

COMMITTEE OF THE WHOLE JUNE 19, 2006

SITE DEVELOPMENT FILE DA.05.062
AMICA (THORNHILL) INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.062 (Amica (Thornhill) Inc.) BE APPROVED, to permit the construction of an 8-storey, 162 unit seniors apartment building, and a 3-storey, 61unit townhouse complex, as shown on Attachment #2, subject to the following conditions:

a) That Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"IT IS HEREBY RESOLVED THAT Site Development Application DA.05.062 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 162 seniors apartment units, 61 townhouse units, and 6 single detached units associated with Part Lot Control Application PLC.06.011."

b) That prior to the execution of the site plan agreement:

- i) the final site plan, landscape plan, building elevation plan, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
- ii) the final site grading and servicing plan, storm water management report, environmental site assessment report, access and on-site circulation shall be approved to the satisfaction of the Engineering Department;
- iii) all hydro requirements of PowerStream Inc. shall be satisfied;
- iv) the Owner shall enter into an external servicing agreement with the City, or any other agreement deemed necessary, to the satisfaction of the Engineering Department;
- v) the Owner shall satisfy the requirements of the City regarding the conveyance of road allowances and reserves, to the satisfaction of the Engineering Department;
- vi) the Owner shall satisfy all requirements of the City of Toronto and the Region of York, with respect to the conveyance of road widenings, reserves and the registration of same; location of future sidewalks; closure and restoration of existing redundant curb cuts; permit approvals; and final drawing approvals, respecting the Steeles Avenue West frontage;
- vii) the Engineering Department shall have reviewed and approved a noise study, prepared by a qualified acoustical engineer;

- viii) the Owner shall satisfy the requirements of Canada Post regarding the supply, installation and maintenance of all mail equipment on the site;
 - ix) the Owner shall ensure that all access requirements for the proposed development are addressed to the satisfaction of the Fire Services Department and the Engineering Department, and/or any other authority having jurisdiction over roads, or other suitable arrangements are made to proceed with the site plan approval;
- c) That the site plan agreement contain the following clauses:
- i) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland 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;
 - ii) Development Charges are applicable and are to be paid in accordance with the Development Charge by-laws at the time of building permit issuance;
 - iii) A structural engineer shall provide certification at the time of building permit application that the underground garage roof slab has been designed to support all structures and plant material;
 - iv) Garbage collection and snow plowing for the seniors apartment and townhouse complex shall be the responsibility of the seniors building and Condominium Corporation, respectively.
- d) That upon resolution of the access issue to the satisfaction of the City, the Ontario Municipal Board be requested to:
- i) amend and approve the revised implementing zoning by-law as it applies to the subject lands; and
 - ii) lift the Holding Symbol (H) as it applies to the subject lands, including the seniors apartment and townhouses, and the 6 single detached lots associated with Part Lot Control Application PLC.06.011.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner, Amica (Thornhill) Inc., formerly the Forrest Group Acquisitions, submitted a Site Development Application on the subject lands shown on Attachment #1. The site plan application as submitted provided for residential development on the entire site as shown on Attachment #2 (Consolidated Site Plan). The southerly portion of the site is to be developed for a 162 unit, 8-storey (Amica) seniors residence, the middle portion for a 61 unit, 3-storey townhouse complex (Rockport Group - purchased lands from Amica, however applications are being processed under the Amica application), and the rear portion for 6 single detached residential dwellings, the latter which will be created through the related Part Lot Control Application. Access to the site is from the private internal road through the site from Townsgate Drive, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Steeles Avenue West, east of Bathurst Street. The subject lands and the property immediately to the east (owned by Cypress Point Holdings) were the subject of Official Plan and Zoning By-law Amendment applications which were approved by the Ontario Municipal Board (OMB) on May 21, 2002. The OMB Order concerning the zoning by-law for this site was withheld pending the City's approval of a site plan for the high rise apartment and townhouse complex. The OMB's May 21, 2002 decision covers both the subject lands and the adjacent Cypress Point property, and permits a similar development on that property. A site plan application has not yet been submitted on the Cypress Point property.

The subject (Amica-Rockport) lands are presently vacant. The surrounding land uses are as follows:

- North - Townsgate Drive; existing low density residential (rear of deep lots fronting on Crestwood Road) (R3 (H) Residential Zone with "Holding" Symbol)
- South - Steeles Avenue West; detached residential (City of Toronto)
- East - vacant (Cypress Point property, OMB approved for similar development) (RA3 (H) Apartment Residential Zone with "Holding" Symbol and R3 (H) Residential Zone with "Holding" Symbol (H))
- West - existing high rise residential apartments and townhouses (RA3 Apartment Residential Zone)

The Official Plan (in full force and effect) and Zoning (draft by-law at OMB awaiting approval, following site plan approval) for this site were addressed during the OMB Hearing and are subject to the Board's May 21, 2002 Decision/Order.

Official Plan

The site is designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #247 and OPA #572. The Board's May 21, 2002 decision approved high rise residential apartments and townhouse uses on the site as well as a permanent right-in/right-out access onto Steeles Avenue West, whereas previously OPA #247 restricted all access to Townsgate Drive. The proposed development conforms to the Official Plan, as approved by the OMB, and is in full force and effect.

Zoning

The OMB's May 21, 2002 Decision/Order approved an RA3(H) Apartment Residential Zone with the Holding Symbol (H) and R3(H) Residential Zone with Holding Symbol (H) zoning categories on the subject lands and on the adjacent property to the east owned by Cypress Point. The RA3(H) Apartment Residential Zone applies to the high rise and townhouse components of the site and the R3(H) Residential Zone applies to the single lots which will front onto the future Townsgate Drive, in accordance with building envelopes described in the implementing by-law forming part of the Board's May 2002 Decision.

The OMB's By-law placed all of the lands in a Holding Zone, limited the number of units, limited the building heights and setbacks for the building envelopes, identified the parking required, reduced the amount of amenity area and allowed amenity areas to include roof tops, decks, terraces and courtyards at or above grade. The By-law provided a framework for what would be developed on the site (and the Cypress Point site). The OMB recognized that some changes to the By-law may be necessary as a result of the site plan process and the Board agreed to withhold its Order regarding the implementing zoning by-law until satisfactory site plans are approved by the City. Processing of the site plan for the subject lands has necessitated some revisions to the draft by-law that is before the OMB, and these changes are discussed further in

this report. If Council concurs with the approval of the site plan for these lands, the OMB will be asked to issue its Order regarding the zoning by-law, together with the revisions recommended in this report.

Site Plan Approval Process

In November 2005, a Site Plan Application was submitted for the entire Amica/Rockport property. The site plan proposed a high rise seniors building, a townhouse complex and showed the location of the six single lots fronting the future section of Townsgate Drive, as shown on Attachment #2 (Consolidated Site Plan). Given the complexity of the proposed development, the Owners revised the submission to divide the development into two phases, with Phase 1 being the seniors building (Amica) and Phase 2 comprising the townhouse complex (Rockport). The phasing assisted City staff to review the proposed development and focus on resolving issues related to each phase. Although the six single lots are exempt from site plan approval, they are shown outside of the limits of the site plan and are discussed throughout this report. These lots are subject to the related Part Lot Control Application, and also were subject to the OMB's Decision and the OMB's implementing by-law.

The Development Planning Department has completed the review of both Phase 1 and 2 and is of the opinion that both the seniors building and townhouse complex can be considered by Council in a single report for the entire site (including the six single lots). Although the City's site plan control by-law does not apply to single-detached residential lots, Council's allocation by resolution of the sewer and water capacity for the six lots is also required in order for the lots to be developed. Allocation for these six lots is being requested through this report, to be assigned by Council resolution for Part Lot Control File PLC.06.010.

Proposed Zoning - Revisions

In May 2002, the OMB withheld its Order on the implementing Zoning By-law pending the City of Vaughan's approval of a satisfactory site plan. The OMB Decision recognized that revisions to the by-law may result from the site plan approval process. Through the site plan review process, the City and the Owners have agreed that changes to the by-law as it applies to the subject lands are appropriate and necessary to facilitate the proposed site plan. The following zoning changes and exceptions will be required:

1. Amend the zone requirements regarding the R3 Residential Zone for the six single lots by adding a Schedule "T" to By-law 1-88, to allow for a reduction to the minimum lot frontage from 12m to 11.3m; a reduction in the minimum interior side yard setback from 1.2m to 0.3m on one side of the lot when abutting another side yard of 1.2m; a minimum interior sideyard setback of 3.0m for a lot on the side directly abutting a private road; and to provide a reduction to the minimum lot area from 360m² to 328m²;
2. Add an exception to By-law 1-88 regarding the definition of a "lot", as it applies to the subject lands to indicate that these lands shall be deemed to be one lot regardless of any creation of additional parcels, easements or rights-of-way subsequently created by conveyances, consent, plans of subdivision, part lot control exemptions, or plan of condominium on the subject lands after the date the by-law comes into effect and shall be deemed to comply with the provisions of By-law 1-88.

