

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

Item 2, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

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**SITE DEVELOPMENT FILE DA.16.082
FEDERATION OF VENETO CLUBS OF ONTARIO
WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of 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 May 2, 2017:

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.16.082 (Federation of Veneto Clubs of Ontario) BE APPROVED; to permit the development of the subject lands shown on Attachments #1 and #2 with a new one-storey, 1,122.58 m² community living centre (Meta Centre), a 31 m high Bell Tower monument and on-site modifications as shown on Attachment #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building and tower elevations, landscape plan and landscape cost estimate;
 - ii) the Development Engineering and Infrastructure Planning Engineering Department shall approve the final site servicing and grading plans, stormwater management report, and functional servicing report; and
 - iii) the applicant shall submit a revised Stormwater Management Report and an Erosion and Sediment Control plan to the satisfaction of the Toronto and Region Conservation Authority.
 - b) the Site Plan Agreement include the following provisions and warning clauses:
 - i) All garbage shall be stored indoors until the day of pick-up;
 - ii) The subject lands shall be developed only for the purposes specified on the approved Site Plan (Attachment #3) attached to the Lease Agreement as Schedule 2 and that any uses or development of the subject lands beyond those specified or granted approval, shall require an amendment to the Site Plan Agreement through the submission of a subsequent Site Development Application for approval by the City, and the Minister of Infrastructure;
 - iii) All sound/noise generated by the Bell Tower shall be directed away from all residential properties, and shall be limited to 15 times throughout the year, between 10 am to 6 pm for a maximum duration of 1 (one) minute;

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- iv) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board and the York Catholic District School Board;
- v) 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
- vi) 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 Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer 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

Goal 4: To create a vibrant community where citizens business 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:

- Low Volatile Organic Compound (VOC) paints, adhesives, sealants, floor tiles
- White Thermoplastic Polyolefin (TPO) reflective roofing membrane, high albedo material
- High efficiency HVAC system
- Bicycle racks
- Landscaping material to reduce the heat island effect

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.082 for the subject lands shown on Attachments #1 and #2, to permit the development of a new one-storey

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1,122.58 m² Meta Centre, a 31 m tall Bell Tower and minor on-site modifications to facilitate the proposed development as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands shown on Attachments #1 and #2 with a 1-storey 1,122.58 m² Meta Centre, a 31m tall Bell Tower and minor on site modifications to facilitate the proposed development, shown on Attachments #3 to #6. The Development Planning Department supports the approval of the proposed development as it conforms to Vaughan Official Plan 2010, is permitted by Zoning By-law 1-88 and is compatible with the existing uses on the subject lands.

Location

The 30.5 ha subject lands shown on Attachments #1 and #2, are located on the east side of Kipling Avenue, south of Regional Road 7, and are municipally known as 7465 Kipling Avenue. The portion of the overall site that is currently occupied by the Federation of Veneto Clubs of Ontario ("Veneto Club") represents approximately 15 ha. The surrounding land uses are shown on Attachment #2.

History

The subject lands are owned by Her Majesty The Queen in Right of Ontario as represented by the Minister of Infrastructure (MOI). Infrastructure Ontario (IO) and Lands Corporation (IOLC) is mandated to manage the real estate assets owned by the Province, including the subject lands. The MOI and the City of Vaughan ("City") have entered into a 50 year lease agreement which commenced on April, 1 1985. The lease agreement will expire on March 31, 2035, thereby leaving approximately 18 years on the lease. The City sublet part of the lands to the Veneto Club through a Lease/Licensing Agreement in 1987. Although the land owner continues to be the Province, the license agreement between the City and the Veneto Club functions similar to a "landlord" and "tenant" agreement.

Through the term of the "landlord" and "tenant" agreement, the Veneto Club has developed the lands with several buildings which are mainly used for public, social and recreational uses in accordance with the terms of the original lease agreement. The lease agreement also states that no other use shall be permitted on the lands without the prior written approval from the MOI.

Infrastructure Ontario and Lands Corporation (IOLC)

The IOLC was circulated the subject Site Development application on October 3, 2016. As set out in the lease agreement, approval from the MOI is required before any development application can be considered for approval by the City for the subject lands.

One of the long term goals of the Province through IOLC is to preserve their real estate portfolio and seek opportunities to utilize their assets in the best and most effective way that supports the Government's commitment of selling any surplus assets. IOLC is concerned about additional encumbrances that could impact the future redevelopment and disposition of lands within the Parkway Belt that are determined to be surplus should be avoided.

Amendment to the Lease Agreement

A number of meetings have taken place between the Province, the City and the Veneto Club, to

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discuss the proposed development, which has resulted in a site plan that is acceptable to all the parties. On February 8, 2017, IOLC and the City agreed to amend the lease agreement by removing the reference to the concept plan that was included in the original lease agreement and replacing it with the provincially approved site plan (Attachment #3). This site plan represents the current site conditions and will form part of the Lease Agreement in order to guide the future development of the subject lands.

