

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

**5. ZONING BY-LAW AMENDMENT FILE Z.02.020  
VILLA GIARDINO (MAPLE) HOMES LTD.  
PRELIMINARY REPORT**

**P.2002.26**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.020 (Villa Giardino (Maple) Homes Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 6, 2002, the Owner submitted an application to amend the Zoning By-law to obtain the appropriate exceptions to the zoning standards to permit a five-storey, seniors' condominium building. The proposal is for 97 residential units, common amenity areas (i.e. party and exercise rooms) and limited commercial uses on the ground floor, served by 62 parking spaces. The current by-law permits a four-storey, 160 bed extended care facility.

The Owner has also submitted a corresponding site plan application (File DA.02.018). Through the review process, the required exceptions to the zoning standards will be identified based on the final site plan.

**Background - Analysis and Options**

The 0.45 ha. site is located on the north side of Rutherford Road, west of Keele Street (2500 Rutherford Road), in Lot 16, Concession 4, City of Vaughan. The proposal is the final stage of a seniors' residential project known as "Villa Giardino", which was approved for three, five-storey condominium buildings, totalling 262 units, and an extended care building.

The subject lands are designated "District Park" by OPA No. 350 (Maple Community Plan) as amended by OPA 533, and zoned RA3 Apartment Residential Zone by By-law 323-98, as amended by By-law 412-98. The surrounding land uses are:

- North - three, five-storey apartment buildings (RA3 Apartment Residential Zone)
- East - valley lands (OS1 Open Space Zone), vacant (A Agricultural Zone), and residential (R2 Residential Zone)
- West- arena complex (A Agricultural Zone), CN pullback track (M3 Transportation Industrial Zone)
- South - vacant (EM1 Prestige Employment Area Zone)

On March 15, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. A notice was also sent to the Maple Landing Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- the Maple Community Plan permits housing suitable for senior citizens; the proposed use conforms to the Official Plan, subject to meeting the development criteria;
- the current RA3 Zoning permits the proposed seniors residential building use, however, exceptions to the zoning standards are required to accommodate a revised building form and site layout;
- the proposal will be reviewed in the context of the urban design and streetscape on the Rutherford Road frontage;
- 62 on-site parking spaces (50 underground and 12 surface level), as well as unused parking from the earlier phases of the seniors' development, will be made available for the proposed building; a parking study has been submitted in support of the proposed parking strategy which will be reviewed by the Transportation Department;
- several exceptions to site specific By-law 323-98 are required to implement the proposal, including: increased gross floor area; revised building setbacks; increase from 4 to 5 storeys; and parking variances; the appropriateness of the exceptions will be examined in the context of the subject property and the overall seniors development; and,
- the integration and operation of the proposed condominium within the broader seniors' complex will be assessed.

**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the Public and Council at the public hearing or in writing, and assessed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the development criteria in the Official Plan and the overall seniors' project. With the finalization of the site plan, the exact exceptions to the zoning standards will be determined.