This change recognizes that the site will be developed under different ownerships, including the Amica seniors building, the Rockport condominium townhouses, and privately owned single detached dwellings and allows the subject lands to be considered as one lot for zoning purposes to avoid future zoning infractions which might occur once the property is severed into different phases and ownerships as anticipated;

3. Amend the RA3 Apartment Residential Zone requirements to restrict the maximum building heights for the apartment dwelling to 8-storeys or a maximum of 29m; and the maximum height of the townhouse units to 3-storeys or a maximum of 11m;
4. Recognize that parking for the seniors building be at a rate of 0.5 spaces per unit for a total of 83 parking spaces, of which 3 are tandem spaces, and allowing for a parking ratio of 2.0 spaces per unit for a total of 122 parking spaces plus 12 visitor parking spaces for the townhouse units;
5. Amending Section 3.14 of By-law 1-88 regarding "Permitted Yard Encroachments" by adding an exception to permit relief for deck encroachments into the required yards for the townhouse units;
6. Amending Section 3.17 "Portions of Buildings Below Grade", to reduce the minimum setback below grade for the seniors building to allow a minimum setback from Steeles Avenue to the lot line of 0.6m;
7. Permit exceptions to the amenity area requirement in Section 4.1.6 "Amenity Area for each townhouse dwelling to be a minimum of 33m²;

Since the draft by-law currently before the OMB placed a Holding provision on the entire site, including the six detached residential lots the City will also request that the OMB approve the removal of the "H" for all of the lands shown on Attachment #2 (Consolidated Site Plan). Prior to registration of the site plan agreement by the City, the Holding "H" Symbol on the subject lands must be lifted and appropriate zoning must be in place.

The OMB is the approval authority regarding the final by-law. If Council approves the Site Plan Application DA.05.062 for the 162 seniors units and the 61 townhouse units, and enacts the by-laws for the related Part Lot Control application for the 6 single lots subject of File PLC.06.010, and endorses the above listed revisions to the zoning by-law, the Legal Department will request the OMB to approve a revised implementing zoning by-law for the proposed development as shown on Attachment #2, and further request that the OMB release its final Order concerning these lands. As a point of clarification, the OMB will be advised that the Holding provision will be maintained on the entire neighbouring Cypress Point site (since the easterly owner has not yet applied for site plan approval, although they are aware of the subject application).

Part Lot Control

As discussed above, the six proposed detached residential dwellings fronting onto the future Townsgate Drive do not require site plan approval. These lots will be created through the Part Lot Control process. Amica has submitted an application (File PLC.06.010) to lift part lot control to create the six lots. A by-law to lift part lot control will be forwarded to a future Council meeting.

Site Design

The overall development of the site is shown on Attachment #2. The property is rectangular in shape with a frontage of 79.6m on Steeles Avenue West and a depth of 181.966m. The property also has road frontage on Townsgate Drive to the north. The site consists of three components. The 8-storey, 162 unit Amica seniors building on the southerly portion of the site, the Rockport 3-storey, 61 unit townhouse complex in the mid-section, and 6 residential lots along Townsgate Drive. Access to the site was originally proposed to be provided via a private road along the easterly property line (between the Amica and Cypress Point properties), running north-south between Steeles Avenue West and Townsgate Drive (which is the northerly limit of the property). Townsgate Drive and the private road will be constructed concurrently with the Amica/Rockport site development as a requirement of a Development Agreement (external servicing agreement) between the Engineering Department and Amica.

The access, the driveway and the road layout was originally reviewed by the OMB and approved in the May 2002 Decision on the Official Plan and Zoning Applications. The exact design details of the Steeles Avenue driveway access were to have been determined through the site plan approval process and approved by the City of Vaughan and the City of Toronto (the approval authority for Steeles Avenue). The driveway was intended to connect as a right-in/right-out driveway access to Steeles Avenue, in accordance with the OMB's Decision.

However, the City of Toronto, as the approval authority for this access, has imposed a temporary moratorium on new driveway access to Steeles Avenue, while it negotiates an inter-municipal cost sharing arrangement with the Region of York, the City of Vaughan and the Town of Markham for the ongoing maintenance of Steeles Avenue. Until such time as the inter-municipal cost-sharing issues are resolved, approval for the driveway access from the site to Steeles Avenue cannot be obtained from the City of Toronto.

The City of Vaughan, became aware of this moratorium during the processing of this Site Plan Application. Although, the design of the driveway was not of concern to the City of Toronto Engineering Department with regard to the turning radius and pavement widths, the City of Toronto could not approve the driveway access due to the moratorium.

The Owners revised the site plan, to remove the originally proposed Steeles Avenue driveway access, and are requesting site plan approval for this development based on one access from Townsgate Drive only. Once the City of Toronto moratorium is lifted, the Owners will apply to amend the site plan, to obtain City of Vaughan and City of Toronto approval for the permanent driveway access to Steeles Avenue as originally proposed, and as originally approved by OPA #572.

The City of Toronto has requested a 7.9m road widening and a 0.3 metre reserve along the Steeles Avenue West frontage of the property. A public sidewalk along the Steeles Avenue West frontage has also been requested. The site plan was revised to address the City of Toronto's requested changes to show the future location of the sidewalk. In addition, the City of Toronto has requested the closure and restoration of existing redundant curb cuts along Steeles Avenue West.

Amica Seniors Building Site Plan, Landscape Plan and Elevations

The portion of the site to be developed as the Amica seniors building is shown on Attachment #3 (Site Plan – Amica Seniors Building). The Landscape Plan for the seniors building is shown on Attachment #4. The proposed Amica seniors building elevations are shown on Attachments #5, #6 and #7.

The building is an irregular-shaped 8-storey seniors apartment residence and has a main building height of 29m. The main entrance of the seniors building faces Steeles Avenue. A covered pick-up and drop off area extends to the driveway in front of the main entrance to the building. Parking for a total of 83 spaces is provided underground, with the ramp to the underground being located at the rear of the east wall. The ramp is accessed from the private road along the east side of the building.

The seniors building is terraced on the lower two levels to provide outdoor amenity and patio areas for the residents. The second floor patio area and ground level amenity areas are situated along the north and west edges of the building as shown on Attachment #4. The Amica seniors portion of the site will be landscaped with a mix of deciduous and coniferous trees and shrubs, and decorative metal fencing along the south and west property lines.

Landscaping for the Amica seniors site also includes a metal trellis screen over the underground garage ramp and a decorative metal fence around the stairs to the underground parking garage.

An outdoor dining area, benches, a gazebo and shuffleboard courts are provided in the west and north yards of the building on the ground floor and these amenity areas are finished in and linked together by concrete pavers. The main entrance driveway to the site is finished in asphalt but the centre median is treated with concrete pavers.

A 1.8 metre high wood privacy fence defines the north property line between the Amica seniors building and the Rockport townhouse complex.

Landscaped areas for the seniors building are located on the roof top of the first storey of the building to provide an outdoor terrace amenity area partially covered by a trellis, giving residents a common amenity space from the second floor dining room and activity room. A few above grade terraces are provided for second floor units adjacent to the common terrace area. The above grade and at grade terraces are calculated into the landscape amenity areas for the Amica senior's building. A final landscape plan will be approved to match the site plan design on Attachment #3, to the satisfaction of the Development Planning Department.

The elevations for the seniors building indicate the building material consists of a combination of light colour stucco finish, Bradstone Weathered Cotswold stone and savanna coloured brick and anodized aluminum railings. The lower two floors are finished in the grey stone, the upper floors in a combination of alternating brick and stucco finishes. All elevations as shown on Attachments #5, 6 and 7 are consistent in colour, materials and architectural details. A combination of full and French balconies with decorative anodized aluminum and glass pond railings are provided for the unit/suites on all elevations. There are two overhead doors on the north elevation for the loading/service area. All roof-top mechanical structures are screened from street view.

The loading area for the building is located on the north elevation (Attachment # 7), adjacent to the private road. Views of the loading area will be screened from the proposed townhouses by a metal trellis over the ramp to the underground and a 1.8 metre high wood privacy fence along the property line between the townhouses and the seniors building.

The final site plan, landscape plan, and proposed elevations for the seniors building, must be approved to the satisfaction of the Development Planning Department.

Townhouse (Rockport) Site Plan, Landscape Plan and Building Elevations

The site design for the proposed (Rockport) townhouse complex is shown on Attachment #8. The proposed 3-storey townhouse complex sits on an at-grade parking structure. There are 6 rectangular blocks of townhouses in the complex, oriented in a east-west direction. A total of 61 units are proposed, consistent with the OMB's Decision.

