

COMMITTEE OF THE WHOLE JUNE 18, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.06.023
ZONING BY-LAW AMENDMENT FILE Z.06.052
SITE DEVELOPMENT FILE DA.06.069
DCMS GP (DUFFERIN STEELES) INC. (DIVERSICARE)
REPORT #P.2006.70**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.023 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED, to amend the "Mixed Commercial/Residential" designation of OPA No. 471 to permit an increase in density from 148 units/ha to 189 units/ha, which is an increase in the aggregate number of units from 227 to 309 (increase of 82 units) on the combined subject and northerly (Alterra) lands, or specifically, an 82 unit increase on the subject Diversicare site from 78 to 160 units, as shown on Attachment #1.
2. THAT Zoning By-law Amendment File Z.06.052 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED to amend the RA3 Apartment Residential Zone standards within Exception 9(545) of By-law 1-88, and that the implementing zoning by-law:
 - a) include the necessary exceptions identified in the staff report to implement the approved site plan; and,
 - b) to remove the Holding Symbol "H" on the subject lands zoned RA3(H) Apartment Residential Zone as shown on Attachment #1, to facilitate the development of a 6 storey, 160 unit seniors retirement residence.
3. THAT Site Development File DA.06.069 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED, to permit the development of a 6-storey, 160 unit seniors retirement residence, as shown on Attachment # 2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, elevation plan, and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site servicing and site grading plan, storm water management report, access, on site circulation (including the underground parking) and noise report shall be approved to the satisfaction of the Vaughan Engineering Department;
 - iii) the Owner shall satisfy the requirements of the Vaughan Fire Services Department
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - v) the Owner shall satisfy the requirements of the Region of York Transportation and Works Department;
 - vi) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority; and,

- vii) the Owner shall satisfy the requirements of the City of Toronto; and,
- b) that the site plan agreement include the following conditions:
 - i) the Owner shall pay 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, 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;
 - ii) a Structural Engineer shall provide certification to the Building Standards Department at the time of Building Permit Application that the underground roof slab has been designed to support all structures and plant materials;
 - iii) garbage collection and snow removal for the apartment building shall be the responsibility of the Owner;
 - iv) Development Charges are applicable and are to be paid in accordance with the Development Charges By-law applicable at the time of Building Permit issuance; and,
 - v) the Owner shall include all necessary noise warning clauses in the property and tenancy agreements, in accordance with the noise report to be approved by the Vaughan Engineering Department.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted the following:

1. An Official Plan Amendment Application (File OP.06.023) to amend the "Mixed Commercial/Residential" designation of OPA No. 471 to permit an increase in density from 148 units/ha to 189 units/ha (ie. from 78 units to 160 units [increase of 82 units] on the subject Diversicare lands to facilitate a 6-storey seniors retirement residence, or from 227 to 309 units on the combined subject and northerly Alterra lands as shown on Attachment #1.
2. A Zoning By-law Amendment Application (File Z.06.052) to permit the necessary exceptions to the RA3 Apartment Residential Zone standards in Exception 9(545) of By-law 1-88, and the removal of the Holding Symbol "H" on the subject lands currently zoned RA3(H) Zone, to facilitate the development of a 160 unit seniors retirement residence.
3. A Site Development Application (File DA.06.069) to facilitate the development of a 160 unit seniors retirement residence on the subject lands shown on Attachment #2.

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 site is currently developed with an eating establishment. 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, and to the Glen Shields Ratepayers Association. The recommendation of the Committee of the Whole on December 11, 2006, to receive the Public Hearing report, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on December 18, 2006.

Previous Approvals

The site was subject of Ontario Municipal Board (OMB) decisions regarding applications by former owners in 1994 and 1997. On February 23, 1994, the OMB issued a decision, regarding applications by a previous owner, to amend the Official Plan and Zoning By-law and obtain Site Plan approval for lands at the northeast corner of Dufferin Street and Steeles Avenue West (the subject and Alterra lands). Those applications proposed two, 17-storey apartment buildings with a total of 296 units, and a 6,000m² office building on the combined site. The OMB denied the appeals, and in its decision, the OMB recommended a comprehensive policy approach to the development of the Dufferin and Steeles intersection.

Following a municipal study, identifying acceptable density, appropriate land uses, and traffic and access issues, a second OMB decision in 1997 resulted in the approval of OPA No. 471 and the approval of a site-specific zoning by-law amendment to facilitate the comprehensive site development of the northeast corner of Dufferin Street and Steeles Avenue. The northerly portion of the overall 1.6 ha land holding was owned by Alterra and has been developed with a 149 unit condominium apartment building. The southern portion (now owned by the applicant [DCMS GP (Dufferin Steeles) Inc.] and also known as Diversicare), is currently developed with a restaurant and is subject of the applications discussed in this report.

