

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 6, 2002**

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.004  
ZONING BY-LAW AMENDMENT FILE Z.02.016  
MINGLEHAZE INVESTORS INC.  
PRELIMINARY REPORT**

**P.2002.22**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.004 and Z.02.016 (Minglehaze Investors Inc.) BE RECEIVED, and that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 6, 2002 the owner submitted an application to amend the Official Plan to redesignate the subject lands to "Medium Density Residential", "Neighbourhood Park" and "Institutional" to permit a residential community comprising of block townhouses (203 units), open space and a long-term care facility.

On February 28, 2002 the owner submitted an application to amend the Zoning By-law to rezone a portion of the lands (0.95 ha) to RA3 Apartment Residential Zone to permit the 4-storey, long-term care facility (224 beds) aspect of the overall community.

**Background - Analysis and Options**

The subject lands are located on the north side of Steeles Avenue between Martin Grove Road and Kipling Avenue, in Lot 1, Concession 8, City of Vaughan. The 6.35 ha parcel has 531.4m of frontage along Steeles Avenue, 195m along Old Steeles Avenue, and approximately 219m of frontage onto the unopened Kipling Avenue road allowance. The subject lands are vacant, grass covered and relatively flat, dropping off at the eastern and northern limits.

The lands are designated "Prestige Area" by OPA No. 450, as amended by OPA No. 503, and zoned PB1 Parkway Belt Open Space Zone by By-law 1-88. The surrounding land uses are:

- North - CN Rail line, vacant, (PB2 Parkway Belt Complementary Use Zone) and Highway No. 407
- South - Steeles Avenue; residential (City of Toronto)
- East - former City of Toronto Thackery landfill site (PB1 Parkway Belt Open Space Zone)
- West - CN Rail line grade separation (PB2 Parkway Belt Complementary Use Zone)

On March 15, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, one comment has been received from the City of Toronto Planning Department noting that upon preliminary review, the application may have impacts on the City of Toronto and requesting an extension to June 28, 2002 for City Council to establish a formal position. Any responses received will be addressed in the technical review and included in the detailed staff report.

**Preliminary Review**

Following an initial review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the subject lands are designated “Prestige Area” by OPA No. 450 (Employment Area Plan), as amended by OPA No. 503; a change in designation to “Medium Density”, “Institutional” and “Open Space” is required to permit the proposed residential development;
- the subject lands are zoned PB1 Parkway Belt Open Space Zone and will require rezoning to permit residential use; at this time, the zoning application proposes to rezone only the portion of the lands to be developed with a four-storey, long-term care facility to RA3 Apartment Residential Zone; a further zoning application will be required for the remainder of the lands;
- a portion the subject lands was previously used for the disposal of waste and OPA No. 503 has policies respecting the venting of methane gas from under constructed buildings; the applicant has submitted Environmental Site Assessment Reports which need to be peer reviewed;
- the proposal will be reviewed with respect to compatibility and appropriateness with the surrounding area and adjacent uses;
- the proposed long-term care facility has been provided with 56 parking spaces, whereas 113 spaces are required; a traffic impact study and parking study will be required to address access and parking needs;
- the appropriateness of the overall 50.3 units per ha density will be considered;
- the effect of a possible future Highway No. 407 interchange must be assessed by Ministry of Transportation Ontario;
- given the CNR tracks and Highway No. 407 alignments, the application indicates that servicing cannot be extended from the City of Vaughan; development of the site will be dependent upon the extension of sanitary sewers and watermains from the City of Toronto; and
- the proximity of the proposed residential use to the CN Rail line, Highway No. 407 and possible interchange; and, Steeles Avenue requires assessment of such issues as noise, vibration and traffic noise, and possible abatement measures including fencing, berming and setbacks.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application together with comments of the public and Council expressed at the public hearing or in writing, and addressed in a comprehensive report to the Committee of the Whole. Consideration will be given to building density, compatibility with surrounding area, proximity to the CN Rail line and Steeles Avenue, soil remediation, access, parking, and the extension of servicing from the City of Toronto.

### **Attachments**

1. Location Map
2. Community Plan
3. Site Plan Nursing Home (File: Z.02.016)

**Report prepared by:**

Arto Tikiryan, Senior Planner, ext. 8212

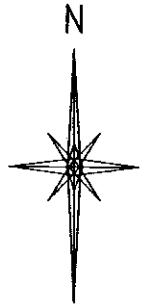
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



POSSIBLE FUTURE  
HIGHWAY 407 INTERCHANGE

KIPLING AVENUE (UNOPENED)

C. N. R.

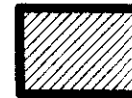
OLD STEELES AVENUE

KIPLING AVENUE

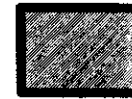
AVENUE

MARTIN GROVE ROAD

STEELES AVENUE



SUBJECT LANDS



OTHER LANDS OWNED  
BY APPLICANT

ATTACHMENT '1'  
LOCATION MAP

FILE #:

Z.02.016  
OP.02.004

REPORT #:

LOCATION:  
PART OF LOT 1,  
CONCESSION 8

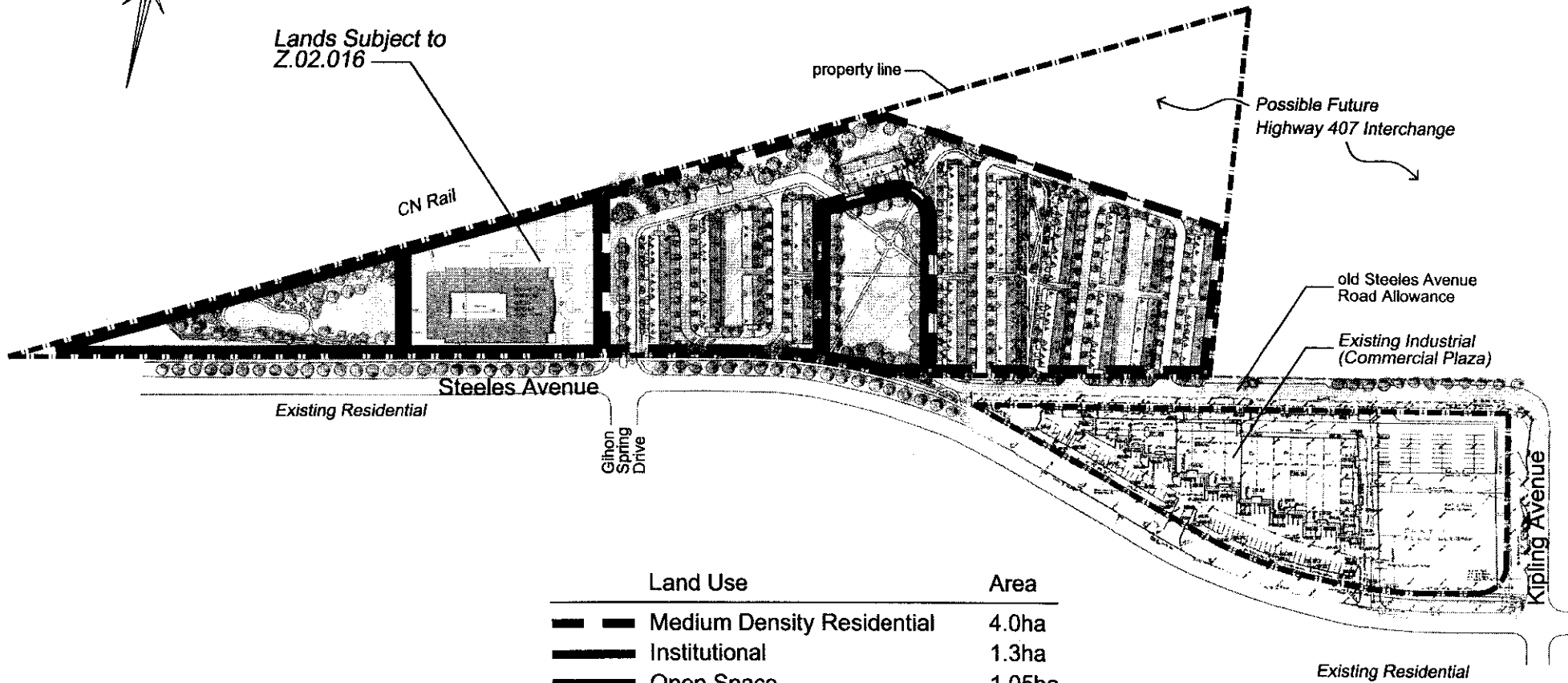
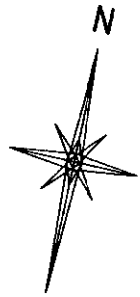
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

MINGLEHAZE INVESTORS INC.