The townhouse complex is accessed via a private road which runs south from Townsgate Drive. Each townhouse unit has two parking spaces within the parking structure which can be accessed from the basement of each townhouse unit. Visitor parking is provided adjacent to the townhouses and within the parking structure. Garbage is to be stored internal to each unit and will be collected by the Owner (Condominium Corporation)

The landscape plan for the townhouses is shown on Attachment #9. Each unit will have its own amenity area and these will be defined by way of wood privacy fencing, and Blocks 2, 3, 4 and 5 will have separate decorative railings to further define the private patio area amenity spaces for these units.

The units in Blocks 1 and 6 will have rear wood decks with stairs to sodded areas at grade level. Deciduous trees and ornamental trees will be provided around the perimeter of the site. Concrete unit pavers are used on the pedestrian walkways between the units. Planters have been proposed along the pedestrian walkways to help define and separate private amenity spaces. The City recommends poured in place planters faced with brick to integrate the planters with the

architectural design of the buildings, and will work with the Owner to achieve this treatment. There is a tot lot play area adjacent to the east side of Block 6.

The elevations for the townhouse buildings are shown on Attachment #10. The 3-storey buildings are finished in red/brown brick masonry with light beige brick coning details at the corners of the building. Each townhouse block has pitched roof lines to a maximum height of 11m, measured from the pedestrian entry of the townhouse on top of the parking structure to the mid point of the roof. The roofs are finished in dark gray asphalt shingles.

Angular Plane

The angular plane for the entire site was one of the issues considered by the OMB during the Hearing. The May, 2002, OMB Order indicates that the general intent and purpose of OPA #247, in buffering the impact of the high rise residential building from the planned single detached residential dwellings (which would be developed along the north side of Townsgate Drive), was maintained by the proposed development with single detached dwellings on the south side of Townsgate Drive. The Board was satisfied with the angular plane presented at the Hearing.

During processing of the detailed site plan, elevations and floor plans for the proposed development, it became evident the proposed buildings projected very slightly into the angular plane approved by the OMB. The Development Planning Department considers the encroachment shown on Attachment #11, as the areas above the triangle, to be minor and agrees that the intent of maintaining the angular plane as approved by the OMB has been satisfactory addressed by this application.

Parking

By-law 1-88 requires 1.75 parking spaces per dwelling unit for an apartment. For a 162 unit seniors apartment, a total of 284 parking spaces would be required for the seniors development on this site. Parking for 83 spaces (0.512 spaces per unit) is proposed to be provided on site and 3 of those spaces are tandem spaces. Due to the nature of the seniors use and the recommendations of the parking justification report provided by the applicant, the Engineering Department has reviewed the parking justification study and found it to be acceptable.

Of the 83 spaces provided, a total of 79 spaces are underground and 4 spaces are provided at grade for the seniors building. A provision will be included in the revised by-law to allow for parking at a rate of 0.5 spaces per unit for the seniors building on this portion of the site, and to recognize that 3 of these spaces are tandem spaces.

Parking for the townhouse complex is to be provided in a separate parking structure under the townhouse complex. Access to the townhouse parking garage will be at grade through openings along the proposed private road between Steeles Avenue and Townsgate Drive. For 61 townhouses, 2 spaces per unit have been provided, for a total of 122 spaces with an additional 14 visitor spaces. Three of the visitor spaces are located at grade, outside the parking structure.

Access

Access to the site is shown on Attachment #2. As indicated in the Site Design section above, access to the site is provided by a private road from Townsgate Drive. The private road runs along the easterly property line. The private road is also intended to provide access to the Cypress Point site at such time as that property is developed. The road pattern and accesses were approved by the OMB in May of 2002. The OMB's Decision of May 21, 2002 approved the "right-in/right-out access to Steeles Avenue West based on the review of that access and transportation studies endorsed by the City of Toronto Transportation Department. The Board considered the access acceptable and in its Order, allowed a permanent driveway access on Steeles Avenue West in this location.

Unfortunately, the City of Toronto will not approve of a driveway access to Steeles Avenue due to its moratorium on approving curb cuts along the north side of Steeles Avenue, until such time as an intermunicipal cost-sharing arrangement for the ongoing maintenance of Steeles Avenue has been resolved and the moratorium is lifted. When that occurs the Owners will need to submit revised site plan drawings showing the revised access which will require City of Toronto approval.

The City of Vaughan requires that prior to the registration of the site plan agreement, the Owner shall ensure that all access requirements for the proposed development are addressed to the satisfaction of the Fire Services Department and the Engineering Department, and/or other authority having jurisdiction over roads, or other suitable arrangements are to be made to proceed with the Site Plan approval.

City of Toronto

The City of Toronto has no objection to the approval of the application, subject to the Owner addressing conditions regarding the road widening for Steeles Avenue, the location and construction of the future sidewalk on Steeles and the removal of redundant curb cuts as requested by the City of Toronto, and the Owner obtaining the necessary permit approvals from the City of Toronto. The Owners are working with the City of Vaughan and the City of Toronto to address these conditions.

The Region of York has an interest in Steeles Avenue West as a boundary road, and shall be satisfied.

City of Vaughan Engineering Department

A traffic impact study and an addendum report have been reviewed in support of the application and approved by the Engineering Department. Townsgate Drive has not yet been built across the top of the subject lands and Amica will be constructing this remaining section of Townsgate Drive between the points where it currently ends. Amica is required to enter into a Development Agreement (for external servicing works) with the Engineering Department prior to final approval of the site plan agreement.

The completion of Townsgate Drive provides for the connection of the private north-south road through the site and provides the opportunity for a future driveway connection to Steeles Avenue West. Servicing for the site will run along Townsgate Drive through the private road.

Amica has obtained the necessary deeds from the adjacent northerly landowners to complete the construction of this section of Townsgate Drive. The Amica site development application provides the opportunity for the coordination of the municipal servicing to complete this section of Townsgate Drive and to allow the individual owners on Crestwood Road to proceed to sever the rear of their lots in the future.

Servicing and Allocation of Capacity

Amica will enter into a Development Agreement (external services agreement) with the City of Vaughan for the extension of municipal services to the site, and the extension and completion of Townsgate Drive.

The Owner is working with the Engineering Department to finalize the Development Agreement. The agreement will also include an external landscape plan for boulevard tree planting, including tree planting as may be required by the City of Toronto within the Steeles Avenue right-of-way. On November 7, 2005, Council considered a Strategy for Reservation/Allocation of Servicing Capacity from the Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager. That report provided Council with the status of

available servicing capacity and established a protocol for the distribution of this capacity throughout the City. The report specifically recognized all of the development proposed by this application on the Priority 2 Schedule and Council reserved 229 units of allocation for this development in the Servicing Protocol of November 14, 2005 (being 61 townhouse units, 6 singles and 162 apartment units). A recommendation has been included in this report to request Council to assign capacity for 162 apartment units, 61 townhouse units and 6 singles.

The final site grading and servicing plan and storm water management report must be approved to the satisfaction of the City's Engineering Department, the Region of York and the City of Toronto. The applicant will also be required to fulfill all hydro requirements for the development of the site to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

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

Conclusion

The Ontario Municipal Board (OMB), in its May 2002 Decision, approved the overall development of the site, subject to a satisfactory site plan being approved by the City. The OMB's Decision included a draft by-law for the subject lands showing a tiered 15-storey, 162 unit apartment building, and a 3-storey, 61 unit townhouse complex on a parking garage, both accessed by a private road running between Steeles Avenue West and Townsgate Drive, and 6 single detached dwellings fronting onto Townsgate Drive.

The Development Planning Department has reviewed the Amica site development application for the 8-storey, 162 unit seniors residential apartment building and the (Rockport) 3-storey, 61 unit townhouse complex in accordance with the OMB's decision regarding the Official Plan and Zoning By-law and the area context, and is satisfied that the site can be developed appropriately developed along with six residential lots subject of a related Part Lot Control application.

The proposed site plan for the Amica (Thornhill) Inc. seniors building and for the townhouse complex implements the development permitted by the OMB Decision. Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the conditions contained in this report. Should Council approve the proposed site plan subject to the recommendations in this report, the OMB will be requested by the City to approve a modified by-law that will implement the proposed development.