Prior to the purchase of the southern portion by the applicant, the former owner (680401 Ontario Limited – In Trust for Network Realty), obtained Council approval on June 27, 2005 to amend OPA No. 471 to increase the residential density on this site from 148 to 170 units/ha, thereby increasing the number of units permitted on the site, from 78 units to 129 units, and limiting the amount of commercial floor area permitted within the building. The former Owner intended to build a 6-storey, 129 unit residential condominium with ground floor commercial uses, however, the property was sold (to the current Owner of the subject applications) and the approved amendments were not implemented through the adoption and enactment of the required official plan and zoning by-law amendments, respectively. The previously approved Files OP.04.021 and Z.04.073 (680401 Ontario Limited- In trust for Network Realty) are being closed.

The policies and zoning provisions for the subject lands are interconnected with the site to the north due to the OMB approved policies in OPA 471 and the standards contained in the site-specific zoning exceptions which treats the two individual sites as one property, regardless of severances, etc.

Current Proposal

The new owner (Diversicare) has applied for the subject amendments to the Official Plan and Zoning By-law and for Site Development approval, to facilitate the development of a 6-storey seniors retirement residence. These current applications propose small retirement suites within a building having a similar building footprint to that which was originally approved. The individual suites do not contain kitchen facilities, and food preparation and dining areas are provided as a centralized function/facility, with assisted living care offered to the residents who are dependent on this service.

Policy Context

a) Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns optimizing the use of land, resources and public investment in infrastructure and public service facilities. Land use patterns should promote a mix of housing, employment, parks and open space, and transportation choices that facilitate pedestrian mobility and other modes of travel and should support efficient land use, provide for a range and mix of housing types and densities, and residential intensification, which encourages the use of public transit.

The "Building Strong Communities" policies of the PPS state that sufficient land shall be made available through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time frame of up to 20 years.

The PPS transportation policies also promote land use patterns, densities and mix of uses that minimize the length and number of vehicle trips and support public transit and other alternative transportation modes, including commuter rail and buses.

The Provincial Places to Grow Plan, also envisages increasing intensification of the existing built up areas within municipalities, particularly along corridors and major transit stations. Concentrating intensification in these areas supports transit and infrastructure investment to support growth, compact urban form and transit-supportive communities. The Growth Plan also states that "Strong, healthy inclusive communities have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all residents".

The subject proposal is consistent with the policies of the Provincial Policy Statement and Places to Grow. The site is located within a settlement area at the intersection of an "Urban Corridor" and a "Regional Corridor" that provides opportunities for intensification and the efficient use of land through an increase in density and provision of easy access to existing public transit for future residents. The form of development further supports the PPS and Provincial Places to Grow policies by providing an additional housing type to meet the current and future needs of an aging population within the community.

b) Region of York – Official Plan

The Region of York's Official Plan designates the subject lands as "Urban Area", which is serviced by major transportation corridors and transit systems. Objectives of the Regional Plan are to target growth in existing built-up portions of the urban areas; to encourage carefully planned intensification; and, to provide for a broad range of housing types and higher density development, to promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, and housing forms, types and tenures that will satisfy the need of the Region's residents and workers.

The Regional Official Plan also identifies Steeles Avenue as a "Regional Corridor" and Dufferin Street as "Local Corridors" and Regional Transit Grid Trunk Routes which encourages and promotes opportunities for higher densities within such corridors; and which recognizes the functions of such corridors in linking centres, providing transit routes and in providing a mixed-use form of development that is transit supportive. The site is located on two major transportation corridors and is well serviced by existing transit systems. In view of the above, the applications are consistent with the objectives of the Regional Official Plan.

The Regional Planning Department has no objections to the proposed applications and has further indicated that the OPA application (File OP.06.023) has been exempted from Regional approval, allowing the Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period. The Region has provided technical comments on the site plan application, which are discussed later in this report.

c) City of Vaughan – Official Plan

The subject lands are designated "Mixed Commercial/Residential Area" by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended by OPA No. 471, which permits residential apartments and also commercial uses to a maximum GFA of 1,100m² (the proposal does not include commercial, which is proposed to be eliminated). As discussed above, OPA No. 471 also applies jointly to the abutting Alterra lands which have been developed with an 8 storey, 149 unit condominium apartment building (Chateau Ridge). The current Official Plan Amendment application is to increase the overall density permitted on the subject lands from 148 units/ha to 189 units/ha (an increase of 82 units on the subject Diversicare site from 78 to 160 units), to provide for the development of a 160 unit seniors retirement residence. The proposed seniors retirement units will not have individual kitchen or meal preparation facilities within each suite, and food preparation and dining will take place within a common centralized facility within the building. Assisted living care will also be offered to the residents.