Parkway Belt West Plan

The subject lands fall within an area identified as “Public Use Area” which consists of areas that are designated “Public Open Space” and “Buffer Area” and “Electric Power Facility” by the Parkway Belt West Plan. The Parkway Belt West Plan permits the proposed uses including the public open space, recreational trails and other open space and public uses, including privately operated open space and recreational oriented uses, and linear facilities, subject to the following conditions:

- i) The uses are open to the general public;
- ii) All natural features are preserved to the maximum possible degree;
- iii) Building structures have a very low coverage and are limited height and low mass appearance;
- iv) Buildings and structures are located in a manner that will secure an open-space character of the area;
- v) Landscaping and berms are provided where necessary to secure the objectives of the Plan; and
- vi) Any other conditions required to attain the provisions of the Plan are satisfied.

Vaughan Official Plan 2010

The subject lands are designated “Natural Area”, “Parkway Belt West Plan”, and identified as a Core Feature by Vaughan Official Plan 2010 (VOP 2010). The lands are also subject to Section 2.2.6.1, which states that lands identified on Schedule 1 as Parkway Belt West Plan are subject to the Provincial Parkway Belt West Plan policies, as amended. Lands within this designation are intended to be used for linear facilities (transportation and communication), utility infrastructure, as well as linked systems of public and private open spaces. VOP 2010 also includes a provision that until such time as any Parkway Belt West Plan lands are declared surplus and require re-designation, an amendment to VOP 2010 is not required.

The proposed Bell Tower structure is a fully functional tower intended to create a landmark entrance feature and a cultural image for the site. Like the existing buildings located on the subject lands, the new Meta Centre is a low profile building that has a low lot coverage and conforms to the intent of the Parkway Belt West Plan and VOP 2010.

Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88, which permits the proposed Meta Centre building and Bell Tower on the subject lands, as shown on Attachments #3 to #6.

Site Plan

The subject site is currently developed with a banquet hall, child daycare/community centre, tennis complex with support buildings, and a tennis dome structure having a combined gross floor area of 8,136.17m². The proposed Meta Centre and Bell Tower will result in an overall gross floor

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area of 10,627.04m² resulting in lot coverage of 3.5% of the total site area. The remainder of the lands consist of parking areas, open picnic areas, and open space wooded areas. Although the site abuts Kipling Avenue, the existing buildings and structures, and proposed development is centrally located on the site and away from Kipling Avenue.

The site plan shown on Attachment #3 is a requirement of and has been approved and accepted by the IOLC. The intent of this site plan is to assist in guiding future development proposals for the subject lands. The entire site is 30.5 ha in size, of which the Veneto Club utilizes approximately 15 ha. Although there has been historic development of the subject site, it should be noted the subject site has many development challenges due to a high water table, a forested area and valley land, and the topography in general. The site plan shown on Attachment #3 shows the entire parcel and remaining future developable area, which is estimated to be approximately 2.6 ha.

Building Elevations

The proposed Meta Centre shown on Attachment #5 is a 1-storey low-rise building that would be constructed with materials consisting of stone veneer, stucco, tinted vision, and spandrel glazing with a colour scheme consisting of various shades of taupe. All the elevations are generally similar in appearance and style, however the west and south elevations incorporate a greater level of detail and architectural treatment. This treatment reflects the prominence of these elevations because they serve as the main pedestrian and vehicular access points to the Meta Centre. The west elevation has an entrance area highlighted with an arched alcove and capped with a tri-level precast parapet. The south elevation contains the main vehicular drop-off and pick-up area for the Meta Centre, which is sheltered by a large canopy. The entire roof line is flat and capped with a decorative precast trim.

Although the north and west elevations are not as detailed and appear simpler in appearance, they will be constructed with the same quality stone veneer and stucco finishes and augmented with spandrel and vision glazing as shown on Attachment #5.

Proposed Meta Centre Use

The proposed Meta Centre provides social, educational and recreational programs to assist adults and children with development disabilities in achieving a greater quality of life. The service includes the teaching of life skills and some physical activity. The building will also include accessory office administration space.

Bell Tower

The proposed Bell Tower is intended to serve as a landmark entrance feature and is designed to replicate a smaller version of the Campanile of St. Mark located in the Piazza San Marco in Venice, Italy. Standing approximately 31 m high and occupying a small footprint at the base, the Bell Tower will be a fully functional tower that would ring with chiming bells approximately 15 times throughout the year, between 10 am to 6 pm for a duration of approximately 1 minute.

The main section of the tower (the shaft) will be finished with a precast exterior wall-brick pattern in a dark reddish colour scheme and then capped with the bell platform and a cupola having a pinnacle roof detail. The Bell Tower elevations are shown on Attachment #6.

Access and Parking

The proposed development includes minor access modifications, which are internal to the site and will not impact the current access from Kipling Avenue. The main driveway, sidewalks,

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landscaping and curbing will be upgraded to facilitate the proposed development. The driveway will be re-designed to provide a new round-about as shown on Attachments #3 and #4. The round-about will be pronounced with the use of a new impressed concrete pattern and a landscape treatment. The round-about feature will be used to house the new Bell Tower, while also providing for improved traffic circulation for the existing and proposed development on the site.