**Attachments**

1. Location Map
2. Site Plan
3. Elevations

**Report prepared by:**

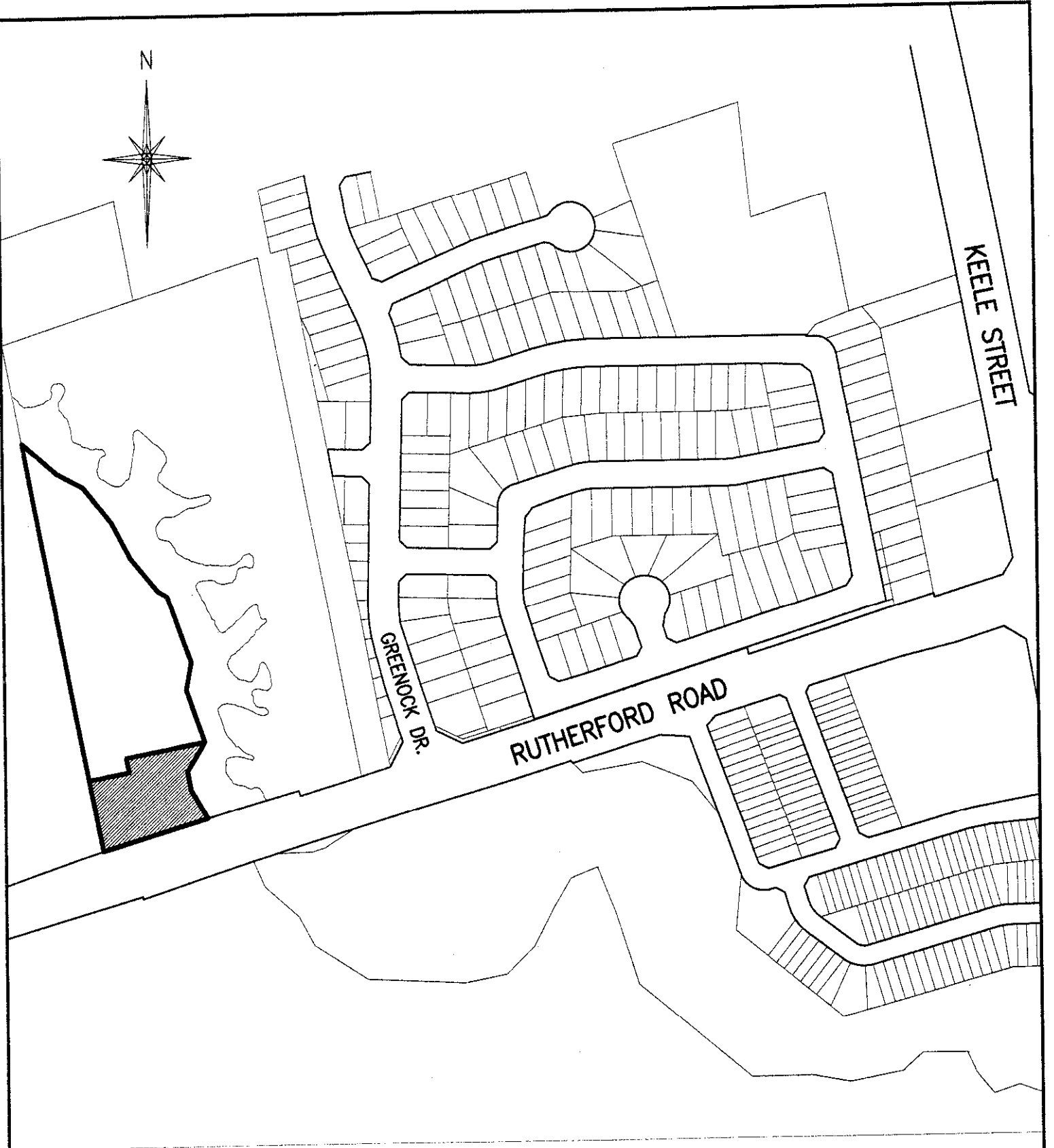
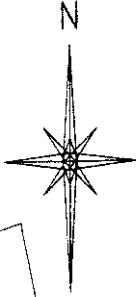
Mauro Peverini, Planner, ext. 8407  
 Art Tikiryán, Senior Planner, ext. 8212  
 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