Traffic Impact Policies of OPA No. 471

OPA No. 471 requires a traffic impact report to be submitted where an increase in density is proposed, to assess the impact of the development on the surrounding road network. The applicant submitted a Traffic Impact Assessment by the BA Group, dated June 28, 2006. The BA Group report concludes that the proposed increase in residential units without any commercial GFA on site, will not have a negligible impact on the existing road network in the vicinity of the subject lands. The traffic impact of an application for a smaller increase in density proposed by Alterra (File OP.06.020) on the property north of the existing Alterra property (located on the north side of Maison Parc Court) was assessed by both Vaughan and the City of Toronto to ensure the proposed density increases of both Official Plan Amendment applications will not have unacceptable impacts on the road network in the Dufferin Street and Steeles Avenue area. The site abuts Steeles Avenue, which is an arterial road under the jurisdiction of the City of Toronto.

On April 20, 2007, the City of Toronto requested additional traffic assessment information from the applicant. On May 18, 2007, the City of Toronto provided comments indicating that both proposed developments would not have a significant impact on the intersection and that mitigation was not required. However, the applicant must obtain the necessary approvals and satisfy the City of Toronto's requirements regarding access to Steeles Avenue, as outlined in the May 18, 2007 letter.

The City of Vaughan Engineering Department and the Region of York Transportation and Works Department also reviewed the traffic report and were satisfied with the conclusions.

Servicing/Allocation

The Region of York Planning and Development Services Department has advised that allocation required for retirement home type facilities no longer requires municipal Council allocation of servicing capacity where:

- i) individual units/rooms do not contain kitchen facilities;
- ii) food preparation and dining are a centralized function/facility; and,
- iii) assisted living care and/or healthcare are offered to the residents who are dependent on this service (although the facilities do not necessarily need to be registered under the Nursing Home Act).

The proposed development meets this criteria and will not require assigned servicing capacity under the City's servicing protocol.

Parkland Dedication

The increase in the number of units from 78 to 160 on the subject lands, and the aggregate increase from 227 to 309 units on the combined subject lands and northerly Alterra site, along with the elimination of the commercial GFA from the site, necessitates the parkland dedication amount to be recalculated in accordance with the parkland dedication policies of OPA No. 471 and the Planning Act. A park was provided at the terminus of Maison Parc Court to serve the OPA No. 471 area, and therefore, additional parkland cannot be accommodated. Any required additional dedication resulting from the increase in the number of units on the site will be facilitated by way of a cash-in lieu dedication.

In this regard, the Owner will be required to pay to Vaughan 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 in accordance with Section 42 of the Planning Act. The Owner is to submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal will form the basis of the cash-in-lieu payment. The cash-in-lieu dedication will be calculated, prior to the execution of the site plan agreement.

Density/Compatibility

The policies of OPA No. 471 set a maximum residential density in units per hectare (units/ha). Since the proposed seniors building does not contain full residential units, it is difficult to consider the density of the proposed development in terms of units per hectare. However, it is recognized that the building footprint, massing, height and setbacks of the proposed development remain similar to that which was approved in the previous Official Plan and Zoning By-law Amendment applications. Development Planning Staff is of the opinion that the proposed increase in density to facilitate a seniors residence can be supported.

The proposal is appropriate, compatible with existing development in the surrounding areas, and will facilitate a form of intensification and revitalization at the Dufferin Street and Steeles Avenue intersection that is consistent with the Provincial and Regional policies. Furthermore, the proposed development will not result in on-site parking problems and will not have unacceptable impacts on traffic in the surrounding area as concluded in the traffic impact report.

Zoning

The subject 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). This zoning permits an apartment dwelling and commercial uses including a bank or financial institution, business or professional office, convenience retail store, eating establishment, personal service shop, post office, retail store and video store.

The Owner has submitted an application to amend the Zoning By-law to permit exceptions to the site-specific RA3(H) Apartment Residential Zone standards on the subject lands, to implement the proposed seniors development shown on Attachment #2.

