

COMMITTEE OF THE WHOLE MARCH 7, 2005

**SITE DEVELOPMENT FILE DA.04.019
995245 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.04.019 (995245 Ontario Limited) BE APPROVED, subject to the following:
 - a) That prior to the execution of the site plan agreement:
 - i. the final site plan, building elevations and landscape plan shall be approved by the Development Planning Department;
 - ii. the final site grading and servicing plan, stormwater management report, and environmental site assessment report shall be approved to the satisfaction of the Engineering Department;
 - iii. the requirements of PowerStream Inc. shall be satisfied; and
 - iv. the implementing zoning bylaw shall be approved by the Ontario Municipal Board.
 - b) That the site plan agreement contain the following clause:
 - i. The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate of \$2,200.00 per unit, whichever is higher, 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.

Purpose

The Owner has submitted a Site Development Application to permit a 229 unit, 12 storey, seniors residential apartment building (to be occupied by Sunrise Senior Living under a long-term lease), with a total of 223 parking spaces comprised of 24 surface and 199 underground spaces on a 1.05 ha site, as shown on Attachments #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, (484 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan. The rectangular-shaped lot has \pm 191.86m frontage on the future Palm Gate Drive and \pm 74.18m depth along Steeles Avenue West and the future Townsgate Drive.

Official Plan

The site is designated "High Density Residential" by OPA #210 (Thornhill Community Plan), as amended by OPA #247, which permits residential apartment dwelling units to a maximum of 232

units as established by the Ontario Municipal Board (OMB) in 1989. The Official Plan contains site-specific provisions including the requirements for a 25-30m wide landscaped buffer at the north end of the site as shown on Attachment #2 (abutting the future Townsgate Drive extension), and an angular visual plane for the building of 1:1.5 (rise: run ratio) commencing at the southerly limit of the landscaped buffer, as shown on Attachments #5 and #6. The policies of OPA #247 indicate that any portions of the building height that extends above the angular plane, be subject to Council's approval.

The intent of the substantial landscape buffer and the angular visual plane was to ensure the appropriate integration of the high density residential with the northerly low density development. As only a small amount of the northerly portion of the building extends above the angular visual plane as shown on Attachment #5 and #6, Staff is satisfied that the intent of OPA #247 has been met.

The proposed development conforms to the Official Plan.

Zoning

The site is currently zoned R2 Residential Zone by Bylaw 1-88. On May 29, 1989, the OMB granted approval to rezone the site to RA4-H Apartment Residential Zone with a Holding provision, to permit the apartment dwelling units, to a maximum of 232 units. The OMB was provided with a draft zoning by-law, which was to be approved by the Board, upon Council's approval of a site application. The 1989 draft by-law included a conceptual site plan drawing showing a tiered 18-storey apartment building, as shown on Attachment 3. Should Council approve the proposed site plan subject to this staff report, the OMB will be requested by the City's Legal Department to approve a modified by-law that will implement the proposed seniors development as shown on Attachment #2. The Holding provision will no longer be required in the implementing zoning by-law. The by-law will also establish the following zoning standards for the RA4 Zone, as there is presently no such zone category in By-law 1-88:

Proposed RA4 Zone Standards

Minimum Front Yard (Palm Gate Drive)	17.0m
Minimum Rear Lot (Westerly lot line)	9.0m
Minimum Exterior Side Yard (Steeles Avenue)	23m
Minimum Exterior Side Yard (Townsgate Drive)	77m
Maximum Lot Coverage	19.3%
Minimum Landscaping Requirements	1.4m wide strip around periphery of parking area 23m and 25m wide strip along Steeles Avenue and Townsgate Drive, respectively
Minimum Parking Requirements	0.85 spaces/unit for residents and 0.12 spaces/unit for visitors = min. 223 surplus
Maximum No. of Units	229
Maximum Height and GFA of Accessory Buildings	Gazebo and Trellis to a maximum height

Structures	of 4.5 m and gross floor area of 10 square metres
Minimum Setback of Building (Parking Garage) Below Grade	0.4m from property lines
Maximum Building Height	44m (12-storeys)
Maximum Yard Encroachments	Porte Cochere (covered drop-off by main entrance) may encroach maximum of 11m into the minimum required front yard

Site Design

The proposed site plan is shown on Attachment #2. The rectangular-shaped property is to be developed with one 12-storey building located towards the south end of the site, with access from two 7.5m wide driveways on Palm Gate Drive, which will be constructed concurrently with the site development. Minimal parking is provided on the ground level with the majority being in the two-level underground garage (with entry on the north side of the building). A loading area is located on the west side of the property.