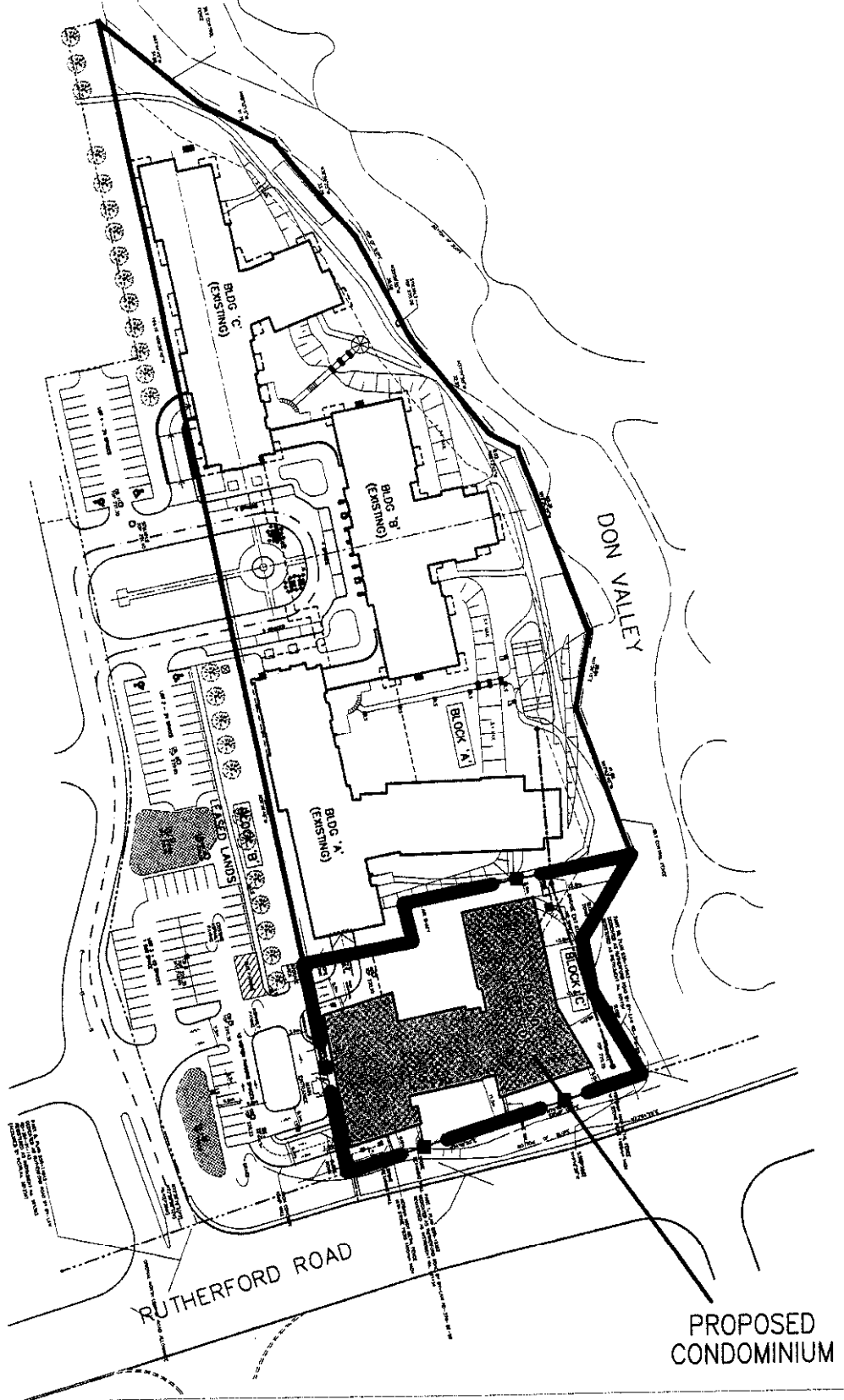
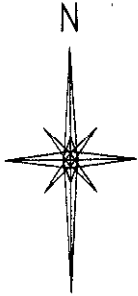
JOANNE R. ARBOUR  
 Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 03/08/2002
	Z.02.020	LOCATION: PART OF LOT 16, CON. 4		APPLICANT: VILLA GIARDINO (MAPLE) HOMES INC.