The "Holding" symbol was placed on the subject lands to ensure that the adjacent arterial roads functioned appropriately and that the necessary improvements to support the proposed level of development, related road, walkway and park conveyances and site plan approval, were either secured or were in place prior to the removal of the Holding provision. The policies in OPA No. 471 also indicate that applications that increase density of development must be supported by a traffic study, which is to assess the impacts of the proposed development on the road network.

The conditions regarding the road/intersection improvements and the walkway were secured through the northerly Chateau Ridge development when the Holding provision was lifted for that development. However, in accordance with the requirements of OPA No. 471 regarding applications for increases in density being supported by a traffic study assessing the impacts on the road network, a traffic analysis has been provided by the applicant and reviewed and approved by the City of Vaughan, City of Toronto, and the Region of York, thereby satisfying the requirement of OPA No. 471 and the removal of the Holding "H" Provision.

Proposed Zoning Exceptions

OPA No. 471 and the current zoning for the property, apply jointly to both the subject lands and the abutting northerly Alterra lands and were based on comprehensive development plan approvals by the OMB, to facilitate mixed commercial/residential development on the site. Within these documents, the entire property is viewed as one lot, regardless of the number of buildings and structures on any part of the property, and regardless of any conveyances, easements or condominium approvals. Although, the land covered by OPA No. 471 was severed into two parcels, and the north parcel has been developed as a 149 unit residential condominium (York Region Condominium Corporation No. 1045) and the south parcel is proposed to be redeveloped as a senior retirement residence, the current zoning on the site provides for the lands to be deemed as one lot and no further zoning exception is required regarding the definition of a "lot". The zoning exceptions that are required to facilitate the proposed seniors residence are as follows:

a) Parking and Access Requirements

A reduction in the parking standards for the proposed development has been requested. The Consult Group parking justification report indicated that although the existing zoning for the site requires 1.5 spaces per unit, factors including transit accessibility, low vehicle ownership characteristics for the proposed building, shuttle bus service for the residents and the parking supply/demand, would support a reduced residential parking standard of 0.4 spaces/unit. The proposed reduction in parking is acceptable to the City's Engineering Department.

The site plan provides for 28 surface parking spaces and 42 spaces underground spaces for a total of 70 parking spaces. Given the existing zoning requirement limits the surface parking to 20 parking spaces, an exception is required. Development Planning Staff can support the site-specific exceptions to the by-law to permit a reduced parking ratio and to permit a maximum of 28 surface parking spaces.

b) Building Envelope

The current zoning on the site includes building envelopes for the subject lands and the northerly Alterra site. The current zoning allowed for a 6-storey, 20m high building within an "L" shaped footprint". The location of the proposed residential building is generally consistent with the approved building envelope for the Diversicare site. However, the proposed building is slightly narrower and longer than the approved foot-print. The applicant's proposal requires an amendment to the building foot-print to reflect the current proposal, which remains similar in height, massing and scale to the approved zoning. Development Planning Staff can support the revision to the building envelope as it facilitates the internal suite layout for the seniors' retirement residence.

c) Residential Building GFA

The existing zoning permits a maximum residential GFA of 12,255 m² on the subject lands, along with a maximum 1,100m² commercial GFA. The applicant is proposing 13,000m² of residential GFA to facilitate the seniors retirement residence with no commercial GFA. An exception to the by-law will remove the 1,100m² commercial GFA permitted on the site under the previous zoning and recognize the increased residential GFA.

d) Residential Unit Count

The existing zoning permits a maximum aggregate residential dwelling unit count on the combined site of 227 units. The northerly Alterra site has been developed with 149 units. The proposed application increases the maximum number of residential dwelling units on the subject lands by 82 units from 78 to 160 units thereby increasing the maximum aggregate dwelling unit count for the combined site from 227 to 309 units. Development Planning Staff can support the increase in the number of units.

e) Definition of Dwelling Unit

Since the proposed development will not contain units with individual cooking facilities within each unit, and food preparation and dining areas will take place within a common centralized facility within the building, an exception is required to address the definition of dwelling unit as it applies to this site. This type of exception has been used for similar developments elsewhere in the City.

f) Continuation of Existing Commercial Use

An exception is required for the Diversicare lands to remove the provisions for the continuation of the existing restaurant use on the site, since with the approval of the subject application, the restaurant building will be demolished to facilitate the development of the seniors residence.

g) Amenity Area

The site-specific zoning requires a minimum amenity space standard of the greater 1,250m² or 25m² per unit on the subject Diversicare lands. An exception is required since an amenity space of 2,720m² or 17m² per unit will be provided on this part of the site.

