

**COMMITTEE OF THE WHOLE FEBRUARY 21, 2005**

**SITE DEVELOPMENT FILE DA.04.045  
CULTURAL AND EDUCATION CENTRE OF  
THE MINIME SISTERS OF THE PASSION AND  
FEDERATION OF CALABRESI OF ONTARIO**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.045 (Cultural and Education Centre of the Minime Sisters of the Passion and Federation of Calabresi of Ontario BE APPROVED to permit a 2-storey, 330.33m<sup>2</sup> recreation/education centre, a 63.96m<sup>2</sup> accessory public washroom facility with a roof-top podium, and a senior soccer field and outdoor bocce court as shown on Attachment #2, subject to the following conditions:
  - a) that prior to registration of the site development agreement:
    - i) the Development Planning Department shall approve the final site plan, elevation plan and landscape plan;
    - ii) the Engineering Department shall approve the final site servicing and grading plans, stormwater management report, and a traffic study;
    - iii) all road widenings, easements, and engineering services shall be dedicated free of all costs and encumbrances to the appropriate agency or authority, if necessary;
    - iv) all requirements of PowerStream Inc. and the Fire Department shall be satisfied;
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied, including obtaining approval of a stormwater management report, and obtaining a permit in accordance with Ontario Regulation 158, prior to any on-site works taking place;
    - vi) all requirements of CP Rail shall be satisfied;
    - vii) all requirements of the Ontario Realty Corporation and the Ministry of Municipal Affairs and Housing shall be satisfied; and
    - viii) the required variances shall have been obtained from the Committee of Adjustment and shall be final and binding.
  - b) that the site development agreement contain the following conditions and warning clauses:
    - i) all garbage shall be stored indoors until ready to be picked up;
    - ii) the subject lands shall be developed only for the purposes specified on the site plan and that any uses or development of the site beyond those specified or granted approval, shall require amendment to the site plan agreement through the submission of a subsequent site development application(s) for approval by the

City, the Ontario Realty Corporation and the Ministry of Municipal Affairs and Housing;

- iii) any sound system included as part of the theatre and outdoor facility shall be designed in a manner that directs noise away from the residential properties to the north, and shall be limited to mainly an indoor system. The Engineering Department shall determine if a noise study is required.

### **Purpose**

A Site Development application has been submitted to permit the construction of a 2-storey, 3301.33m<sup>2</sup> recreation/education centre; a 63.96m<sup>2</sup> accessory public washroom facility with a rooftop podium, a senior soccer field and an outdoor bocce court, as shown on Attachment#2. The site plan further illustrates a future 3-storey, 75 unit senior's care facility, which is not subject of this current application. The subject proposal represents an additional phase to the overall master plan for the subject lands. Pertinent site plan statistics are as follows:

Total Site Area =	9.8ha
Existing Gross Floor Area (Chapel and Sister's Residence)=	824.24m <sup>2</sup>
Proposed Gross Floor Area (recreation/education/washroom/podium)=	<u>3365.29m<sup>2</sup></u>
Total GFA (existing and proposed)=	4189.53m <sup>2</sup>
Parking provided on site =	465 spaces

### **Background – Analysis and Options**

The subject lands are owned by the Provincial Government, represented by the Minister of Government Services of Ontario and managed by the Ontario Realty Corporation (ORC). The Ontario Realty Corporation was established in 1993 as a Crown Corporation providing the Ontario Government ministries, agencies, boards and commissions with professional property management services. The City of Vaughan leased the subject lands from the Province in 1985, and as the tenant, has sublet the lands through a License Agreement to the Cultural and Education Centre of the Minime Sisters of the Passion, the current licensee. Although, the landlord/owner continues to be the Province, the Licence between the City and the Minime Sisters of Passion functions as a "landlord" and "tenant" relationship.

In 2002, the Sisters (Licensee) entered into an agreement with the Federation of Calabresi of Ontario (Co-licensee) to jointly develop the site, and as such, entered into an Assignment of Licence and Consent agreement in June 2003 with the consent of the City of Vaughan.

The subject lands shown on Attachment #1 are located on the east side of Kipling Avenue, south of Regional Road #7, in Lot 4, Concession 7 (7543 Kipling Avenue), City of Vaughan. The property has 88m of frontage on Kipling Avenue and an average lot depth of approximately 600m. The lands are relatively flat with a gradual easterly slope towards the CP Rail tracks, and are currently developed with a two-storey dwelling housing the Sisters and a chapel building centred on the site, both of which have been approved by Council as part of the overall concept plan.

