

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017**

Item 5, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

**5**

**SITE DEVELOPMENT FILE DA.17.011**  
**HOSPICE VAUGHAN**  
**WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD**

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 October 3, 2017, be approved;
- 2) That the deputation by Ms. Maria Castro, President, Board of Directors, Hospice Vaughan, Woodbridge Avenue, Vaughan be received; and
- 3) That Communication C5 from Mr. Tony Alati, President, Carrying Place Ratepayers' Association and Ms. Kathryn Angus, President, Kleinburg and Area Ratepayers' Association, Kleinburg, dated October 3, 2017, 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.17.011 (Hospice Vaughan) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 10-bed hospice palliative care facility having a total gross floor area of 2,500 m<sup>2</sup>, 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, landscape plan, tree preservation plan, building elevations and landscape cost estimate;
    - ii) the Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, and Stormwater Management Report;
    - iii) Hospice Vaughan shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
    - iv) Hospice Vaughan shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - v) Hospice Vaughan shall satisfy all requirements of York Region; and
    - vi) Hospice Vaughan shall successfully obtain approval of a Minor Variance application from the Committee of Adjustment for the required exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and a related Consent Application as identified in this report, and the Committee's decisions shall be final and binding and Hospice Vaughan shall satisfy any conditions of approval imposed by the Committee.

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#### **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

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

- bicycle racks to encourage an alternative travel mode
- landscaping to reflect green-friendly design
- rain water harvesting
- high efficiency HVAC systems
- interior and exterior LED lighting
- use of recycled content for building and construction material
- a green roof may be provided if supported by the project budget

#### **Economic Impact**

There are no requirements for new funding associated with this report. On October 2, 2017, the Finance, Administration and Audit Committee considered a report respecting the deferral of Development Charges for the proposed hospice palliative care facility.

#### **Communications Plan**

A Notice Sign was installed on the property, advising the public that a Zoning By-law Amendment Application (File Z.17.004) was submitted to the City to permit the proposed Hospice Palliative Care Facility on the subject lands. During the review of the Zoning Amendment application, Building Standards staff determined that the use complies with Zoning By-law 1-88, and therefore, Zoning By-law Amendment File Z.17.004 was no longer required, and was subsequently closed. A courtesy notice was mailed on July 6, 2017, notifying the public within 150 m of the subject lands that Zoning By-law Amendment File Z.17.004 was closed, and that the related Site Development File DA.17.011 (Hospice Vaughan) remains active and will be considered at a future Committee of the Whole meeting. The letter also advised that anyone interested in being notified of the future Committee of the Whole meeting date, to provide their contact information to the Development Planning Department. To date, the Development Planning Department has not received any requests for notification.

#### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.17.011 to permit the development of the subject lands shown on Attachments #1 and #2 with a 10-bed hospice palliative care facility having a total gross floor area of 2,500 m<sup>2</sup>, as shown on Attachments #3 to #8.

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#### **Background - Analysis and Options**

##### *Synopsis:*

*Hospice Vaughan is proposing to develop the subject lands with a 10-bed hospice palliative care facility having a total gross floor area of 2,500 m<sup>2</sup>. The Development Planning Department can support the approval of the Site Development application as the proposed use is permitted by Zoning By-law 1-88 and the development proposal is compatible with existing and planned surrounding land uses.*

##### Location

The subject lands are located on the east side of Islington Avenue, north of Rutherford Road, shown as “Subject Lands” on Attachments #1 and #2. The 1.18 ha subject lands form part of a larger parcel of land owned by the Toronto and Region Conservation Authority as shown on Attachment #2.

##### Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010). This designation permits an integrated mix of residential, community and small-scale retail uses intended to serve the local population. Public and private institutional building types are also permitted within this designation. The “Low-Rise Mixed-Use” designation permits a maximum building height of 4-stories and a maximum Floor Space Index (FSI) of 1.5 times the area of the lot.

##### Zoning By-law 1-88

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits agricultural uses and institutional uses that are “owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds”. The proposed hospice palliative care facility is an institutional use owned and operated by a charitable institution and therefore, complies with the permitted uses in Zoning By-law 1-88. However, the following site-specific zoning exceptions are required to implement the proposed development:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>A Agricultural Zone Requirements</b>	<b>Proposed Exceptions to the A Agricultural Zone Requirements</b>
a.	Minimum Parking (Number of Spaces)	83	45
b.	Permitted Uses - Outdoor (Emergency) Generator	An outdoor (emergency) generator is not permitted	Permit an outdoor (emergency) generator

Zoning By-law 1-88 requires a minimum parking space requirement of 83 parking spaces for the proposed development. Since a hospice is not listed as a use in Zoning By-law 1-88, the parking requirement is calculated based on “any uses not specifically listed”, which requires parking to be provided at a rate of 3.3 parking spaces per 100 m<sup>2</sup> of gross floor area (GFA).

