

**3.      OFFICIAL PLAN AMENDMENT FILE OP.06.023  
         ZONING BY-LAW AMENDMENT FILE Z.06.052  
         DCMS GP (DUFFERIN STEELES) INC. (DIVERSICARE)**

**P.2006.70**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.023 and Z.06.052 (DCMS GP (Dufferin Steeles) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Official Plan to increase the maximum net residential density on the lands designated "Mixed Commercial/Residential" in OPA #471, from 148 units/ha to 189 units/ha (ie. from 78 units to 160 units [increase of 82 units] on the subject Diversicare lands, for a six-storey seniors building or from 227 to 309 units on the combined subject and northerly Alterra lands), as shown on Attachment #1.

The Owner has also submitted an application to amend the Zoning By-law to permit the following exceptions to the site-specific RA3(H) Apartment Residential Zone standards on the subject Diversicare lands shown on Attachments #1 and #2:

- reduction in the residential parking standard from 1.75 to 0.4 spaces/unit;
- increase in permitted residential GFA from 12,255m<sup>2</sup> to 13,000m<sup>2</sup>;
- increasing in surface parking from 20 to 28 spaces;
- revision to the approved building envelope to facilitate a wider and shorter building footprint; and
- reduction in the minimum amenity area requirement from 25m<sup>2</sup>/unit to 17m<sup>2</sup>/unit.

The Owner has also submitted a corresponding site plan application (File: DA.06.069).

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northeast corner of Steeles Avenue West and Dufferin Street in Part of Lot 1, Concession 2, City of Vaughan. The 0.67 ha irregular shaped lot has 77m frontage along Dufferin Street and 120m flankage along Steeles Avenue West.

The subject lands are designated "Mixed Commercial/Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #471. This designation permits residential apartment units, and commercial uses to a maximum of 1,100m<sup>2</sup>. The lands are zoned RA3(H) Apartment Residential Zone with the Holding "H" provision by By-law 1-88, subject to site-specific Exception 9(545). The existing zoning permits apartment dwelling units and commercial uses including a bank or financial institution, business or professional office, convenience retail store, eating establishment (maximum 350m<sup>2</sup>), personal service shop, post office, retail store and video store. The surrounding land uses are:

North - residential (RA3 Apartment Residential Zone)  
South - Steeles Avenue West; commercial (City of Toronto)  
East - open space (OS2 Open Space Park Zone)  
West - Dufferin Street; commercial (C6 Highway Commercial Zone and C1 Restricted Commercial Zone)

On November 17, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 30, 2006, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

On June 27, 2005, Council approved amendments to the Official Plan and Zoning By-law to permit an increase in the residential density from 148 units/ha to 170 units/ha, thereby increasing the unit count on the subject lands from 78 to 129 units (increase of 51 units) and reducing the maximum permitted commercial floor area from 1,100m<sup>2</sup> to 557m<sup>2</sup> (decrease of 543m<sup>2</sup>). A concurrent zoning amendment application proposing site-specific zoning exceptions for parking, landscaping, building envelope, residential gross floor area, commercial floor area, unit count, and amenity space requirements per dwelling unit were also approved.

The property was subsequently sold and the approved amendments were not implemented through the adoption and enactment of the required official plan and zoning by-law amendments, respectively. The new owners (Diversicare) have proceeded with the subject applications to facilitate the development of a Seniors Retirement Residence. The current application proposes small units that do not include individual kitchens or meal preparation facilities within the units. The building envelope differs slightly from that which was previously approved, but the shape, coverage and building placement are similar.

#### **Preliminary Review**

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies, to determine the appropriateness of the proposed increase in density;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, including the existing (Chateau Parc condominium), and future and under construction high density projects (both Alterra) to the north of the subject lands, with particular consideration given to the appropriateness and compatibility of the proposed density and its impact on traffic and transportation road improvements, community services, and impact on parkland dedication;
- iii) review will be given to the appropriateness of the requested amendments to the RA3 Zone;
- iv) the related site plan application (File DA.06.069) will be reviewed to determine the appropriateness of the density increase on the subject lands; co-ordination of the driveway aisles and perimeter landscaping with the existing condominium apartment development to the north, will also be reviewed;

- v) a detailed review of the site and building design, parking, loading, access, landscaping, and engineering, will be undertaken on the related site plan application, which will require Council's approval;
- vi) a related application to lift the "H" Holding provision will be required to be submitted for Council's approval, should the subject applications be approved;
- vii) the availability of water and sanitary servicing capacity for the additional 82 units must be identified and allocated by Council, should the applications be approved;
- viii) the necessary approvals for access, streetscaping and transportation improvements affecting Steeles Avenue West must be obtained from the City of Toronto; and,
- ix) the applicant must submit a functional servicing report for review by the City and external agencies. The applicant has submitted the following reports which will be reviewed by the City and the appropriate external agencies: planning justification, traffic impact assessment, parking study and storm water management report.

