the elevation drawings, either through increased horizontal projection of the podium and/or an articulated architectural treatment that reinforces human scale aspects of the development and provides visual interest as a whole.”

All roof-top mechanical equipment will be screened from Promenade Circle, West Promenade, and New Westminster Drive, and all service doors and garbage enclosure doors, including the doorframes, are to be painted to match the stucco 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 buildings.

The plan shows a 1.6m high decorative metal picket fence with precast concrete piers along the north, east, and south property lines, and a 1.8m high existing wood privacy fence along the west property line.

A sidewalk connection is provided from the main entrance of the building to a future sidewalk connection on Promenade Circle. A second sidewalk connection is provided from the common amenity space on the west side of the buildings to a future sidewalk connection on West Promenade. A common courtyard area is shown along the west side of the buildings and includes a tot lot, putting green, patio, and sitting area.

The by-law requires a minimum amenity area of 13,345m<sup>2</sup>, whereas 9,700.9m<sup>2</sup> has been provided within the outdoor courtyard, indoor media rooms, guest suites, and the individual suite balconies. Staff is satisfied the proposed exception to the by-law can proceed to the Committee of the Adjustment.

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

### **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 bottom of a depressed ramp along the west elevation of the northerly building.

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 has no objection to the proposed site plan to facilitate two, 16-storey apartment buildings comprising 340 units on the subject lands. An exception to the by-law is required with respect to minimum amenity space, and must be approved by the Committee of Adjustment prior to entering into a site plan agreement.

Staff recommends approval of the Site Plan Application and the Application to lift the Holding "H" provision. Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

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

### **Report prepared by:**

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Marco Ramunno, Manager of Development Planning, ext. 8485

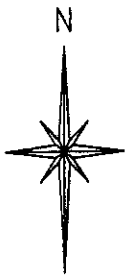
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG

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Not to Scale

CENTRE STREET

NORTH PROMENADE

BATHURST STREET

NEW WESTMINSTER DRIVE

EAST PROMENADE

BROWNRIDGE DRIVE

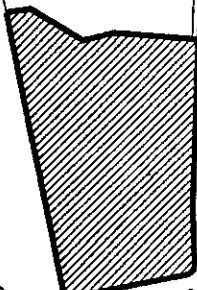
WEST PROMENADE

PROMENADE CIRCLE

SOUTH PROMENADE

CLARK AVENUE WEST

SUBJECT LANDS



# Location Map

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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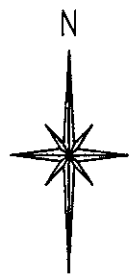
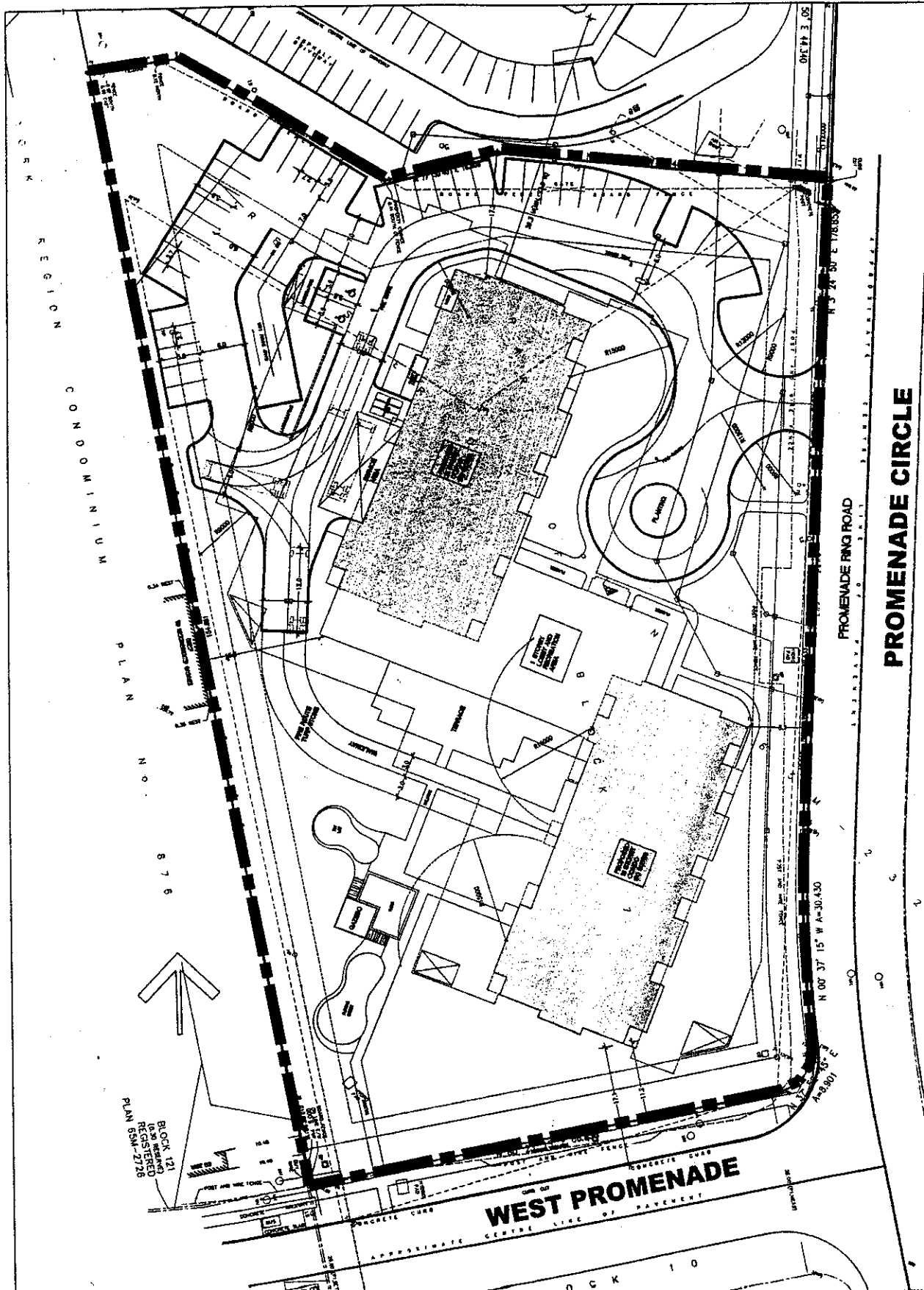
Community Planning Department

