

**COMMITTEE OF THE WHOLE APRIL 8, 2002**

**SITE DEVELOPMENT APPLICATION DA.01.037  
1315872 & 1327545 ONTARIO LTD.  
REPORT #P.1999.44**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.037 (1315872 & 1327545 Ontario Ltd.) BE APPROVED subject to the following conditions:

1.
  - i) the final site plan, elevations and landscape plans shall be to the satisfaction of the Community Planning and Urban Design Departments; and specifically, the following shall be addressed to the satisfaction of the Urban Design Department:
    - a) the final design of the Fieldgate Drive elevation; and
    - b) landscaping and architecture treatment of the front yards on Keele Street.
  - ii) the final site servicing, grading and stormwater management plans shall be to the satisfaction of the Engineering Department;
  - iii) the comments of the Maple Streetscape Advisory Committee and Heritage Vaughan shall be addressed to the satisfaction of the Urban Design Department;
  - iv) the Owner shall satisfy the requirements of the Fire Department and Vaughan Hydro, and any transformer locations shall be to the satisfaction of the Urban Design Department;
  - v) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority; and
  - vi) prior to the execution of the site plan agreement:
    - a) a noise study shall be submitted to the satisfaction of the Engineering Department, and all recommendations shall be implemented through the agreement; and
    - b) a parking study shall be submitted to the satisfaction of the City's Engineering Department.
  - vii) that the site plan agreement include the following:
    - a) that the condominium agreement require that each pair of tandem parking spaces be allocated to a corresponding single unit; and
    - b) that prior to the issuance of a building or foundation permit, the applicant shall submit the following:
      - a report describing the results of the Verification Program following site clean-up; and
      - a Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
2. The Owner shall pay cash-in-lieu of parkland prior to the issuance of a building permit, in accordance with the *Planning Act* and to the satisfaction of the City of Vaughan;
3. That the Applicant request and obtain from the Ontario Municipal Board, an amending Order with respect to the following:

- i) an amendment to By-law 422-2000 to include a minimum parking standard of 155 spaces (including 8 tandem spaces), or the minimum number of parking spaces recommended by the approved parking study, whichever is greater;
  - ii) an amendment to Schedule "1" of By-law 422-2000, in the manner shown on Attachment No. 4; and
  - iii) any further zoning amendments as may be required to implement the final approved site plan.
4. That the Ontario Municipal Board be advised of Council's endorsement of the matters contained in Condition 3.

**Purpose**

On May 14, 2001, the Owner submitted a site plan application for a three-storey seniors' residential condominium building. The application was amended on October 3, 2001, and incorporates the following site statistics:

|                        |                                   |
|------------------------|-----------------------------------|
| Total Number of Units  | 100                               |
| Total Site Area        | 1.14 ha                           |
| Total Gross Floor Area | 13,168.37m <sup>2</sup>           |
| Proposed Parking       | 147 spaces (plus 8 tandem spaces) |

**Background - Analysis and Options**

The site is located at the northeast corner of Keele Street and Fieldgate Drive, being Part of Lot 17, Concession 3, City of Vaughan. The site is designated "Office Commercial" by OPA No. 350 (Maple Community Plan) and zoned RA2 Apartment Residential Zone, subject to site-specific By-law 442-2000 (Exception 9(1098)).

The 1.14 ha vacant site slopes downward from Keele Street easterly towards the valley, with some mature and smaller trees. The surrounding land uses are:

- North - residential (R3 Residential Zone)
- South - Fieldgate Drive; commercial plaza (C1 Commercial Zone) and residential (R3 Residential Zone)
- East - valleyland (OS1 Zone) and existing residential (R3 Residential Zone)
- West - Keele Street; park (OS2 Zone) and residential (R3 Residential Zone)

OPA No. 350, as amended by OPA No. 533 (Maple Focused Review) permits "housing suitable for senior citizens" without an amendment to the Official Plan, subject to meeting certain criteria, including compatibility, traffic, service and amenity. Subject to the recommendations in this report, the plan conforms to the Official Plan.

On October 15, 2001, the proposed plan was circulated to the Maple Village Ratepayers Association. A notice of this Committee of the Whole meeting has been sent to those individuals on file having expressed interest.

The Maple Village Ratepayers Association has provided the following comments with respect to the proposed development:

- all parking must be underground;
- mature landscaping must be planted to buffer the east side of the development;
- garbage pickup must be from the rear of the building with a service entrance off of Keele Street;

- the maximum building height is 11m;
- the building should incorporate solariums instead of balconies;
- the east side of the building should incorporate a greater setback; and,
- the Association wishes to be involved in the selection of colours and building materials.