Site Plan

The Diversicare site is 0.67 ha, and irregular in shape, as shown on Attachment #2. The building shape, coverage and placement are similar to that which was previously approved. The building is an L-shaped 6 storey seniors retirement residence, wrapping around the corner of Dufferin Street and Steeles Avenue West. Access to the site will be from a right-in, right-out driveway from Steeles Avenue and from a driveway at the north end of the site which crosses the Chateau Ridge site to a full access on Maison Parc Court. A shared cross-easement agreement has been

entered into between Alterra and Diversicare regarding access to Dufferin Street, Steeles Avenue and Maison Parc Court. As Steeles Avenue West is a City of Toronto road, final approval for the Steeles Avenue driveway access must be to the satisfaction of the City of Toronto.

The parking areas are generally located to the north of the building, with the underground parking ramp provided on the far east side of the building.

Elevations

The building elevations are shown on Attachments #4, #5 and #6. The building is an L-shaped design wrapping around the corner of Dufferin Street and Steeles Avenue. The main façade faces southwest where the entrance is located. The building materials consist of architectural stone, brick, windows, metal railings and a chocolate brown mansard roof. Light pink and earth tone coloured stone covers the base of the building. The beige brick used around the perimeter of the building compliments the stone. Accents along the building incorporate molding bands. The windows will consist of clear glass. Balconies are also provided for the suites. The final elevation plans must be approved to the satisfaction of the Development Planning Department.

Landscape Plan

The site will be landscaped with a variety of trees and shrubs as shown on Attachment #3. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Engineering

The City Engineering Department has reviewed and approved the Environmental Site Assessment (ESA) Report for the property and has requested that prior to approval of the subject applications that the ESA report be registered with the Environmental Site Registry of the Ministry of the Environment. The applicant has advised that the report is in the process of being registered. The site plan will not be executed until confirmation of the registration has been received by the Development Planning Department.

The final site servicing and grading plan and stormwater management report and any on-site traffic management design issue must be approved to the satisfaction of the City Engineering Department.

Garbage Pick-up and Snow Removal

All garbage and recycling materials will be stored internal to the building. Garbage and recycling will be removed from the site by private collection. Diversicare staff will pick up garbage and recyclable materials from the individual suites to be stored in the building's garbage room for pick-up by a private contractor.

Snow removal is also to be the Owners responsibility by way of a private contractor.

Hydro

All hydro requirements must be addressed to the satisfaction of PowerStream Inc., prior to the final site plan approval.

Vaughan Fire Prevention Services

Vaughan Fire Prevention Services has requested that the existing fire hydrant located on the south side of the building be relocated rather than removed and capped off, to ensure the existing

level of fire protection for the area is not reduced. The final location of the fire hydrant must be to the satisfaction of the Vaughan Fire Department.

City of Toronto

The City of Toronto has reviewed the subject applications and has requested that the applicant address their transportation access requirements as set out in the City's May 18, 2007 letter. The Owner is required to address the requirements of that letter to the satisfaction of the City of Toronto, prior to execution of the site plan agreement.

Region of York

The Region of York Transportation and Works Department has reviewed the site plan application and has no objection to the proposed development in principal. The applicant is to address the comments in the Region's March 21, 2007 letter that indicates the Region is protecting a 45.0 metre right-of-way for this section of Dufferin Street and therefore municipal setbacks are referenced from a point 22.5 metres from the centre line of Dufferin Street. The Region has also requested that the Owner satisfy the Region's requirements regarding the existing and proposed YRT/Viva transit services operation along Dufferin Street and Steeles Avenue West, and that a pedestrian access connect to the northeast corner of that intersection (as shown on Attachment #2). In this regard, the Owner is required to address the Region of York's requirements as indicated in the Region's March 21, 2007 letter.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed applications and has provided comments regarding the stormwater management on the site, and has requested some design changes. Prior to the execution of the site plan agreement, the applicant must satisfy the stormwater management concerns to the satisfaction of the Toronto and Region Conservation Authority.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The Region of York has reviewed the subject proposal and has granted an exemption from Regional approval of the Official Plan, should the application be approved by the City. The applicant must satisfy the requirements identified in the Region's letter dated March 21, 2007, as noted earlier in this report.

Conclusion

The proposed applications to amend the Official Plan and Zoning By-law, and for Site Development approval, have been reviewed in light of the Provincial Policy Statement, Region of York Official Plan, the City's OPA No. 471, the requirements of By-law 1-88, comments from

public agencies, and the surrounding land use context respecting existing and future development. The Development Planning Department is of the opinion that the proposed amendment to the Official Plan and the proposed zoning exceptions will facilitate an appropriate and compatible development for a seniors retirement residence at the northeast corner of Dufferin Street and Steeles Avenue West. For the reasons identified in this report, it is recommended that the proposed applications to amend the Official Plan and Zoning By-law, and for Site Development, be approved.

