

COMMITTEE OF THE WHOLE JUNE 23, 2009

**SITE DEVELOPMENT FILE DA.08.060
THE REGION OF YORK
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.060 (The Region of York) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Applicant shall satisfy all requirements of the Vaughan Development Planning Department, Engineering Department and PowerStream Inc.; and,
 - ii) the Applicant shall provide exterior brick and colour samples to the satisfaction of the Vaughan Development Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) "For residential development, the Applicant shall pay to the City of 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, or a fixed unit rate per unit, whichever is higher in accordance with the Planning Act and Vaughan's Cash-in-lieu Policy."
 - ii) "The Environmental Site Assessment (ESA) clearance process shall be completed prior to the issuance of any Building Permit, to the satisfaction of the Vaughan Engineering Department."
2. THAT the following resolution be adopted allocating sewage and water servicing capacity to the subject lands:

"IT IS HEREBY RESOLVED THAT Site Development File DA.08.060 (The Region of York) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 53 units, subject to the execution of a Site Plan Letter of Undertaking to the satisfaction of the City of Vaughan."

Contribution to Sustainability

The applicant has advised that the following sustainable features, but not limited to, will be provided within the site and building design to attain a minimum LEED Silver Certification:

- i) landscaped areas are designed with drought resistant vegetation, drip irrigation, and cistern water for irrigation to eliminate the cost of an irrigation system and to reduce the annual cost of water and site maintenance;
- ii) use of dual-flush toilets, ultra-low flow faucets, ultra-low flow showerheads, and automatic controls on faucets to reduce the annual water cost and demand on municipal water and wastewater treatment facilities;

- iii) location has nearby access to public transportation, e.g. bus lines and commuter rail (GO Transit), which reduces automobile use and traffic congestion, while expanding commuting options;
- iv) reduced development footprint to provide open space, which improves occupant satisfaction by offering outdoor amenity space;
- v) install low e-argon windows in thermally improved frames to reduce annual energy costs and emissions of greenhouse gases – capital cost savings are also available by downsizing equipment through design optimization;
- vi) specify HCF refrigerants in all HVAC equipment to eliminate the use of ozone-depleting chemicals;
- vii) designate a recycling area in the building to allow for easy recycling of materials and support the municipal recycling program;
- viii) implement a Waste Management Plan to divert a minimum of 75% of construction waste from the landfill;
- ix) use recycled drywall, mineral wool insulation, steel, carpet, flyash in concrete, etc., to create demands for recycled materials;
- x) use low VOC paints and green label carpets and rugs to reduce emission of indoor air pollutants to improve occupant health; and,
- xi) ensure operable windows, sliding glass and other doors leading to exterior balconies and lighting controls to give occupants control over their environment.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of a 4 storey non-profit senior's apartment building consisting of 84 residential units with a gross floor area of 7630 m² on municipal lands located immediately south of the City of Vaughan municipal offices that are currently under construction, as shown on Attachment #2.

Background - Analysis and Options

Location

The 0.85 ha subject lands are located on the south side of Major Mackenzie Drive, east of Keele Street, on the municipal lands where the City of Vaughan's new municipal offices are currently under construction, in Part of Lot 20, Concession 3, City of Vaughan, as shown on Attachments #1, #2 and #3.

Official Plan and Zoning

The subject lands are designated "Institutional" by OPA #350 (Maple Community Plan). The proposed non-profit senior's apartment building conforms to the Official Plan.

The subject lands are zoned VCC Vaughan Civic Centre Zone by By-law 1-88, subject to Exception 9(1242). The proposed site development complies with By-law 1-88.

Maple Streetscape/Heritage Vaughan

The development proposal is outside of the Maple Streetscape Area and is therefore not subject to the Maple Streetscape Urban Design Guidelines. The subject lands are not within the Maple Heritage Conservation District Plan and therefore is not subject to Heritage Vaughan approval.

