

**COMMITTEE OF THE WHOLE APRIL 4, 2005**

**SITE DEVELOPMENT FILE DA.04.030**  
**CITY OF VAUGHAN/REGION OF YORK**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.030 (City of Vaughan/Region of York) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of a site development agreement:
    - i) the final site plan, landscape plan, and building elevations shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, and stormwater management report shall be approved by the Engineering Department; and,
    - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.
  - b) That the site development agreement contain the following conditions and warning clauses:
    - i) all garbage shall be stored indoors until it is ready to be picked up;
    - ii) "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level exceeds the Municipality's and the Ministry of the Environment's noise criteria."
    - iii) "This facility has been fitted with central air conditioning/mechanical ventilation to permit windows to remain closed for environmental noise control purposes."

**Purpose**

The City of Vaughan and the Region of York have submitted a joint application for Site Development approval, to permit a 4-storey, 5805m<sup>2</sup> seniors apartment building, comprised of 60 residential units and a 493.1m<sup>2</sup> ground floor active living centre on a 0.81 ha parcel, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located northwest of Regional Road #7 and Weston Road, southeast of Blue Willow Drive and Fieldstone Drive, being Block 68 on Registered Plan 65M-3218, City of Vaughan. This parcel is irregular in shape, and relatively flat with a gradual slope towards the open space (storm pond) lands to the west.

The subject lands are designated "Medium Density Residential" by OPA #434 and zoned RA1 Apartment Residential Zone by By-law 1-88, subject to Exception 9(936). The surrounding land uses are as follows:

- North - existing townhomes (RA1 Apartment Residential Zone)
- South - existing commercial plaza (C5 Community Commercial Zone)
- East - Fieldstone Drive; existing townhomes and semi-detached dwellings (RA2 and R5 Residential Zones)
- West - naturalized storm pond (OS1 Open Space Conservation Zone)

### Official Plan

OPA #434 identifies the subject property as Block 244. However, since the approval of OPA #434, Block 244 has been subdivided and is now comprised of Blocks 67 and 68 within Registered Plan 65M-3218. The current site development application is for Block 68 only. Block 67 was previously developed with block townhomes and semi-detached dwellings.

The subject lands are designated "Medium Density Residential" by OPA #434, which permits low rise apartment buildings at a density of 30 to 60 units/ha. However, OPA #434 permits projects specifically for seniors on the subject lands at a net density of 120 units/ha. The policies further state that units for seniors should be provided within a range of 100 to 215 units and may be built in more than one building project. However, the final unit count is to be established in the Zoning By-law.

The site will be developed with a total of 60 seniors units within a 4-storey mansard type apartment building, yielding a density of 74 units/ha. The proposed development meets the intent of the Official Plan by providing housing for seniors at this location, which is to be operated by the Region of York with an active living (recreational) centre on the ground floor to be operated by the City.

### Zoning

The subject lands are zoned RA1 Apartment Residential Zone by By-law 1-88, subject to Exception 9(936), which permits apartment buildings not exceeding 12m in height. The By-law also permits 215 units on the overall parcel comprising Blocks 67 and 68 on Plan 65M-3218. Block 67, which is developed with a combination of 54 dwelling units, plus the proposed 60 seniors units on Block 68, would yield a combined total of 114 units. The proposed development complies in all respects with the requirements of Zoning By-law 1-88.

### Site Design

The site shown on Attachment #2 will be served by two full-movement access points, located on Fieldstone Drive. The main driveway is aligned opposite Foxchase Avenue, while the other is located towards the easterly limit of the site. The main driveway leads to the proposed building, parking areas and the City of Vaughan Active Living Centre facilities. The driveway aisle parallel with Fieldstone Drive will be used as a drop-off and pick-up and as a route for emergency vehicles.

The site is triangular in shape, with the proposed building centrally located on the lot. An outdoor amenity area comprised of sod and landscaping is located south of the proposed building. The residential component of the development (60 units) will be operated by the Region of York and is specifically geared to seniors. The active living centre for the seniors will be managed by the City.

The garbage storage room is located within the building. An outdoor garbage pick-up area is proposed adjacent to the easterly driveway aisle. The final plans will provide additional landscaping at this location to adequately screen the garbage pick-up area. The site plan agreement will include a provision that all garbage is to be stored indoors until it is ready to be picked-up.

## Parking

The proposed development is joint venture between the City and the Region of York, both being public bodies. Accordingly, Section 3.10 of By-law 1-88 applies, and exempts buildings designated for public use (including the City and the Region of York) from certain zoning requirements, such as the minimum parking requirement. The current site development proposes 82 parking spaces to serve both the residential uses and the active living centre.