These comments have been taken into consideration in the review and requirements of the site plan.

### Ontario Municipal Board

The Ontario Municipal Board refused an appeal by the Owner of Council's refusal decision (Order No. 0031 issued on January 11, 2000), citing that the proposed development did not meet the intent of the Official Plan and was not compatible with the adjacent residential development. However, the decision stated that the site is suitable for seniors' housing, but not at the density originally proposed, and that the decision is not a bar to a revised application being presented to the City.

The Owner filed a Notice of Motion for Leave to Appeal to the Ontario Supreme Court Justice (Divisional Court) and an appeal to the OMB to have its decision reviewed. In addition, the Owner filed a revised zoning amendment application for a three-storey, 100-unit seniors' residential condominium. The OMB allowed the Owner's motion for a review of its decision and ordered the hearing be reopened on July 19, 2000. On July 10, 2000, Council adopted a motion informing the OMB that it would support a maximum of 100 units.

On August 17, 2000, the OMB issued its decision (Order No. 1189) approving the proposed 100-unit seniors' residential condominium. The Board's decision includes an implementing zoning by-law, which was enacted by Council on December 18, 2000 as By-law 442-2000.

### Site Plan

The site plan (Attachment No. 1) consists of a three-storey "U" shaped building, with the two main blocks configured in a north/south direction parallel to Keele Street. The west block is set back approximately 7.9m from the Keele Street property line, and the east block is separated from the existing residential development by a valley system. The west block is set back 25m from the northerly property line abutting residential rear yards. The two blocks are connected at the south end, along Fieldgate Drive, opposite the commercial development.

The building design includes common amenity areas, such as an on-site party, recreation, meeting and hobby rooms, a chapel and a lounge. A landscaped courtyard between the two buildings and a parkette at the northeast corner of the site provide the primary outdoor amenity areas.

Pedestrian access to the complex is provided from Keele Street and Fieldgate Drive. Staff recommends that the sidewalk on Fieldgate Drive be extended into the site to delineate a clear pedestrian path to the main entry points of the condominium. All vehicular access is from Fieldgate Drive, leading to underground and surface level parking on the site.

### Elevations

The Keele Street elevation is three storeys in height, as shown on Attachment No. 3. The site slopes downward to the east and consequently, the Fieldgate Drive and east (valley) elevations have a four-storey appearance, at a maximum height of approximately 12.5m.

The original plan included exterior finishing materials consisting primarily of a taupe-coloured stucco, masonry veneer, glass windows and doors, and a dark blue asphalt shingle which, given the scale of the project, contrasted with the existing character of development in the area.

The site plan and elevations were reviewed by Heritage Vaughan, which provided the following comments:

- the architectural features of heritage structures in the Maple Core (former McNeil House and the Beaverbrook House) be examined and incorporated into the development;
- the proposed stucco be replaced with brick and a more appropriate colour scheme be used;
- the façade on Keele Street be given a more traditional treatment;
- the roofing material include shingles similar to the Maple Core Shoppers Drug Mart;
- the semi-circular shaped roofline and windows be replaced with a more traditional shaped gable roof and dormer;
- the “mall-like” entranceway be replaced with a more traditional heritage design;
- a traditional window design (2 over 2 pane arrangement or double-hung window design, etc.) be used.

The Maple Streetscape Community Advisory Committee (MSCAC) also reviewed the proposal and provided the following comments:

- that brick and stucco be used, and that detailing be provided around the windows and doors;
- that the roofing material be “chateau-look” asphalt shingles;
- that the ground floor units on Keele Street be treated as fronts with front entrances and front yards;
- that no steel materials be used on the roof or as building cladding;
- that the wrought iron balcony be designed to include greater variation;
- that the stucco be of earth-tone colours range;
- that consideration be given to screen the east wall with landscaping; and,
- that the MSCAC generally supports the recommendations made by Heritage Vaughan.

The Urban Design Department has reviewed the application in the context of the Maple Streetscape and Urban Design Guidelines and reiterated several of the comments made by MSCAC and Heritage Vaughan. In response to some of these comments, the Applicant submitted revised plans on November 9, 2001, which are included as Attachments #2 and #3. Some of the revisions include:

- brick sections have been introduced into the elevations on an alternating basis with the stucco;
- the semi-circular roof design has been replaced with traditional peaks;
- brick accent bands have been provided around all the windows and doors; and,
- large picture windows have been replaced with smaller multi-pane windows.