# Attachment

FILE No.:  
DA.03.034  
RELATED FILE No.:  
Z.02.044/OP.02.013

August 18, 2003

# 1



Not to Scale

**PROMENADE CIRCLE**

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K

**SUBJECT LANDS**

# Site Plan

Part of Lot 5,  
Concession 2  
APPLICANT:  
**PROMENADE PARK LIMITED**



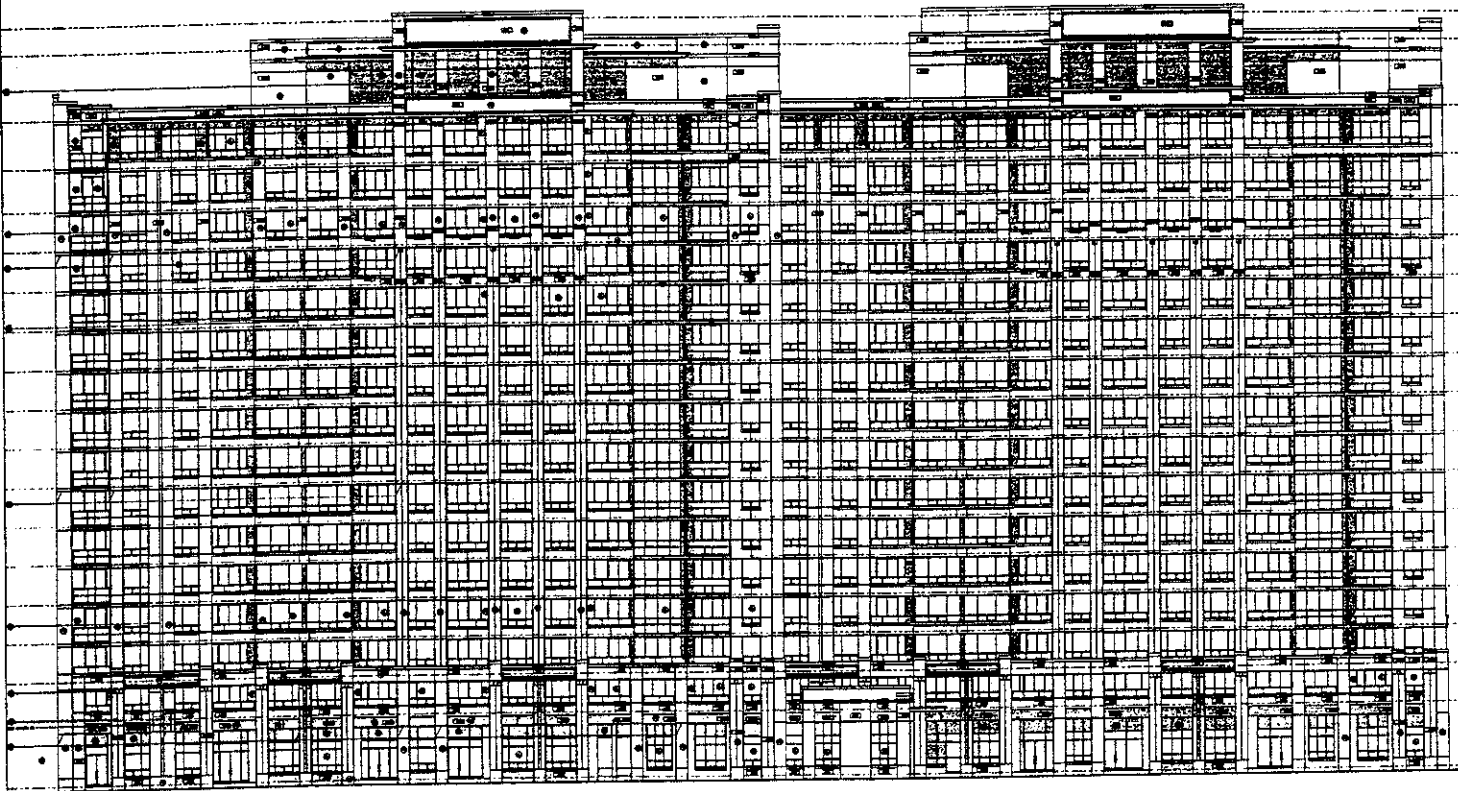
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RELATED FILE No.:  
Z.02.044/OP.02.013  
August 18, 2003

# 2

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EAST ELEVATION (PROMENADE CIRCLE)

## Elevations

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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City of  
**Vaughan**

Community Planning Department

## Attachment

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DA.03.034  
RELATED FILE No.:  
Z.02.044/OP.02.013