Attachments

1. Location Map
2. Consolidated Site Plan
3. Site Plan (Amica Seniors Building)
4. Landscape Plan (Amica Seniors Building)
5. South & Main Entry Elevations (Amica Seniors Building)
6. West & East Elevations (Amica Seniors Building)
7. North & North-West Elevations (Amica Seniors Building)
8. Townhouse Site Plan (Rockport)
9. Townhouse Landscape Plan (Rockport)
10. Townhouse Elevations (Rockport)
11. Angular Plane

Report prepared by:

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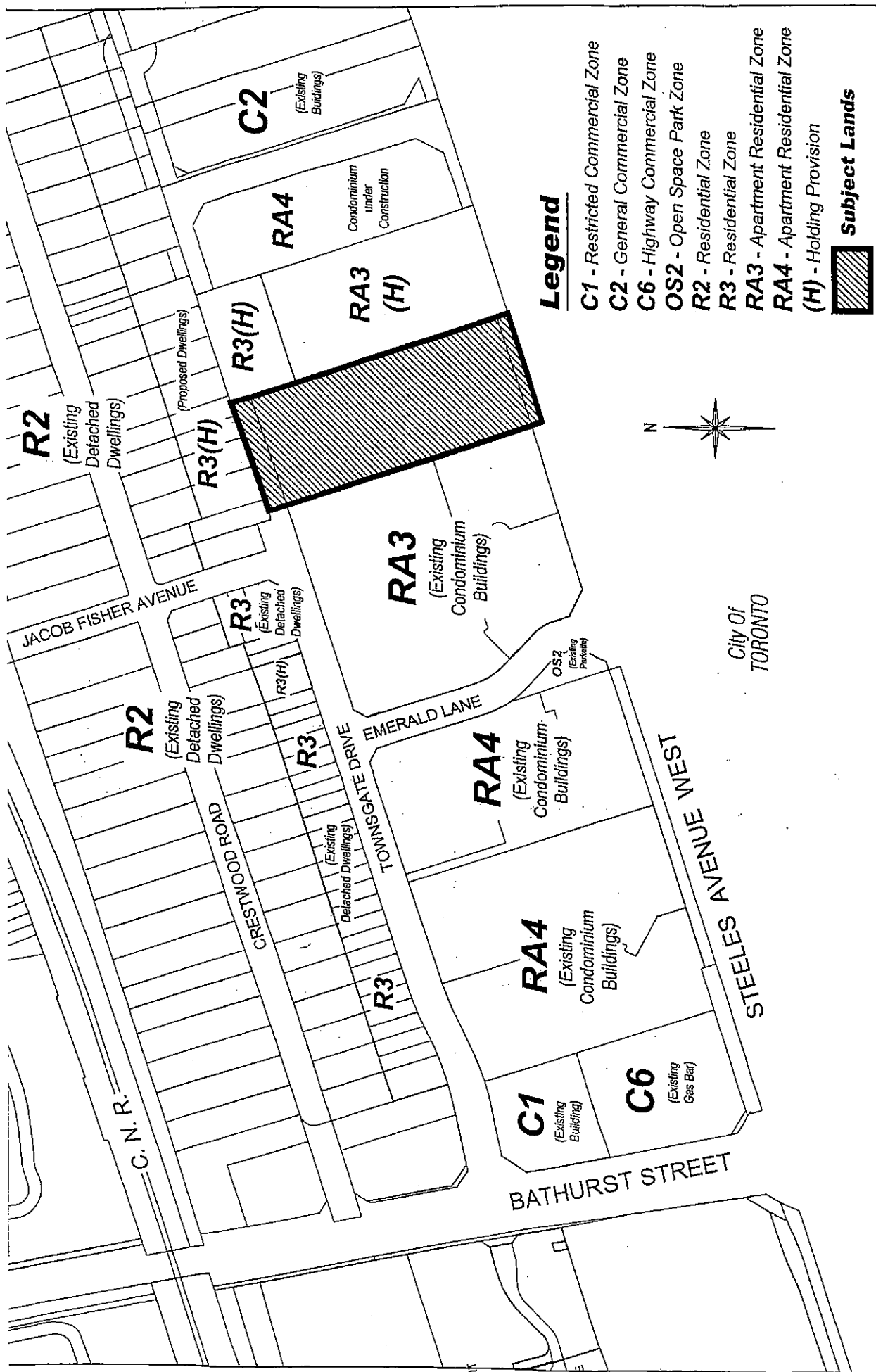
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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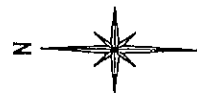


Legend

- C1 - Restricted Commercial Zone
- C2 - General Commercial Zone
- C6 - Highway Commercial Zone
- OS2 - Open Space Park Zone
- R2 - Residential Zone
- R3 - Residential Zone
- RA3 - Apartment Residential Zone
- RA4 - Apartment Residential Zone
- (H) - Holding Provision



Subject Lands



City Of
TORONTO

Location Map

Part of Lot 26,
Concession 1
 APPLICANT:
 AMICA (THORNHILL) INC.
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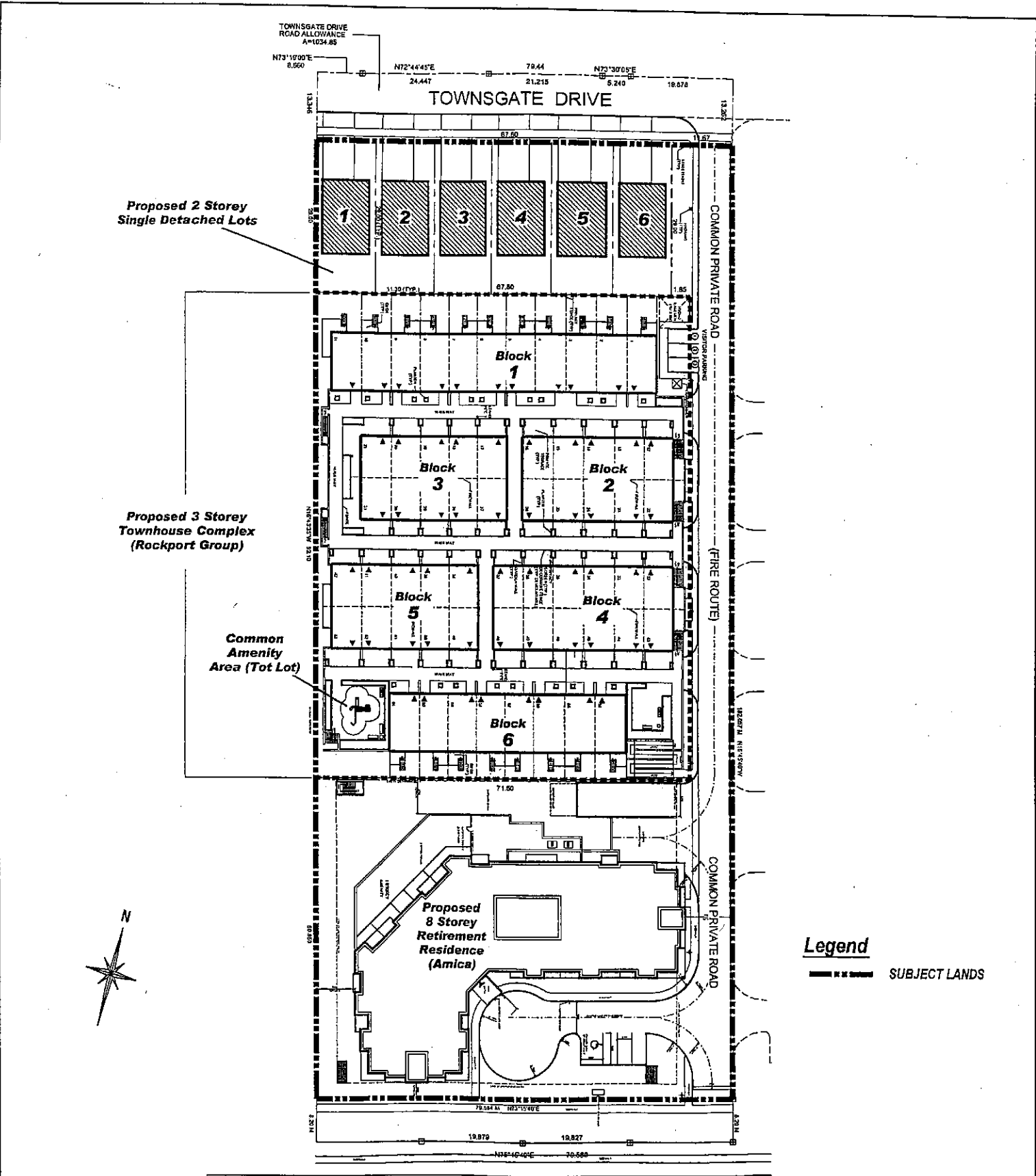


Development Planning Department

Attachment



FILE No.:
 DA.05.062
 Not to Scale
 May 09, 2006



Consolidated Site Plan

APPLICANT:
AMICA (THORNHILL) INC.