The proposed site plan includes 275 parking spaces which are intended to serve the existing and proposed uses. Parking for the Veneto Club is required as follows:

Banquet Hall	= 90 spaces
Tennis Court Complex/Dome	= 60 spaces
Daycare Centre	= 73 spaces
Meta Centre	= 40 spaces
Total parking spaces required	= 263 spaces

The proposed supply of 275 parking spaces exceeds the 263 parking spaces required by Zoning By-law 1-88.

Landscape

There is existing landscaping on the site, but as a result of the driveway modifications and the new proposed development, the applicant has submitted a revised landscape plan as shown on Attachment #4. The proposed landscape plan is designed to include the round-about feature, which is surrounded by landscaped islands consisting of deciduous and coniferous trees and shrubbery. The area of the proposed Meta Centre building is landscaped with deciduous trees and low lying coniferous shrubbery with decorative planters along the front of the building. The final landscape plan and cost estimate shall be approved by the Development Planning Department and is included as a condition in the recommendation of this report.

Financial Planning and Development Finance Department

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

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the application and supporting material and has provided the following comments.

Water Service

Water supply for fire protection is currently available on the subject site via an existing private watermain with service to an on-site private fire hydrant. The proposal requires the re-routing of a portion of the private watermain to accommodate the proposed building location. The applicant will be required to obtain all necessary approvals/permits, from the City's Building Standards Department for the proposed changes to the on-site fire watermain and for the installation of a new fire hydrant.

Sanitary Servicing

Sanitary servicing is currently available for the subject site via an existing sanitary sewer connection from the City's trunk sewer located within the valley lands located immediately to the

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south of the development area. The Functional Servicing Report submitted in support of the Site Development application identifies that there is capacity within the existing sanitary sewer collection system.

Storm Drainage

The subject site is located within the Humber River watershed and is partially regulated by the Toronto and Region Conservation Authority (TRCA). The stormwater management criteria utilized for the subject site consists of City of Vaughan and TRCA standards and objectives. The applicable stormwater management criteria include quantity control, quality control, erosion control and water balance. The site is also a tributary to an existing private stormwater detention pond located southwest of the development area which is serviced by a series of drainage ditches and cross culverts consistent with the rural setting of the facility.

Site Grading and Sediment Control

Erosion and sediment control management measures will be required and must be implemented during the construction period to minimize silt laden runoff from the subject site in accordance with the Erosion and Sediment Control Guidelines for Urban Construction.

DEIP staff have red-lined the drawings and require the Owner/Applicant to submit the original Functional Servicing and Stormwater Management reports prepared by EMC in future submissions. The DEIP Department shall approve the final engineering drawings and reports prior to execution of the Site Plan Agreement. A condition to this effect has been included in the recommendation of this report.

Transportation

The Transportation Section of the DEIP Department has reviewed the development application and have identified this section of Kipling Avenue as a main collector road with a planned 26 m right-of-way width on Schedule "9" of VOP 2010. A clause will be included in the Site Plan Agreement respecting the dedication of the road widening.

DEIP staff have red-lined the site plan to ensure appropriate pedestrian and vehicular movement. The final plan must be approved by the DEIP Department, which is included as a condition of approval in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

TRCA staff have reviewed the development application and have indicated that the location of the proposed development is outside of the TRCA's regulated area and is well buffered from the valley corridor. The TRCA has no objection to the proposed development subject to the Owner submitting an Erosion and Sediment Control Plan, which is included as a condition in the recommendation of this report.

Development Planning Department, Urban Design and Cultural Heritage Division

Urban Design staff have no objection to the proposed development but have indicated they require additional information specifying the proposed landscape material adjacent to the west parking lot and that concrete pads be provided for the bicycle racks. The final building elevations, landscape plans, and landscape cost estimate shall be approved by the Development Planning Department, which is included as a condition in the recommendation of this report.

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Cultural Heritage staff have indicated that the subject lands are located in an area that has not been cleared of archaeological potential and therefore, the Site Plan Agreement shall include provisions related to archaeological matters, which are included as conditions 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.

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 York Region Community Planning and Development Services Department reviewed the application and have no objection to the proposed development on the subject lands.

Conclusion

The Development Planning Department has reviewed Site Development File DA.16.082 in accordance with the Parkway Belt West Plan (PWBP), VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed Meta Centre and Bell Tower are permitted by the PWBP, VOP 2010 and Zoning By-law 1-88 and the Meta Centre will expand the existing community services currently provided on the site. Accordingly, the Development Planning Department can support the approval of the proposed buildings and on-site modifications, subject to the conditions contained in this report.

Attachments

1. Concept Location Map
2. Location Map
3. Approved Site Plan with Proposed 1-storey Building and Bell Tower
4. Landscape Plan
5. Building Elevations
6. Bell Tower Elevations

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.)