Memorandum of Understanding

Vaughan Non-Profit Housing Corporation (VNP) is a non-profit housing corporation that currently operates a 31 unit, non-profit senior's housing project known as Maple Manor, situated on the Vaughan Civic Centre Campus site, as shown on Attachment #2. Vaughan has agreed to allow the Region to acquire the subject lands, located on the Vaughan Civic Centre campus site, and to develop, construct and operate thereon a new non-profit housing project. This will facilitate the eventual relocation of the existing Maple Manor to this location.

The proposed non-profit housing project is a cooperative venture between the Regional Municipality of York and the City of Vaughan. The Region would lease the subject lands from the City of Vaughan for 99 years, and operate the non-profit housing facility, subject to the terms of the Memorandum of Understanding (MOU) between the Regional Municipality of York and the City of Vaughan. The MOU was executed and approved by Vaughan Council on June 11, 2007 through By-law 186-2007. The Region agrees to develop, construct, own and operate the non-profit housing project.

The MOU outlines the roles and responsibilities between the Region and Vaughan, which provides Vaughan with the opportunity to review and provide input into the architectural and site planning of the project pursuant to Vaughan's Site Plan Control By-law. Furthermore, the design and architectural expression of the development proposal is subject to the Vaughan Civic Centre Campus architectural control guidelines.

Committee of the Whole (Working Session)

On September 23, 2008, the Committee of the Whole (Working Session) recommended approval of the report of the Commissioner of Community Services respecting the design of the non-profit housing project on the Vaughan Civic Centre Campus, and received the presentation by York Region and their Architect. The items that were discussed at the Committee of the Whole (Working Session) were addressed in the following manner:

1. Massing: There were discussions regarding the possibility of terracing the proposed building to minimize the visual impact on the existing homes to the south. The applicant noted that the proposed minimum 40 m setback to the existing homes and the proposed stormwater management pond as shown on Attachment #3, would provide a substantial physical separation distance and an open space buffer with the proposed development. The Committee understood that the Memorandum of Understanding between the Region and City agreed to a total of 84 units and that any terracing would require additional storeys to the proposed building, which would exceed the maximum 4 storey height restriction in the site-specific Zoning Exception 9(1242) to By-law 1-88.
2. Additional Landscaping: Due to the concern at the Working Session meeting respecting the location of the garbage room and the views from the units along the north building elevations, the applicant has provided an additional landscaped amenity area that replaced 3 parking spaces near the garbage room area, as shown on Attachment #5. The landscaped area would not affect the movement of vehicles for garbage pick-up or the fire route. The displaced 3 parking spaces have been relocated along the east building elevation where they would not conflict with any views from the units.

3. Building Elevations: In response to the Committee's comments that the proposed building elevations required improvements, the applicant expressed that the fenestration of the proposed development is described as a "quiet" elevation that does not compete with the Civic Centre elevation that is currently under construction. Upon further review, at the same meeting, the Committee had no objections to the building elevations. Subsequently, the report by the Commissioner of Community Services was adopted without amendment by Vaughan Council on October 27, 2008.

Site Plan Review

The development proposal, as shown on Attachment #4, integrates high quality architecture consisting of materials compatible with the new Civic Centre currently under construction. The proposed site layout takes into consideration: view lines in relation to the new Civic Centre; separation distances between the development proposal and the existing residences to the south; parking; servicing; landscape design; open space relationships; and, pedestrian connectivity within the site and the surrounding area. The scale of the building minimizes visual competition with the new Civic Centre. The long axis of the proposed building is oriented east-west to take advantage of passive solar energy. The Development Planning Department is satisfied with the proposed site plan, landscaping plan and building elevations, as shown on Attachments #4, #5, and #6. The Development Planning Department has requested exterior brick and colour samples to be submitted for review and approval, prior to the execution of the Site Plan Letter of Undertaking.