Part of Lot 26,
Concession 1

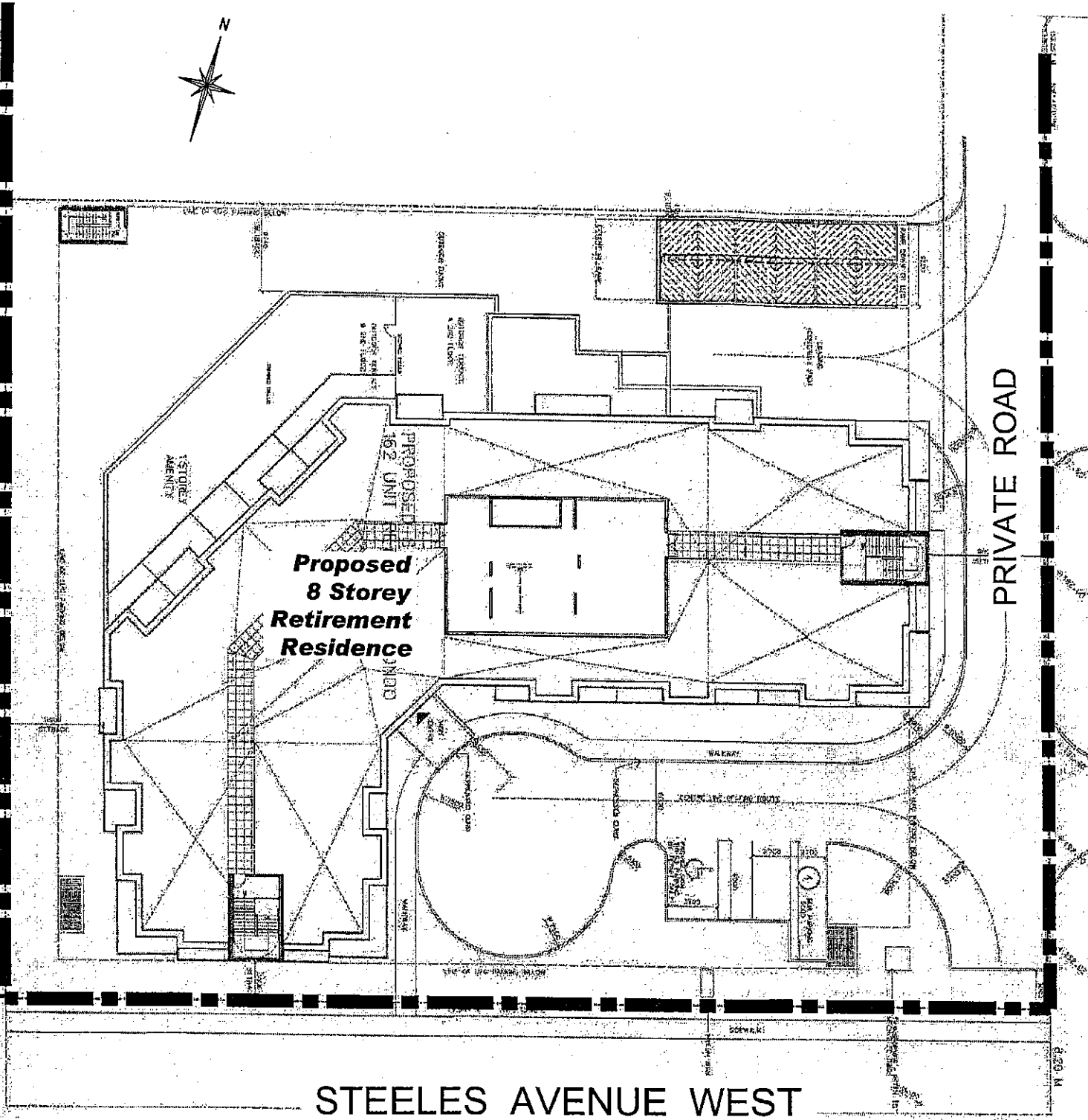
City of
Vaughan
Development Planning Department

Attachment

FILE No.:
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May 09, 2006

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STEELES AVENUE WEST

Legend

SUBJECT LANDS

Site Plan (Amica Seniors Building)

APPLICANT:
AMICA (THORNHILL) INC.