Although parking is exempt, a parking study was submitted to ensure that the proposed parking supply is sufficient. The Traffic Impact and Parking Study for Blue Willow Terrace Seniors Apartments, prepared by URS indicates that 65 spaces would be required to support the complex. This number was calculated as follows:

Seniors Residential: 60 units @ 0.75 spaces/unit (Incl. visitor @ 0.25) = 45 spaces

Seniors Centre: typical occupant load of 40 persons @ Magnitude Rate of (0.47 spaces/person, incl. 1 Staff) = 20 spaces

Total parking required: = 65 spaces

The numbers generated for the parking study were based on data observed on the average resident parking demand rate at similar sites in the Region of York and typical parking supply in several other municipalities. The study concluded that the 82 proposed parking spaces would satisfy the projected parking requirements for the site. The Engineering Department has reviewed the Study and concurs with the findings of the report.

## Engineering

The site has access to municipal services, including hydro, water, and sanitary and storm sewer services. The Engineering Department has reviewed the latest engineering submission, and provides the following comments:

- The Engineering Plans and Storm Water Management Report shall be certified by the Subdivision Engineer (Schaeffers) prior to final approval.
- A noise report was received and approved.
- Details for the retaining walls must be provided and signed by a Professional Engineer and shall include the property line and privacy fence location.
- A privacy fence is to be provided adjacent to the existing commercial development along the south property line.

The proposed seniors development was part of the overall draft plan of subdivision approval (File 19T-90073 Blue Willow Crossing Phase 2) and therefore, additional water and sewage allocation is not required. The seniors block, which permitted a maximum of 120 units, was accounted for in 1997, and included in the resolution for Draft Plan of Subdivision 19T-90073.

A noise study prepared by Valcoustics titled "Blue Willow Seniors Building" and dated December 8, 2004 was submitted and approved by the Engineering Department. All noise recommendations outlined in the study shall be implemented to the satisfaction of the Engineering Department. The recommended warning clauses shall be included in the site agreement, and are provided in the recommendation section of this staff report.

All Hydro requirements must be addressed to the satisfaction of PowerStream Inc.

### Landscaping

The proposed landscape plan is shown on Attachment #3 and includes a variety of deciduous and coniferous trees and shrubs surrounding the periphery of the site. The majority of the amenity area landscaping is located south of the proposed building and is comprised of a substantial amount trees, shrubs and landscape material, and includes concrete pathways and pads, thereby creating a park like setting. The proposed landscaping is sufficient to provide the necessary amenity for the future residents.

A 1.6m high concrete pillar and metal fence combination will be provided along the property line adjacent to Fieldstone Drive. Also, a new 1.8m high wood fence with vine planting will be provided along the south property line adjacent to the existing commercial development. A wood fence exists abutting the residential to the west, and chain link fencing exists abutting the storm pond.

The final landscape plan including minor revisions to tree species will be approved by the Development Planning Department.

### Building Design

The proposed building shown on Attachment #4 is 4 storeys in height (12m) with the top storey to be incorporated within a mansard style roofline, giving the building a 3-½ storey appearance. The mansard roof is to be constructed using a metal finish, capping the structure to create a low rise appearance. The building materials include a combination of sand coloured blocks and salmon coloured brick finish interrupted by glazing in the form of typical and feature windows.

All elevations are simple in appearance and similar in construction. The north and west elevations are identical in design. The north elevation includes the main entrance, which is highlighted with a decorative column and canopy feature. The east and south elevations are also similar in appearance, both of which include a large vertical feature glazing element. Typical man doors are located along all elevations.

OPA #434 contains general design guidelines in addition to the approved Blue Willow Subdivision Design Guidelines. The general guidelines encourage buildings to be built close to the street line and sited to reflect a ground related focus to enhance the pedestrian environment. The introduction of private courtyards is also encouraged, provided they are carefully designed. The site and building as designed conforms to the general design guidelines contained in OPA #434.

### Parkland Dedication

The proposed development will not require the dedication of parkland in accordance with the provisions of the Planning Act, as the 5% parkland dedication for this block was taken as part of the registration of the Blue Willow Plan of Subdivision 19T-90073 (65M-3218).

### 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 subject lands are designated "Medium Density Residential", which permits the proposed seniors development. The proposed development meets the general intent of OPA #434, which encourages the proposed seniors use and complies with the requirements of the zoning by-law.