Vaughan Engineering Department

i) Environmental Site Assessment

The Engineering Department has reviewed the Phase 1 Environmental Site Assessment (ESA), and a Phase II ESA, that was conducted in 2004, with parameters that are currently outdated. The Engineering Department requires an updated Phase II ESA to be conducted. A possible Phase III (Remediation) ESA may be required thereafter, which would necessitate the need for a Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), constituting a complete ESA clearance process. The subject lands are currently occupied by fill resulting from the construction of the new Vaughan Civic Centre. The existence of the fill is hindering the completion of an updated Phase II ESA. The Engineering Department has acknowledged this unique circumstance and has made an exemption that the ESA clearance process described above be completed prior to the issuance of any building permit. A condition to this effect will be included in the Site Plan Letter of Undertaking as noted in the recommendation section of this report.

ii) Servicing

In a letter dated April 2, 2007, by York Region regarding "Retirement Home Type Facilities-Servicing Allocation Requirements", allocation of servicing capacity is required for developments that contain units/rooms with kitchen facilities. In the March 31, 2009 "Servicing Capacity Allocation Strategy- Annual Update" report to Vaughan Committee of the Whole, the development proposal was identified in the "Attachment No. 4, Reservation Schedule" and reserved for 54 units, whereas only 53 units are required. The subject lands are currently allocated for sewage and water capacity for the existing 31-unit Maple Manor non-profit housing located on the Vaughan Civic Centre Campus, as shown on Attachment #2. Should Council concur, the recommendation of this report allocates an additional 53 units for sewage and water servicing capacity to the subject lands in order to facilitate the development of this 84 unit non-profit housing project.

The Vaughan Engineering Department is satisfied with the servicing, grading and storm water management plans.

Hydro

The applicant will be required to satisfy all hydro requirements to the satisfaction of Power Stream Inc.

Architectural Control

Architectural Control review has been provided by Kuwabara Payne McKenna Blumberg Architects (KPMB), the architects of the Vaughan Civic Centre Campus. KPMB is generally satisfied with the proposed development.

Parking Supply

The applicant is providing for a total of 84 parking spaces for the proposed development, calculated at the ratio of 1 parking space per unit. The Memorandum of Understanding allows for the exclusive use of 64 surface parking spaces for the non-profit housing development with an additional 20 non-exclusive, off-site surface parking spaces on the City of Vaughan Civic Centre Campus located immediately adjacent to the east of the subject lands, as shown on Attachment #4. Throughout the term of the ground lease, the off-site parking spaces shall be made available by Vaughan to the Region and its tenants, agents and invitees at no cost.

Access

Access onto the subject lands will be through the Vaughan Civic Centre Campus with direct access to Major Mackenzie Drive. Vaughan will be required to provide the Region with access to the site to enable the Region to commence the construction of the proposed building.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York, through the Memorandum of Understanding between the City and the Region, agrees to develop, construct, own and operate the 84 residential unit non-profit housing facility on the subject lands.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #350 (Maple Community Plan), By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for an 84 unit non-profit housing development is appropriate and compatible with the existing and permitted uses in the surrounding area, and the new civic centre building. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Context Site Plan
4. Site Plan
5. Landscape Plan
6. Elevation Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210