DATE: 02/25/2002

SCALE: NOT TO SCALE



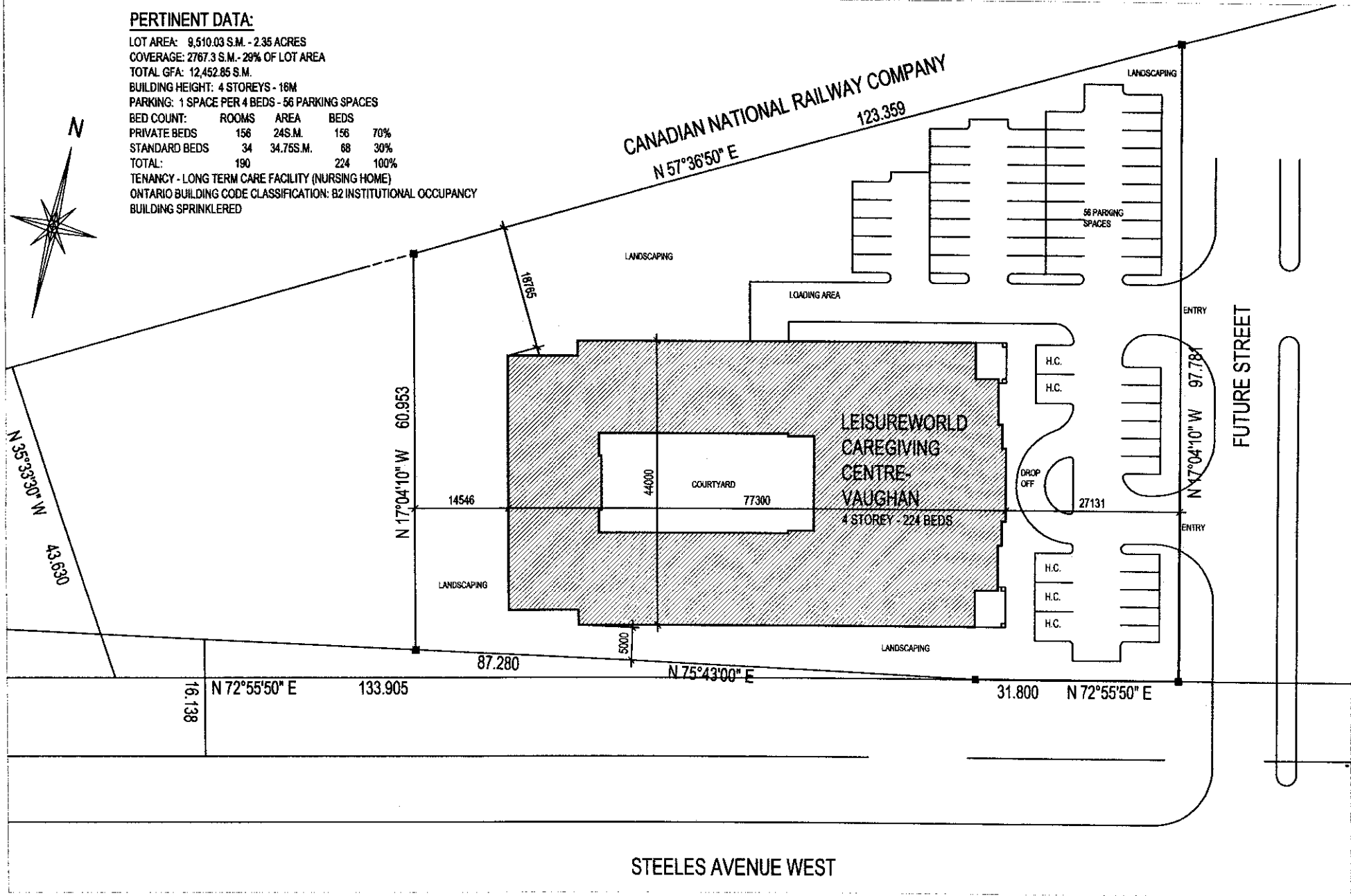
Land Use	Area
Medium Density Residential	4.0ha
Institutional	1.3ha
Open Space	1.05ha
<b>TOTAL</b>	<b>6.35ha</b>

# ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:	DATE:	02/25/2002
Z.02.016 OP.02.004	LOCATION: PART OF LOT 1, CONCESSION 8	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MINGLEHAZE INVESTORS INC.
		SCALE:	NOT TO SCALE

**PERTINENT DATA:**

LOT AREA: 9,510.03 S.M. - 2.35 ACRES  
 COVERAGE: 2767.3 S.M. - 29% OF LOT AREA  
 TOTAL GFA: 12,452.85 S.M.  
 BUILDING HEIGHT: 4 STOREYS - 16M  
 PARKING: 1 SPACE PER 4 BEDS - 56 PARKING SPACES  
 BED COUNT:    ROOMS    AREA    BEDS  
 PRIVATE BEDS    156    24S.M.    156    70%  
 STANDARD BEDS    34    34.75S.M.    68    30%  
 TOTAL:            190            224    100%  
 TENANCY - LONG TERM CARE FACILITY (NURSING HOME)  
 ONTARIO BUILDING CODE CLASSIFICATION: B2 INSTITUTIONAL OCCUPANCY  
 BUILDING SPRINKLERED



ATTACHMENT '3'  
 PROPOSED LONGTERM CARE FACILITY

FILE #:	REPORT #:
Z.02.016 OP.02.004	LOCATION: PART OF LOT 1, CONCESSION 8

CITY OF VAUGHAN  
 PLANNING DEPARTMENT

DATE:	02/25/2002
APPLICANT:	MINGLEHAZE INVESTORS INC.
SCALE:	NOT TO SCALE