Staff has also reviewed the development in accordance with the both the General Urban Design Guidelines within OPA #434 and those for the Blue Willow Subdivision, and are satisfied that the proposed development conforms with the intent of these guidelines. Accordingly, Staff can support the proposed development, subject to the conditions outlined in the recommendation section of this report.

**Attachments**

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

**Report prepared by:**

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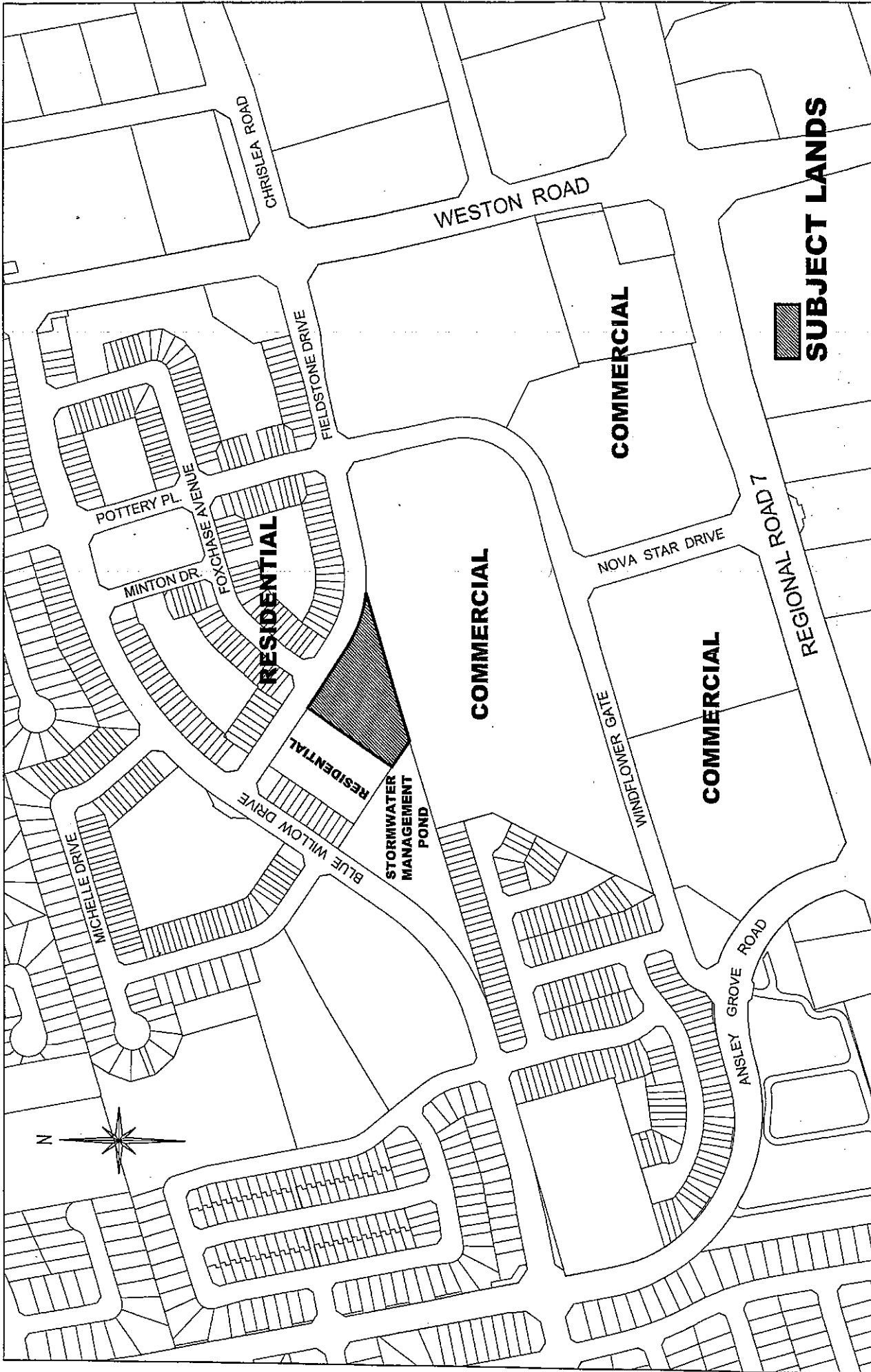
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Part of Lot 7,  
Concession 6