The subject lands are designated "Public Open Space and Buffer Area" by the Parkway Belt West Plan and zoned PB1 Parkway Belt Open Space Zone by By-law 1-88. The surrounding land uses are as follows:

- North - residential subdivision/single detached homes, (R3 Residential Zone)
- South - Veneto Centre (PB1 Parkway Belt Zone)
- East - CP Rail Rail tracks (PB1 Parkway Belt Zone)
- West - Kipling Avenue; existing detached dwellings and vacant land (PB1 Parkway Belt)

### Official Plan

The subject lands fall within an area identified as "Public Use Area" and are designated "Public Open Space and Buffer Area" by the Parkway Belt West Plan. The permitted uses in this designation include public open space and buffers and incidental uses, and privately operated open space and recreation oriented uses, subject to the following conditions:

- i) The uses are open to the general public;
- ii) All natural features are preserved to the maximum possible degree;
- iii) Building structures have a very low coverage and are of limited height and low mass appearance;
- iv) Buildings and structures are located in a manner that will secure an open space character;
- v) Landscaping and berms are provided where necessary to secure the objective of the Plan; and
- vi) Any other conditions required to attain the provisions of the Plan.

The applicant has indicated that the proposed facility will be administered jointly by the Minime Sisters and the Federation of Calabresi of Ontario, and will be open to the public as provided for in the lease and license agreements. The proposed building is identified as an amphi theatre and recreational community centre in previous agreement showing the overall concept plan. As the applicant proposes to relocate and redesign the structures, an amendment to the existing site plan agreement is required. The existing and proposed buildings are of relatively low profile and centrally located on the site in an area with little vegetation, which is in keeping with the intent of the Official Plan. Staff is of the opinion that the proposed development conforms to the Parkway Belt West Plan.

The Ontario Realty Corporation, has reviewed the proposed development for the subject lands and has indicated that it has no objection, provided the Ministry of Municipal Affairs and Housing (MMA) confirms that the proposal conforms to the Parkway Belt West Plan. A condition to this effect is included in the recommendation to this report.

### Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by By-law 1-88, which permits recreational uses, including but not limited to, parks, playground, community centres and similar type uses together with necessary and accessory buildings and structures. The proposed recreation/education centre, public washroom facility and activity fields are permitted uses. However, the following variances are required to facilitate the construction of the proposed buildings:

- a minimum interior side yard of 6.0m, whereas 15m is required; and
- portions of the driveways and manoeuvring areas are unpaved, and are not all covered with hot mix asphalt or concrete as required by By-law 1-88.

The site is proposed to be developed in phases with ongoing construction, and it is appropriate under these circumstances that not all driveways and manoeuvring aisles would be covered with asphalt. The proposed 6m setback applies to the southerly lot limit (Portico Structure), which abuts other additional recreational lands (Veneto Centre). Accordingly, Planning Staff can support the proposed variances. A Committee of Adjustment application is required to obtain relief from these requirements and any other exceptions that may be identified to facilitate the final approved site plan. Council shall approve the final site plan, prior to the Committee of Adjustment considering a minor variance application.

## Site Design

The site (see Attachment #2) is currently developed with two buildings including, a two storey dwelling housing the Sisters and a chapel building centrally located on the site. The buildings are served by a rough grade asphalt driveway running east from Kipling Avenue leading entrance, to an unpaved area, which will eventually serve as the main parking area.

The proposed development shown on Attachment #2 is comprised of a 2-storey recreation/education centre (Calabria Centre) and a public washroom facility with rooftop podium. The 2-storey building is L-shaped and acts as the main anchor for the development and includes a gathering piazza area which is encircled by a portico structure

Staff is generally satisfied with the overall site layout, which is appropriately landscaped, including the parking areas, but additional consideration should be given to pedestrian movement through the site including movement from parking areas into buildings and walkways that connect buildings. The final site plan will be approved to the satisfaction of the Development Planning Department.

The existing and proposed development is generally located centrally on the site away from Kipling Avenue and the residential lands to the north. A landscaped buffer area will be provided between the residential homes to the north (Veneto Drive) and throughout the overall site development.

## Building Elevations

### i) South, West and East Elevations

The proposed elevations are shown on Attachments #4, #5 and #6. The south, west and east elevations are similar in construction and design and incorporate a significant level of detail and architectural treatment. The main exterior building material is a combination of brick and stucco, interrupted with glazing and utilizing a metal roofing system. The rooflines of these elevations are highlighted with peaked and multi-level roof treatments. The use of arches capped in decorative moulding play an integral role of establishing Italianate style architecture. The west elevation comprises the main entrance to the building, which is treated and emphasized with a large covered archway. The colour scheme for the development has not been determined, but the architect has indicated that the colours would be similar to those typically found in buildings within the Calabria Region and could include red, cream and off-white stone.

### ii) North Elevation

The north elevation as shown on Attachment #4 faces the existing residential properties and utilizes the same architectural elements as the other elevations, however it has been simplified. The building is located approximately 60m from the residential property line to the north with a roofline that is more subtle and flat, making it less visible and pronounced.

### iii) Portico and Washroom/Podium

The public washroom will be constructed with face brick and an aluminium window band. Stairs are provided on the north, west and east elevations leading to a podium located over the washroom. A painted metal railing is provided around the perimeter of the podium. A portico structure will encircle a proposed open piazza area providing a functional architectural element. The portico will be constructed with masonry piers and metal columns to support a prefinished metal roof structure as shown on Attachment #6.