Staff recommends that the balconies on the outer perimeter of the building be redesigned to form part of the unit, such as an enclosed solarium. Open balconies tend to become outdoor storage areas for household items and can become unsightly, which is not desirable on an arterial road.

The Urban Design Department has advised that they are generally satisfied with the revised elevations however, have recommended that changes be made to the Fieldgate Drive elevation to reconfigure the parking area located under the second floor of the building. The Urban Design Department has also requested that the Applicant address the landscaping and architectural treatments of the front yards of those units on Keele Street.

The plan should be revised to the satisfaction of the Urban Design Department and Heritage Vaughan.

## Landscaping

In review the landscaping plan, the following comments were provided:

a) Maple Streetscape Community Advisory Committee

- that the fence along Keele Street and Fieldgate Drive be of brick and wrought iron, similar to the Beaverbrook House;
- that the daylight triangle landscaping corresponds to the Robson Park corner;
- that light fixtures be provided along Keele Street and Fieldgate Drive, and that street furniture be in accordance with the Maple Streetscape Guidelines.

b) Urban Design Department

- the wall between the underground and surface level parking areas along Fieldgate Drive should be detailed so it makes a positive contribution to the street; landscaping in the form of evergreens and deciduous shrubs and ornamental trees should be provided at the base of this wall;
- all proposed fencing and details must be indicated on the landscape plans;
- details of paving materials for the internal walkways and sidewalks must be provided;
- grading information along the east property line should be provided and any construction details (i.e. walls, fencing etc.) be submitted to the TRCA for comments;
- additional shrubs should be provided in the landscape strip along Fieldgate Drive;
- additional information respecting groundcover and quantities in the fountain/piazza area is required;
- additional planting and site layout details should be provided in the area south of the piazza;
- that the site plan agreement require that all existing trees to remain should be well treated and surviving upon completion of the construction process; If not, it is the Applicant's responsibility to plant equivalent caliper tree(s) on the site;
- existing trees intended to remain in the parkette should be identified; this area should have a different variety of plant materials and should have gazebo furniture; details must be submitted;
- snow storage areas should be identified on the plans at a rate of 2% of the total lot area;
- a structural engineer must provide certification at the time of Building Permit application to indicate that the underground garage has been designed to support a soil depth of 1.5m for plant material; and,
- a detailed landscape cost estimate is required.

## Zoning

By-law 442-2000 was drafted on the basis of an earlier iteration of the site plan. The revised site plan shows the building within the envelope established in the By-law. The Building Standards Department has identified the following zoning compliance issues that must be addressed prior to the registration of the site plan agreement:

- a 3.0m setback is required from the site triangle;
- a 21.0m setback is required from Fieldgate Drive to the line of the building above;
- a minimum unit size of 80m<sup>2</sup> is required;
- a maximum of 100 units is permitted whereas the floor plans illustrate 101 units;
- the minimum amenity area must be illustrated on the plan;
- all parking spaces must be dimensioned and the tandem parking spaces require an exception;
- 175 parking spaces are required; 155 spaces are provided
- a 3.0m landscape strip is required around the outdoor parking area; and,

- the outdoor parking area must be screened in accordance with By-law 1-88.

A majority of these issues can be addressed either through minor revisions to the proposed plan or by additional information on the drawings. The revised plans address some of these issues, and the remaining exceptions can be identified upon a full zoning review of the final plan. Accordingly, if compliance with certain standards cannot be achieved, and provided the City is satisfied that the intent of the plan is being maintained, the OMB should be requested to modify By-law 442-2000, including Schedule "1" (Attachment 4), as required, to implement the final plan.

### Parking

When the OMB considered this application, the Planner representing the Owner submitted evidence that 175 parking spaces would be provided, based on the multi-family standard of 1.75 spaces/units (1.5 spaces/unit + 25 space/unit for visitors). By-law 442-2000 was approved by the OMB on this basis.

By-law 1-88 includes a parking standard for a "senior citizen's dwelling" of 1 space per unit, with no additional parking for visitors. The revised plan was prepared based on the By-law 1-88 standard, creating a zoning deficiency under By-law 442-2000.