Attachments

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

Report prepared by:

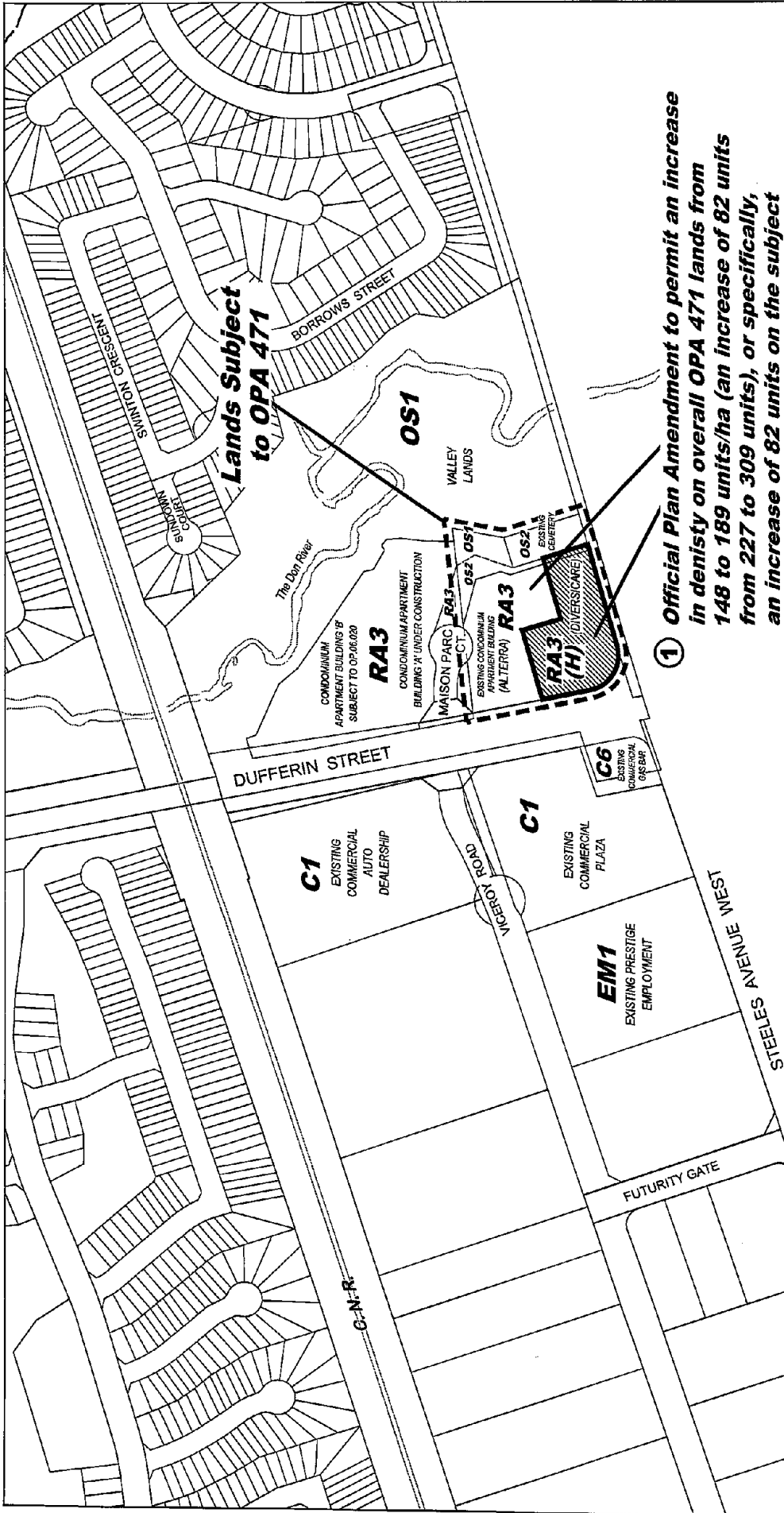
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Lands Subject to OPA 471

- ① **Official Plan Amendment to permit an increase in density on overall OPA 471 lands from 148 to 189 units/ha (an increase of 82 units from 227 to 309 units), or specifically, an increase of 82 units on the subject Diversicare site from 78 to 160 units**
- ② **Existing Zoning permits a total of 227 units on the two parcels (149 existing units built on Alterra lands; and 78 approved units on Subject Lands); Applicant proposing 160 units (increase of 82 units) on Subject lands for a total of 309 units on the two parcels**