Overall, the proposed building and structures are attractive and utilize an Italianate architectural style, however additional elements including the introduction of a stone material would better achieve the contemplated architectural style. Additional design work and material mixture will

further enhance the overall architectural quality. Staff will work with the applicant's architect to address the minor details including the submission of a roof plan and a materials sample board, and the final elevations will be approved to the satisfaction of the Development Planning Department.

#### Access

The site is served by one 7.5m wide full movement access. The driveway extends eastward from Kipling Avenue and provides a connection to the various buildings and uses on the site, and also serves as the main fire access route. The property fronts onto Kipling Avenue, which has a planned road width of 30m. A road widening will be required to be provided to the City to the satisfaction of the Engineering Department.

A pedestrian walkway initiating from Kipling Avenue and winding its way eastward through the entire site is proposed to facilitate connectivity throughout the property. The walkway is proposed to branch out at periodic intervals from the main trail to different areas on site.

#### Parking

The proposed site plan provides 465 parking spaces to serve the existing and proposed uses. Parking for the development is based on both capacity load and individual uses and is calculated as follows:

##### Existing Uses:

2 storey dwelling unit (Office Use)- 200.64m <sup>2</sup> @ 3.5spaces/100m <sup>2</sup>	= 7 parking spaces
Chapel – 623.60m <sup>2</sup> @ 11 spaces/100m <sup>2</sup>	= 69 parking spaces

##### Proposed Calabria Centre and Accessory Uses:

Office Use- 1516.91m <sup>2</sup> @ 3.5 spaces/100m <sup>2</sup>	= 53 parking spaces
Theatre Use – 543.55m <sup>2</sup> @ 11 spaces/100m <sup>2</sup>	= 60 parking spaces
Bar/Concession Stand Use – 379.83m <sup>2</sup> @ 16 spaces/100m <sup>2</sup>	= 61 parking spaces
Library Use- (Occupant Load of 97 @1 space/3 people)	= 33 parking spaces
Gym Use – (Occupant Load of 68 @ 1 space/3 people)	= <u>23 parking spaces</u>

TOTAL EXISTING (+) PROPOSED	= 306 parking spaces
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The proposed parking supply complies with the requirements of By-law 1-88 for the existing and proposed uses, which a surplus of 159 spaces.

#### Landscaping

The site has an area of approximately 9.8ha with a woodlot located on the southwest portion of the site closer to Kipling Avenue. The applicant has submitted a landscape plan shown on Attachment #3, which deals with the east portion of the property including the proposed Calabria Centre and activity facilities (soccer field and bocce courts). The plan submitted provides extensive soft and hard landscape material. The majority of the landscaping is located along the northern lot line abutting the residential properties providing both an open space feeling and at the same time serving as a buffer from group activities. The new landscape material will be intermixed with the existing natural area. Tree clearing will be kept to a minimum since the development is generally concentrated in a clear open field area of the site. An array of trees and shrubs are proposed to be located throughout the site, around the proposed building, and scattered throughout the parking lot area. Decorative trellis work is also planned east of the piazza providing a point of entry and interest. The square/piazza itself will be treated with pavers or a concrete material.

The final landscape plan and cost estimate shall be approved by the Development Planning Department. A condition to this effect has been included in the recommendation section of this report.

#### Servicing

The Engineering Department has reviewed the first submission for this proposal and provide the following comments (in part):

- A Stormwater Management Report and a Traffic Study are required for review and Approval.
- TRCA and CP approval is required.
- A 30m right-of-way for Kipling Avenue is required to be provided to the satisfaction of the Engineering Department.
- A Phase One Environmental Site Assessment Report (ESA) maybe required to determine suitability.

This Department has also red-lined the servicing and grading plans. The final plans, traffic study, Phase One ESA, and Stormwater Management report will be required to be approved by the Engineering Department.

The City's Lot Grading Co-ordinator in the Building Standards Department has indicated that a drainage swale is required along the north side of the property line to direct drainage from the subject lands away from the residential lots to the north and that it not interfere with the approved drainage of the residential lots. The Engineering Department and the Toronto Region Conservation Authority will approve the final engineering plans and stormwater management report, to ensure drainage in the area is appropriate and does not impact adjacent properties.

To ensure noise garbage pick-up is addressed on the property, warning clauses will be included in the site plan agreement to this effect. Garbage will be required to be stored internal to the building, and all noise from the outdoor facilities will be required to be directed away from the residential properties to the north.

#### Toronto And Region Conservation Authority (TRCA)

TRCA Staff have reviewed the proposed development application and provide the following comments;

- The subject property is partially within a TRCA Fill Regulated Area of the Humber River, and therefore, prior to any works taking place, a permit in accordance with Ontario Regulation 158 is required.
- The development application does not propose any grading or vegetation removal within the TRCA Fill Regulated Area, and as the limit of grading, paving, and construction is outside the valley corridor, a TRCA grading permit is not required.
- As the property is greater than 5ha in size, the TRCA requires the submission of Stormwater Management Report (SWM) for review and approval.