The revised plan shows 155 parking spaces, consisting of 107 underground, 40 surface and 8 tandem parking stalls. The Building Standards Department has advised that 147 parking spaces comply with By-law 1-88, and that the eight tandem parking spaces are not recognized. Each unit is allocated one underground parking space (100 spaces), leaving 7 spaces available for tenants requiring an additional space. In addition, 40 surface visitor parking spaces are proposed, yielding 0.40 visitor spaces per unit, which exceeds the minimum "senior citizen's dwelling" parking standard.

The proposed parking standard of 1 space/unit for a seniors' project has been accepted in the past, based on a parking study. Consequently, Staff recommends that the Owner submit a parking study demonstrating that adequate parking is available, to the satisfaction of the City's Engineering Department. As a condition of site plan application, Staff recommends that the City support the Applicant's request to the OMB to modify By-law 442-2000 to include a specific minimum parking standard, including tandem spaces, based on the final approved parking study.

As noted above, 8 parking spaces are provided in tandem (i.e end to end with only one access aisle), and therefore will not be accessible at all times. Accordingly, Staff recommends that each pair of tandem parking spaces be sold to a single unit, which will be implemented through the condominium agreement.

### Sun/Shadow Drawings

The Owner submitted shadow diagrams for the times of 9:00 A.M., 12:00 Noon and 3:00 P.M. for the 21<sup>st</sup> day in each of the months of March, June, and September. The March and September diagrams indicate that there will be a minor shadow impact at 9:00A.M. on the most easterly lot on Kelly Place, directly abutting the site. Shadow impacts are not anticipated at any of the other times reviewed.

### Noise Study

The proposed development includes residential units abutting Keele Street, which may require that specific noise abatement features be designed into the construction of the building. Therefore, prior to the execution of a site plan agreement, the Owner is required to submit a noise study to the satisfaction of the City's Engineering Department, and to implement the recommendations.

## Phase 1 Environmental Report

The Owner has submitted the appropriate environmental reports which have been peer reviewed and approved.

The peer review consultant has recommended two clauses to be included in the site plan agreement relating to the production of a Verification Program and Record of Site Condition. A condition of approval has been included in this report.

## Services and Utilities

The Owner has submitted site servicing and grading plans, which must be reviewed and approved by the City's Engineering Department. Vaughan Hydro has provided several standard requirements comments, which must be met. Canada Post has advised that the Owner will be required to install and maintain a centralized mail facility. The proposed garbage storage area is located in the building, which is satisfactory.

## Conclusion

The Ontario Municipal Board approved a zoning amendment application to permit a three-storey, 100-unit senior's condominium building, subject to site plan approval. Staff has reviewed the site plan application in accordance with the policies of the Official Plan, the OMB zoning decision and the Maple Streetscape and Urban Design Guidelines. Staff find the site plan and elevations to be generally satisfactory and in keeping with the policies, guidelines and zoning by-law. Revisions to the site plan and elevations will be required to address the comments in this report, and in particular, the minimum number of parking spaces provided will require an amendment to the site specific by-law by the request to the OMB. Subject to the conditions set out in the Recommendation of this report, Staff can recommend approval of this application.

Should the Committee concur, the recommendation in this report can be adopted.

## Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Revised Schedule "1" to By-law 422-2000