SUBJECT LANDS

ATTACHMENT '2'  
SITE PLAN

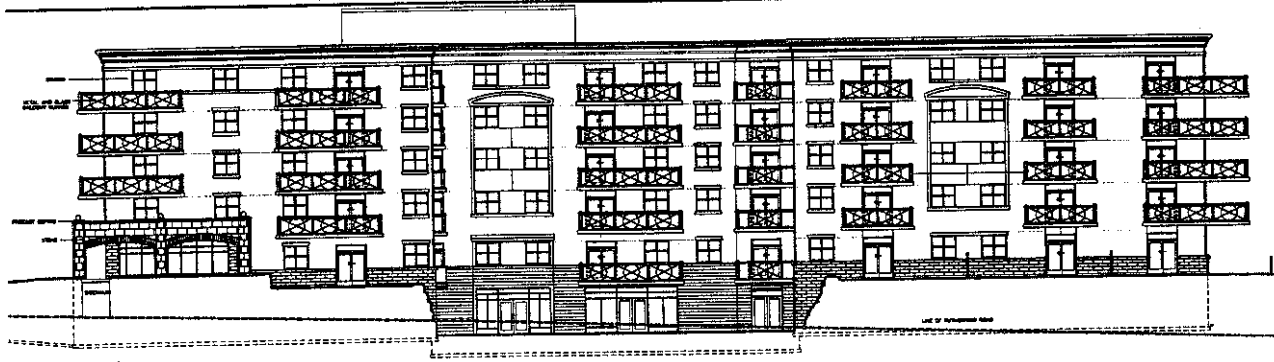
FILE #:	REPORT #:
Z.02.020	LOCATION: PART OF LOT 16, CON. 4

CITY OF VAUGHAN  
PLANNING DEPARTMENT

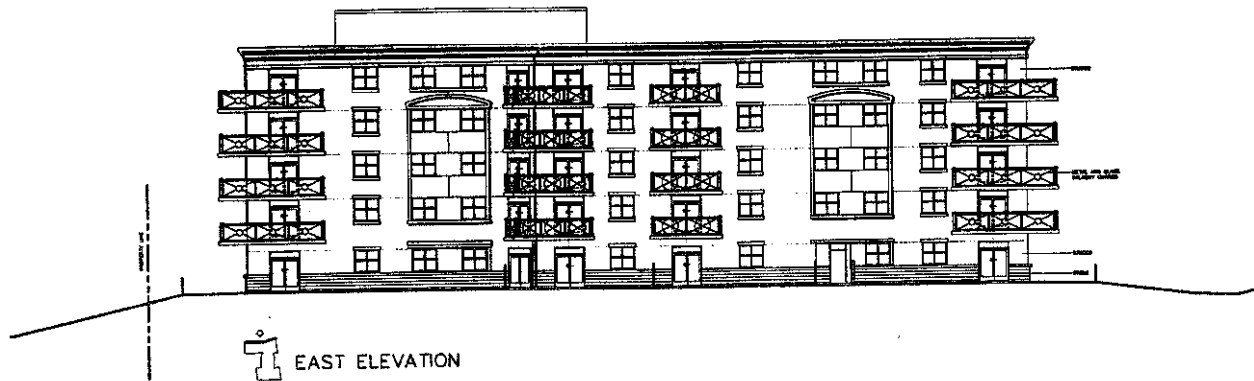
DATE:	03/08/2002
APPLICANT:	VILLA GIARDINO (MAPLE) HOMES INC.
SCALE:	NOT TO SCALE



1 WEST ELEVATION



1 SOUTH ELEVATION



1 EAST ELEVATION



1 NORTH ELEVATION

ATTACHMENT '3'  
ELEVATIONS

FILE #:

Z.02.020

REPORT #:

LOCATION:  
PART OF LOT  
16, CON. 4

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

VILLA GIARDINO (MAPLE) HOMES INC.

DATE: 03/08/2002

SCALE: NOT TO SCALE