Pedestrian circulation throughout the site will be facilitated by an internal walkway system through the large amenity landscaped areas around the site, leading to resident entry points around the building. A connection is provided to the daylight triangle at the southeast corner of the property for pedestrian access to and from Steeles Avenue and Palm Gate Drive. Sufficient landscaped buffers are provided adjacent to the lot lines, including the 25m wide landscaped berm adjacent to the north property line.

Building Elevations

The 12-storey, 30,299m², irregular-shaped building is proposed to a maximum height of 44m, and is shown on Attachment #5 and #6. This height is lower than the previously approved 1989 site plan, which proposed maximum of 18-storeys on 50m building height. All roof-top mechanical equipment will be screened from street view. The main entrance is on the east façade and faces Palm Gate Drive. A covered pick-up and drop off area extends over the main driveway in front of the building. The lower portion (floors 1-3) of the building consists of red brick material. The main material on floors 4-10 is an exterior insulated finish system in for each unit in a buff colour. The remaining material for the upper portion (floors 11-12 and roof) consists of aged-copper (green) metal siding. Clear-glazed windows are evenly spaced along the facades for each unit. In addition, white-coloured balconies and trim and evenly spaced along the east and west facades and centrally located on the north and south elevations.

The remaining north and south facades are consistent in colour and material, with the additional elements of the underground garage entrance on the north façade, and 2 main double-entry doors on the south and west façades. In addition, the west elevation has 2 man-doors and a covered porch area.

Landscaping

The site will be landscaped (Attachment #4) with a mix of deciduous and coniferous trees and shrubs, along all property lines. A 25m wide landscaped buffer is located along the northerly property line (future extension of Townsgate Drive), in accordance with the policies in OPA #247. This landscaping will screen the underground garage ramp and parking areas. The area in front of the main entrance to the building will be treated with concrete pavers.

Increasing the visual aesthetics of the property is a gazebo structure in the front yard and a lattice structure in the rear and northerly exterior side yards. A pedestrian walkway is located throughout the site, leading to entrance doors and amenity areas.

By-law 1-88 requires a 3.0m wide landscape strip to be provided around the periphery of an outdoor parking, and to consist of an earth berm or evergreen hedgerow with a minimum height of 1.2m. Given the large amount of landscape on site, Staff is satisfied that a 3.0m wide landscape buffer can be provided in all areas except beside the parking adjacent to Palm Gate Drive where a 1.42m wide buffer is proposed with a mix of species and heights.

The final landscape plan will be approved to match the site plan design on Attachment #2, to the satisfaction of the Development Planning Department.

Access and Parking

A total of 223 parking spaces will be provided, with access from 2 driveways on Palm Gate Drive. Surface parking will consist of 24 spaces located in the northerly portion of the property and 2 handicapped spaces to be provided in front of the main building entrance. Underground parking will be provided on two levels and comprise a total of 199 spaces, with the underground access ramp to be located on the north side of the building. The final access and parking design will be subject to the approval of the Engineering Department.

The required parking for the site is as follows:

Residential - Apartment Dwelling: 1.75 parking spaces per dwelling unit x 229 units = 401 spaces

The site plan proposes a parking standard of 0.97 spaces per dwelling unit (x 229 units) for a total of 223 total parking spaces, resulting in a deficiency of 178 parking spaces (44.4% deficiency). Due to the nature of the seniors use and a parking justification letter provided by the applicant to the Engineering Department referring to established locations of other GTA Sunrise Senior Living complexes, utilizing a lower standard of 0.5 spaces/unit, the proposed 0.97 spaces/unit, was supported by the Engineering Department.

Servicing & Grading

The site will be developed on municipal services including hydro, sanitary and storm sewers, and water. The final site servicing and grading plan is to be approved by the Engineering Department. The applicant will be required to fulfill all hydro requirements to the satisfaction of PowerStream Inc.

