

COMMITTEE OF THE WHOLE MAY 3, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.031
SITE DEVELOPMENT FILE DA.04.002
METRONTARIO INVESTMENTS LIMITED
REPORT #P.2003.41**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.031 (Metrontario Investments Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone the subject lands to RA2 Apartment Residential Zone to permit a seniors' retirement residence;
 - b) provide the following exceptions to the RA2 Zone standards:
 - a minimum 7.5m northerly interior side yard;
 - a gazebo within the northerly interior side yard;
 - a minimum of 37 parking spaces;
 - a revised definition of "dwelling unit", that would not require individual units to provide cooking areas; and
 - replace the landscaping requirement in Section 4.1.1(b)(ii), with appropriate landscaping around the parking area.

2. THAT Site Development Application DA.04.002 (Metrontario Investments 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 building elevations be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management and noise reports be approved by the Engineering Department;
 - iv) parking, access and on-site circulation be approved by the Engineering Department;
 - v) access road widenings and transportation improvements along Centre Street be addressed to the satisfaction of the Region of York Transportation and Works Department;
 - vi) all hydro requirements be to the satisfaction of Hydro Vaughan Distribution Inc.;

- vii) a sanitary and storm sewer easement along the entire south property line be registered in favour of the landowner to the east; and
 - viii) the implementing zoning by-law be final and binding.
- b) that the following provisions be included in the site plan agreement:
- i) The Owner shall pay to Vaughan by way of certified cheque cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed rate of \$2200 per unit, whichever is higher, in accordance with the Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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; and
 - ii) The Owner shall construct a sidewalk on the north side of Centre Street in accordance with the approved Site Grading and Servicing Plan, to the satisfaction of the Vaughan Engineering Department. Vaughan will reimburse the Owner for the cost of constructing a 1.5m wide concrete sidewalk through City Development charges, inclusive of Engineering fees and contingency, as pre-approved by the Vaughan Design Manager of the Engineering and Construction Department. The Owner shall contact the Vaughan Engineering Construction Services Section a minimum of 48 hours prior to the construction of the sidewalk to arrange for a site inspection.

Purpose

On April 23, 2003, the Applicant submitted an application to amend the Zoning By-law to rezone the subject lands to RA2 Apartment Residential Zone, to permit a seniors' retirement development. On January 21, 2004 the Applicant submitted a corresponding site development application for an 8074.36m², 4-storey building with 100 units and 37 parking spaces, on a 0.8ha site.

Background - Analysis and Options

The site is located at the northeast corner of Centre Street and New Westminster Drive, in Lot 6, Concession 2, City of Vaughan. The vacant lands have frontage of 54.2m along New Westminster Drive and flankage of 145m along Centre Street.

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - Centre Street; residential (RA3 Apartment Residential Zone)
- East - commercial (C2 General Commercial Zone)
- West - New Westminster Drive; commercial (C2 General Commercial Zone)

On May 9, 2003, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen and Brownridge Ratepayers Associations. To date, no written comments have been received. The recommendation of the Committee of the Whole on June 2, 2003 to receive the public hearing and forward a technical report to a future Committee meeting was ratified by Council on June 9, 2003.

Official Plan

The subject lands are designated “High Density Residential” by OPA No. 210 (Thornhill-Vaughan Community Plan). This designation provides opportunities for residential apartment dwelling units, with a maximum net density of 148 units per hectare within the Town Centre. The proposed use and density of 124 units/ha (100 units/0.8071 ha) conforms to the Official Plan.

Zoning

The subject lands are presently zoned A Agricultural Zone. The proposed rezoning to RA2 Residential Zone would permit the seniors’ development.