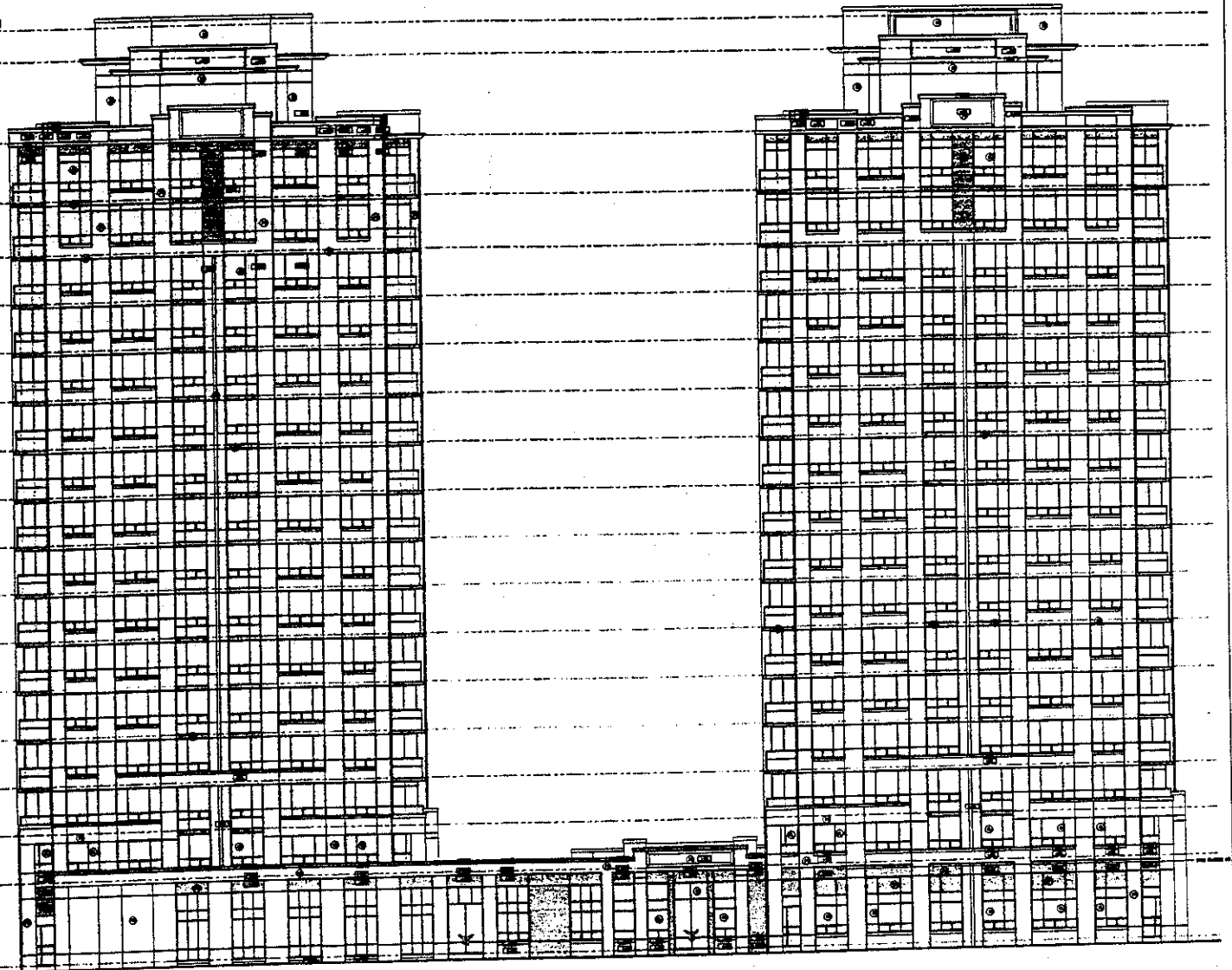
August 18, 2003

# 3



MACH. ROOM

T. SLAB



SOUTH ELEVATION (WEST PROMENADE)

## Elevations

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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**City of**  
**Vaughan**