Part of Lot 26,
Concession 1



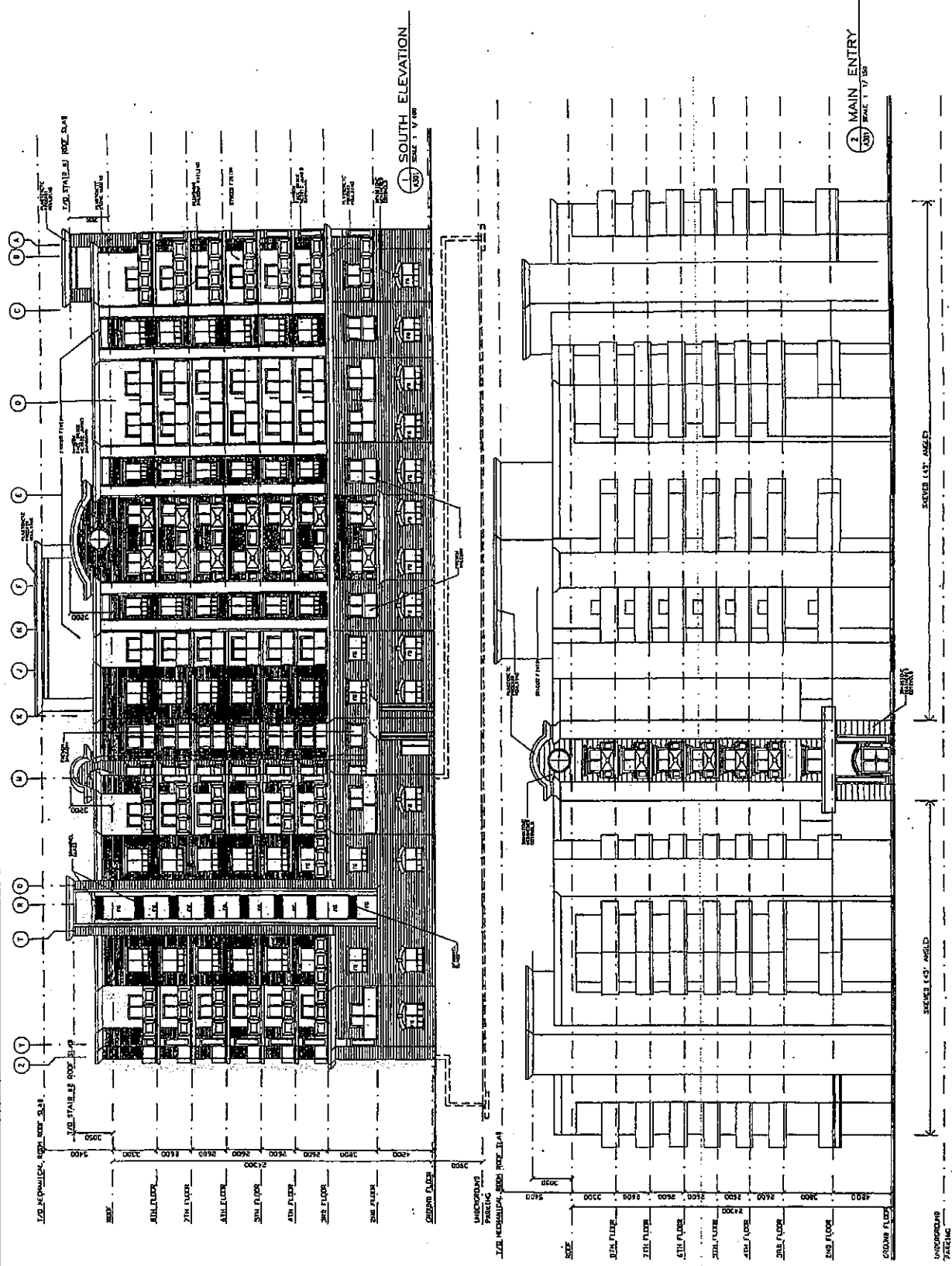
Development Planning Department

Attachment

FILE No.:
DA.05.062
Not to Scale
May 09, 2006

3

HA/BPT/1 - ATTACHMENTS/DA/05.05.062



Attachment 5

FILE NO.: DA.05.062
 Not to Scale
 May 09, 2006

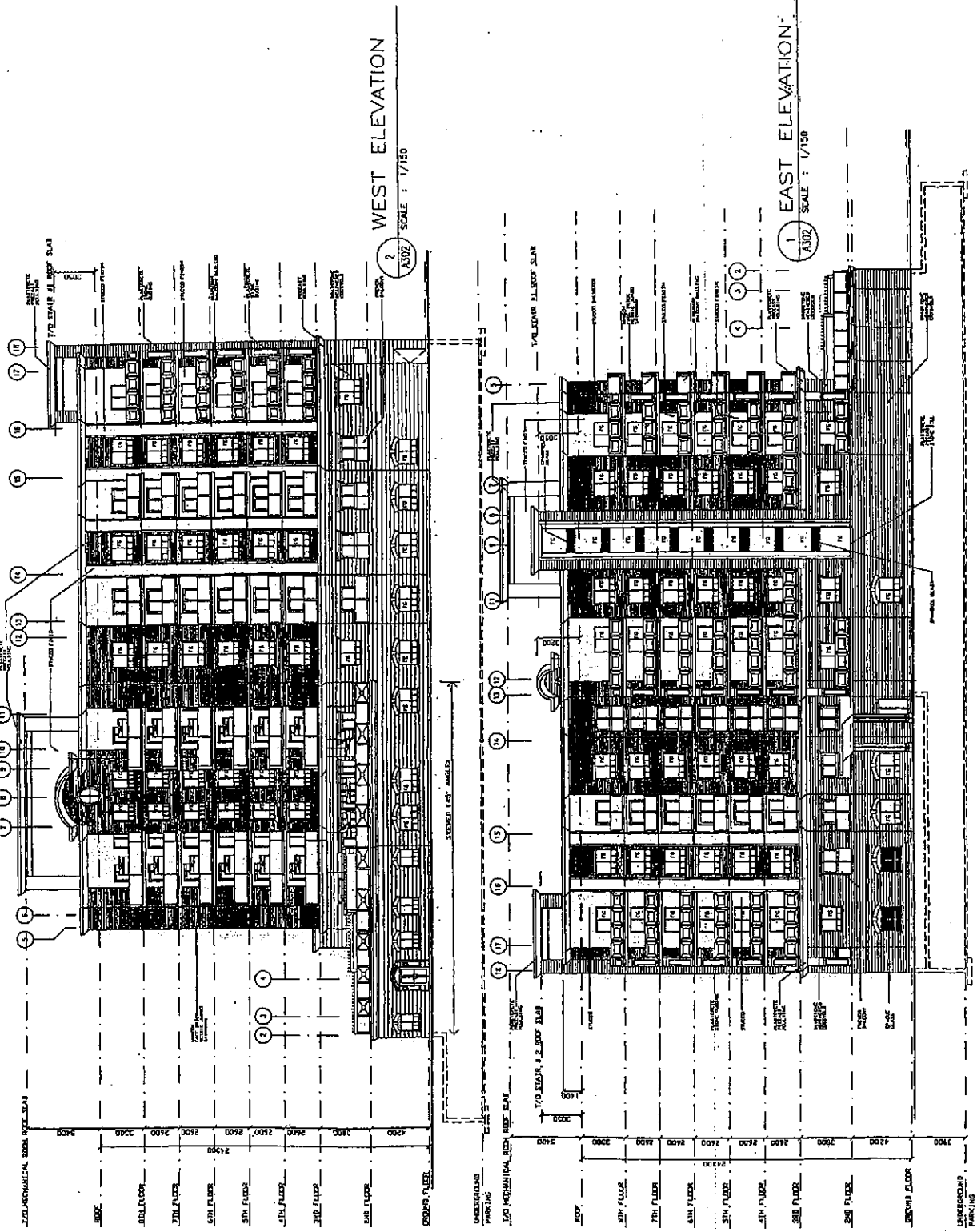
City of Vaughan

Development Planning Department

South & Main Entry Elevations (Amica Seniors Building)

Part of Lot 26,
 Concession 1

APPLICANT:
 AMICA (THORNHILL) INC.
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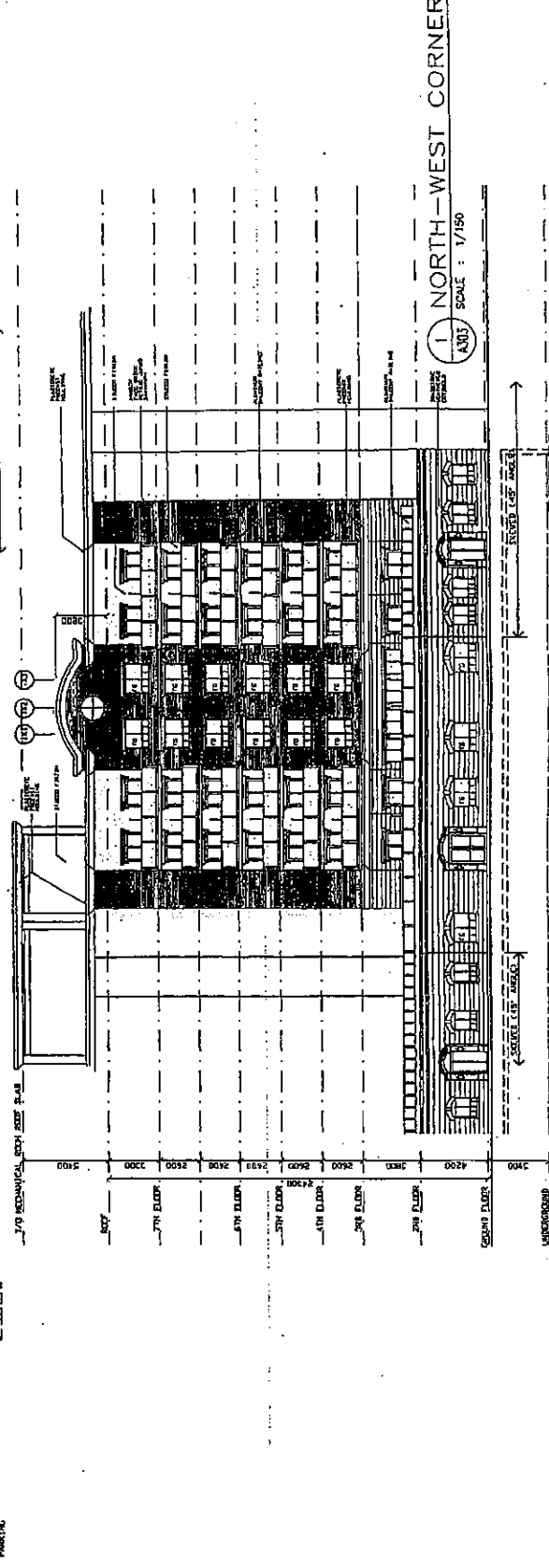
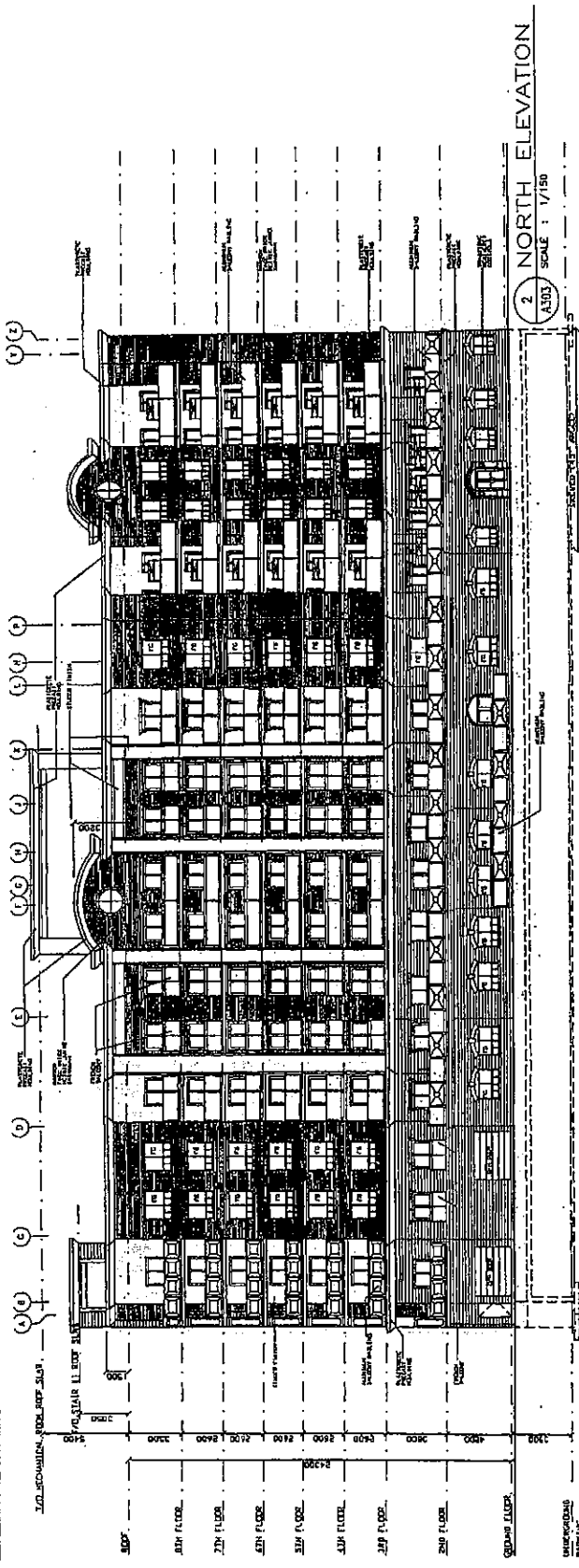
Attachment 6