Carmela Marrelli, Senior Planner, ext. 8791

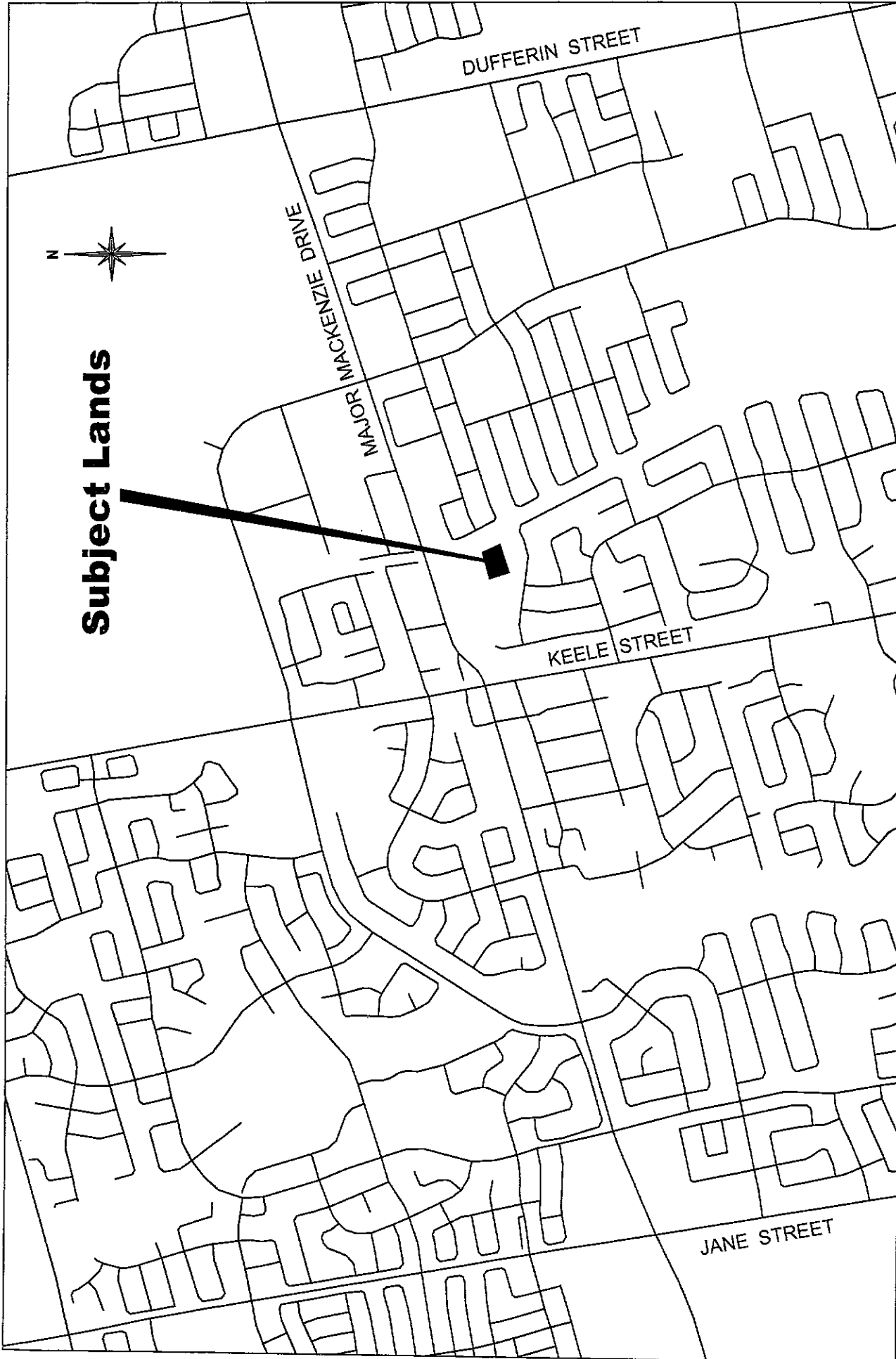
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT A. UYEVAMA
Director of Development Planning