The Owner is working with the Engineering Department to finalize the Development Agreement (external services agreement) for the extension of the municipal services to the property from Payson Avenue located to the east, and the dedication of lands to complete Townsgate Drive and Palm Gate Drive. The Development Agreement will also include an external landscape plan for boulevard tree planting, including tree planting as required by the City of Toronto within their Steeles Avenue West right-of-way.

The Engineering Department is also working with Haddad Geotechnical Inc. to finalize review of the applicant's required Phase 1 Environmental Site Assessment, which should be completed shortly.

The City of Toronto has jurisdiction over Steeles Avenue West, and has no objections to the site plan application. The Region of York has interest in Steeles Avenue as a boundary road, and also has no objections to the proposal.

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

Staff has reviewed the proposed site plan application for a 12-storey, 229 unit senior's residential apartment complex in accordance with the policies of OPA #210 and amending OPA #247, as well as the requirements of the Zoning By-law, and the area context, and are satisfied that the site can be appropriately developed.

In 1989, the Ontario Municipal Board (OMB) was provided with a draft zoning by-law, which was to be approved by the Board, upon Council's approval of a site plan application. The 1989 draft by-law included a conceptual site plan drawing showing a tiered 18-storey apartment building, as shown on Attachment #3. Should Council approve the proposed site plan subject to this staff report, the (OMB) will be requested by the City's Legal Department to approve a modified by-law that will implement the proposed seniors development as shown on Attachment #2.

Staff can support approval of the site plan application, subject to conditions. Should the Committee concur, Site Development Application DA.04.019 can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. 1989 Conceptual Site Plan Draft Zoning By-law Schedule (OMB)
4. Landscape Plan
5. Elevation Plan (East & South)
6. Elevation Plan (West & North)

Report prepared by:

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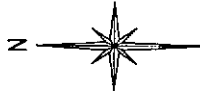
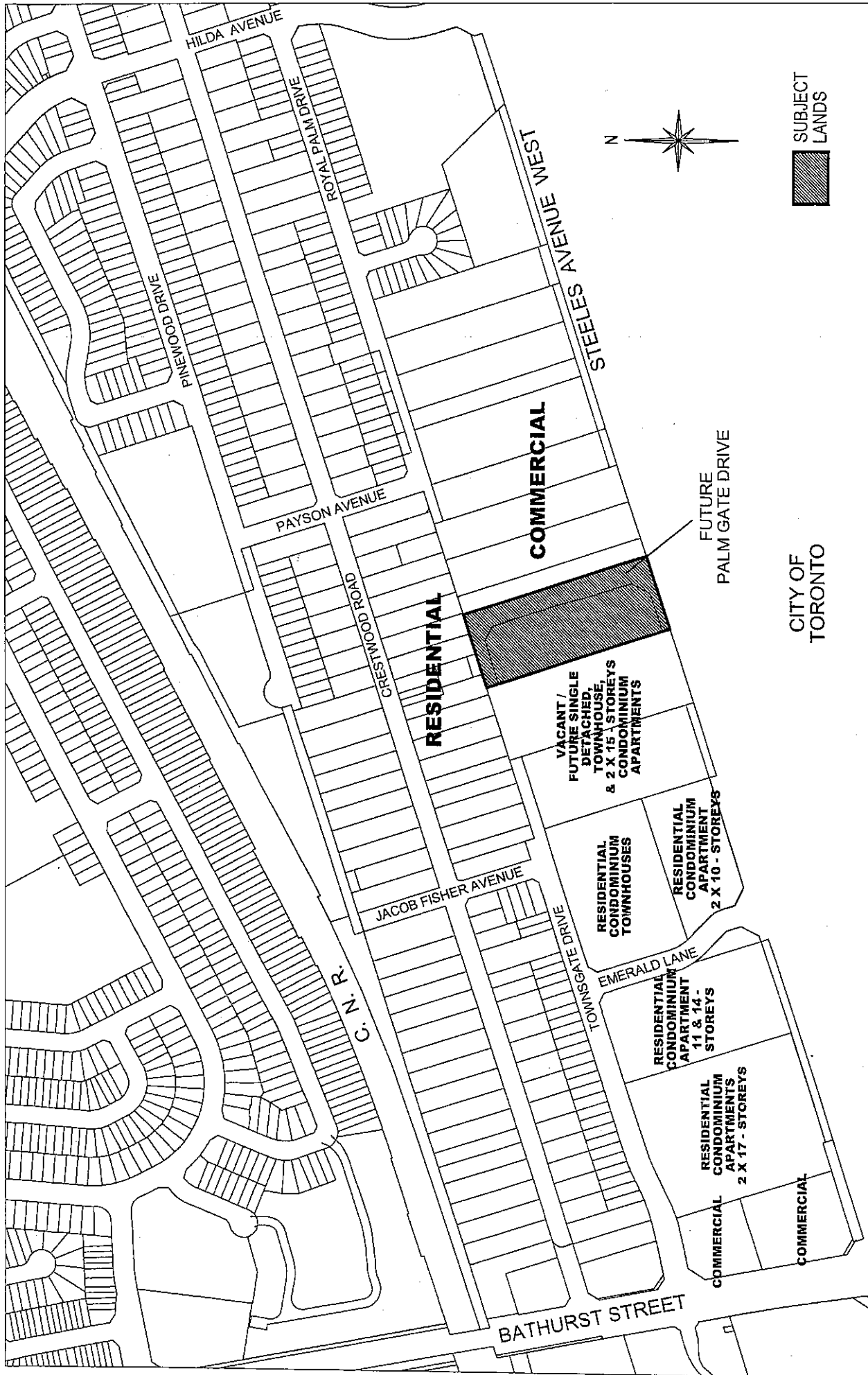
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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SUBJECT LANDS