FILE No.: DA.05.062
 Not to Scale
 May 09, 2006

City of Vaughan
 Development Planning Department

**West & East Elevations
 (Amica Seniors Building)**

APPLICANT: AMICA (THORNHILL) INC.
 Part of Lot 26, Concession 1
 (N:\OPT1\ ATTACHMENTS\VA\05.05.062



North & North-West Elevations (Amica Seniors Building)

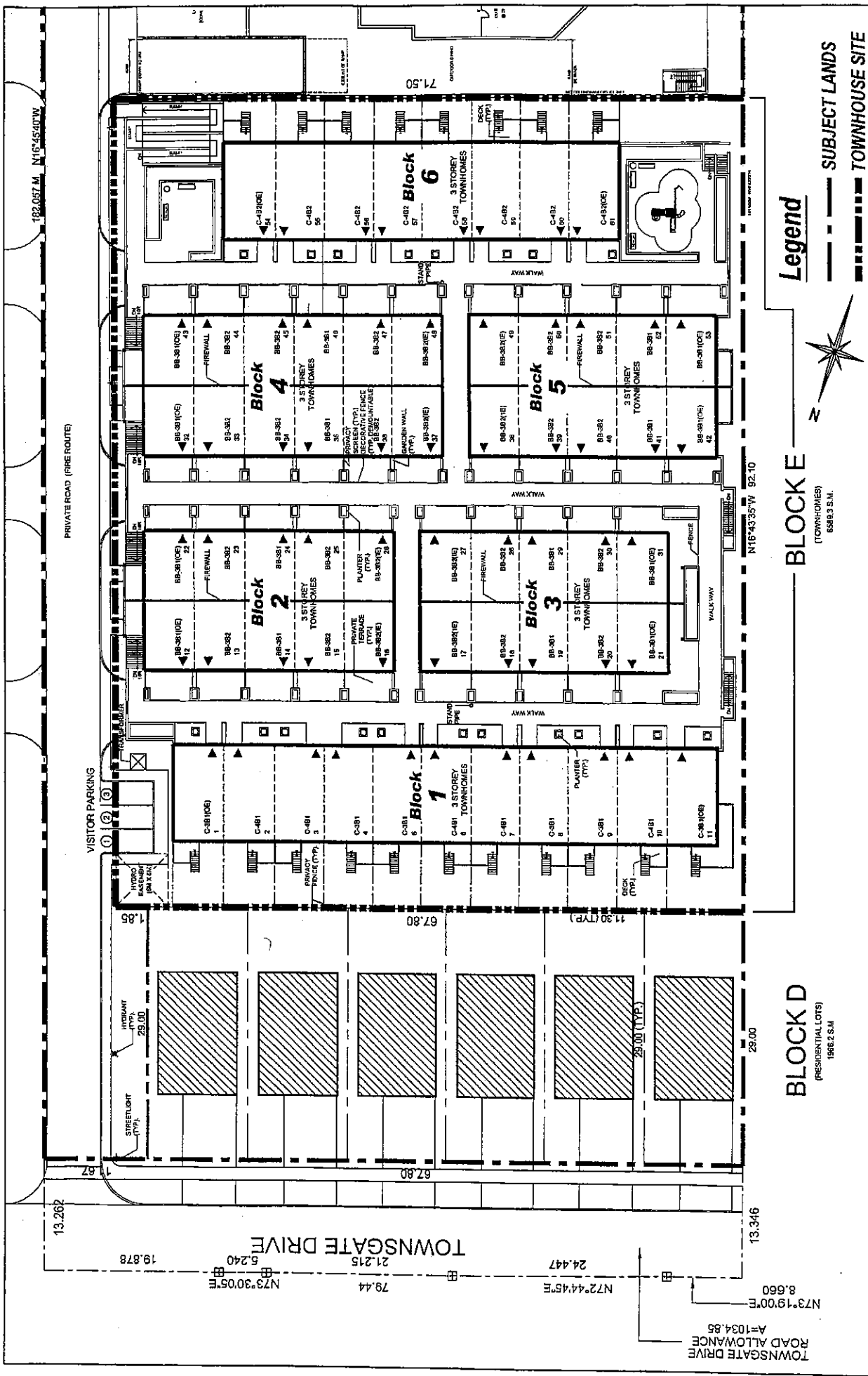
APPLICANT:
AMICA (THORNHILL) INC.
Part of Lot 26,
Concession 1



Development Planning Department

Attachment 7
FILE No.:
DA.05.062
Not to Scale
May 09, 2006

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Legend

--- SUBJECT LANDS

--- TOWNHOUSE SITE



BLOCK E
(TOWNHOUSES)
6382.2 S.M.

BLOCK D
(RESIDENTIAL LOTS)
1962.2 S.M.

Attachment 8

FILE No.: DA.05.062
Not to Scale
May 09, 2006



Development Planning Department

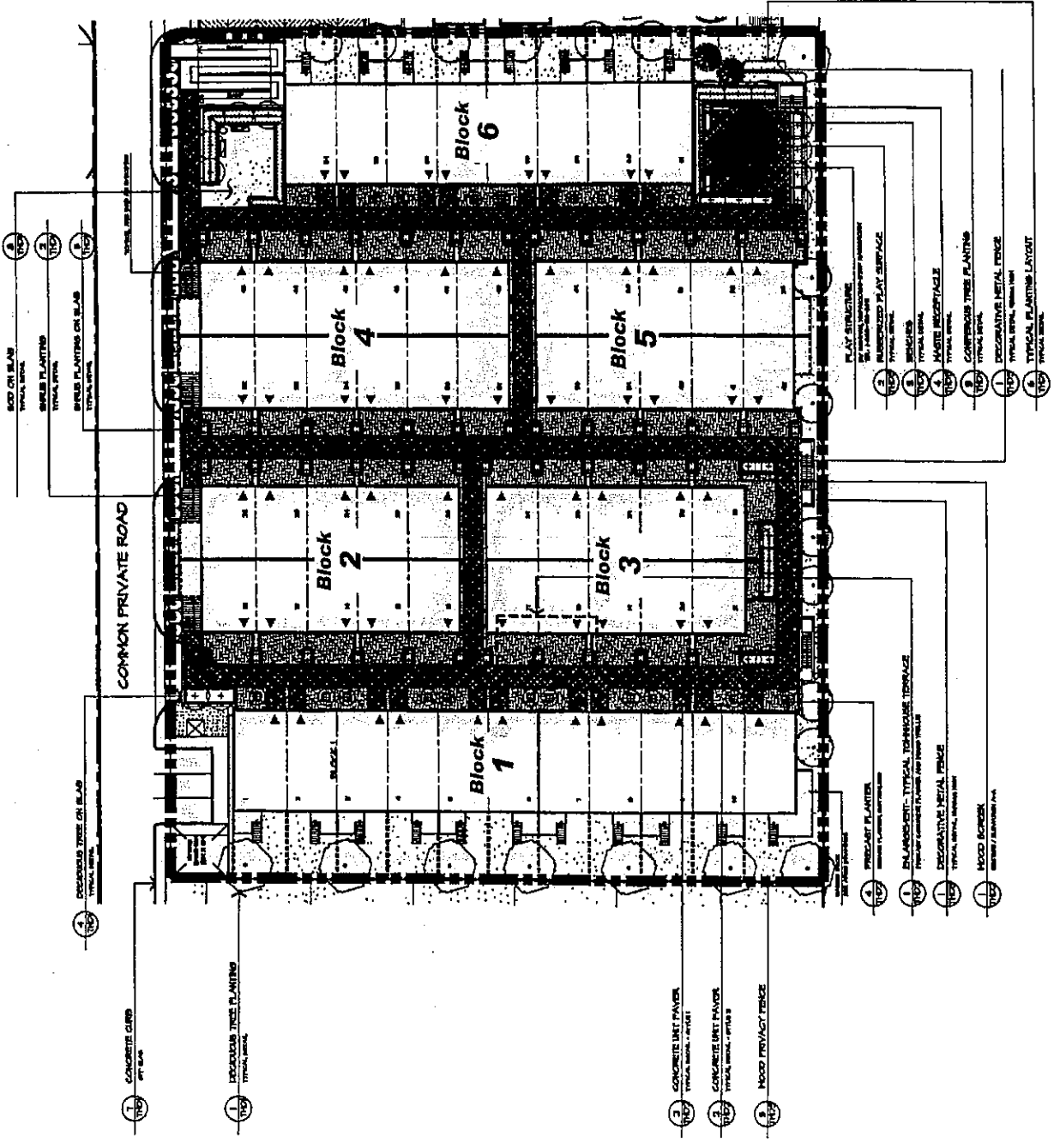
Townhouse Site Plan (Rockport)