/LG



Subject Lands

Context Map

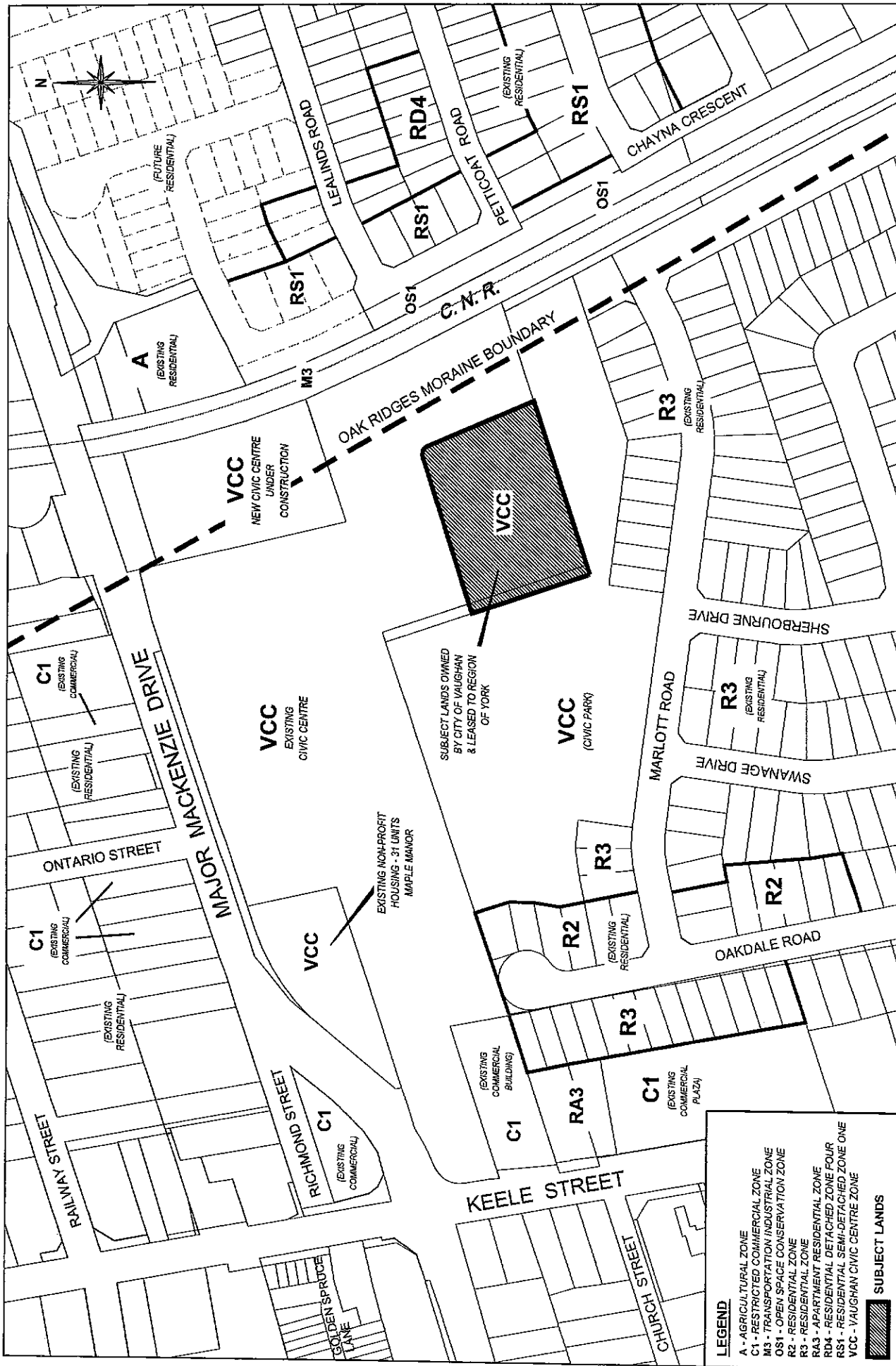
Part of Lot 20,
Concession 3
APPLICANT:
THE REGION OF YORK
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Development Planning Department

Attachment 1

FILE No.:
DA.08.060
Not to Scale
June 01, 2009



- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - M3 - TRANSPORTATION INDUSTRIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
 - VCC - VAUGHAN CIVIC CENTRE ZONE
- SUBJECT LANDS

