

**COMMITTEE OF THE WHOLE MARCH 7, 2005**

**SITE DEVELOPMENT FILE DA.04.002**  
**THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.002 (Thornhill Retirement Residence Limited Partnership) BE APPROVED, subject to the following:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan and building elevations shall be approved by the Development Planning Department; and
    - ii) the required variance be obtained from the Committee of Adjustment for a reduction in the minimum required lot area per unit and shall be final and binding.
  - b) That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS RESOLVED THAT Amending Site Development Application DA.04.002 (Thornhill Retirement Residence Limited Partnership) is allocated sewage capacity from the York/Durham Servicing Scheme, and water supply capacity from the York Water Supply System for a total of 19 additional residential units."

**Purpose**

The Owner has submitted an application to amend the approved Site Plan to permit one additional storey to the approved 4-storey retirement residence under construction. The proposed 5<sup>th</sup> storey would yield 19 additional units and increase the total gross floor area of the building by 2002.02m<sup>2</sup>.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northeast corner of Centre Street and New Westminster Drive, (784 Centre Street), in Lot 6, Concession 2, City of Vaughan. The lands have frontage of 54.2m along New Westminster Drive and flankage of 145m along Centre Street.

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned RA2 Apartment Residential Zone by By-Law 1-88, subject to Exception 9(1192). The surrounding land uses are:

- North - vacant/future residential (A Agricultural Zone)
- South - Centre Street; apartment residential (RA3 Apartment Residential Zone)
- East - vacant/future commercial (C2 General Commercial Zone)
- West - New Westminster Drive; commercial (C2 General Commercial Zone)

On May 10th, 2004, Council approved Site Development Application DA.04.002 (Metrontario Investments Limited), to permit a 4-storey seniors residence with 100 units (Attachment #2). A

site plan agreement was registered and a building permit was issued, to allow the 4-storey building, which is currently under construction.

#### Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). This designation permits residential apartment units, with a maximum net density of 148 units per hectare within the Town Centre. The density of the proposed development is 147.4 units per hectare (119 units / 0.8071 ha), and conforms to the Official Plan.

#### Zoning

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1192), which permits residential apartment units. The proposed development is permitted by the zoning by-law, however, a minor variance will be required to permit a reduction in the minimum lot area per unit from the required 80m<sup>2</sup>/unit to a minimum of 67m<sup>2</sup>/unit, with the addition of the proposed 19 dwelling units.

#### Site Plan

The site plan remains the same as the plan previously approved by Council (Attachment #2), with the exception of the addition of 3 parallel parking spaces along the south side of the parking area (Attachment #3). Access continues to be from Centre Street, with the parking located on the east side of the site.

The total floor area, with the 5<sup>th</sup> floor, will be 10,191.46m<sup>2</sup>. The floor areas will be divided as shown below:

First Floor	2,174.32m <sup>2</sup>
Second Floor	2,006.14m <sup>2</sup>
Third Floor	2,006.96m <sup>2</sup>
Fourth Floor	2,002.02m <sup>2</sup>
Fifth Floor	2,002.02m <sup>2</sup>
TOTAL	10,191.46m <sup>2</sup>

The height of the proposed 5-storey building will be 22 metres, whereas the zoning by-law permits 44m. The previously approved 4-storey proposal had a height of 15.7m.

The total number of units will increase from 100 units to 119 units. The definition of a unit was revised for this site so that a unit does not include cooking facilities. The residence provides a common cooking and eating area for the residents.

#### Parking

A parking study was submitted with the previous application in support of a reduction in the required parking. A ratio of 1 parking space per 3 units was proposed, which resulted in a parking requirement of 34 spaces. The parking study was reviewed by the Engineering Department and found to be acceptable. A total of 37 parking spaces were provided on the original site plan.

Based on the parking ratio of 1 space per 3 units, the parking requirement for the 119 units is 40 spaces, which are being provided, with the addition of the 3 parallel parking spaces.

### Landscaping

The landscaping plan will require minor revisions adjacent to the 3 new parking spaces. The remainder of the landscape plan is unchanged from the previously approved plan.

### Elevations

The elevations of the building essentially do not change from those approved by Council on May 10, 2004 (Attachments #4 and #4a), with the exception that there will be a 5th floor. The 5th floor will continue the design established for the building (Attachments #5 and #5a). The design of the 5th floor consists of a mixture of brick and stucco. The stucco will be an off-white colour, accented with a light-grey semi-textured finish.

### Engineering

The site has access to municipal services, including hydro, sanitary and storm sewers, and water. An additional 19 units can be accommodated together with the 100 units previously allocated by Council on October 12, 2004, with respect to sewage and water supply capacity.

### 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 revisions to the site plan and building elevations, to facilitate a 5<sup>th</sup> storey and 19 additional residential senior's apartment units and 3 additional parking spaces, in the context of the Official Plan, Zoning By-law and the surrounding land use context. The proposed revisions are appropriate for the development of the lands, and supported by Staff. Should the Committee concur, the recommendations in this report can be adopted.