APPLICANT:  
City of VAUGHAN

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# Attachment 1

FILE No.:  
DA\_04\_030

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March 15, 2005

 **SUBJECT LANDS**

**RESIDENTIAL**

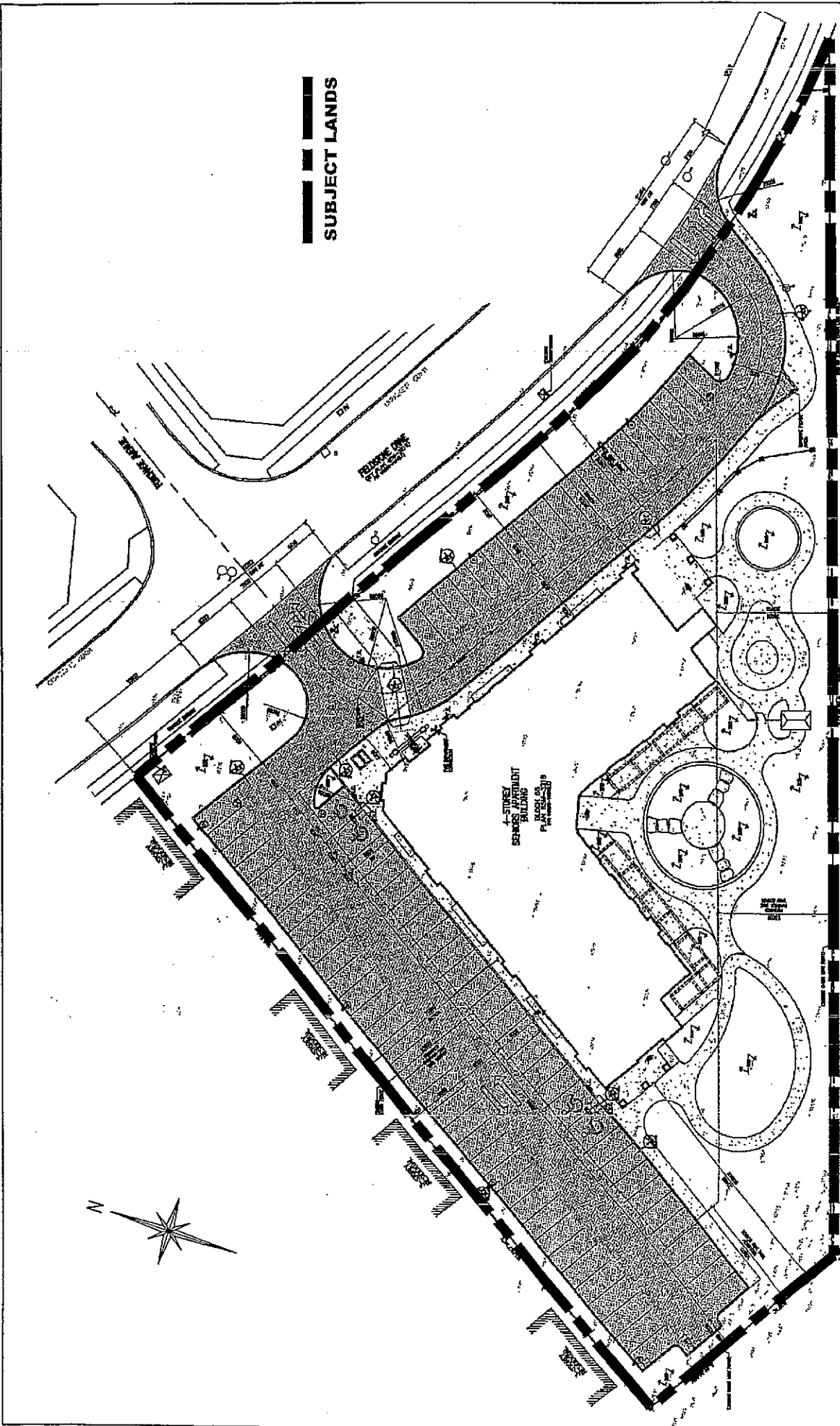
**RESIDENTIAL**

**STORMWATER  
MANAGEMENT  
POND**