A revised definition for “dwelling unit” is required to address the proposed development. The by-law requires individual units to provide cooking areas, whereas some of the proposed units will exclude such areas, and the residents would obtain their meal service from a common dining and lounge area, and through catered meals prepared in a common kitchen facility. In addition, the following exceptions to the RA2 Zone standards would be required:

	<u>Required</u>	<u>Provided</u>
- Minimum Interior Side Yard (north)	7.8m	7.5m
- Minimum Parking Spaces	100	37
- Location of Gazebo	Rear Yard	Interior Side Yard (north)
- Landscaping in Parking Area	a berm or evergreen hedgerow of 1.2m height	mix of tree and shrub planting

Staff is satisfied with the above-noted exceptions, which are considered to be appropriate for the site and in the context of the proposed seniors’ development, as noted below:

The northerly interior side yard is deficient by 0.3m, and is minor. The proposed reduction will not impact upon the future development of the high density residential lands to the north.

The location of the gazebo within a recessed amenity space courtyard in the interior side yard is appropriate, and provides a safer and more pleasing environment than the rear yard adjacent to the parking area.

The reduction in parking from 100 to 37 spaces was supported by the applicant’s parking justification study, and has been approved by the Vaughan Engineering Department. Details of the parking study are provided in the parking section of this report.

Senior’s developments typically contain units without cooking areas within the individual suites. As an alternative, meals are prepared in a common kitchen within the building and served to the residents in a common dining area or catered to the individual suites. Thus, the revision to the “dwelling unit” definition is appropriate.

The by-law requires parking areas for multiple unit dwellings to be screened by an earth berm or an evergreen hedgerow, at a minimum height of 1.2m. This landscaping requirement would not be suitable for the Centre Street frontage. The proposed landscaping plan proposes a mix of deciduous and coniferous trees and shrubs, and provides a positive landscape treatment and screening of this area of the site.

Site Design

The irregular-shaped building is to be situated along the westerly and southerly lot lines, addressing the corner of New Westminster Drive and Centre Street. The 4-storey building will contain 100 suites, consisting of 21 bachelor and 79 single-bedroom units, primarily attracted to seniors over the age of 80.

The vehicular access to the site is from a 9.0m wide right-in/right-out driveway on Centre Street, which leads to a 37 space parking area and a round-about drop-off/pick-up area on the east side of the building. A 2m wide concrete pedestrian walkway has been provided around the 4-storey building, and will connect to the public sidewalk on New Westminster Drive and the proposed sidewalk on Centre Street. A landscaping amenity area is provided within a recessed area on the north side of the building.

Building Elevations

The 4-storey building will be constructed to a height of 15.7m and covered by an asphalt-shingled pitched roof with a colour blend of browns, greys and terra cotta. Portions of the building include metal accent roofs and canopies in a bronze finish. The main entrance to the building faces Centre Street and is covered by a square-shaped canopy supported by columns that extend into the centre of the circular driveway aisle. The main entrance includes a 3storey bay window projecting out from the main building. Three entrances to the building exist on the north elevation at the rear of the building, and an entrance has also been provided on the east elevation facing the parking area.

The lower half of the building will be constructed predominately with brick, whereas the upper half has introduced stucco in combination with the brick in a buff tone with cream highlights, and accented by the brick in a medium red with terra cotta hues. The upper half includes stucco in an off-white finish, and accented in a light-grey semi-textured finish. The final building elevations must be to the satisfaction of the Community Planning and Urban Design Departments.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous tree and shrub planting along the perimeter of the site and building, and in the parking areas. A 2m wide concrete pedestrian walkway has been provided around the building, and will be revised to provide a meandering path for use by the residents. A gazebo with seating has been provided at the rear of the building, with park benches provided at the front entrance. The final landscape plan must be to the satisfaction of the Urban Design Department.

The applicant will be required to pay cash-in-lieu of the dedication of parkland in accordance with the Planning Act and the City's cash-in-lieu policy.

Access and Parking

The site plan provides a 9m wide, right-in/right-out access at the southeast corner of the site on Centre Street, which will require approval from the York Region Transportation and Works Department. A raised concrete center median will be constructed along this section of Centre Street, between New Westminster Drive to North Promenade, to facilitate dedicated lanes for the York Region Rapid Transit Project. The median will restrict traffic movements to and from the site to right-in/right-out. Access to New Westminster was not feasible due to insufficient sight lines.