Conditions addressing the Toronto and Region Conservation Authority have been included in the recommendation section of this report.

## CP Rail

The property is located adjacent to the CP Rail line. The Owner will be required to satisfy all requirements of CP Rail, as a condition of site plan approval.

## Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

## Conclusion

The Site Development application has been reviewed in accordance with the Parkway Belt West Plan, Zoning By-law 1-88, and the area context. The applicant has indicated that the facilities will be administered by the Minime Sisters of the Passion and Federation of Calabresi of Ontario, and will be open to the public. Additionally, the existing and proposed buildings are of low profile and centrally located on the site in an area with little vegetation. The proposed development will provide additional services and public recreational amenity to the community. The proposed development is considered to conform to the Parkway Belt West Plan, and is an appropriate development of the site.

In light of the above, Staff can support Site Development Application DA.04.045, to construct this phase of the development. Should the Committee concur, the recommendation in this report can be adopted, subject to conditions identified.

## Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation (Main Building North and East)
5. Elevations (Main Building - South and West)
6. Elevations (Portico and Podium)

## Report prepared by:

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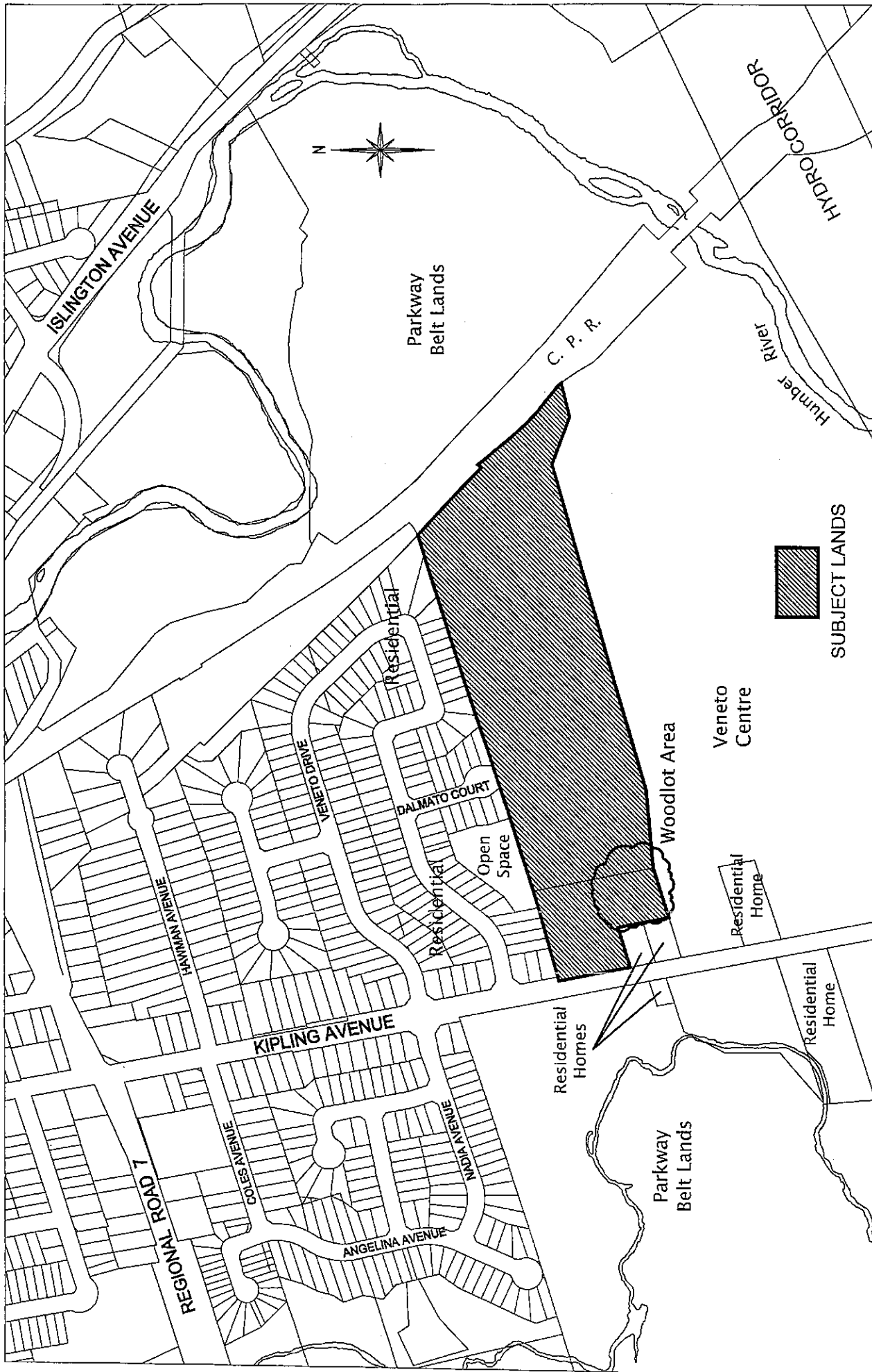
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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## Location Map