CITY OF TORONTO

Attachment

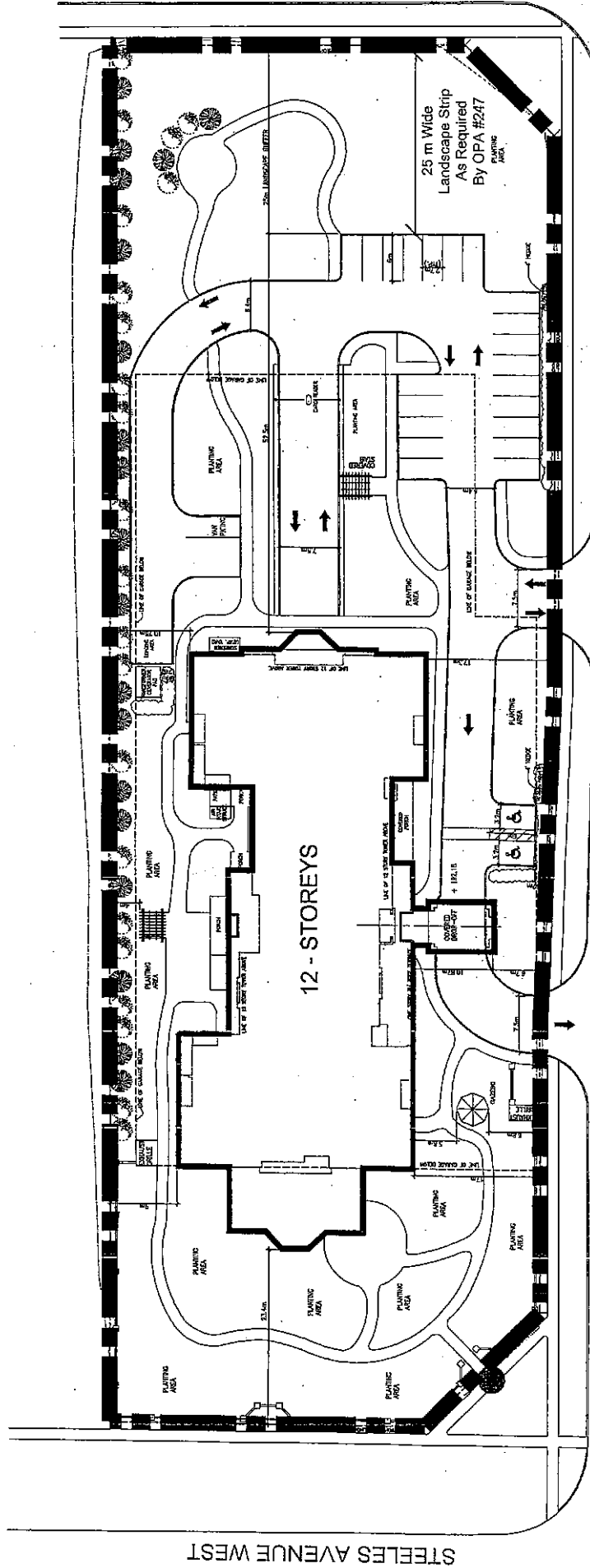
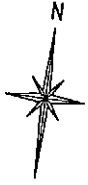
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 January 28, 2005