APPLICANT: AMICA (THORNHILL) INC.
Part of Lot 26, Concession 1

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LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- LARGE MULTI-STEM SHRUBS
- CONIFEROUS TREES
- SODDED AREA
- SHRUB PLANTING
- CONCRETE UNIT PAVEMENT
- CONCRETE UNIT PAVEMENT
- TOWNHOUSE SITE



Attachment 9

FILE No.: DA.05.062
 Not to Scale
 May 09, 2006

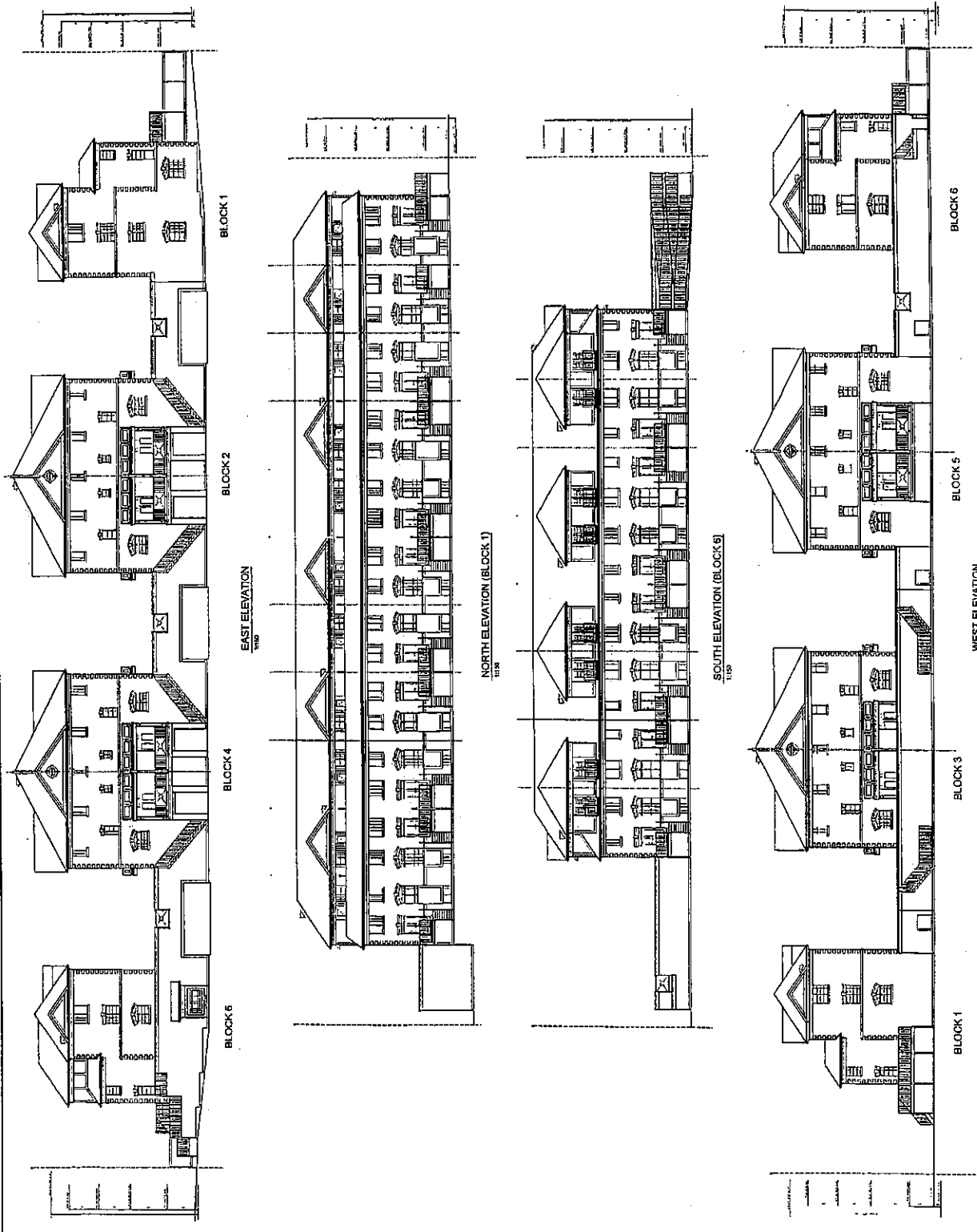


Development Planning Department

Townhouse Landscape Plan (Rockport)

Part of Lot 26,
 Concession 1

APPLICANT:
 AMICA (THORNHILL) INC.
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Townhouse Elevations (Rockport)

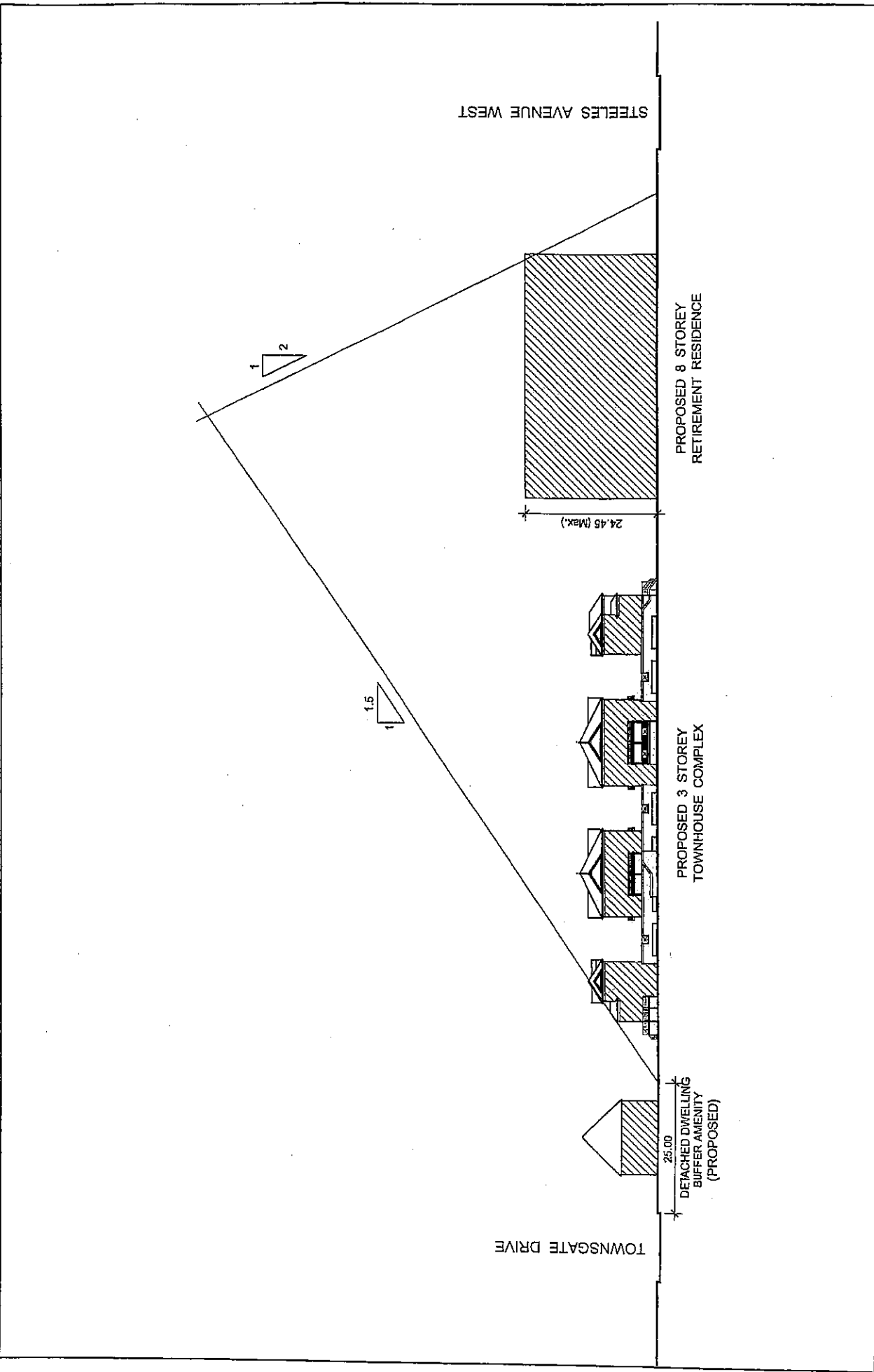
APPLICANT:
AMICA (THORNHILL) INC.
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Part of Lot 26,
Concession 1

City of Vaughan

Development Planning Department

Attachment
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FILE No.:
DA_05.062
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May 09, 2006



Angular Plane

Part of Lot 26,
Concession 1
APPLICANT:
AMICA (THORNHILL) INC.
NA\DT\ ATTACHMENTS\VA-05.062



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May 09, 2006