### Attachments

1. Location Map
2. Approved Site Plan - May 10, 2004
3. Revised Site Plan
4. Approved Elevations (South, East & South/East Partial) - May 10, 2004
- 4a. Approved Elevations (North, North/West Partial & West) - May 10, 2004
5. Revised Elevations (South, East & South/East Partial)
- 5a. Revised Elevations (North, North/West Partial & West)

### Report prepared by:

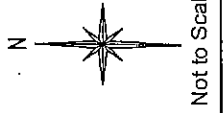
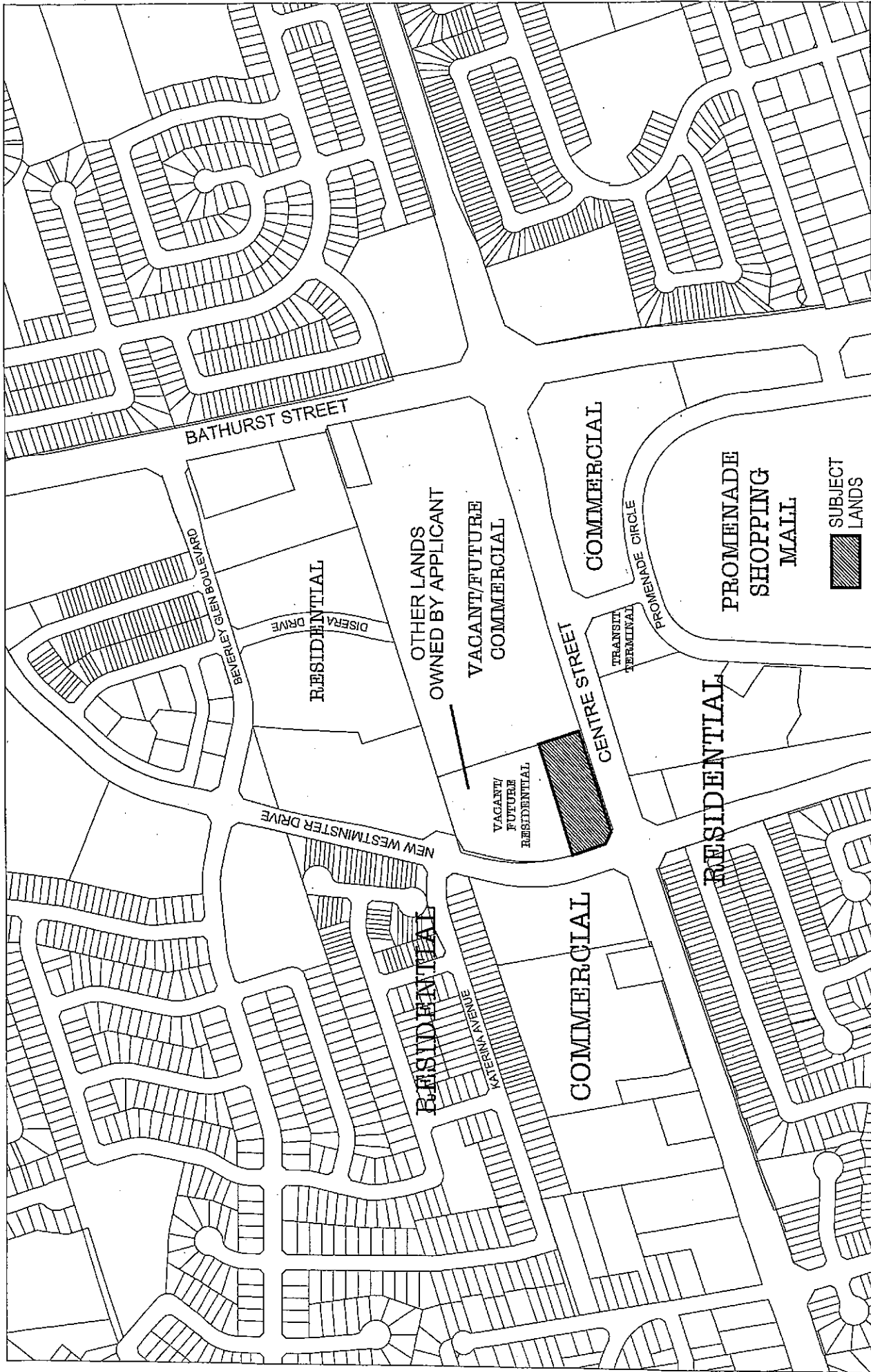
Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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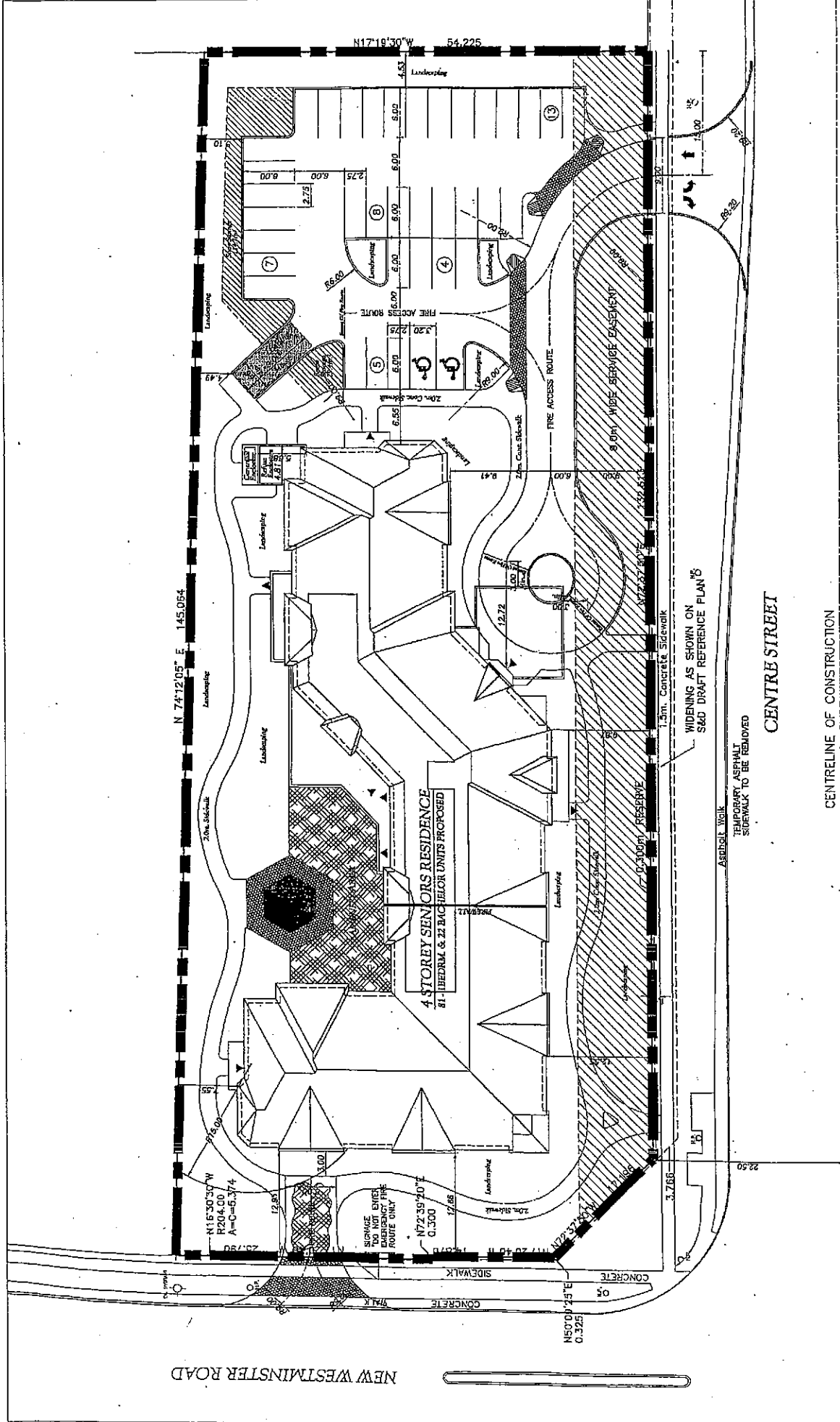
City of **Vaughan**