A road widening must be dedicated to the Region along the entire Centre Street frontage. The applicant will also be required to install a public sidewalk along Centre Street frontage, and will be reimbursed through City development charges.

By-law 1-88 requires parking for a seniors' development on the basis of 1.0 space/unit. The 100 unit building would require 100 parking spaces, whereas the site plan proposes 37 spaces. The applicant submitted a parking justification study prepared by Read, Voorhees and Associates, dated March 2004, which was reviewed and approved by the Engineering Department. The study examined three similar senior's developments that had a parking rate less than what is proposed on the subject lands, and there was sufficient parking available. The findings were also consistent with other parking studies reviewed for senior's developments in Vaughan. The implementing zoning by-law will include an exception to permit a minimum of 37 parking spaces on the site.

Servicing

The site has access to municipal services, including sanitary and storm sewers and water. The Owner will be required to register a sanitary and storm sewer easement along the entire south property line, in favour of the landowner to the east, in order to facilitate private services though the site to the easterly property.

The Engineering Department will require a noise assessment study to be submitted for review and approval.

The final site servicing and grading plans, stormwater management report and noise assessment study must be approved by the Engineering Department.

Hydro services are being constructed north of the site, and will be extended southwards to serve the proposed development. All hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Land Use/Compatibility

The application proposes a 4-storey, 100 unit seniors' residence on the subject lands. The proposal is in keeping with the Official Plan designation and is appropriate to the area in light of the surrounding uses within the Town Centre Area of Thornhill. The density encourages the intensification of the Town Centre Area, without the added strain on the road network, which may have resulted from forms of high density uses other than seniors' development.

Furthermore, the site design addresses the southwest corner of the subject lands, and provides a positive street-related development at the intersection of Centre Street and New Westminster Drive.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #210 and the Town Centre Secondary Plan.

Conclusion

Staff have reviewed the proposed zoning amendment and related site plan application in context of the Official Plan and surrounding land uses, and consider the 4-storey seniors' residential development to be an appropriate use for the site. The proposal implements the policies of the Official Plan, which encourages high density development within the Town Centre Area of Thornhill, and is compatible with existing and planned development in the surrounding area.

Staff recommend approval of the Zoning By-law Amendment to rezone the lands to RA2 Zone and the related site plan to facilitate a seniors' residential development on the subject lands. Should the Committee concur, the recommendations in this report can be adopted.

Attachment

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

Report prepared by:

Arminé Hassakourians, Planner, ext.8368
Grant A. Uyeyama, Senior Planner, ext. 8635