Part of Lot 4,  
Concession 7

APPLICANT:  
CULTURAL & EDUCATION CENTRE OF  
THE MINIME SISTERS OF THE PASSION  
and FEDERATION CALABRESI OF ONTARIO

City of  
**Vaughan**

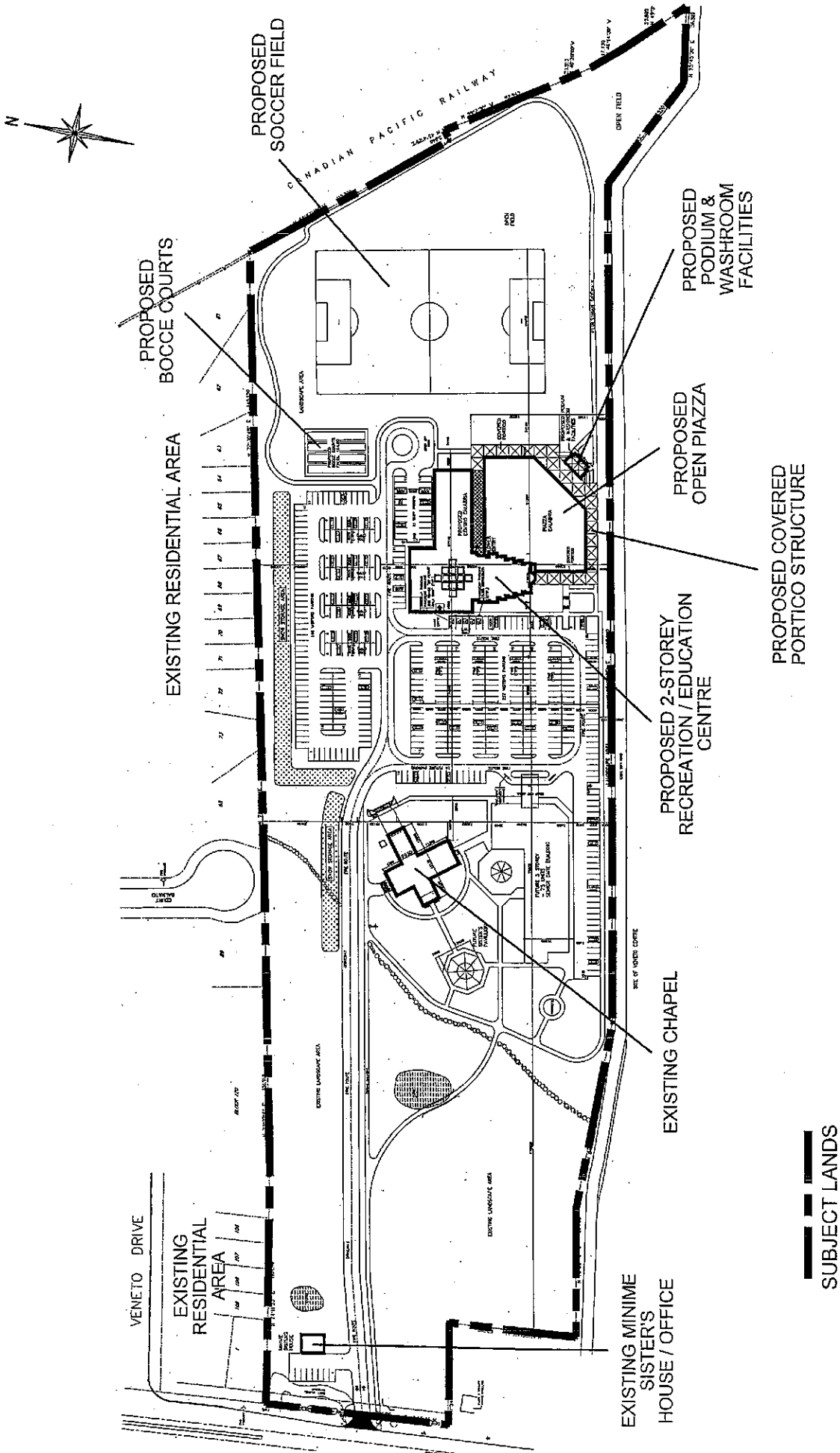
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## Attachment

# 1

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DA.04.045  
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January 24, 2005