Development Planning Department

**Location Map**

Part of Lot 6,  
 Concession 2  
 APPLICANT: THORNHILL RETIREMENT  
 RESIDENCE LIMITED PARTNERSHIP

IN: UPTV 1 ATTACHMENTS\04 DA.04.002



NEW WESTMINSTER ROAD

CENTRE STREET

CENTRELINE OF CONSTRUCTION

SUBJECT LANDS



# Attachment 2

FILE No.: DA.04.002

February 15, 2005

City of **Vaughan**

Development Planning Department

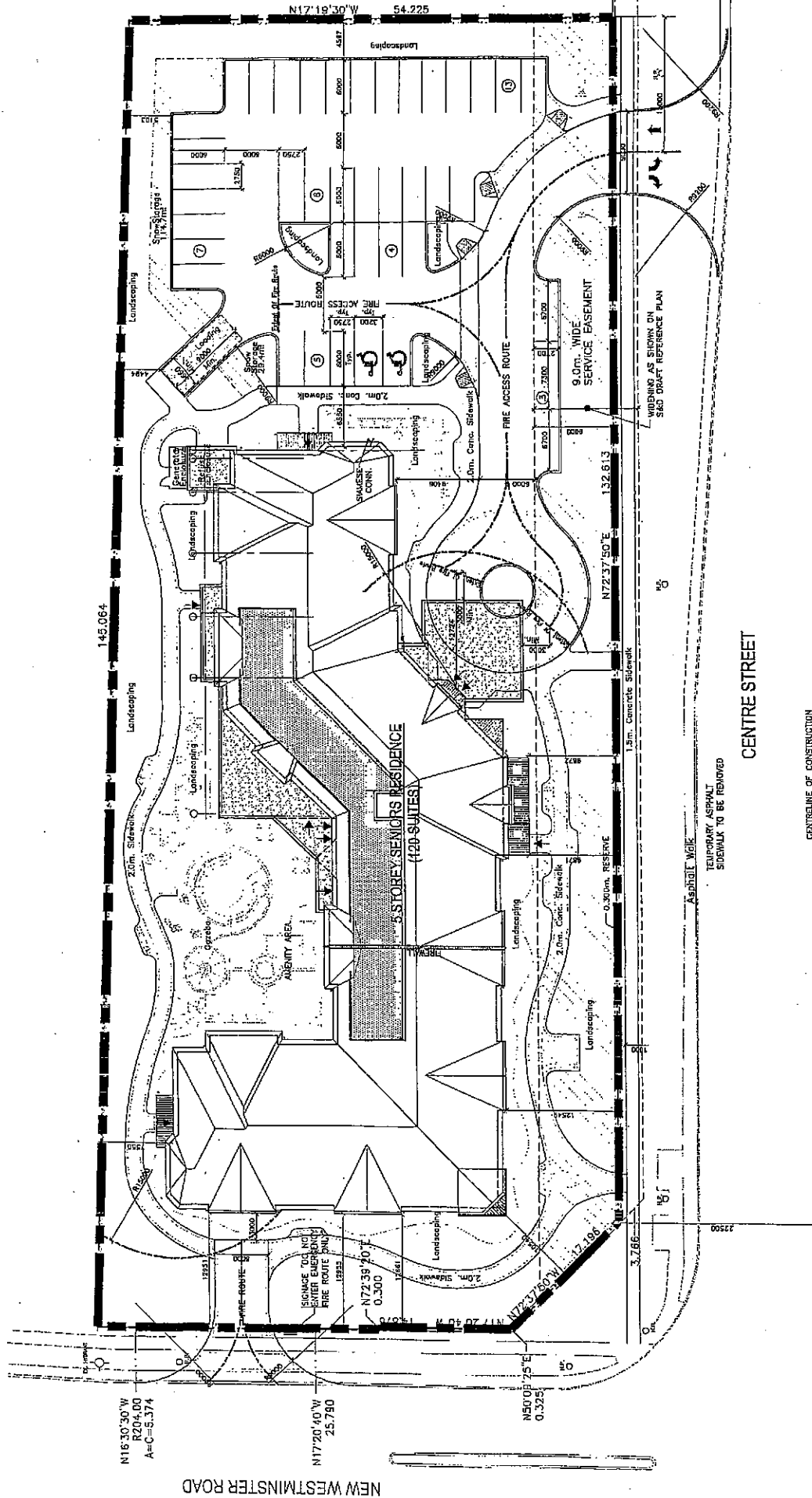
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# Original Approved Site Plan