## Report prepared by:

Mauro Peverini, Planner, ext. 8407  
Art Tikiryán, Senior Planner, ext. 8212

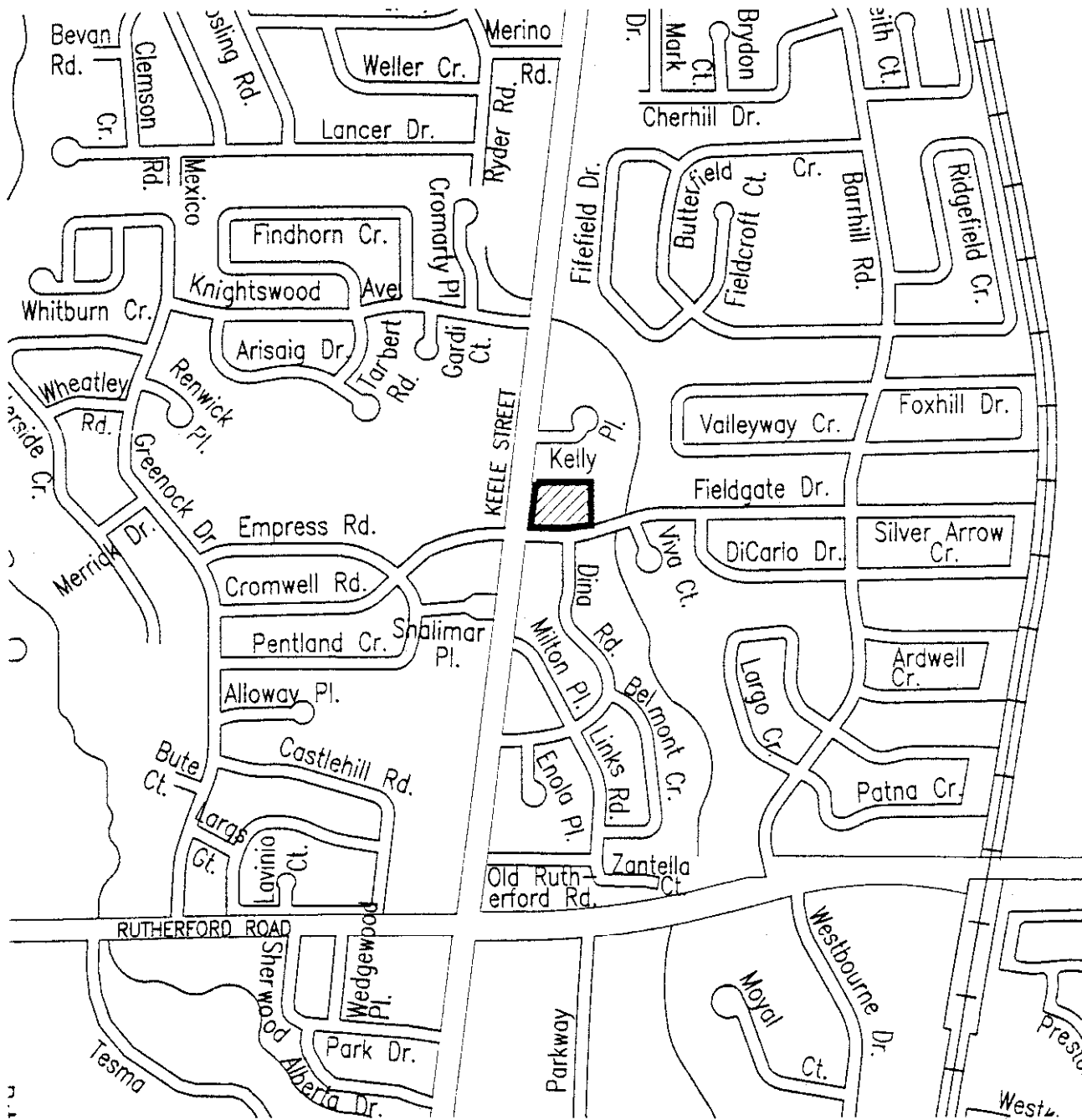
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG

R:\WORKING\PEVERIM\KEEL-FIELDGATE.CW.DOC



 SUBJECT LANDS

ATTACHMENT "1"  
LOCATION MAP

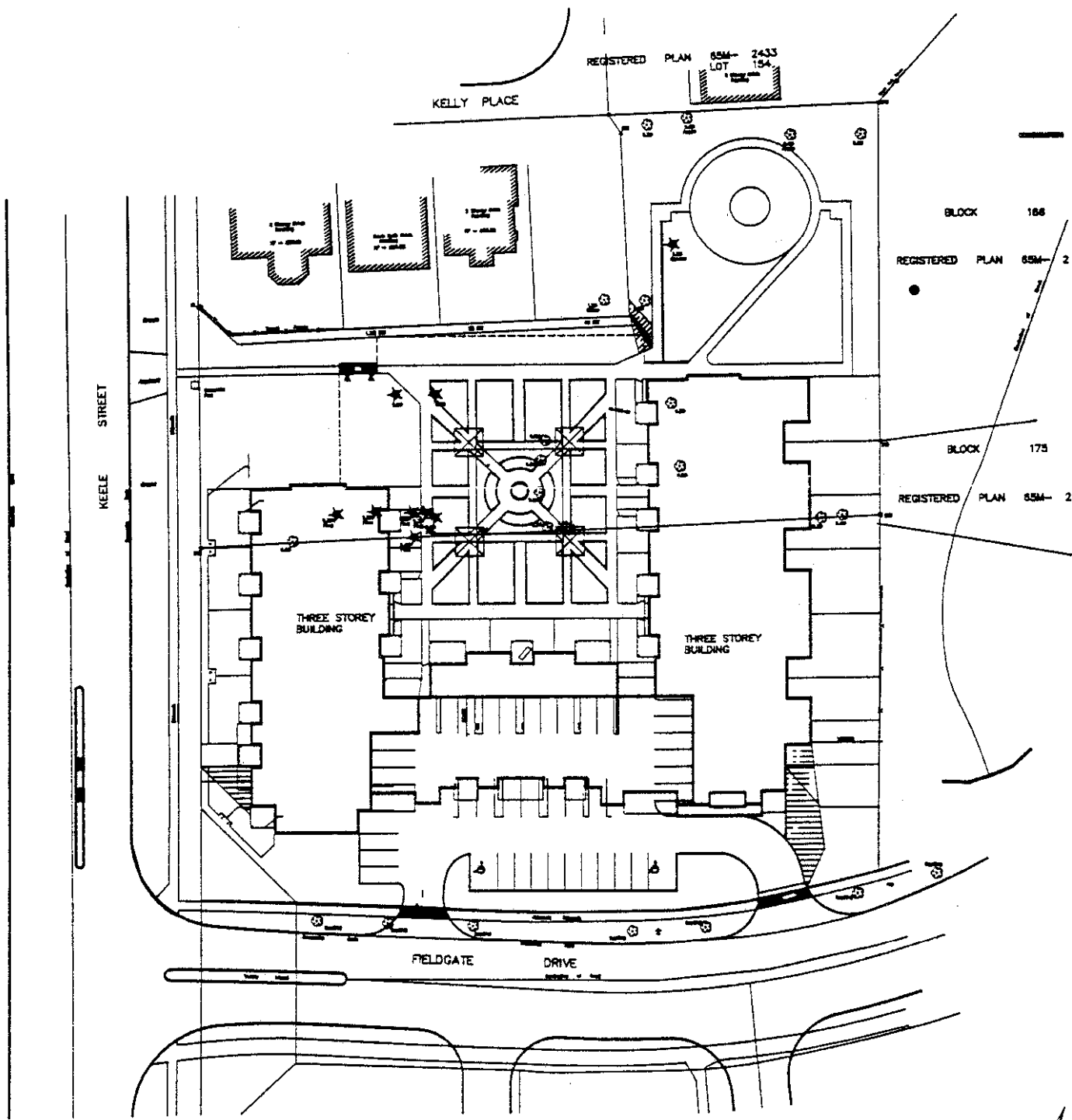
|           |                                 |
|-----------|---------------------------------|
| FILE #:   | REPORT #:                       |
| DA.01.037 | LOCATION:<br>PT. LOT 17, CONC.3 |

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
1315872, 1327545 ONTARIO LTD.