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Hospice Vaughan has provided a Parking Justification Study (“Study”) prepared by Crozier and Associates, dated August 2017, which recommends that 45 parking spaces would be adequate to meet the parking requirements of the proposed hospice use. The recommended amount of parking spaces is based on a review of proxy hospice sites, and breaks down the floor space of the hospice into a private hospital and community centre based on the description of the hospice building. The study used a parking ratio of 3 parking spaces per 4 beds plus 1 parking space per 4 employees (10 beds + 30 employee maximum = 15 spaces) and 1 parking space per 3 persons of the maximum capacity (90 persons = 30 spaces) to calculate the required parking.

The Transportation Division of the Development Engineering and Infrastructure Planning Department has no objection to the reduced parking standard and concurs with the rationale provided by the Transportation Consultant.

An outdoor emergency generator is proposed as a back-up power source to ensure an adequate energy supply if an interruption in service was to occur, thereby providing patients of the building with uninterrupted palliative care. The emergency outdoor generator is a typical ancillary piece of equipment associated with this and similar institutional uses (ie. long term care facility, public or private hospital) and is located on the east portion of the subject lands, away from Islington Avenue and adjacent to the outdoor shed (Attachment #3). The proposed generator will not have any impact on the surrounding land uses and therefore, the zoning exception can be supported.

#### Committee of Adjustment - Minor Variance and Consent Applications

Hospice Vaughan will be required to submit Minor Variance and Consent Applications to the Committee of Adjustment to seek relief from the zoning requirements as identified in Table 1 and to facilitate the creation of lease lines for the subject lands that will be leased from the Toronto and Region Conservation Authority for a period of 50 years, less a day. Prior to the execution of the Site Plan Agreement, Hospice Vaughan must successfully obtain approval of the Minor Variance and Consent Applications from the Committee of Adjustment. The Committee's decisions must be final and binding, and Hospice Vaughan shall satisfy any conditions of approval. A condition to this effect has been included in the recommendation of this report.

#### Site Plan

The proposed design of the hospice palliative care facility includes a two-storey building at the centre of the development with two, one-storey extensions in a “Y” shaped configuration, a surface parking area and landscaped open space as shown on Attachments #3 to #8. The main hospice facility will be located on the ground floor with rooms dedicated for patients, and associated amenity and health care facilities. The second floor will be used for office space and staff areas. The “Y” configuration is intended to maximize views towards the natural open space that surrounds the site. The 2 linear wings that emanate from the central core will create an internal courtyard that integrates with the proposed landscape areas, thereby allowing for a transition to the open space around the site.

The design and articulation of the roof is intended to play a key role in the massing of the proposed building. The slope of the roof will reduce the visual impact and contributes to the overall height and horizontal character of the building, while also integrating the building with the surrounding natural areas. By maintaining a consistent roof treatment, it allows the roofline to resemble the gentle slopes of the site and overall valley.

Materials have been chosen to reflect the natural character of the site and surrounding area. Wood will figure prominently through-out the entire facade from the pavilions in the courtyard to the horizontal roof elements. Stone will also feature prominently in the architecture both as an exterior material and interior material (such as the fireplace). Windows and glazing will ensure patients and their families have access to views of the outside.

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The proposed pedestrian system includes walkways that will provide a connection from the principal building entrance to the municipal sidewalk located along Islington Avenue. This will allow connectivity to the nearest transit stop, which is located just south of the site at the Islington Avenue and Turning Leaf Drive intersection. Additional walkways have been designed to connect building entrances with the parking area, as well as the landscaped courtyard. A shed is proposed north of the building to accommodate maintenance equipment.

Vehicular access to the subject lands is proposed via a new full movement driveway from Islington Avenue that would be located north of the proposed building. A total of 45 parking spaces are proposed for the overall development, which includes two spaces that are compliant with Ontario Regulation 413/12- Accessible Parking Spaces.

#### Development Planning Department – Urban Design and Cultural Heritage Division

Urban Design staff are generally satisfied with the proposed development. The final detailed plans including site plan, building elevations, landscape plans, landscape cost estimate and Tree Preservation Plan shall be reviewed to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Policy Planning and Environmental Sustainability Department

The Policy Planning and Environmental Sustainability Department is generally satisfied with the proposed development, subject to the Owner providing fritted glass in the building materials rather than standard glass, as the site is adjacent to natural heritage and hydrological features, and there is a higher risk of bird window collisions. The final building elevations shall be reviewed to the satisfaction of the Development Planning Department in consultation with the Policy Planning and Environmental Sustainability Department.

#### Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department is generally satisfied with the subject application and offer the following comments:

##### a) Transportation

The Transportation Section of the DEIP Department has reviewed the Access Study prepared by Crozier and Associates, dated January 19, 2017, and agree with the findings of the report that the access is located and designed adequately with sufficient sightlines available for all vehicles. However, York Region must approve the access location as Islington Avenue is under York Region jurisdiction.

Staff have also identified that in order to enhance safety and minimize pedestrian/cyclist-vehicle conflicts, the multi-use path on Islington Avenue must be clearly delineated from the driveway access.

##### b) Servicing

Water and Sanitary servicing is available for the proposed development from Echo Ridge Crescent. Storm drainage is proposed via an outlet pipe from a proposed stormceptor that will discharge directly into the Regional roadside drainage ditch.

DEIP staff has requested Hospice Vaughan to update the Functional Servicing and Stormwater Management Reports to address matters such as the fire hydrant flow test, confirmation that there is sufficient downstream sewer capacity and the need for Regional approval of the stormwater quantity control/discharge for the road side ditch.

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c) Environmental

The Environmental Engineering Section is satisfied with the submitted Environmental Site Assessment (ESA) documentation and have no objections to the proposed development.

d) Noise Impact Study

A Noise Feasibility Study ("Study") prepared by HGC Engineering, dated January 16, 2017, was submitted for review. Staff have no concerns with the findings of the Study and advise that the Owner shall satisfy all requirements of the Study.

The DEIP Department must approve the final plans and Stormwater Management Report prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

#### Environmental Services Department, Solid Waste Management Division

The Environmental Services Department, Solid Waste Management Division has reviewed the proposed development and have approved the proposed Molok System, which is an in-ground container system for waste and recycling collection. As requested through the review, Hospice Vaughan has provided bollards on both sides of the Molok System to prevent any damage and has provided an internal waste storage room within the proposed building. These details must be approved to the satisfaction of the Environmental Services Department, Solid Waste Management Division, and a condition to this effect is included in the recommendation of this report.

#### Parks Development Department

The Parks Development Department has advised they have no objection to the approval of the proposed development.

#### Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that cash-in-lieu of parkland is not required because the development is deemed to be an institutional use.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the application and have advised that the subject lands are located in an area that is recognized as an "enhancement area" that provides an opportunity to potentially connect what may be features on the south side of the subject lands to a wetland area north of the subject lands. The proposed development would be located at the front of the site, which would allow for the connection to be provided between the two parcels in the future. Immediately to the east of the subject lands is a small area that was reviewed by Ecology staff and is intended to be enhanced.

The TRCA have also advised they have no further comments and will work with Hospice Vaughan through detailed design to ensure species accommodation opportunities are maximized and the development of the subject lands is complimentary to the enhancement area. A condition to this effect is included in the recommendation of this report.

#### Alectra Utilities Corporation

Alectra Utilities Corporation (formerly PowerStream Inc.) has no objection to the proposed development and has advised that Hospice Vaughan must contact Alectra prior to any construction activities.

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##### **Enbridge Gas**

Enbridge has no objection to the proposed development and has advised that Hospice Vaughan must contact Enbridge prior to the commencement of any site construction activity.

##### **Canada Post**

Canada Post has no objection to the approval of the proposed development and have advised that a centralized mail facility will not be required.

##### **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
- Continue to cultivate and environmentally sustainable City

##### **Regional Implications**

York Region has reviewed the application and have provided preliminary comments respecting the proposed development. Hospice Vaughan has provided a resubmission of the drawings and reports submitted in support of the application which is being reviewed by York Region. Hospice Vaughan is advised that a road occupancy permit must be obtained from York Region prior to commencing any work on Islington Avenue. Prior to final approval of the Site Development application, Hospice Vaughan shall address all technical conditions required by York Region and all financial requirements and securities related to York Region's approval of this application. A condition to this effect is included in the recommendation of this report.

##### **Conclusion**

Site Development File DA.17.011 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning 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 a 10-bed hospice palliative care facility is permitted by the Official Plan and Zoning By-law and the proposed development is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.011, subject to the conditions in the recommendation section of this report.

##### **Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Site Plan - South
5. Site Plan - North
6. Overall Landscape Plan
7. Elevations (West and South)
8. Elevations (North and East)

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**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791  
Bill Kiru, Senior Manager, ext. 8633

(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.)