City of Vaughan

Development Planning Department

Location Map

Part of Lot 26,
 Concession 1
 APPLICANT:
 995245 ONTARIO LIMITED
 NO. DPT 1 ATTACHMENTS\DA_04.01.019



PALM GATE DRIVE (FUTURE)

■ ■ ■ ■ ■
SUBJECT LANDS

TOWNSGATE DRIVE (FUTURE)

STEELES AVENUE WEST

Site Plan

Part of Lot 26,
Concession 1

APPLICANT:
995245 ONTARIO LIMITED

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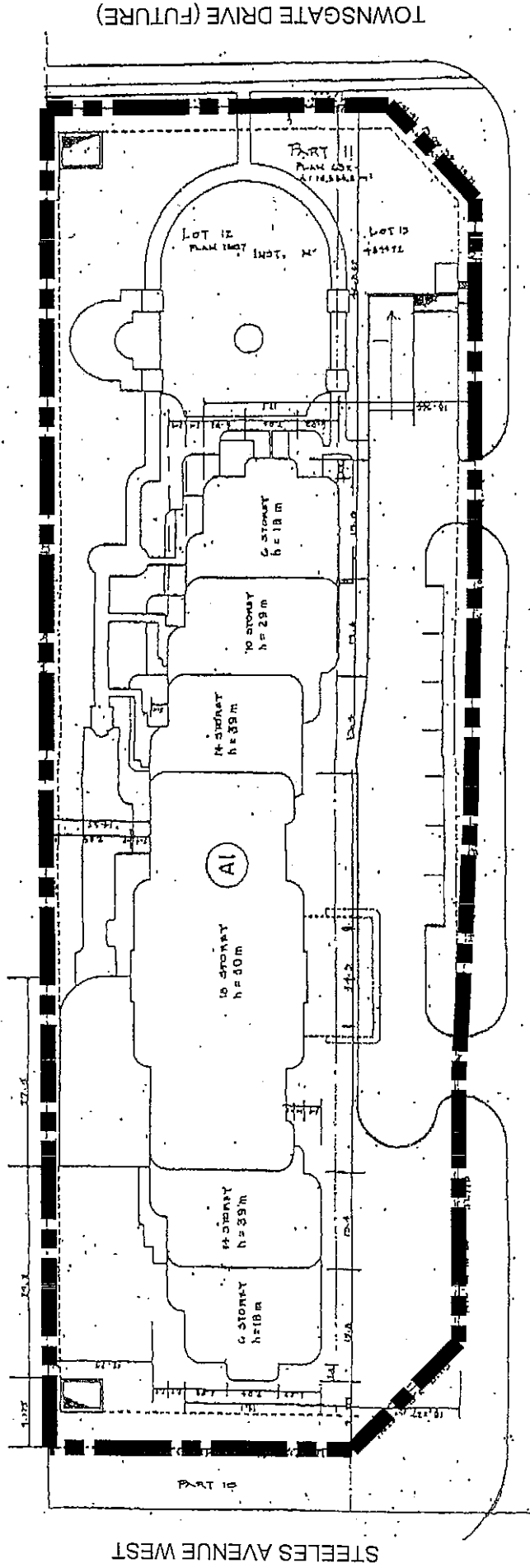
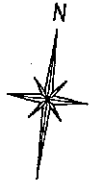
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SUBJECT
LANDS