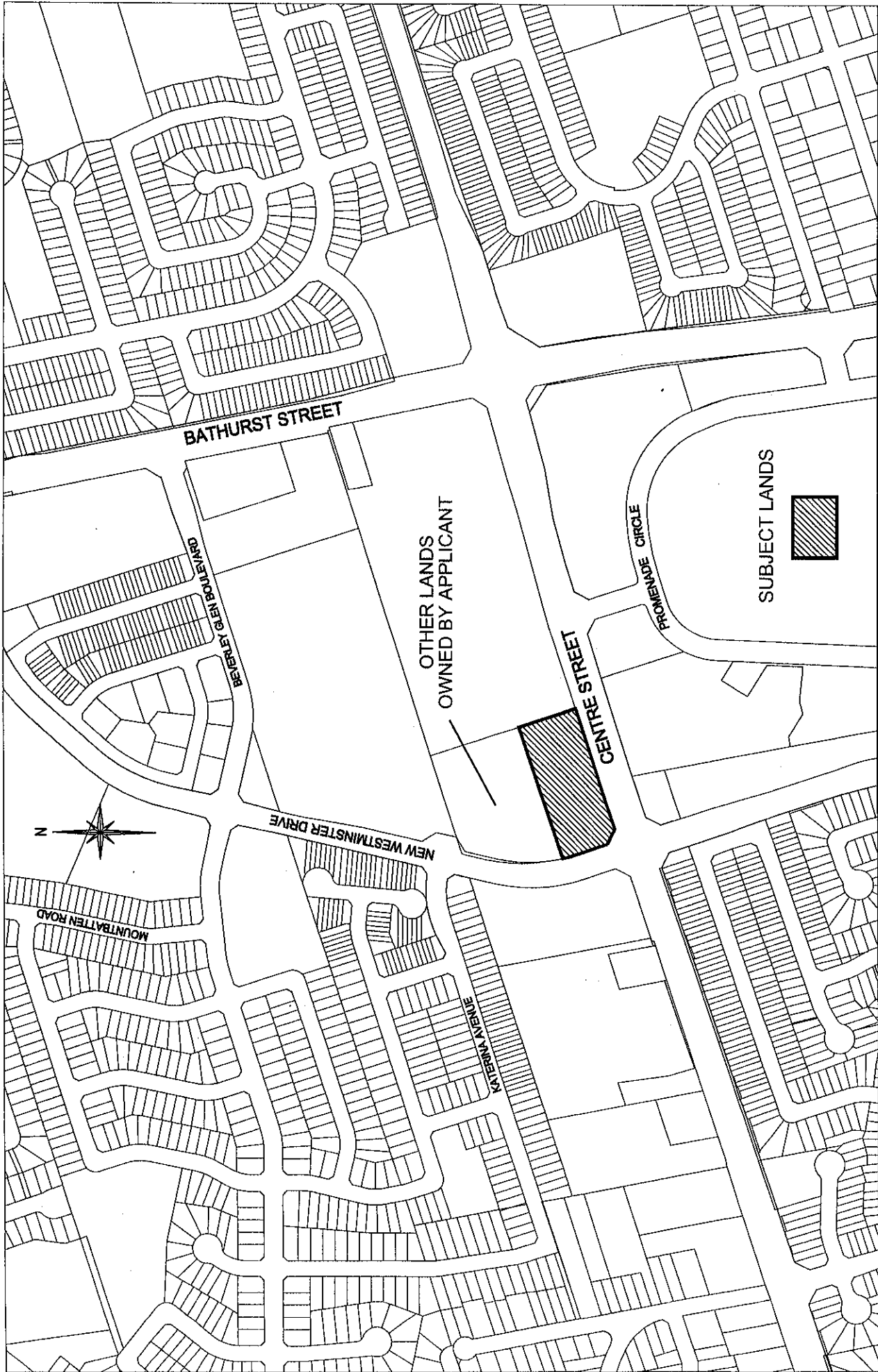
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager Development Planning