APPLICANT: THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP

Part of Lot 6, Concession 2

NS\OPT\1 ATTACHMENTS\DA\04\04.002



--- SUBJECT LANDS



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# Attachment 3

FILE No.: DA.04-002

February 15, 2005

## CITY OF Vaughan

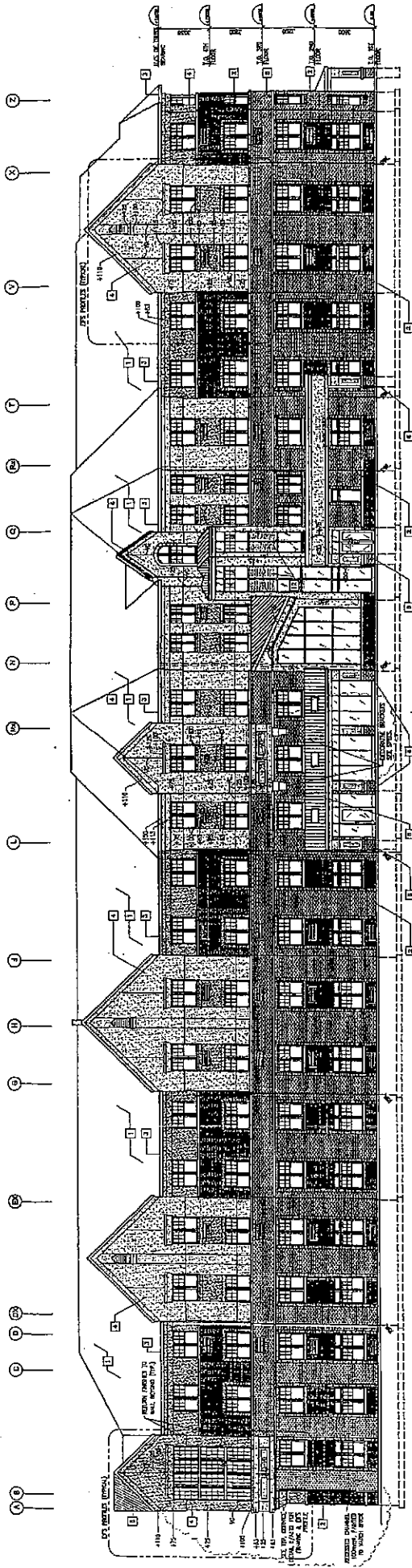
Development Planning Department

### Revised Site Plan

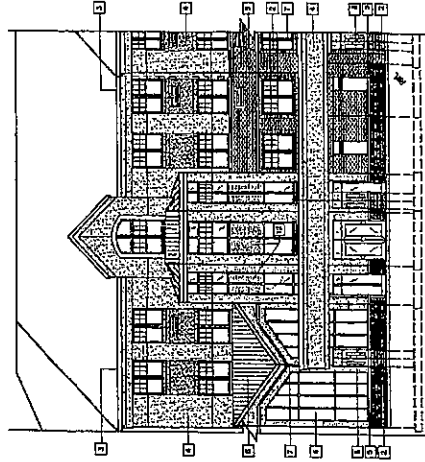
APPLICANT: THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP

Part of Lot 6, Concession 2

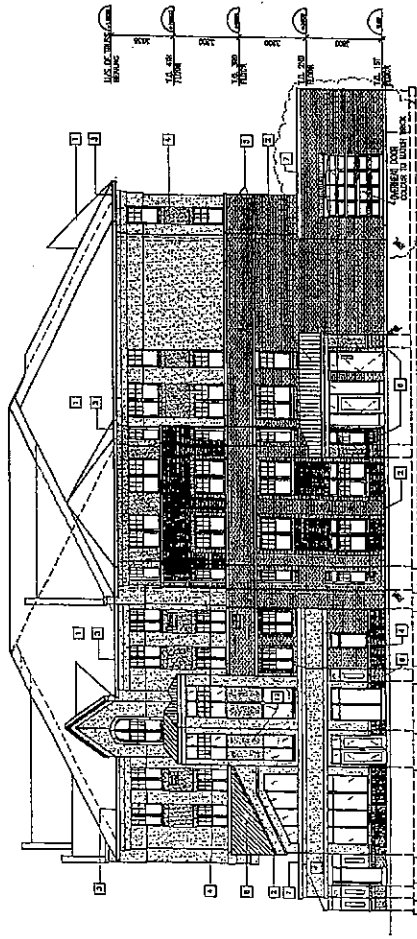
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1 SOUTH ELEVATION  
1/8\"/>



2 SOUTH/EAST PARTIAL ELEVATION  
2/8\"/>



3 EAST ELEVATION  
1/8\"/>

Not to Scale

# Original Approved Elevations

APPLICANT: THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP  
Part of Lot 6, Concession 2