#### **Relationship to Vaughan Vision 2007**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the availability of water and sanitary servicing capacity, the appropriateness of the proposed density increase when reviewed in accordance with the Provincial Policy Statement and the Regional and City Official Plans, and the proposed exceptions to the RA3 Zone standards to facilitate a residential seniors apartment development, will be considered.

#### **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (West and South)
5. Elevations (North and East)
6. Elevations (Southwest)

#### **Report prepared by:**

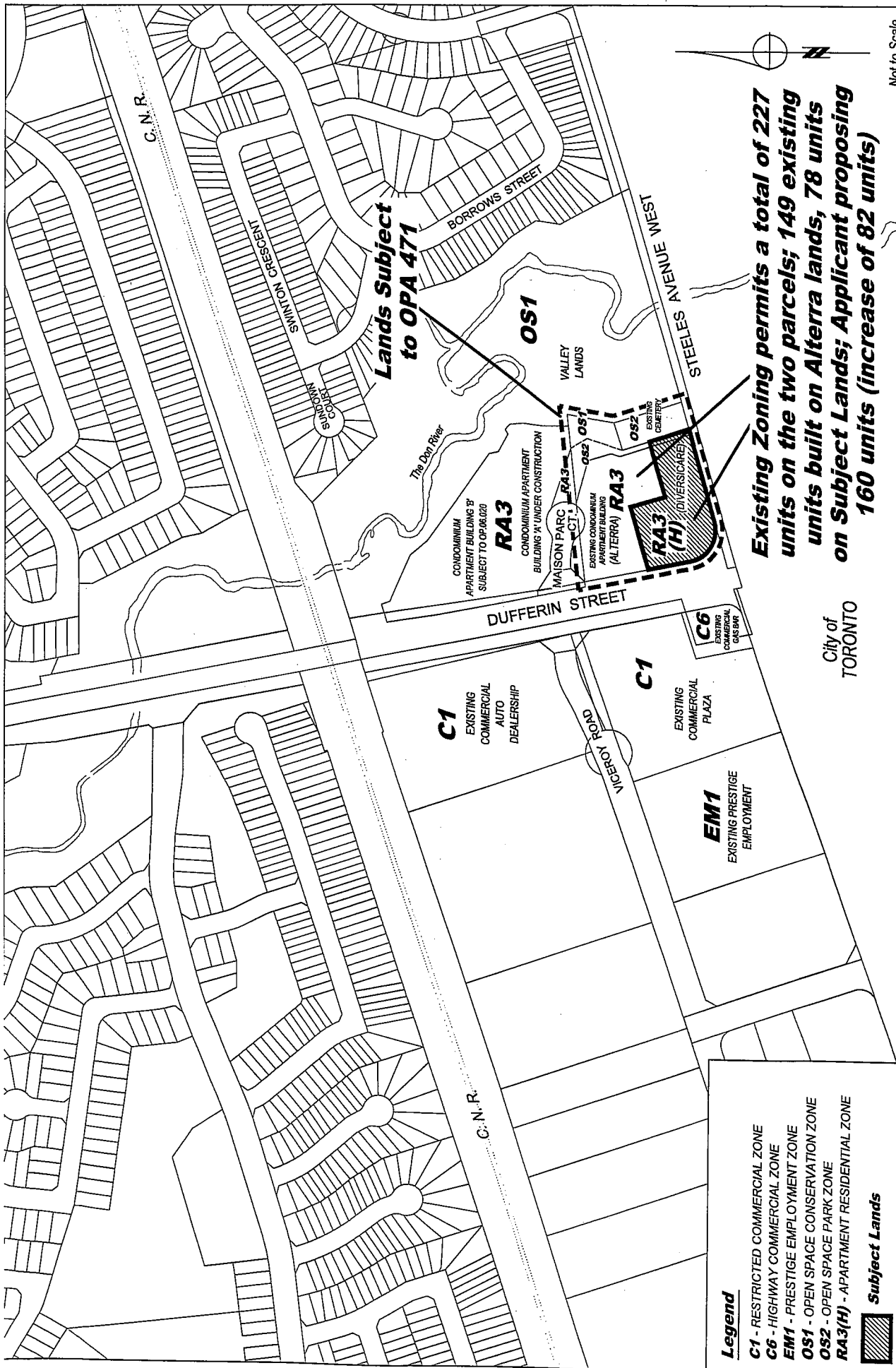
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



#### Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RA3(H) - APARTMENT RESIDENTIAL ZONE

#### Subject Lands



## Location Map

Part Lot 1,  
Concession 2

APPLICANT: DCMS GP (DUFFERIN-  
STEELES) INC. (DIVERSICARE)

N:\OFFICE ATTACHMENTS\CP\06.023.049



The City Above Toronto

Development Planning Department

## Attachment

FILE No.:  
OP.06.023.Z.06.052  
RELATED FILE(S):  
DA.06.069  
December 01, 2006

1

**Existing 149 unit  
8 storey condominium  
(Chateau Ridge -  
Alterra)**

Not to Scale

**Proposed 6 storey 160 suite  
Retirement Residence  
(By-Law permits a maximum  
of 78 units, Application results  
in an increase of 82 units)**

**Subject Lands**

STEELES AVENUE WEST

# Site Plan

Part Lot 1,  
Concession 2

APPLICANT: DCMS GP (DUFFERIN-  
STEELES) INC. (DIVERSICARE)

NORTH ATTACHMENTS: 06.02.23



The City Above Toronto

Development Planning Department

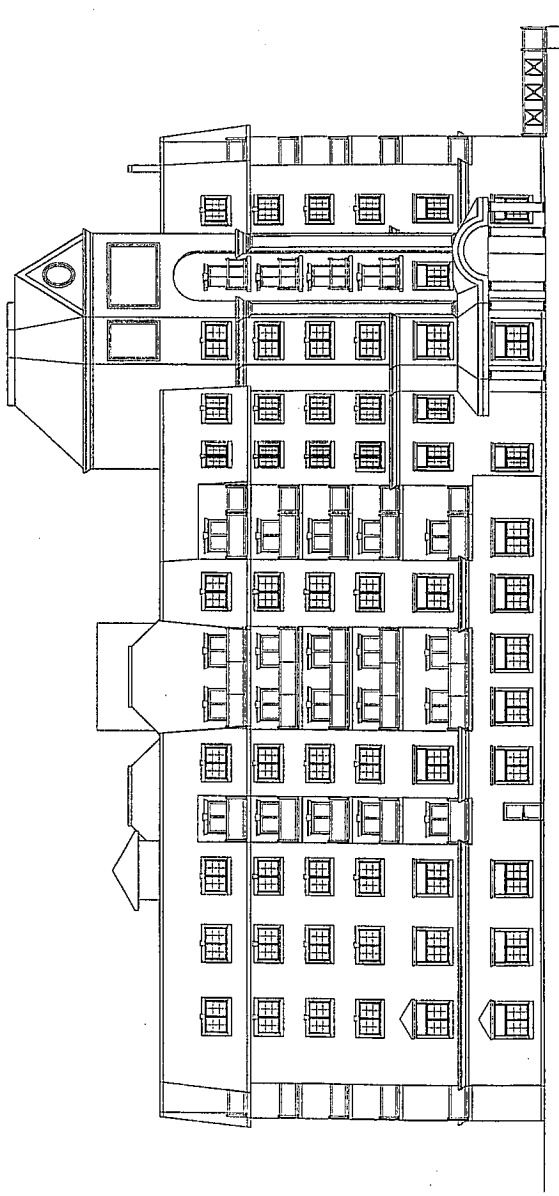
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**2**