**COMMERCIAL**

**COMMERCIAL**

**COMMERCIAL**



**Site Plan**

Part of Lot 7,  
Concession 6  
APPLICANT:  
City of VAUGHAN

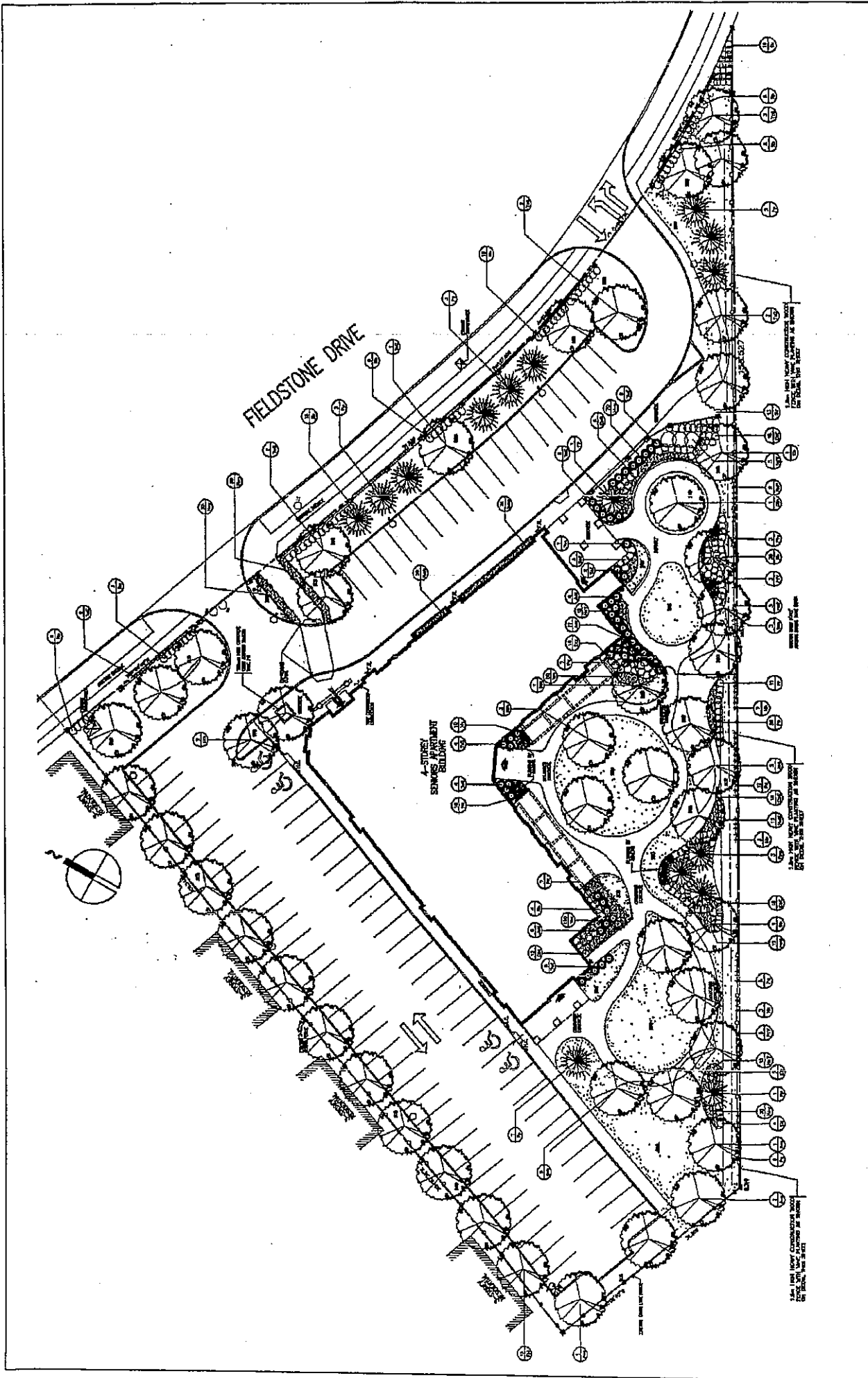
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**Vaughan**

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**Attachment 2**

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Not to Scale  
March 11, 2005