Location Map

Part of Lot 20,
Concession 3
APPLICANT:
THE REGION OF YORK
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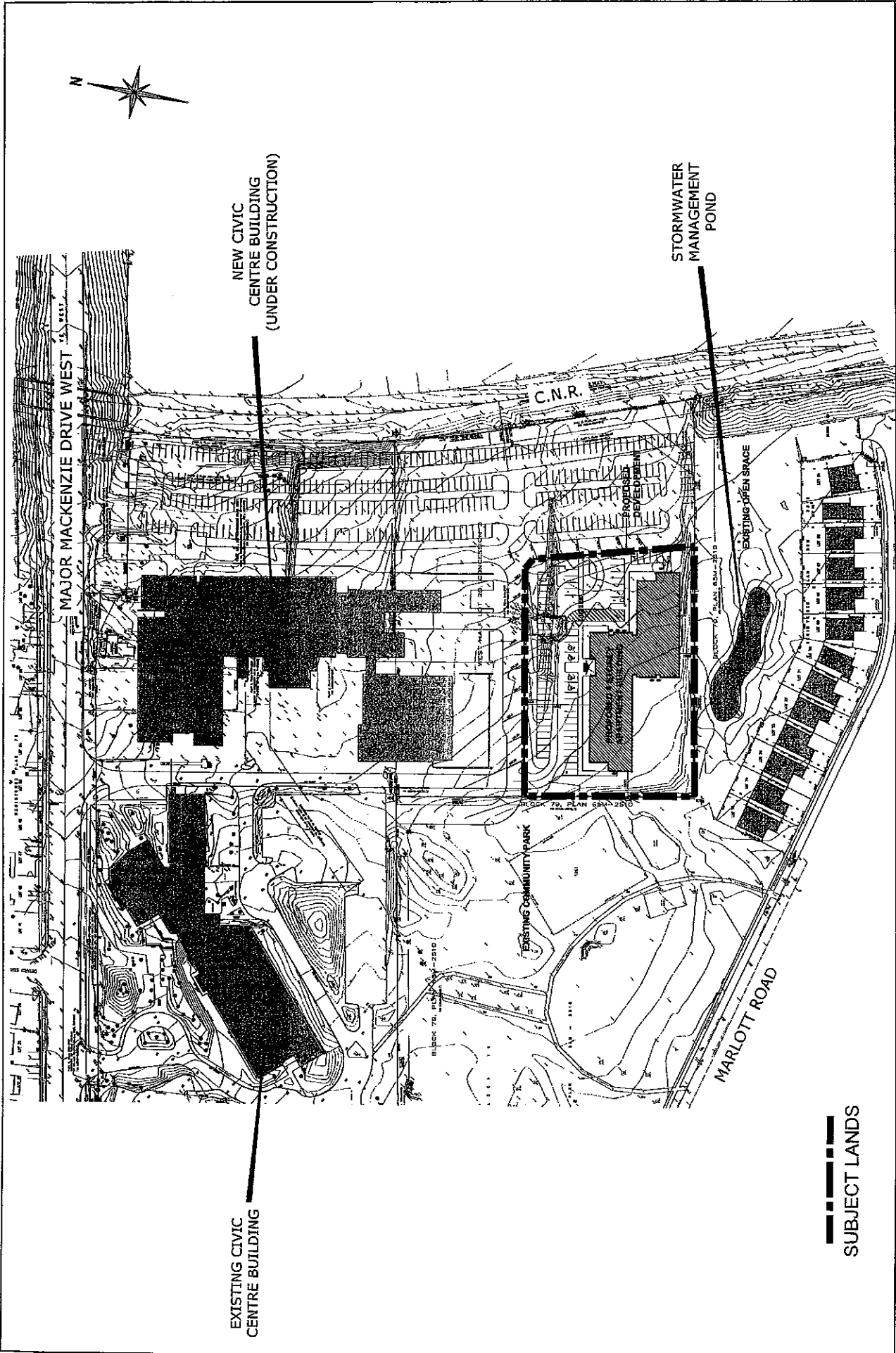
The City Above Toronto

Development Planning Department

Attachment

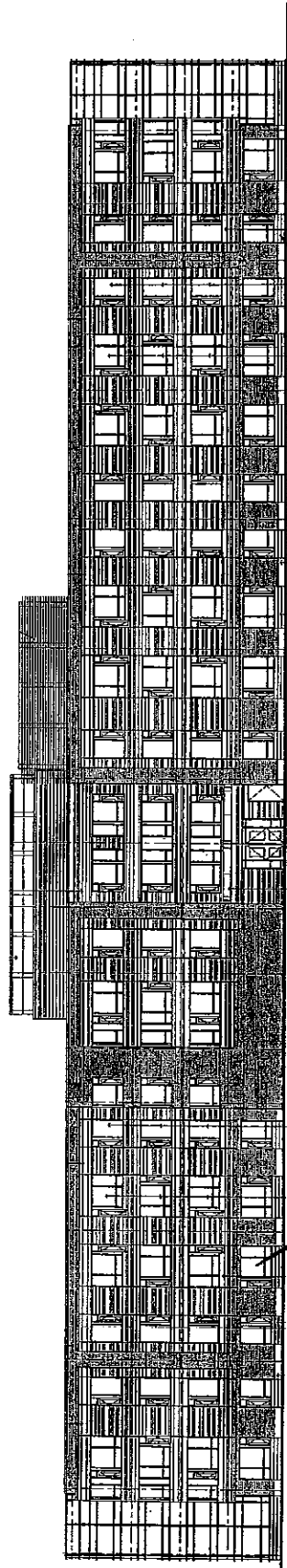
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June 01, 2009