/LG

R:\WORKING\HASSAKA\Z03031&04002.cw



Attachment **1**

FILE No.:
DA.04.002
& Z.03.031
Not to Scale
April 21, 2004

City of **Vaughan**

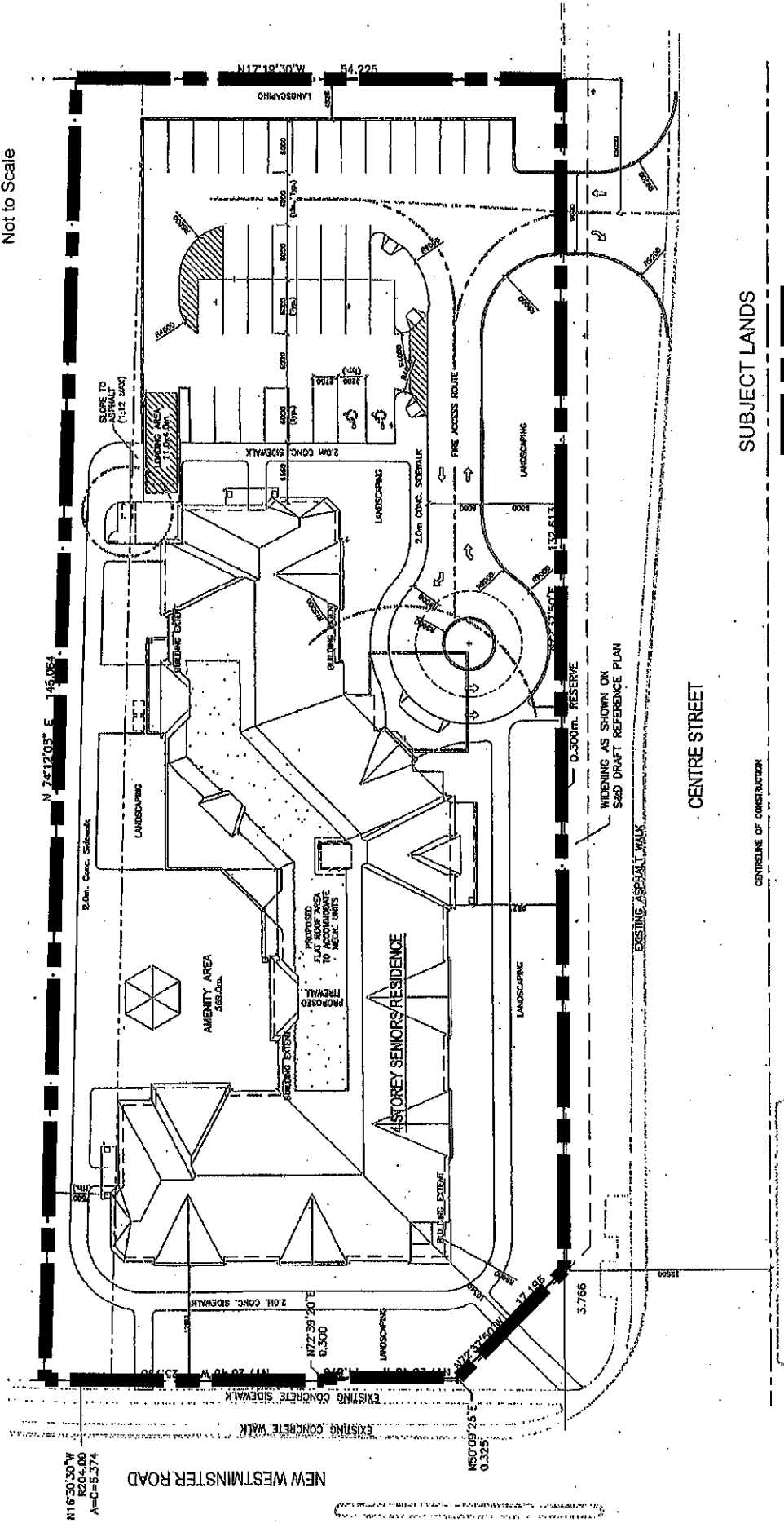
Community Planning Department

Location Map

Part of Lot 6,
Concession 2
APPLICANT:
METRONTARIO INVESTMENTS
LIMITED



Not to Scale