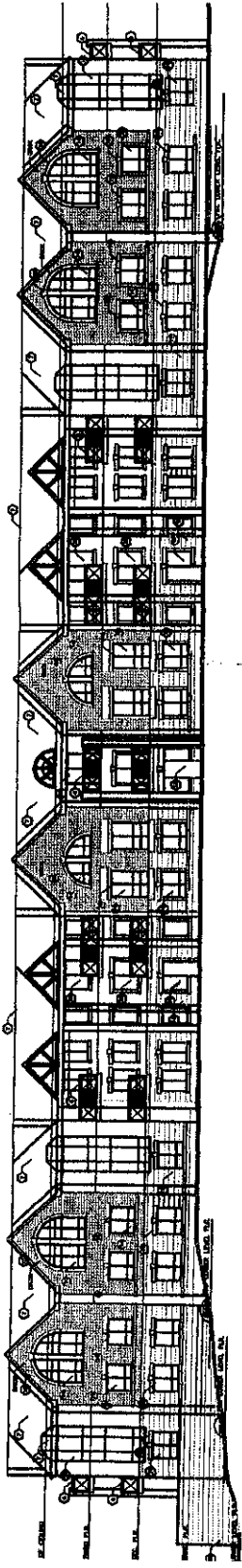
DATE: 18/05/01  
SCALE: NOT TO SCALE



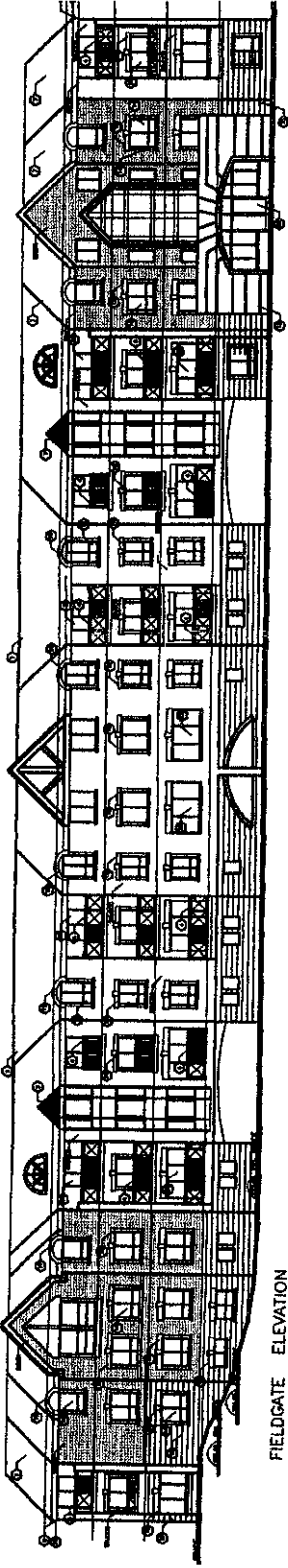


ATTACHMENT '2'  
SITE PLAN

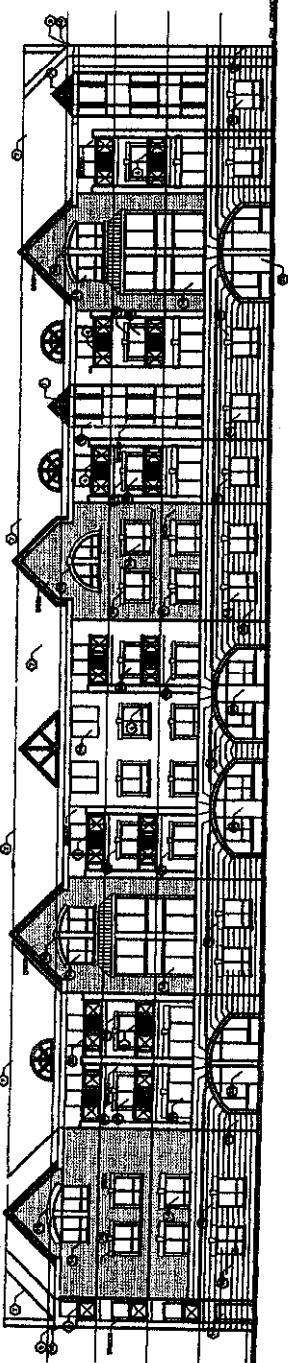
|  |                                |  |
|--|--------------------------------|--|
| FILE #:                                      | REPORT #:                      | DATE: 14/11/2001                       |
| DA.01.037<br>Z.99.008                        | LOCATION:<br>PT. LOT 17, CON.3 | CITY OF VAUGHAN<br>PLANNING DEPARTMENT |
| APPLICANT:<br>1315872 & 1327845 ONTARIO LTD. |                                | SCALE: NOT TO SCALE                    |