Attachment 3

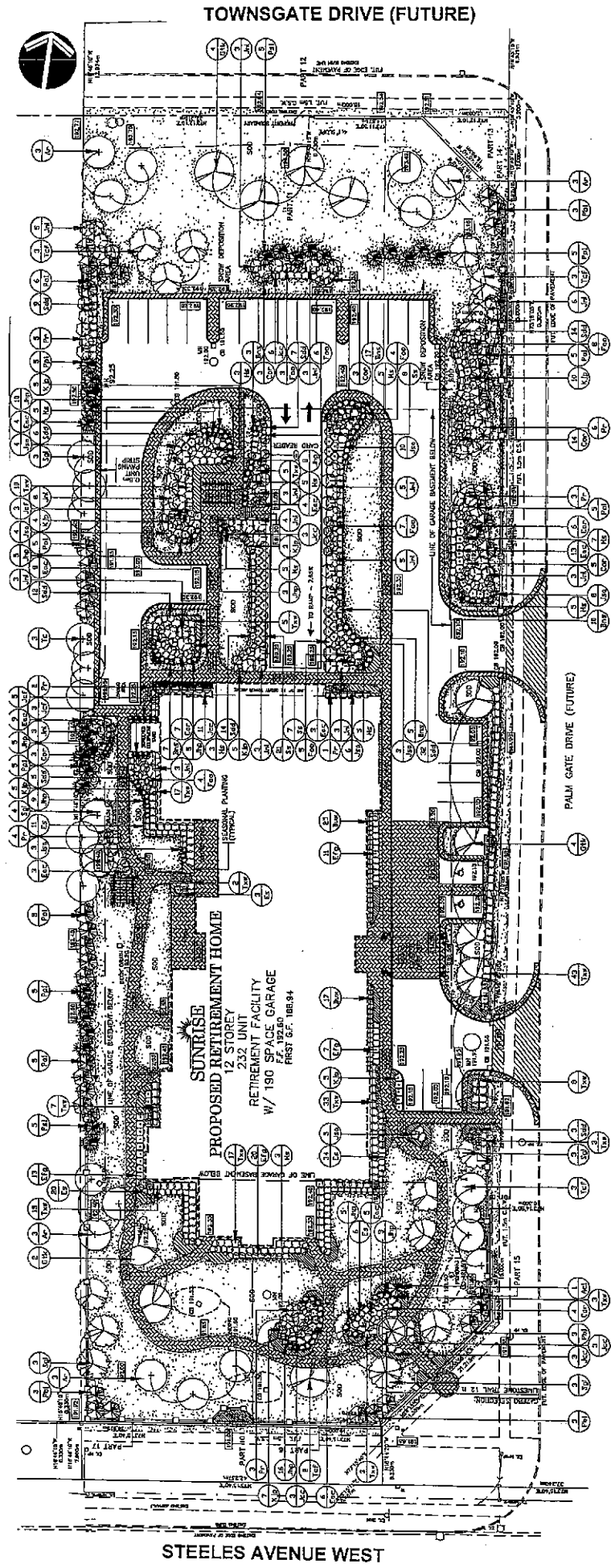
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Development Planning Department

1989 Conceptual Site Plan / Draft Zoning By-Law Schedule (OMB)

APPLICANT:
995245 ONTARIO LIMITED
Part of Lot 26,
Concession 1



NOTE : FINAL LANDSCAPE PLAN TO MATCH
SITE PLAN DESIGN ON ATTACHMENT #2.