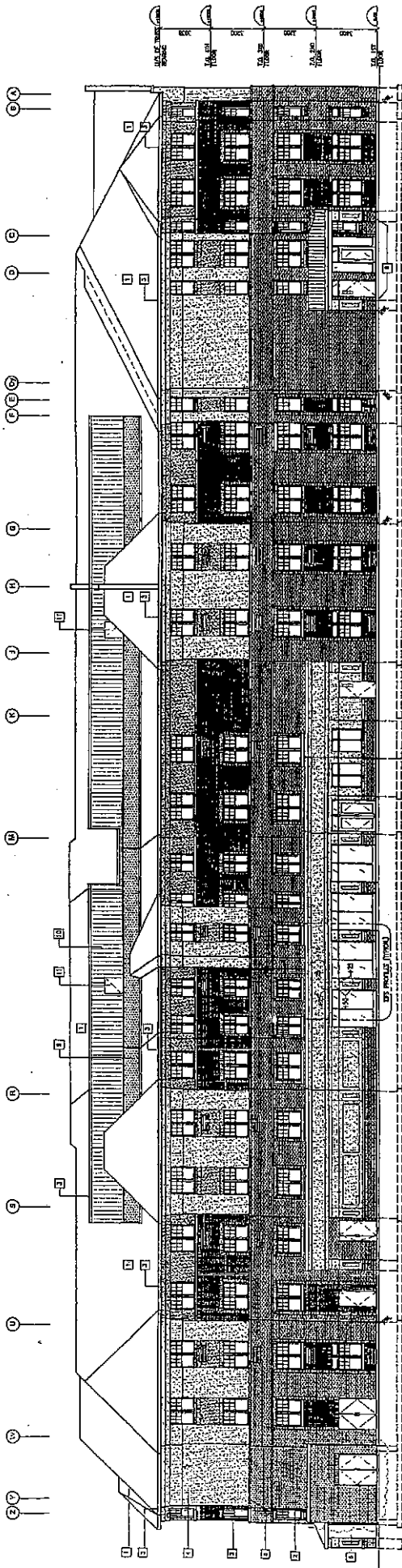


Development Planning Department

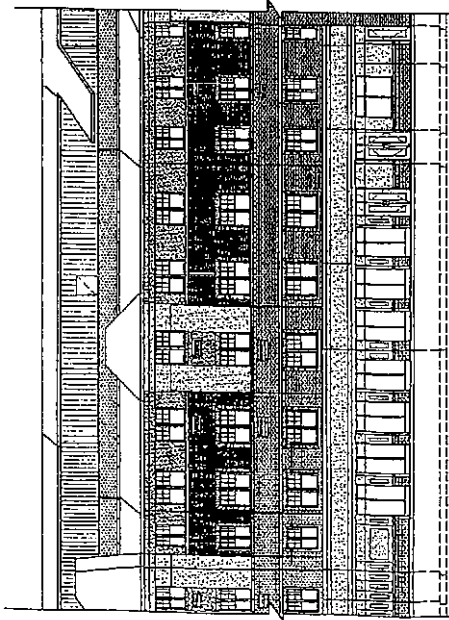
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FILE No.: DA.04.002

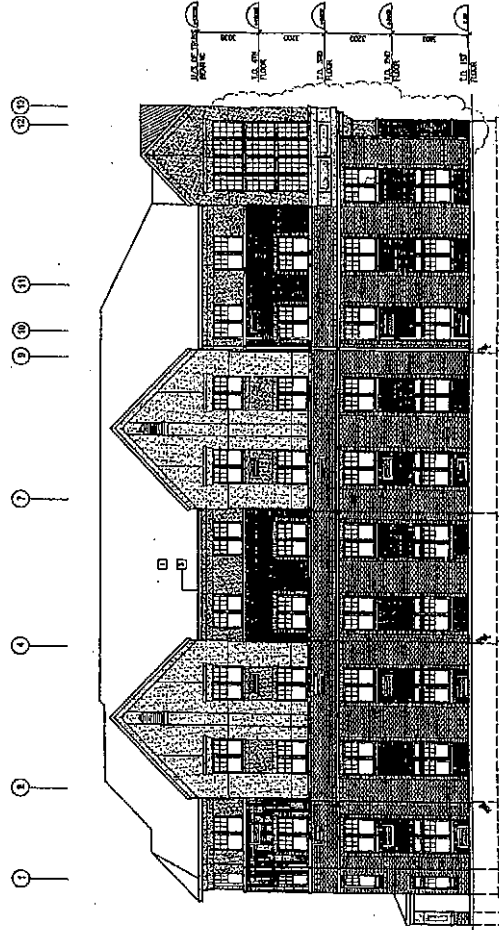
February 15, 2005



1 NORTH ELEVATION  
1/2" = 1'-0"



2 NORTHWEST PARTIAL ELEVATION  
1/2" = 1'-0"



3 WEST ELEVATION  
1/2" = 1'-0"

Not to Scale

# Original Approved Elevations

APPLICANT: THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP  
Part of Lot 6, Concession 2