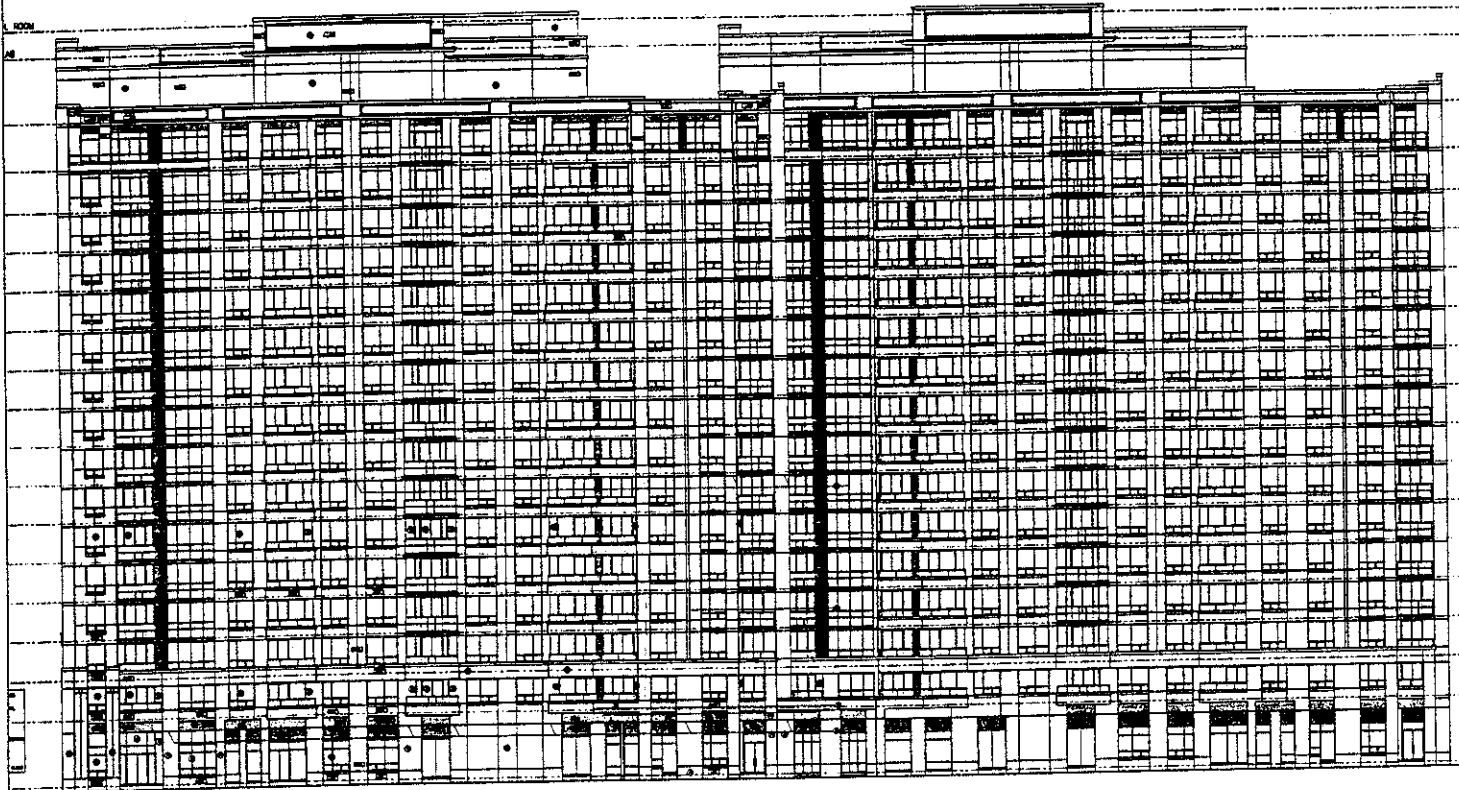
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## Attachment

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DA.03.034  
RELATED FILE No.:  
Z.02.044/OP.02.013

August 18, 2003

# 4



WEST ELEVATION

## Elevations

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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City of  
**Vaughan**