SUBJECT LANDS



Site Plan

Part of Lot 6,
Concession 2

APPLICANT:
METRONTARIO INVESTMENTS
LIMITED



Community Planning Department

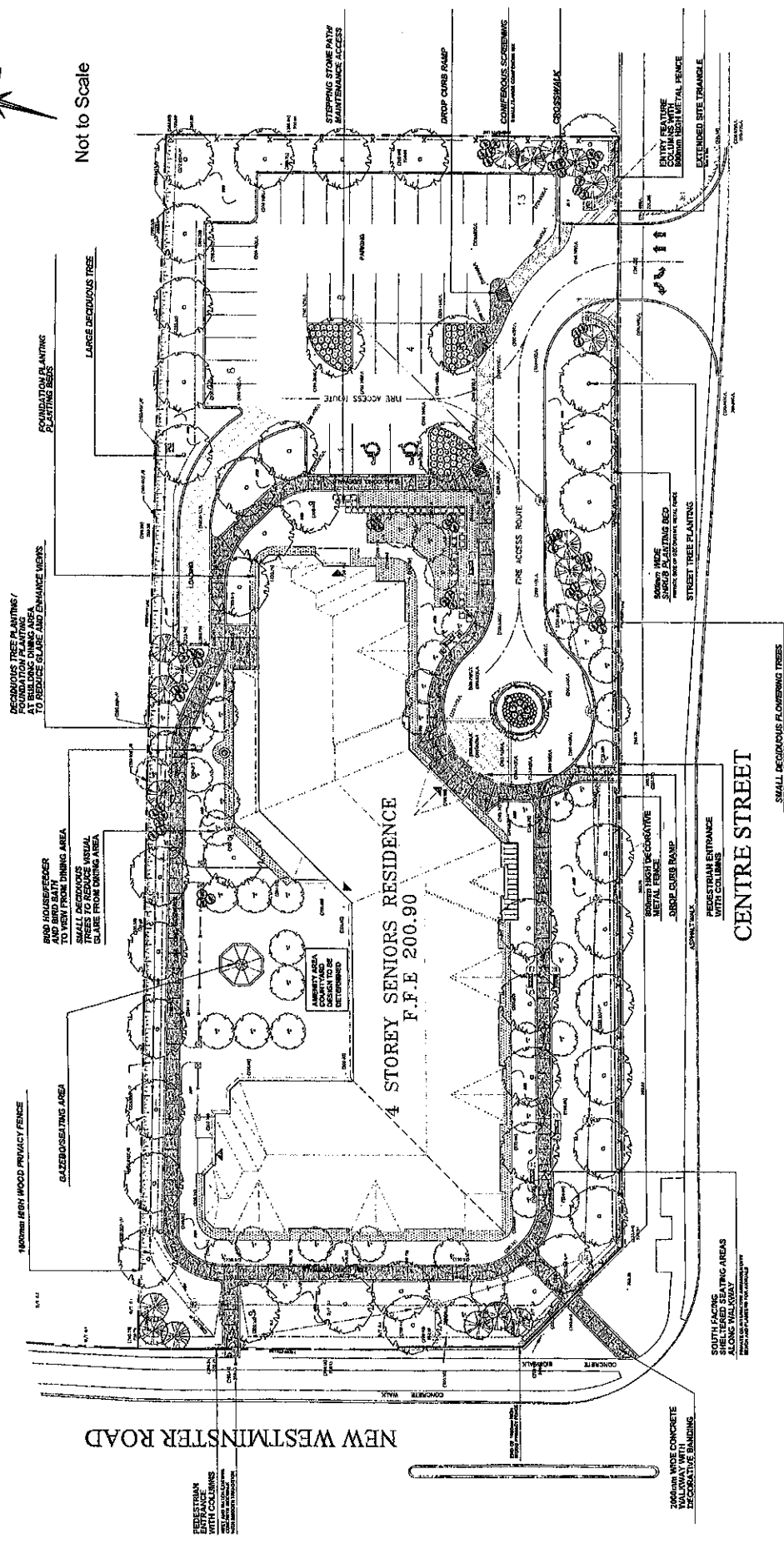
Attachment 2

FILE No.:
DA-04-002
& Z.03.031

April 21, 2004



Not to Scale



LANDSCAPE PLAN TO
MATCH SITE PLAN LAYOUT

Attachment 3

FILE No.:
DA.04.002
& Z.03.031

April 21, 2004



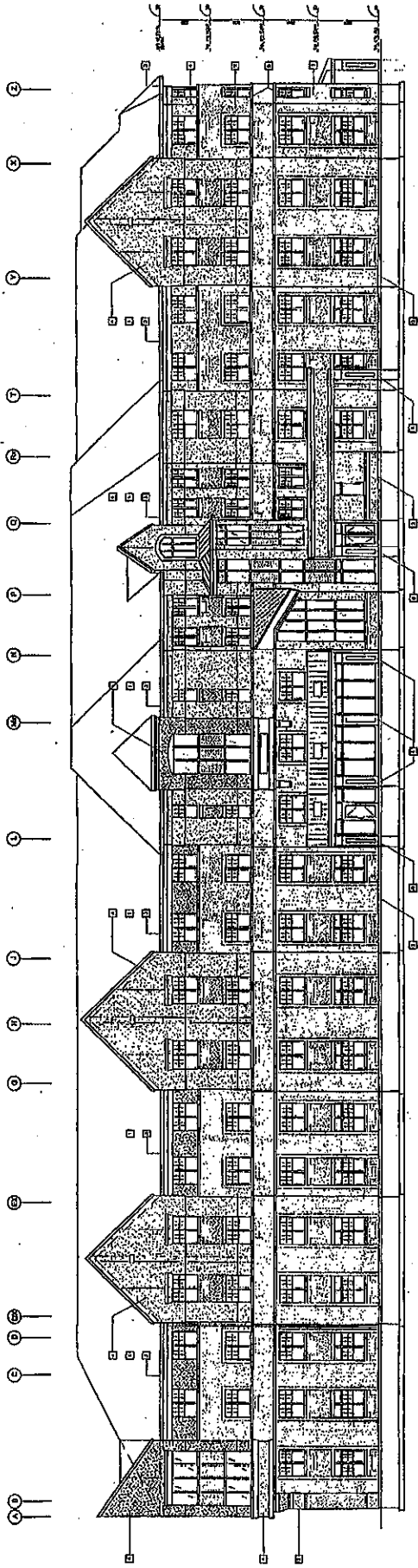
Community Planning Department

Landscape Plan

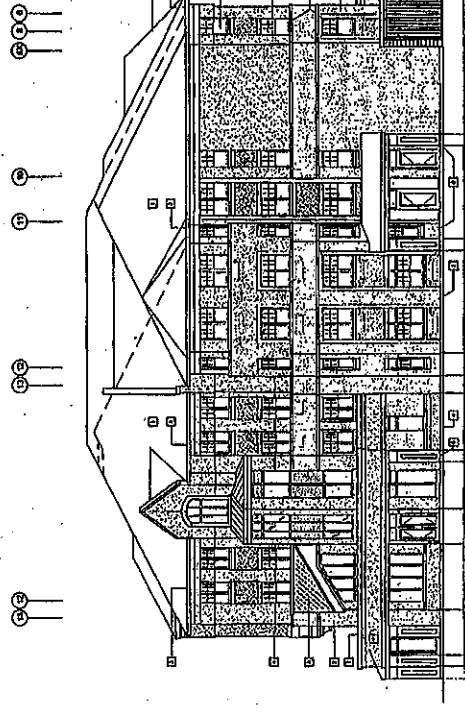
Part of Lot 6,
Concession 2

APPLICANT:
METRONARIO INVESTMENTS
LIMITED

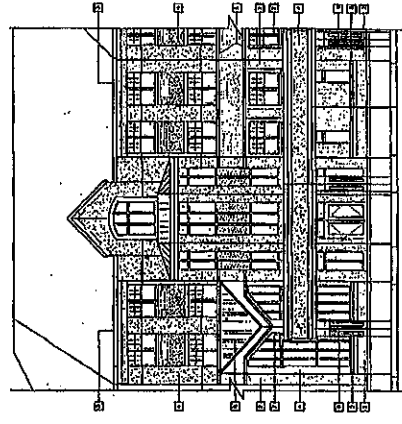
NO. DPTV.1 ATTACHMENTS (DA) (04.04.002)