Landscape Plan

Part of Lot 26,
Concession 1

APPLICANT:
995245 ONTARIO LIMITED

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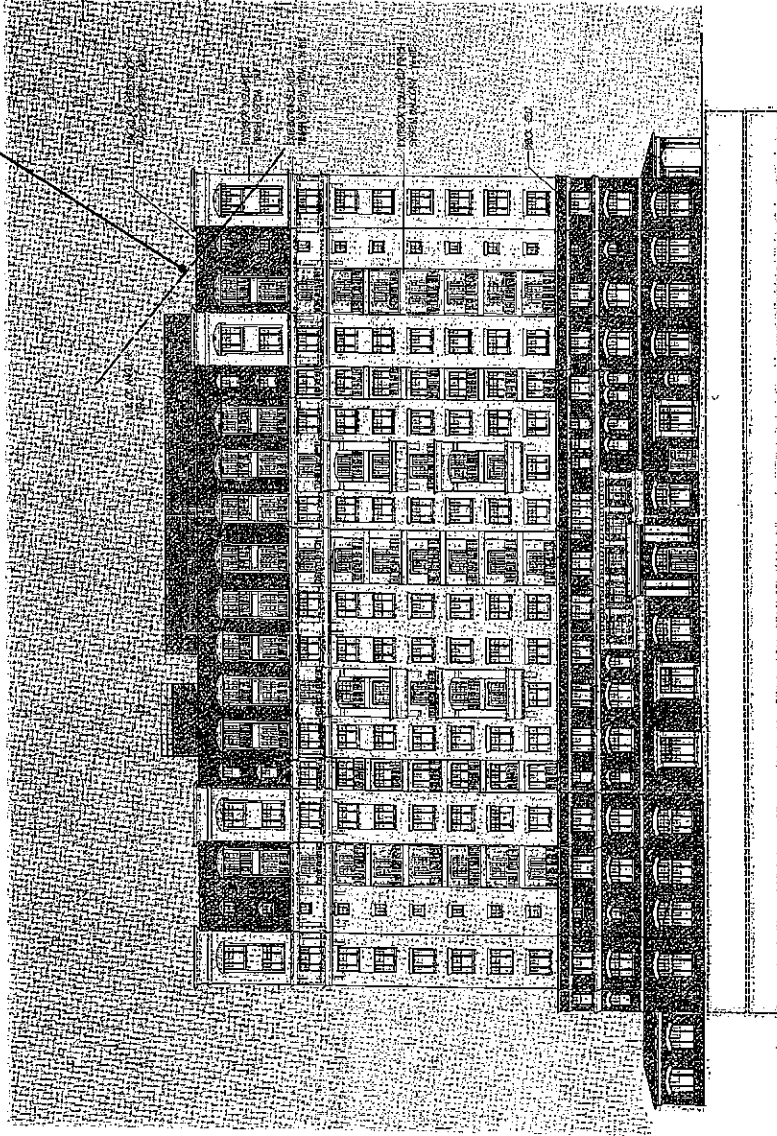
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Attachment 4

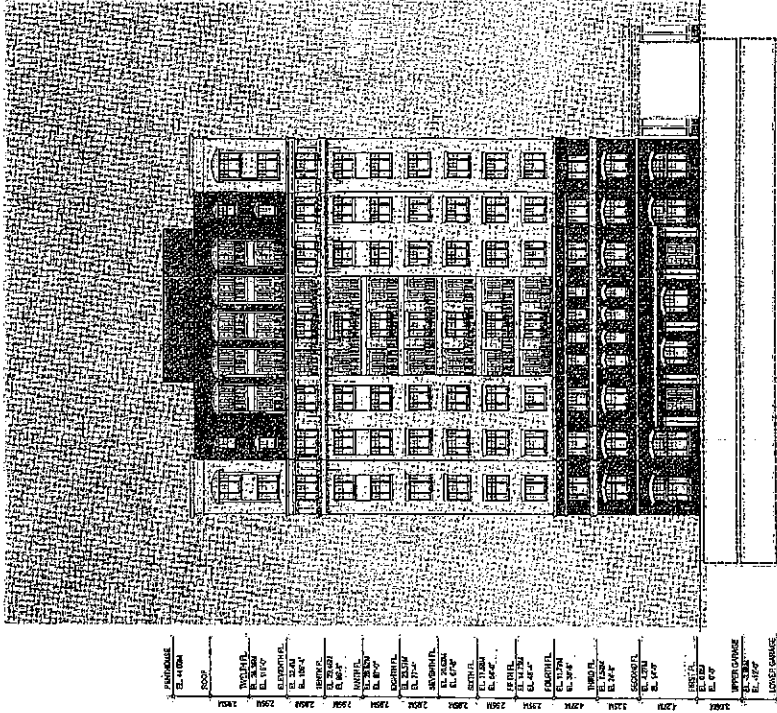
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OPA #247 REQUIRES BUILDINGS TO BE LOCATED BELOW THE ANGULAR VISUAL PLANE OF 1:1.5 (RISE:RUN RATIO), COMMENCING FROM THE SOUTH LIMIT OF THE 25m WIDE LANDSCAPE BUFFER, UNLESS COUNCIL IS SATISFIED THAT THE INTENT OF THE VISUAL PLANE IS MAINTAINED, AND SO DEEMS TO CONFORM.