Community Planning Department

## Attachment

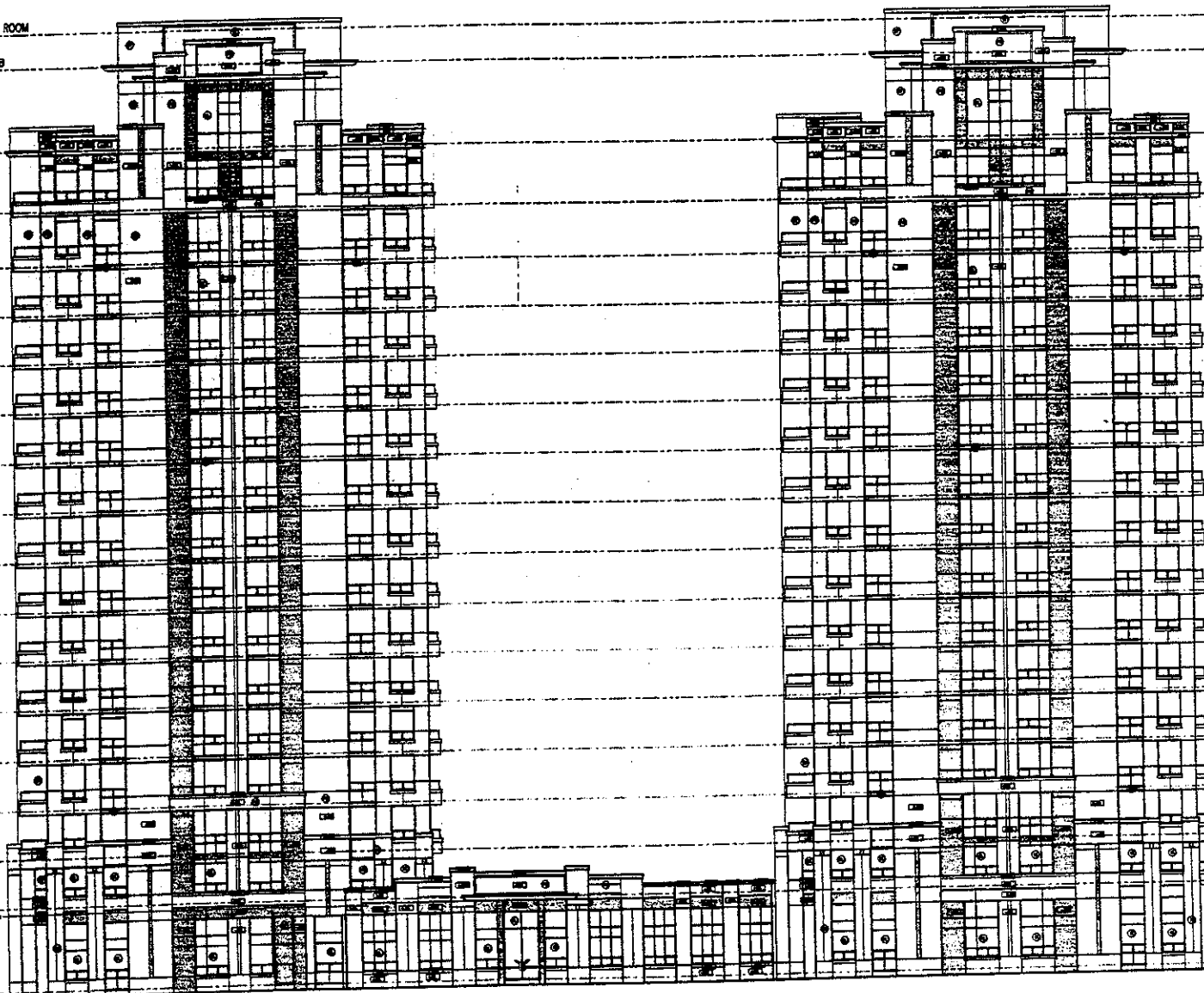
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Z.02.044/OP.02.013