1 SOUTH ELEVATION



2 EAST ELEVATION



2 EAST ELEVATION

Elevations

Part of Lot 6,
Concession 2

APPLICANT:
METRONARIO INVESTMENTS
LIMITED

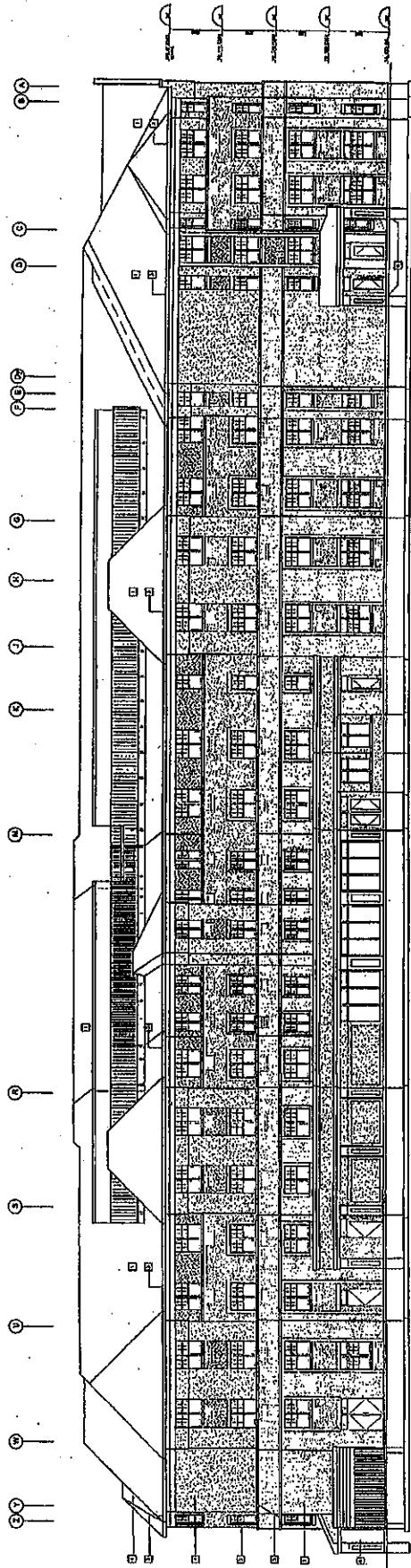
City of Vaughan

Community Planning Department

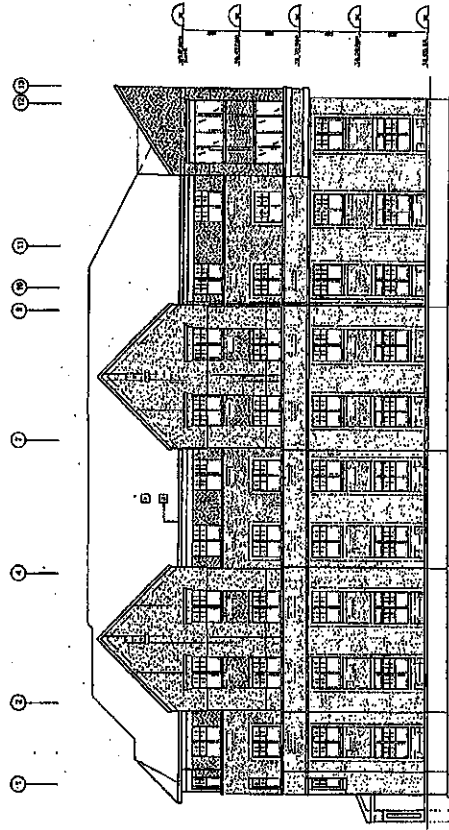
Attachment 4

FILE No.:
DA.04.002
& Z.03.031

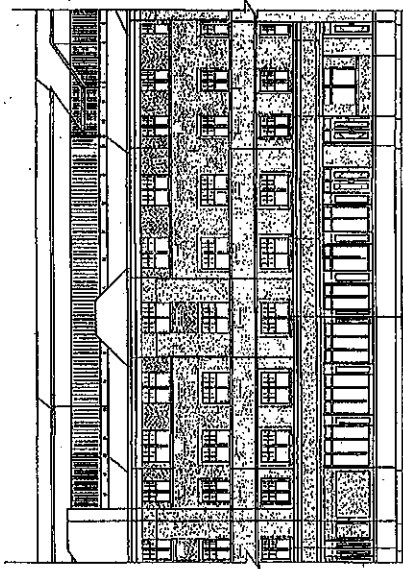
Not to Scale
April 21, 2004



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Elevations

Part of Lot 6,
Concession 2

APPLICANT:
METRONTRARIO INVESTMENTS
LIMITED

City of Vaughan

Community Planning Department

Attachment 5

FILE No.:
DA.04.002
& Z.03.031

Not to Scale
April 21, 2004