## Site Plan

Part of Lot 4,  
Concession 7

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City of  
**Vaughan**

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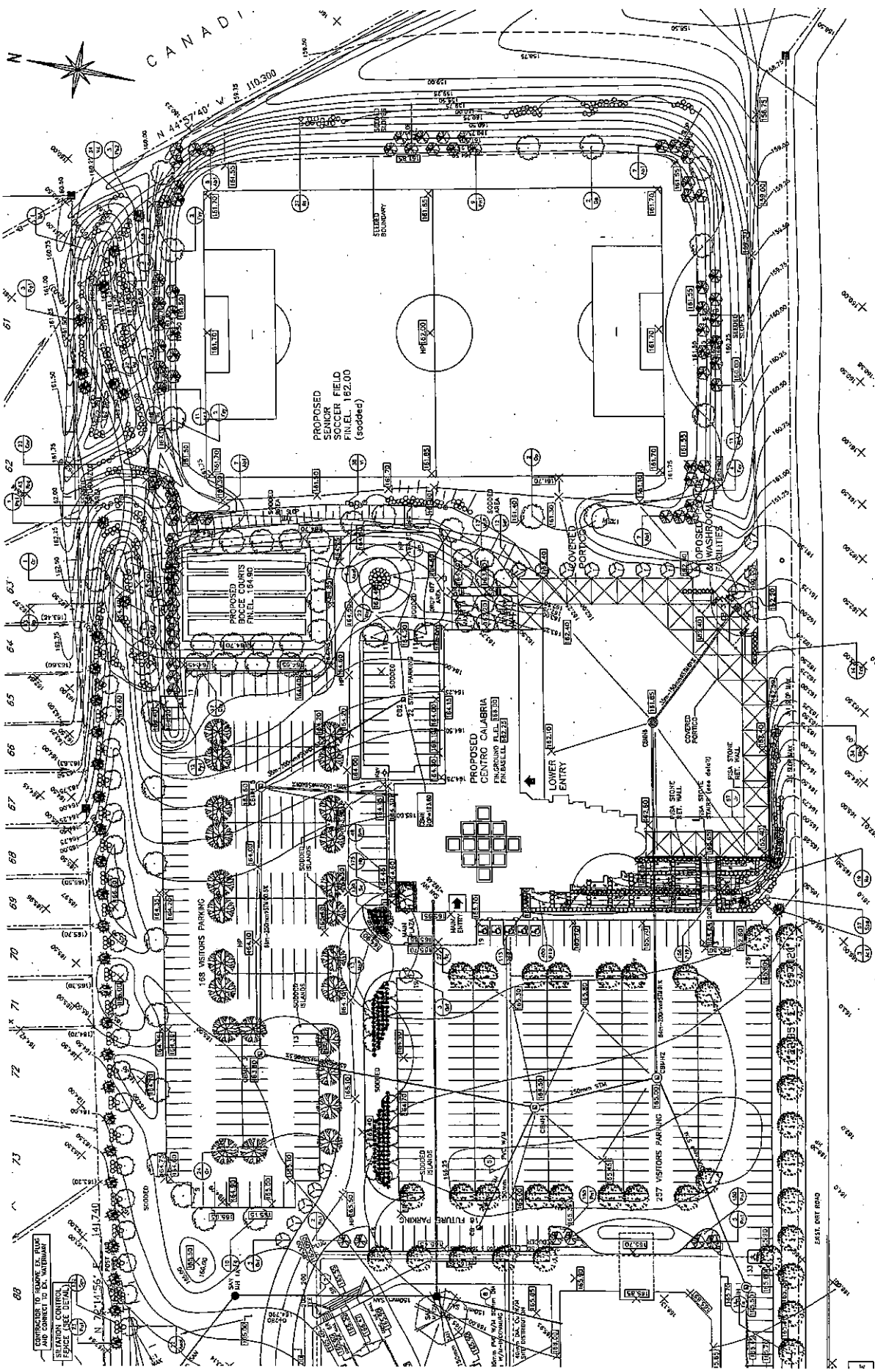
## Attachment

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# 2



# Landscape Plan

Part of Lot 4,  
Concession 7

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City of  
**Vaughan**

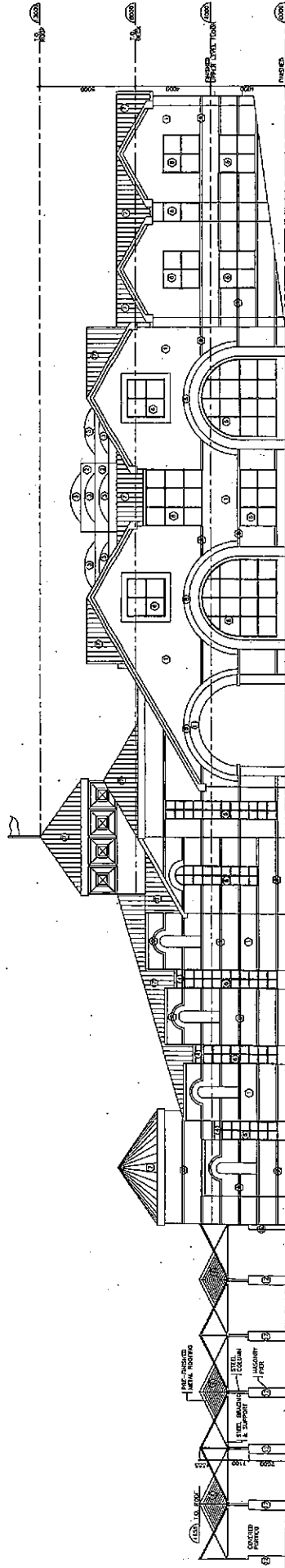
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**Attachment**  
**3**