Context Site Plan

Part of Lot 20,
 Concession 3
 APPLICANT:
 THE REGION OF YORK
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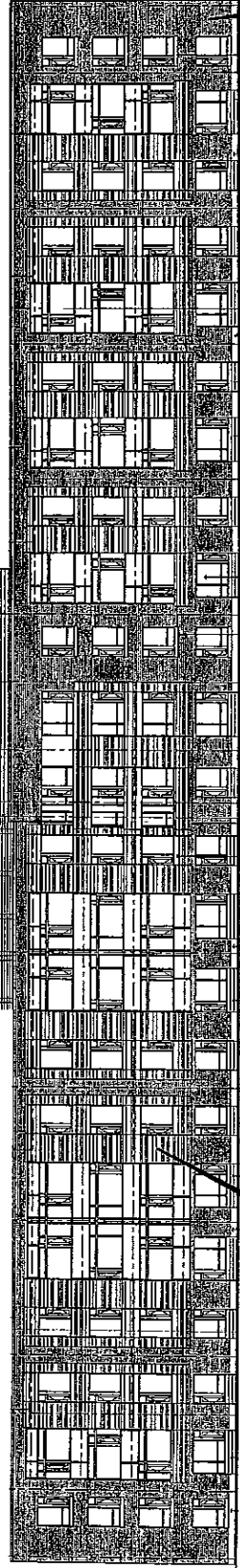
NORTH ELEVATION

ALUMINUM
WINDOWS (TYPICAL)

ALUMINUM
LOUVER SCREEN

METAL PANEL
CLADDING

PRECAST CONCRETE
WINDOW SILL (TYPICAL)



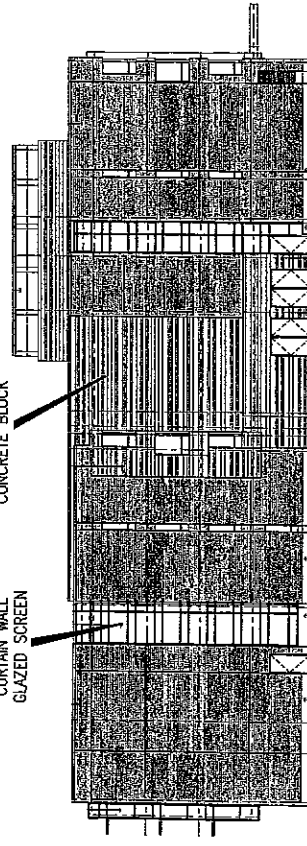
SOUTH ELEVATION

GROUND FACE
ARCHITECTURAL
CONCRETE BLOCK

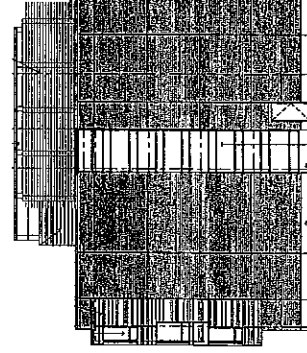
CURTAIN WALL
GLAZED SCREEN

GROUND FACE
ARCHITECTURAL
CONCRETE BLOCK

BRICK VENEER



EAST ELEVATION



WEST ELEVATION

Elevation Plan

Part of Lot 20,
Concession 3

APPLICANT:
THE REGION OF YORK

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The City Above Toronto

Development Planning Department

Attachment

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June 01, 2009