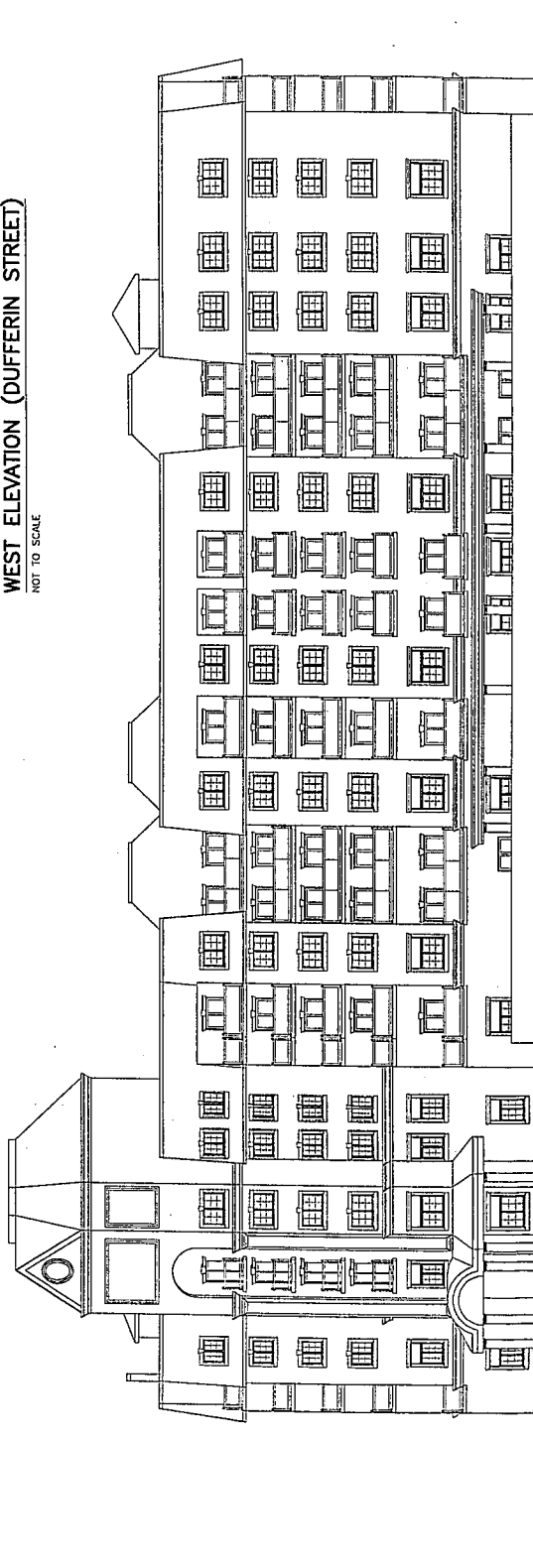
FILE No.:  
OP.06.023, Z.06.052  
RELATED FILE(S):  
DA.06.069

December 01, 2006





WEST ELEVATION (DUFFERIN STREET)  
NOT TO SCALE



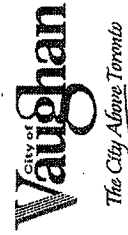
SOUTH ELEVATION (STEELES AVE W)  
NOT TO SCALE

# Elevations (West & South)

Part Lot 1,  
Concession 2

APPLICANT: DCMS GP (DUFFERIN-  
STEELES) INC. (DIVERSICARE)