CITY OF  
**Vaughan**

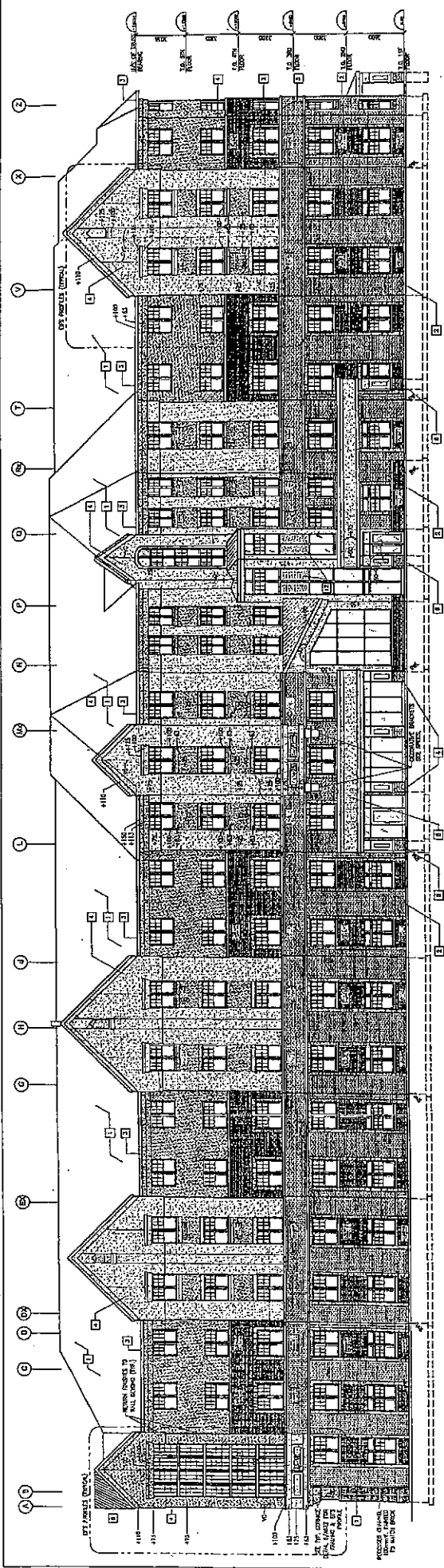
Development Planning Department

# Attachment 4a

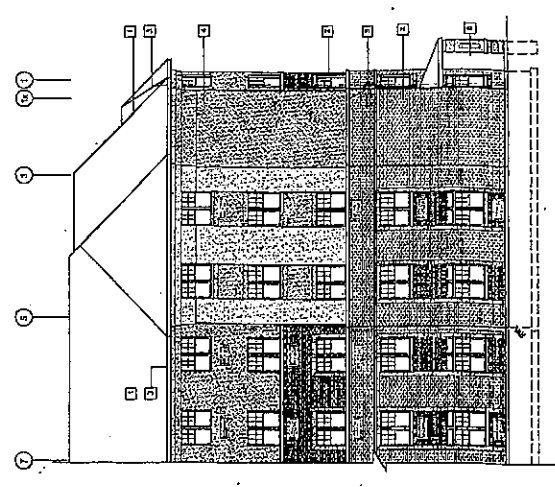
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February 15, 2005

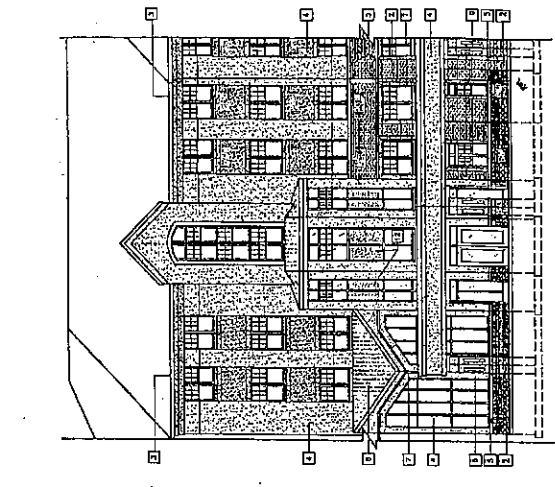




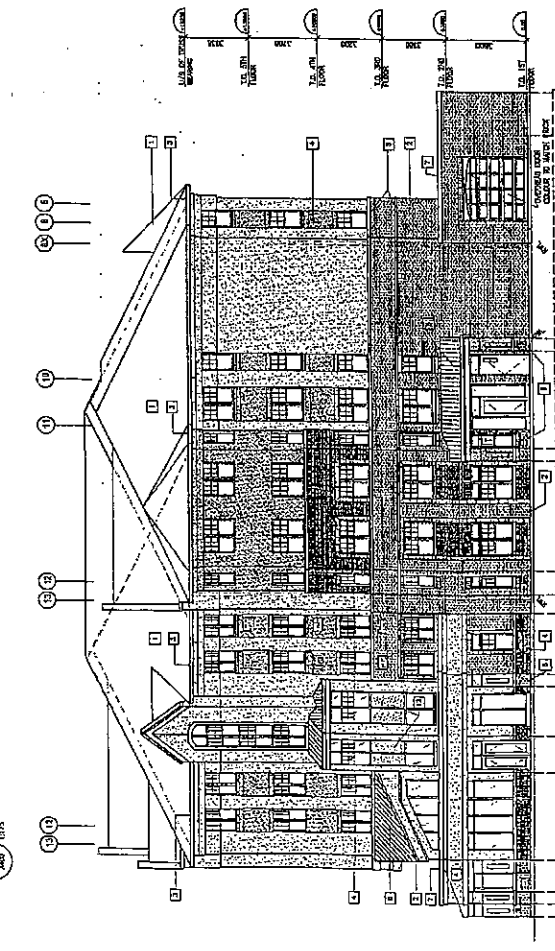
1 SOUTH ELEVATION  
1/8" = 1'-0"