- 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)

NOT A TITLATION DOCUMENT - 06.023.049

City of Vaughan
The City Above Toronto

Development Planning Department

Attachment 1

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

May 25, 2007

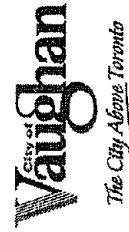
**Existing 149 unit
8 storey condominium
(Chateau Ridge -
Alterra)**

Not to Scale

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

STEELES AVENUE WEST

Subject Lands

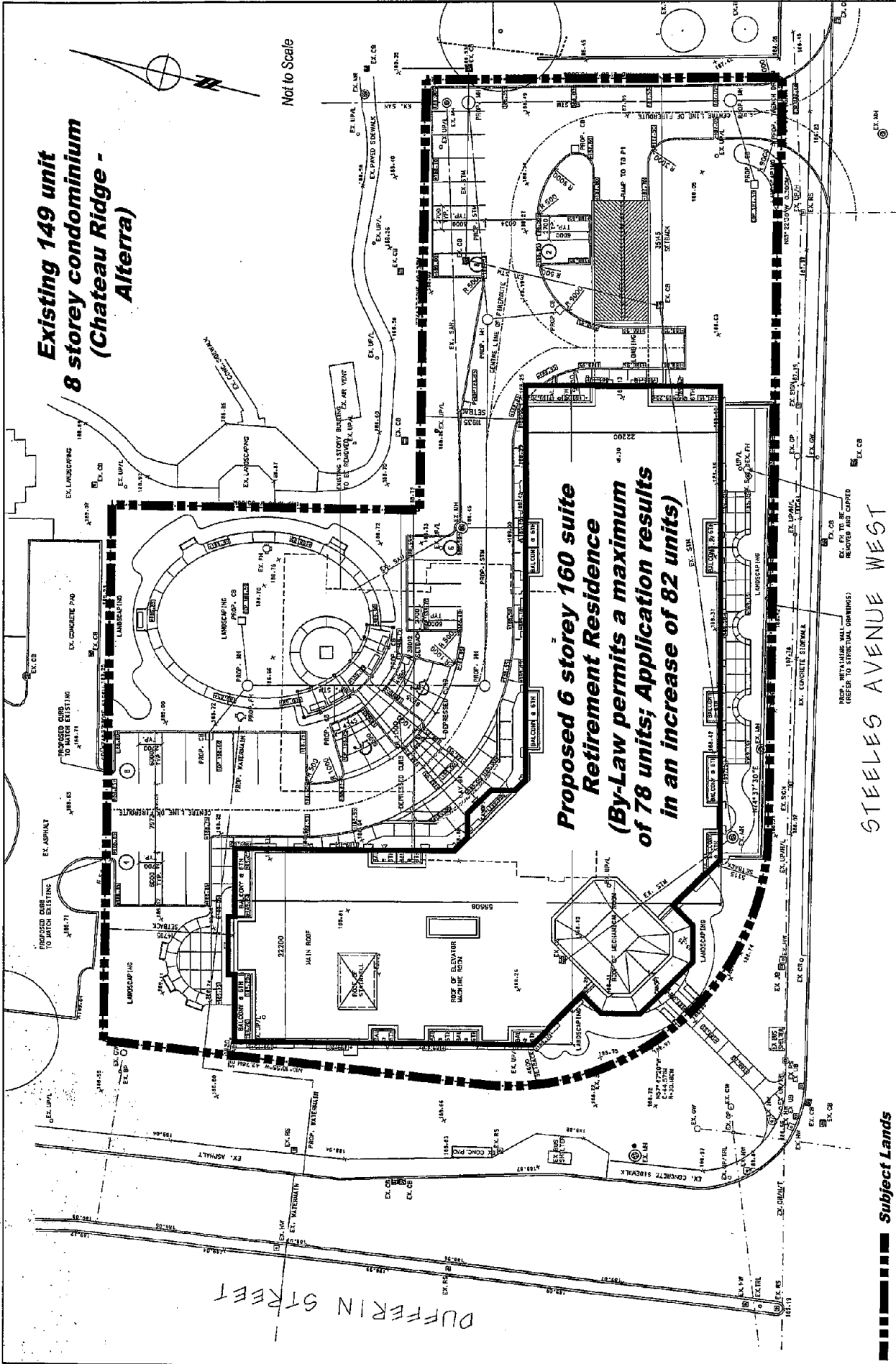


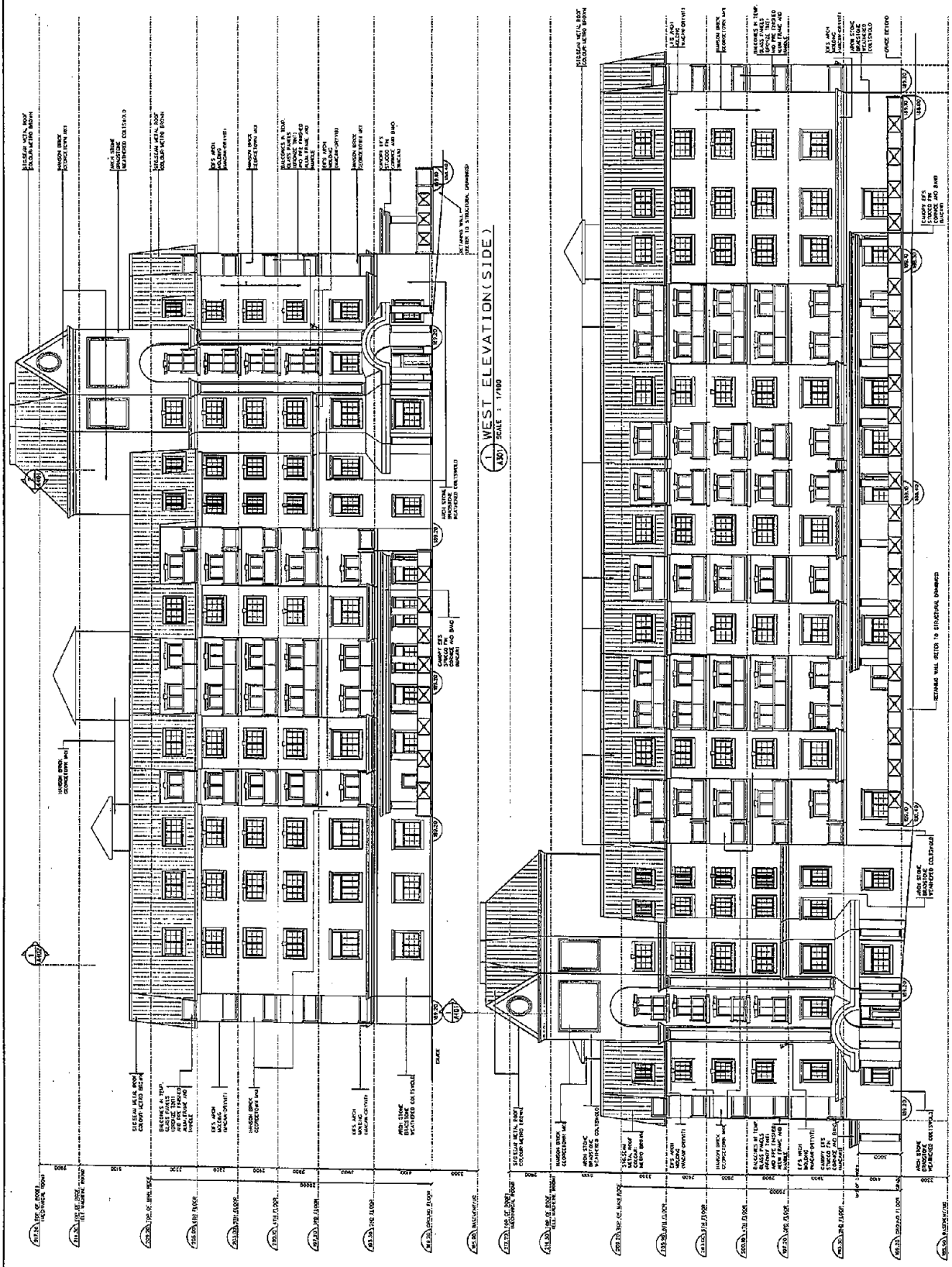
Development Planning Department

Attachment 2
FILE No.:
OP.06.023.Z.06.052
RELATED FILE(S):
DA.06.069
May 25, 2007

Site Plan

Part Lot 1,
Concession 2
APPLICANT: DCMS GP (DUFFERIN-
STEELES) INC. (DIVERSICARE)
N:\PT1\ATTACHMENTS\OP.06.023.dwg





1 WEST ELEVATION (SIDE)
SCALE: 1/100

2 SOUTH ELEVATION (FRONT)
SCALE: 1/100

Elevations (West & South)

Part Lot 1,
Concession 2

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

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Development Planning Department

Attachment 4

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

May 10, 2007