NORTH ATTACHMENTS\Pop06.023.dwg

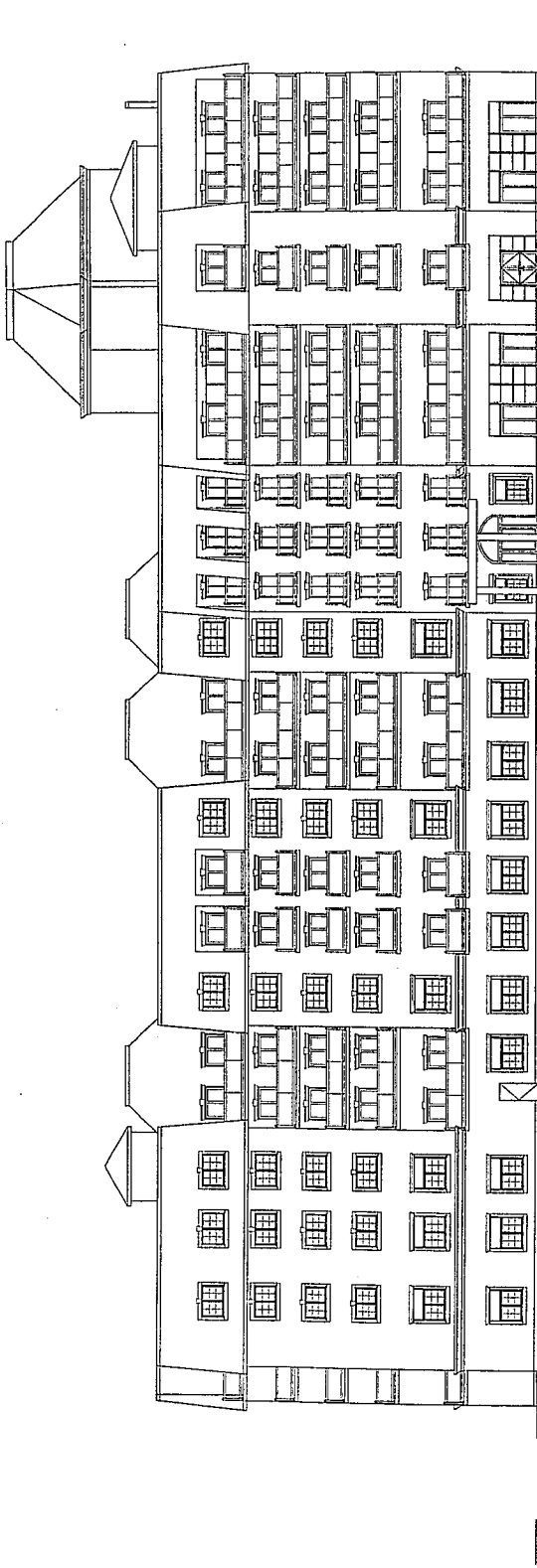


Development Planning Department

## Attachment

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OP.06.023, Z.06.052  
RELATED FILE(S):  
DA.06.069  
December 01, 2006

4



NORTH ELEVATION  
NOT TO SCALE



EAST ELEVATION  
NOT TO SCALE

## Elevations (North & East)

Part Lot 1,  
Concession 2

APPLICANT: DCMS GP (DUFFERIN-  
STEELES) INC. (DIVERSICARE)

NORTH ATTACHMENTS\p06.052.dwg



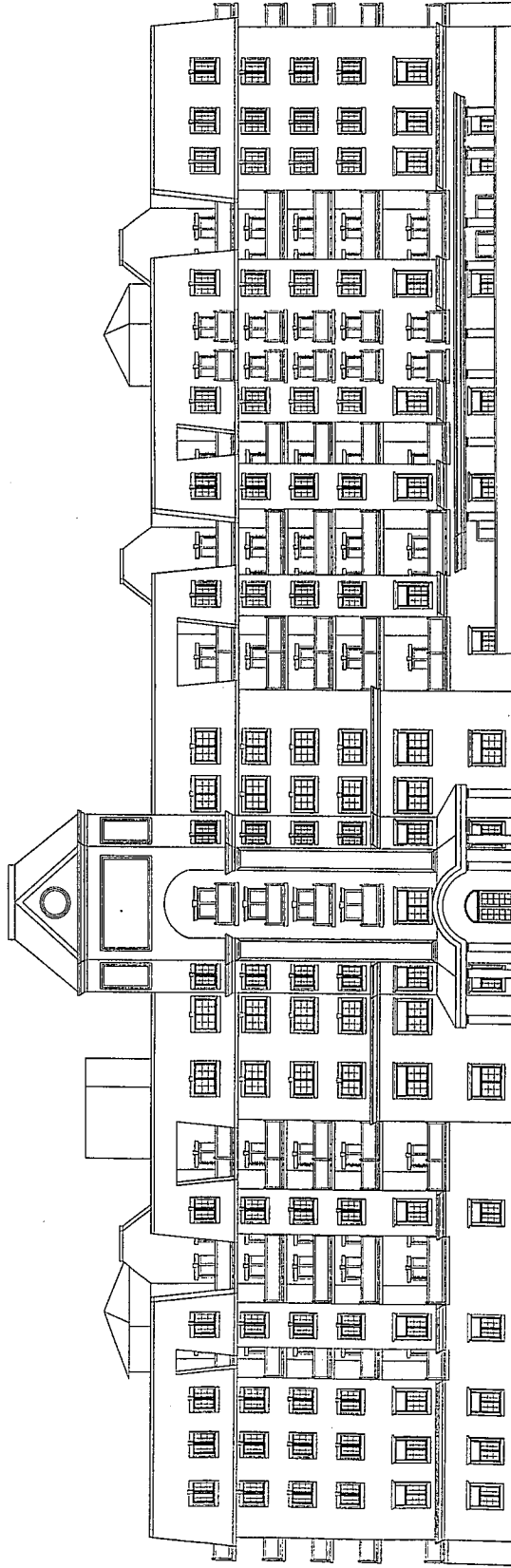
*The City Above Toronto*

Development Planning Department

## Attachment

**5**  
FILE No.:  
OP.06.023, Z.06.052  
RELATED FILE(S):  
DA.06.069  
December 01, 2006





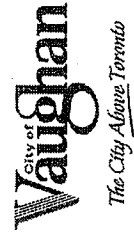
SOUTH-WEST CORNER (DUFFERIN & STEELES)  
NOT TO SCALE

## Elevations (Southwest Corner)

Part Lot 1,  
Concession 2

APPLICANT: DCMS GP (DUFFERIN-  
STEELES) INC. (DIVERSICARE)

REVIEW ATTACHMENTS\06.023.dwg



Development Planning Department

# Attachment

FILE No.:  
OP.06.023, Z.06.052  
RELATED FILE(S):  
DA.06.069  
December 01, 2006

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