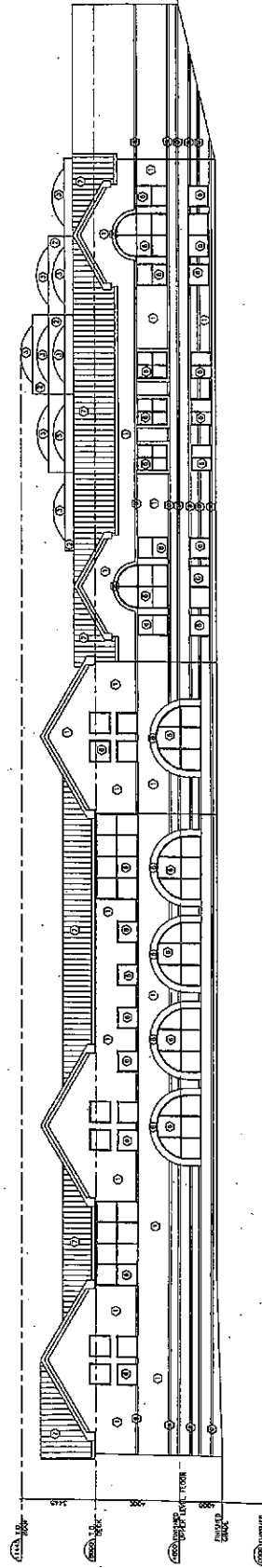
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1 EAST ELEVATION



2 NORTH ELEVATION

## Elevation Plan

Part of Lot 4,  
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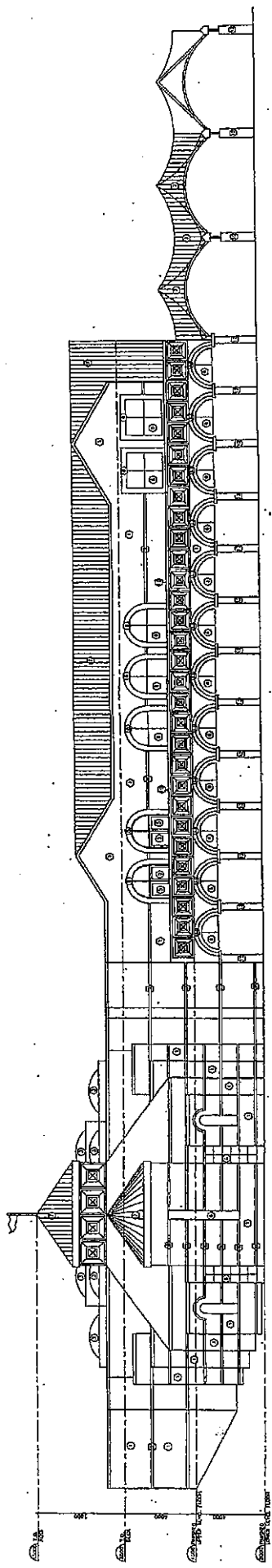
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**4**

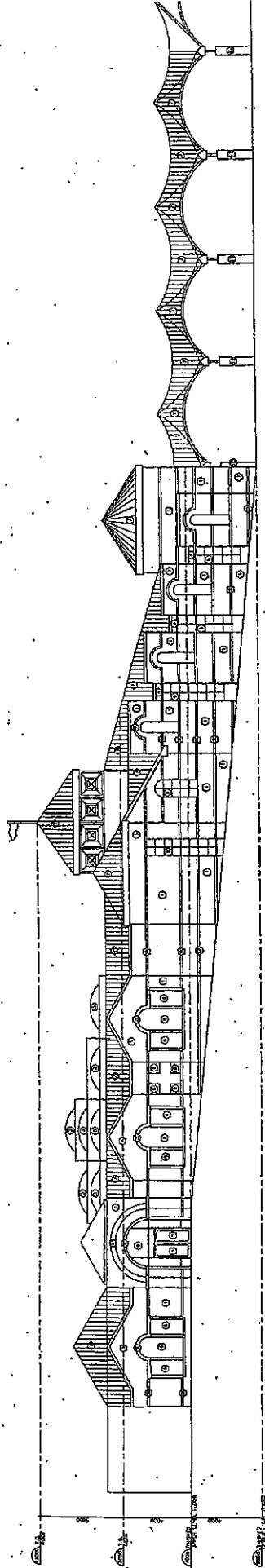
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1 SOUTH ELEVATION