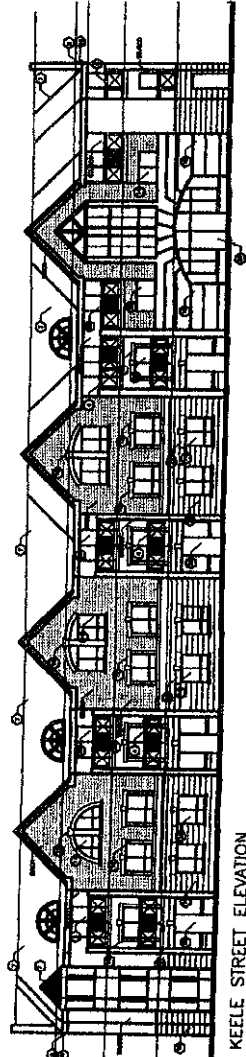
NORTH ELEVATION



FIELDGATE ELEVATION



EAST ELEVATION

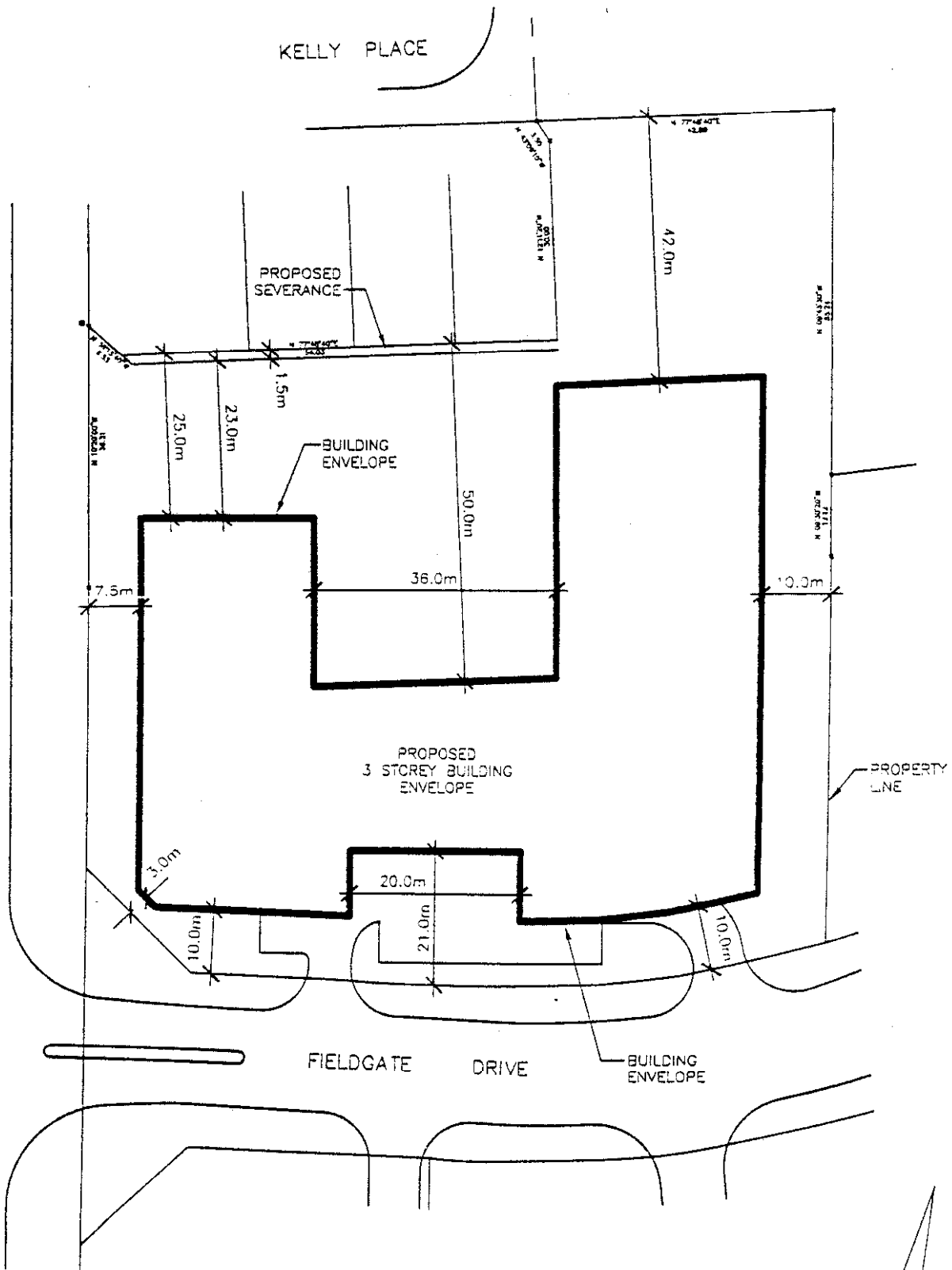


KEELE STREET ELEVATION

|   |  |  |                  |
|---|--|--|------------------|
| <p><b>ATTACHMENT '3'</b></p> <p><b>ELEVATIONS</b></p> |  | <p>FILE #:</p> <p>DA.01.037</p>                        | <p>REPORT #:</p> |
|   |  | <p>LOCATION:</p> <p>PT. LOT 17, CONC.3</p>             |                  |
| <p>CITY OF VAUGHAN</p> <p>PLANNING DEPARTMENT</p>     |  | <p>APPLICANT:</p> <p>1315872, 1327545 ONTARIO LTD.</p> |                  |
| <p>DATE: 02/21/2002</p>                               |  | <p>SCALE: NOT TO SCALE</p>                             |                  |

KEELE STREET

KELLY PLACE



ATTACHMENT '4'  
PROPOSED REVISION TO BY-LAW

|                       |                                |
|-----------------------|--------------------------------|
| FILE #:               | REPORT #:                      |
| DA.01.037<br>Z.99.008 | LOCATION:<br>PT. LOT 17, CON.3 |

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

|                     |
|---------------------|
| DATE: 14/11/2001    |
| SCALE: NOT TO SCALE |

1718879 3 1707515 ONTARIO LTD