East Elevation



South Elevation

Elevation Plan

Part of Lot 26,
Concession 1

APPLICANT:
995245 ONTARIO LIMITED

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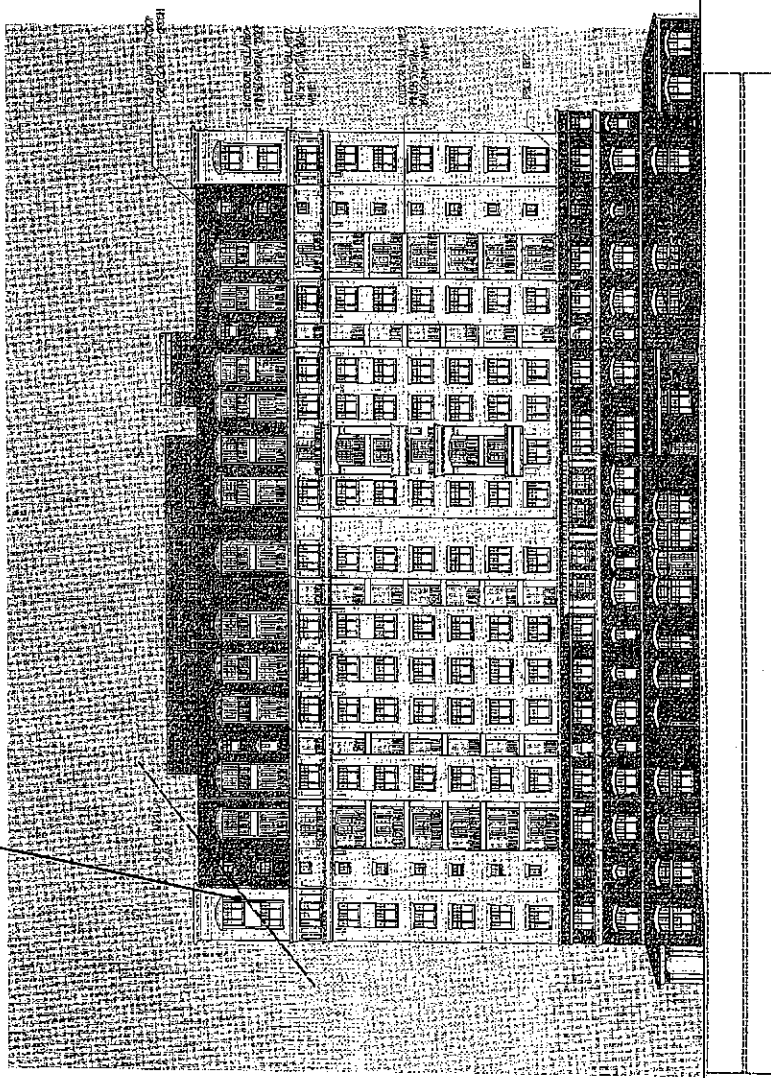
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Attachment 5

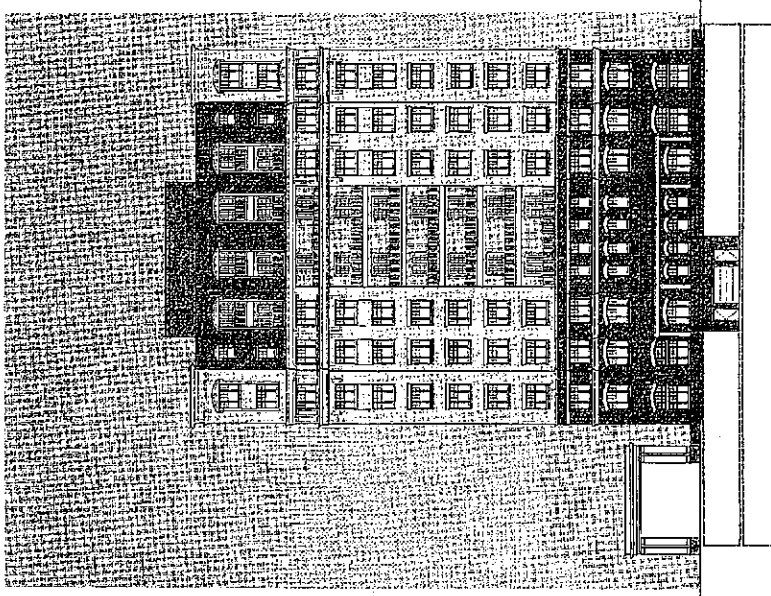
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West Elevation



North Elevation

Elevation Plan

Part of Lot 26,
Concession 1

APPLICANT:
995245 ONTARIO LIMITED

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Attachment 6

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