2 WEST ELEVATION

## Elevation Plan

Part of Lot 4,  
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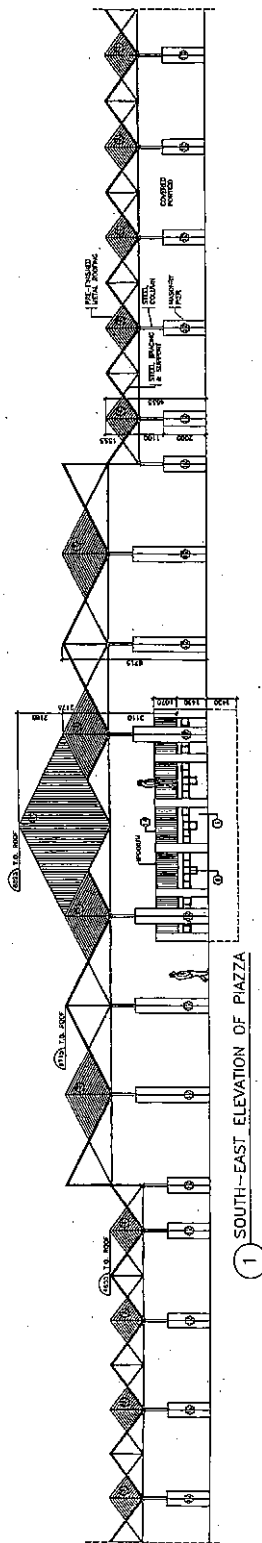
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**Attachment 5**

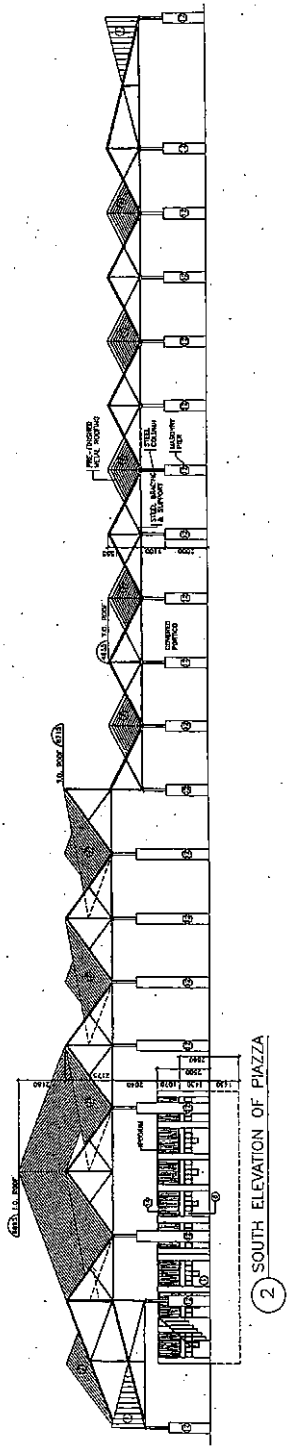
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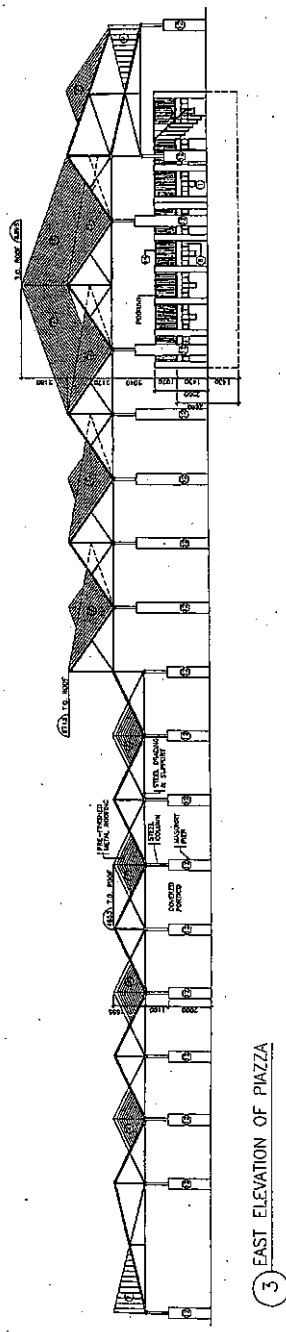
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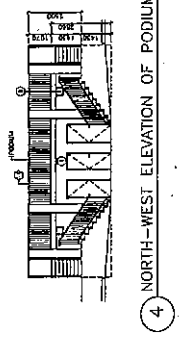
1 SOUTH-EAST ELEVATION OF PIAZZA



2 SOUTH ELEVATION OF PIAZZA



3 EAST ELEVATION OF PIAZZA



4 NORTH-WEST ELEVATION OF PODIUM

# Elevation Plan

Part of Lot 4,  
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# Attachment 6

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