3 SOUTH/EAST PARTIAL ELEVATION  
1/8" = 1'-0"



3 SOUTH/EAST PARTIAL ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"

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# Attachment 5

FILE No.: DA.04.002  
February 15, 2005



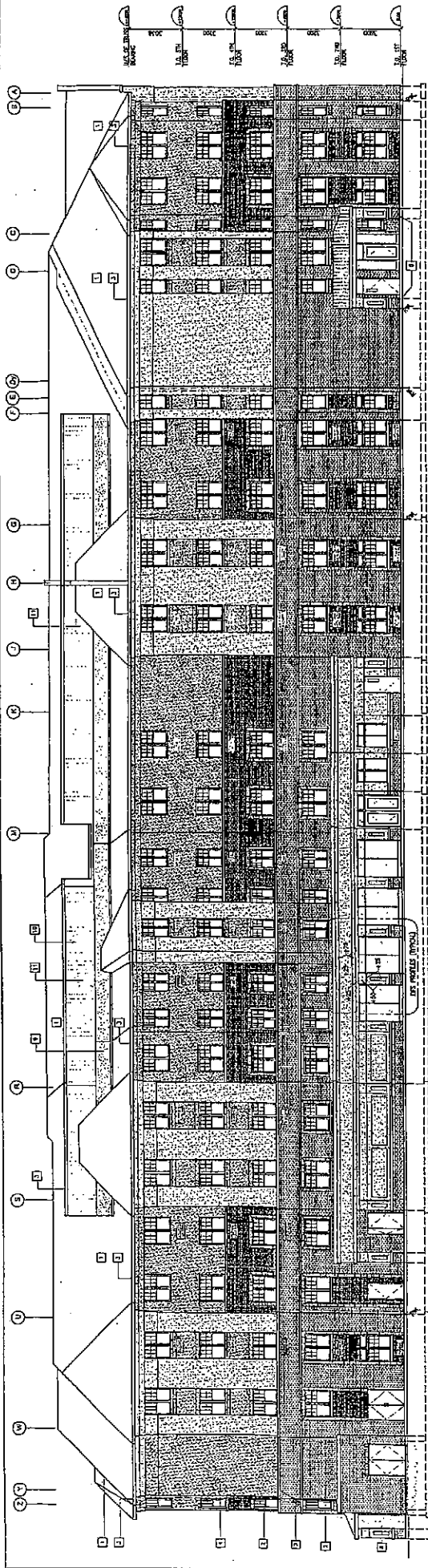
Development Planning Department

## Revised Elevations

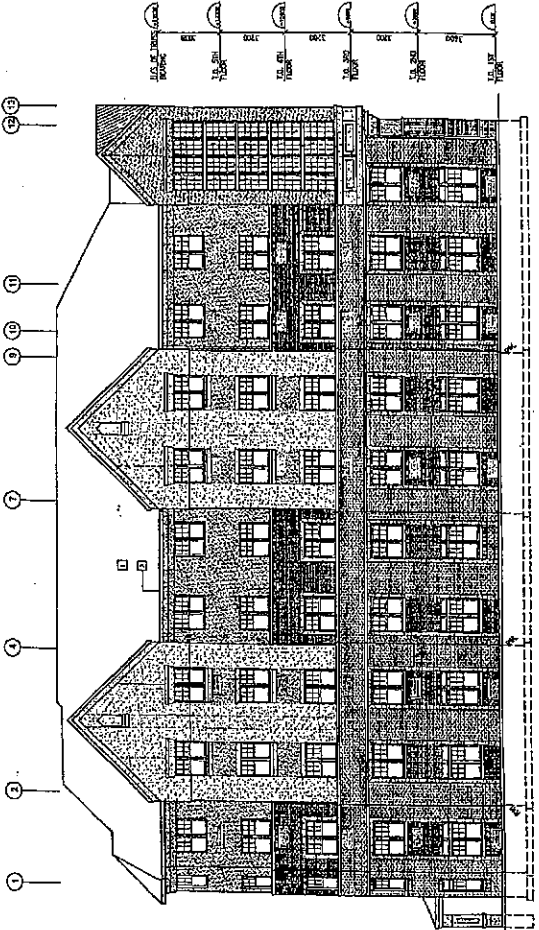
Part of Lot 6,  
Concession 2

APPLICANT: THORNHILL RETIREMENT  
RESIDENCE LIMITED PARTNERSHIP

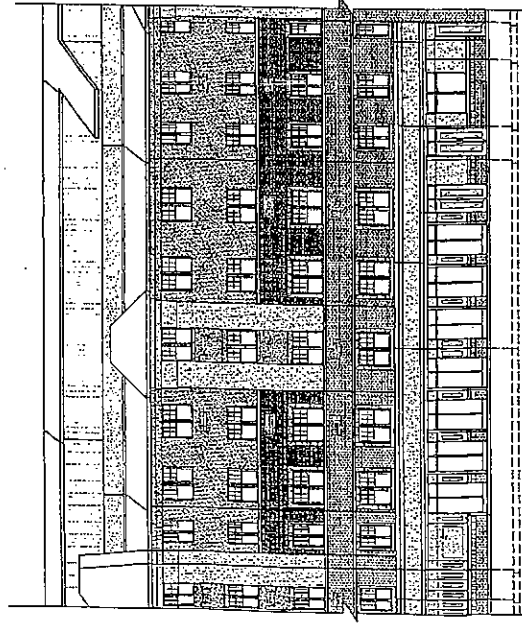
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1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTHWEST PARTIAL ELEVATION  
1/8" = 1'-0"

Not to Scale

**Attachment**  
**5a**  
FILE No.: DA.04.002  
February 15, 2005

**City of Vaughan**  
Development Planning Department

**Revised Elevations**  
APPLICANT: THORNHILL RETIREMENT RESIDENCE LIMITED PARTNERSHIP  
Part of Lot 6, Concession 2  
PARTIAL ATTACHMENTS DA.04.04.002