

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 3, Report No. 13, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 19, 2017.

**Having been absent at the Council meeting of April 19, 2017, Councillor Carella declared an interest in this matter at the Council meeting of May 16, 2017, this being the earliest opportunity to do so, as he is an officer of the Vitanova Shelter Corporation that owns the property at 6299 Rutherford Road, and did not take part in the discussion or vote on the matter.*

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**SITE DEVELOPMENT FILE DA.16.102
VITANOVA SHELTER CORPORATION
WARD 2 - VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 4, 2017, be approved; and**
- 2) That the coloured elevation drawing submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.102 (Vitanova Shelter Corporation) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 and #2 with a new one-storey 202 m² Chapel as shown on Attachments #3 and #4, subject to the following conditions:
 - a) Prior to the execution of the Letter of Undertaking:
 - i) The Vaughan Development Planning Department shall approve the final site plan, building elevations, and landscape plan;
 - ii) The Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plans, stormwater management report, and lighting plan; and
 - iii) The Owner shall satisfy all requirements of York Region;
 - b) That the Letter of Undertaking shall include the following provisions:
 - i) The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board;
 - ii) The Owner shall agree that should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately; and

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- iii) The Owner shall agree that in the event that human remains are encountered during construction activities, they will immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- water sense low flow toilets
- energy efficient LED lighting and bi-level lighting
- water efficient, temperature control faucets
- exterior and interior energy efficient LED lighting

Economic Impact

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

Purpose

To seek approval from the Committee of the Whole for Site Development File DA 16.102 for the subject lands shown on Attachments #1 and #2, to permit the development of a new one-storey, 202 m² Chapel, as shown on Attachments #3 and #4, for use by the residents and their families of the Vitanova Shelter in order to allow for prayer and worship.

Background - Analysis and Options

Synopsis:

The Owner proposes to develop the subject lands as shown on Attachments #1 and #2, for a 202m² Chapel to be used by residents and their families of the Vitanova Shelter. The Vaughan Development Department supports the Site Development application as the proposed use complies to Vaughan Official Plan 2010, is permitted by Zoning By-law 1-88 and is compatible with the existing uses on the subject lands.

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Location

The 1.57 ha subject lands, shown on Attachments #1 and #2, are part of a larger parcel shown on Attachment #5. The subject lands are currently developed with a 1 and 2 storey building and is located on the south side of Rutherford Road west of Regional Road 27, and is municipally known as 6299 Rutherford Road, being Part of Lot 15, Concession 9, in the City of Vaughan.

Official Plan and Zoning

The subject lands are designated “Prestige Employment” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010). The proposed development is located within the “Prestige Employment” land use designation, which permits small scale community facilities as outlined in Policy 9.2.1.9 of VOP 2010.

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone, subject to site-specific Exception 9(282) by Zoning By-law 1-88, which permits a number of institutional uses, including a church on the subject lands. The proposed Chapel conforms to the policies of VOP 2010 and to all the applicable development standards in Zoning By-law 1-88.

Site Plan and Existing Uses

The site plan shown on Attachment #3 illustrates the existing and proposed development of the subject lands. The subject lands are owned by the Vitanova Shelter Corporation, which offers individuals and families full day programs for the treatment and rehabilitation of alcohol and drug abuse, gambling addiction, anger management skills and other community services.

The existing building has access from Rutherford Road and currently houses the Vitanova Shelter offices, meeting rooms, bedrooms for the residents, a shelter and supporting facilities to assist in the overall wellness of the current residents. The proposed Chapel will be located in a separate building and function as an extension of the existing on-site facilities and will be used for prayer and worship for the residents and the families of the Vitanova Shelter. A new walkway is proposed to connect the existing building to the Chapel as shown on Attachment #3. A clause will be included in the Site Plan Letter of Undertaking to ensure that the Chapel shall only be used by the residents of the Vitanova Shelter.

Building Elevations

The 1-storey Chapel building is located away from Rutherford Road and north of the existing building. The proposed building materials include brick veneer in a wheat colour scheme and accented with a Santa Fe Limestone or stone veneer. A spacco stucco finish will also be used for some of the proposed building elements. A combination of crystal textured and custom stained glazing will make up the remainder of the main building materials. A gable roof is proposed, trimmed with dentil cornice, decorated with a cupola and covered with asphalt shingles.

The south and west building elevations are the more predominant elevations. The south elevation contains the main entrance and incorporates an arch covered porch with slender columns that frame an arched double door entry feature. The west elevation is treated with a row of pointed arch windows. The elevations are consistent in appearance and in architectural treatment as shown on Attachment #4.