August 18, 2003

# 5

MACH. ROOM

F. SLAB



NORTH ELEVATION

# Elevations

Part of Lot 5,  
Concession 2

APPLICANT:  
PROMENADE PARK LIMITED

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City of  
**Vaughan**

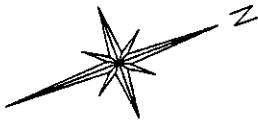
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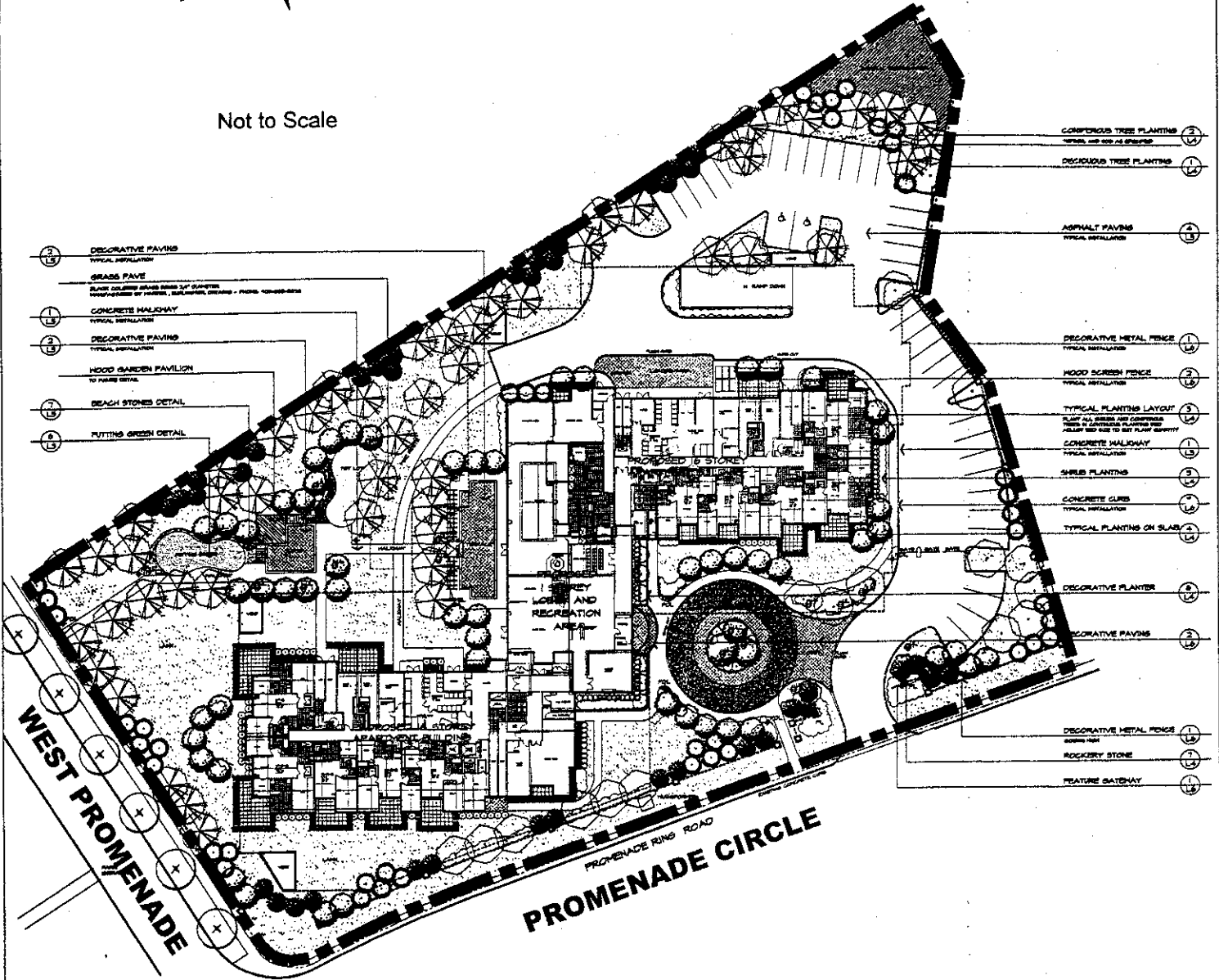
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August 18, 2003

# 6



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- ⑦ DECORATIVE PAVING  
TYPICAL INSTALLATION
- ⑧ GRASS PAVE  
BLACK COLUMBIA GRASS 30% SHADERS  
REPLACEMENT BY PINEAPPLE, BULBUL, BENTON, PINE, TOMES-ORANGE
- ① CONCRETE WALKWAY  
TYPICAL INSTALLATION
- ② DECORATIVE PAVING  
TYPICAL INSTALLATION
- HOOD GARDEN PAVILION  
TO PAVES DETAIL
- ⑦ BEACH STONES DETAIL
- ⑧ PUTTING GREEN DETAIL

- ② CONIFEROUS TREE PLANTING  
TYPICAL AND SEE 25 SHEET
- ① DECIDUOUS TREE PLANTING
- ④ ASPHALT PAVING  
TYPICAL INSTALLATION
- ① DECORATIVE METAL FENCE  
TYPICAL INSTALLATION
- ② HOOD SCREEN FENCE  
TYPICAL INSTALLATION
- ③ TYPICAL PLANTING LAYOUT  
PLANT ALL TREES AND CONIFERS  
TYPICAL IN CONTAINERS PLANTING PER  
HOLEY BED SIDE TO GET PLANT SECURITY
- ① CONCRETE WALKWAY  
TYPICAL INSTALLATION
- ② SHRUB PLANTING
- ① CONCRETE CURB  
TYPICAL INSTALLATION
- ② TYPICAL PLANTING ON SLAB
- ② DECORATIVE PLANTER
- ② DECORATIVE PAVING
- ① DECORATIVE METAL FENCE  
SCREENING FENCE
- ② ROCKERY STONE
- ② FEATURE GATEWAY

**■ ■ ■ ■ ■**  
SUBJECT LANDS

# Landscape Plan

Part of Lot 5,  
Concession 2  
APPLICANT:  
PROMENADE PARK LIMITED



Community Planning Department

# Attachment

FILE No.:  
DA.03.034  
RELATED FILE No.:  
Z.02.044/OP.02.013  
August 18, 2003

# 7

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