# Attachment 3

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March 11, 2005

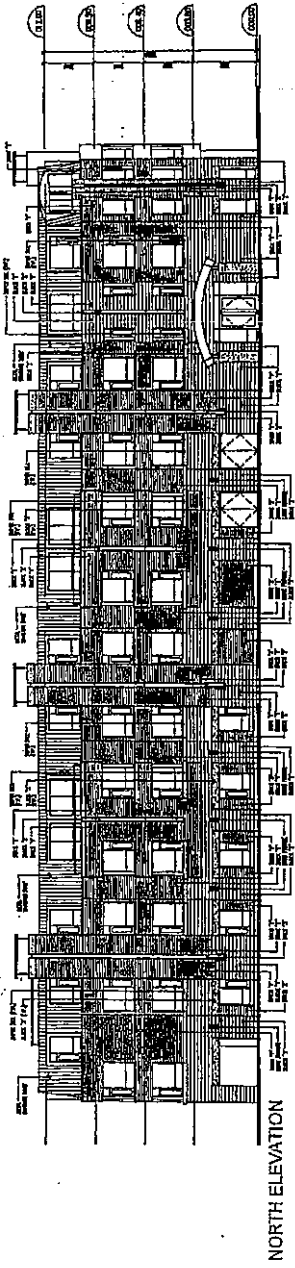
## City of Vaughan

Development Planning Department

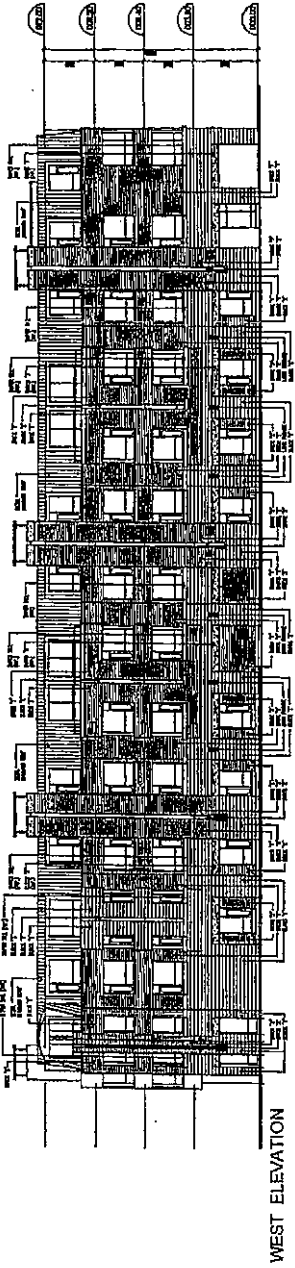
## Landscape Plan

Part of Lot 7,  
Concession 6  
APPLICANT:  
City of VAUGHAN  
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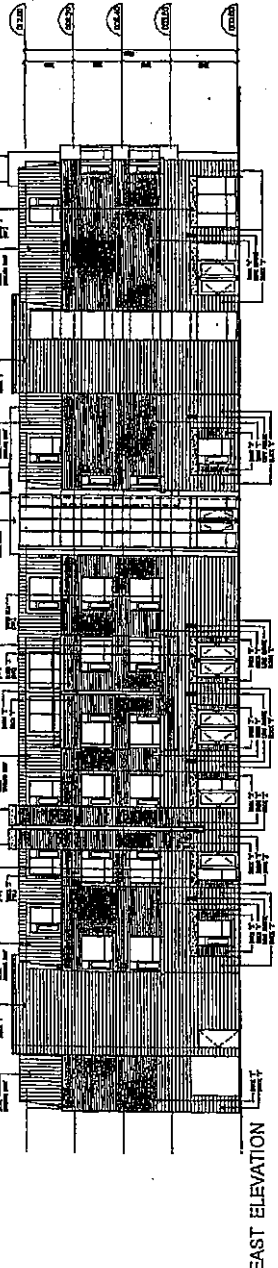




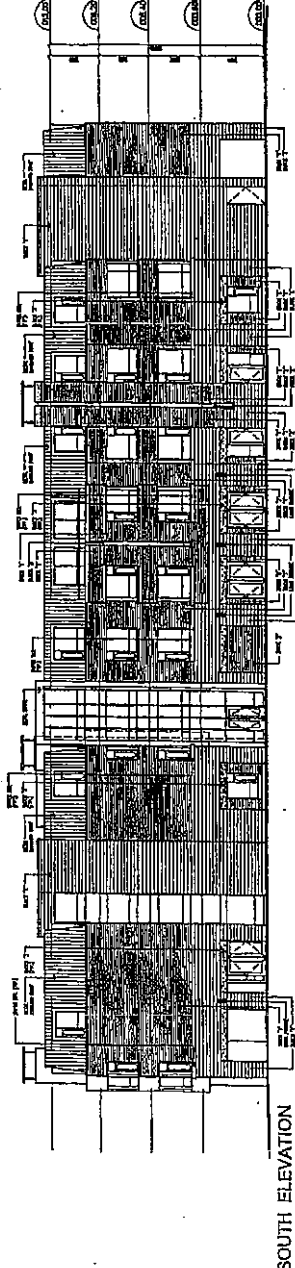
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

# Elevations

Part of Lot 7,  
Concession 6

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# Attachment

# 4

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