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Landscape

The applicant is seeking approval for an additional building on the site which is already heavily landscaped with a rolling lawn, playing fields and vegetable gardens all of which will be maintained. Additional landscaping is shown on the site plan and is limited to a small planting bed along the Chapel's main entrance.

The applicant has been advised to provide further information including a landscape plan stamped by a certified landscape architect, and an updated lighting plan measured in lux.

The Vaughan Development Planning Department must approve the final site plan, landscape plan, and building elevations. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has indicated that the Standard Site Plan notes must be added to the engineering package and that all internal site plumbing be reviewed by the Building Standards Department, including the existing septic tank connection.

Accessible parking spaces must be provided as required by Ontario Regulation 413/12. The applicant shall provide the appropriate signage, including "Fire Route" and identify a 2% snow storage area(s) on the plan or whether snow will be removed off site. The applicant must identify the waste disposal location/area and show truck maneuverability on the plan. Additional red-lined comments have been forwarded to the applicant.

The DIEP department shall approve the final site plan and engineering plans. A condition to this effect has been included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised the Cash-In-Lieu of Parkland By-law exempts institutional uses from providing a parkland dedication or paying cash-in-lieu of parkland.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the application and has no objection to the proposed Chapel, but have indicated that the City may be interested in purchasing portions of the southern lands zoned OS1, as shown on Attachment #5 for future park and open space purposes. However, no conditions of approval are required in this regard.

Vaughan Policy Planning and Environmental Sustainability Department

The Policy Planning and Environmental Sustainability Department advised that the subject lands are located outside of the Natural Heritage Network and the proposed development does not pose implications to Source Water Protection policies and requirements.

Toronto and Region Conservation Authority (TRCA)

The TRCA have no comment or conditions on the proposed development as the subject lands are located outside of the TRCA's Regulated Area.

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Vaughan Financial Planning and Development Finance Department

The Financial Planning and Development Finance Department has no objection to the development application, subject to the Owner paying the applicable Development Charges. A condition to this effect is included in the recommendation of this report.

PowerStream

Powerstream has no objection to the development application, but requires the Owner to contact the New Connection Call Centre and request a Service Design to determine the type of service that is available in the area in order to supply this project with servicing.

Development Planning Department, Urban Design and Cultural Heritage Division

The subject lands are located in an area identified as being of high archaeological potential in the City's database of archaeological resources. The Letter of Undertaking shall include provisions related to archaeological matters as included in the recommendation of this report.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to ensure the safety and well-being of citizens
- Enhance civic pride through a consistent city-wide approach to citizen engagement

Regional Implications

The application was circulated to the York Region Community Planning and Development Services Department (Region) for review because it has frontage on Rutherford Road. York Region has no objection to the proposal, and has provided the following comments that must be satisfied prior to final approval:

- i) The Region is protecting for a 43 m right-of-way for this section of Rutherford Road and requires that all municipal setbacks be referenced from a point 21.5 m from the centreline of Rutherford Road;
- ii) Any existing or proposed features that encroach on the existing or future Regional right-of-way will require an encroachment permit between the Region and the Owner;
- iii) The Owner shall submit a Phase 1 Environmental Site Assessment (ESA) which is to be approved to the satisfaction of York Region;
- iv) The Owner shall convey the following lands, along the entire frontage of the site adjacent to Rutherford Road, to the Region, free of all costs and encumbrances:
 - Sufficient property to provide 21.5 m measured from the centreline of construction; and
 - All municipal setbacks shall be referenced from a point 21.5 m from the centreline of Rutherford Road.

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- v) Prior to the execution of the Regional Site Plan Agreement, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to York Region with respect to the conveyance of these lands (road widening) to York Region. Alternatively the Owner shall submit documentation to York Region confirming that the existing streetline represents sufficient right-of-way as required by the York Region Official Plan; and
- vi) The Owner shall pay York Region's development review fees identified in the Region's Fee By-law 2010-15, as amended, to the satisfaction of York Region.

York Region has requested additional information in order to complete its review of the application. The Owner must satisfy all of the Region's conditions. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.16.102 in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed Chapel is permitted by VOP 2010 and Zoning By-law 1-88, and provides for a use that will allow the Vitanova Shelter Corporation to expand the existing community services currently provided on the subject site, and is compatible with the surrounding rural area. Accordingly, the Vaughan Development Planning Department can support the approval of the proposed Chapel building, subject to the conditions in this report.

Attachments

- 1. Context Location Map
- 2. Location Map
- 3. Site Plan
- 4. Elevations
- 5. Vitanova Entire Land Holdings

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Councillor Carella declared an interest with respect to this matter as he is an officer of the Vitanova Shelter Corporation that owns the property at 6299 Rutherford Road, and did not take part in the discussion or vote on the matter.