

# AREA CONTEXT /ZONING

APPLICANT: CHARTWELL SENIORS HOUSING REIT  
380 CHURCH STREET

FILE No: ZA 08116099 (EM)



DEVELOPMENT SERVICES COMMISSION



SUBJECT PROPERTY

DATE: 191109

DRAWN BY: CPW CHECKED BY: EM SCALE 1:

FIGURE No.2



# AIR PHOTO (2007)

APPLICANT: CHARTWELL SENIORS HOUSING REIT  
380 CHURCH STREET

FILE No: ZA. 08116099 (EM)



DEVELOPMENT SERVICES COMMISSION

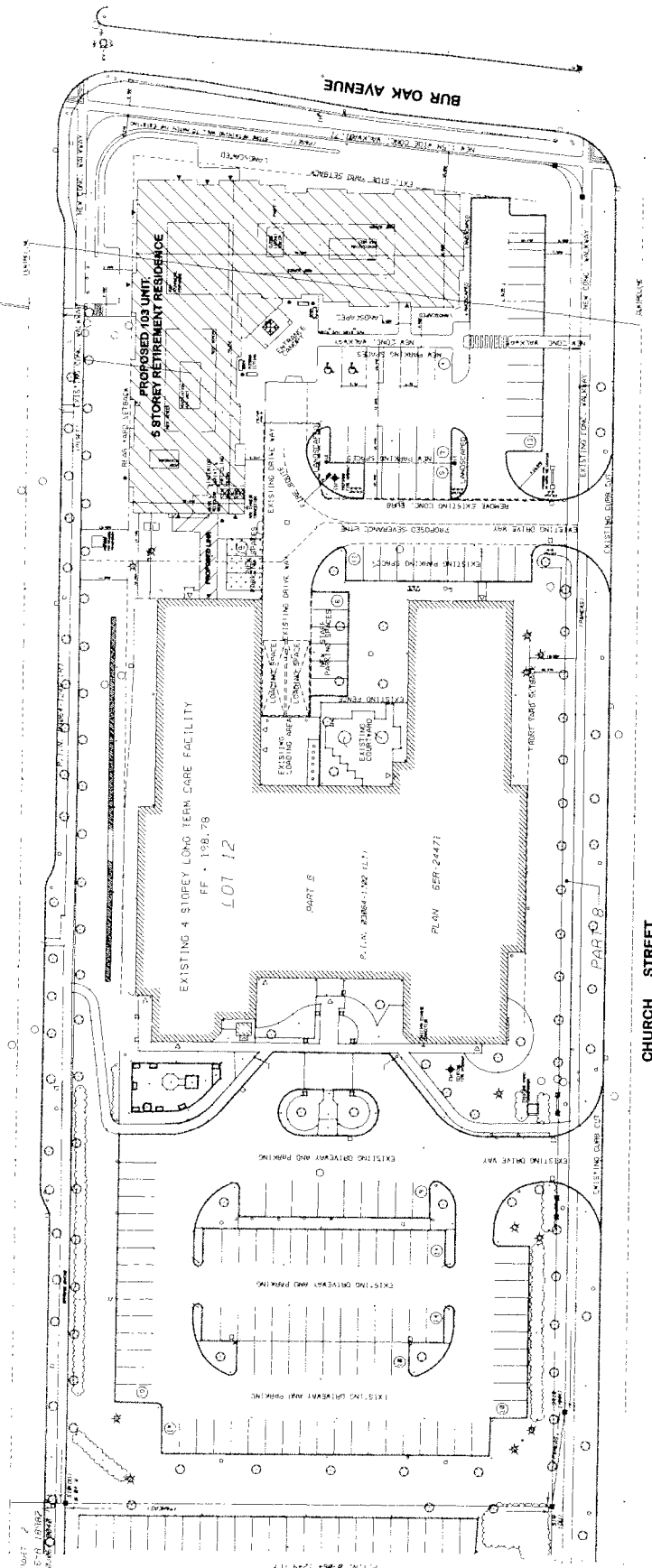


SUBJECT PROPERTY  
DATE: 19/1/09

DRAWN BY: CPW CHECKED BY: EM SCALE 1:

FIGURE No.3

RIVERLANDS AVENUE



# SITE PLAN

APPLICANT: CHARTWELL SENIORS HOUSING REIT  
380 CHURCH STREET

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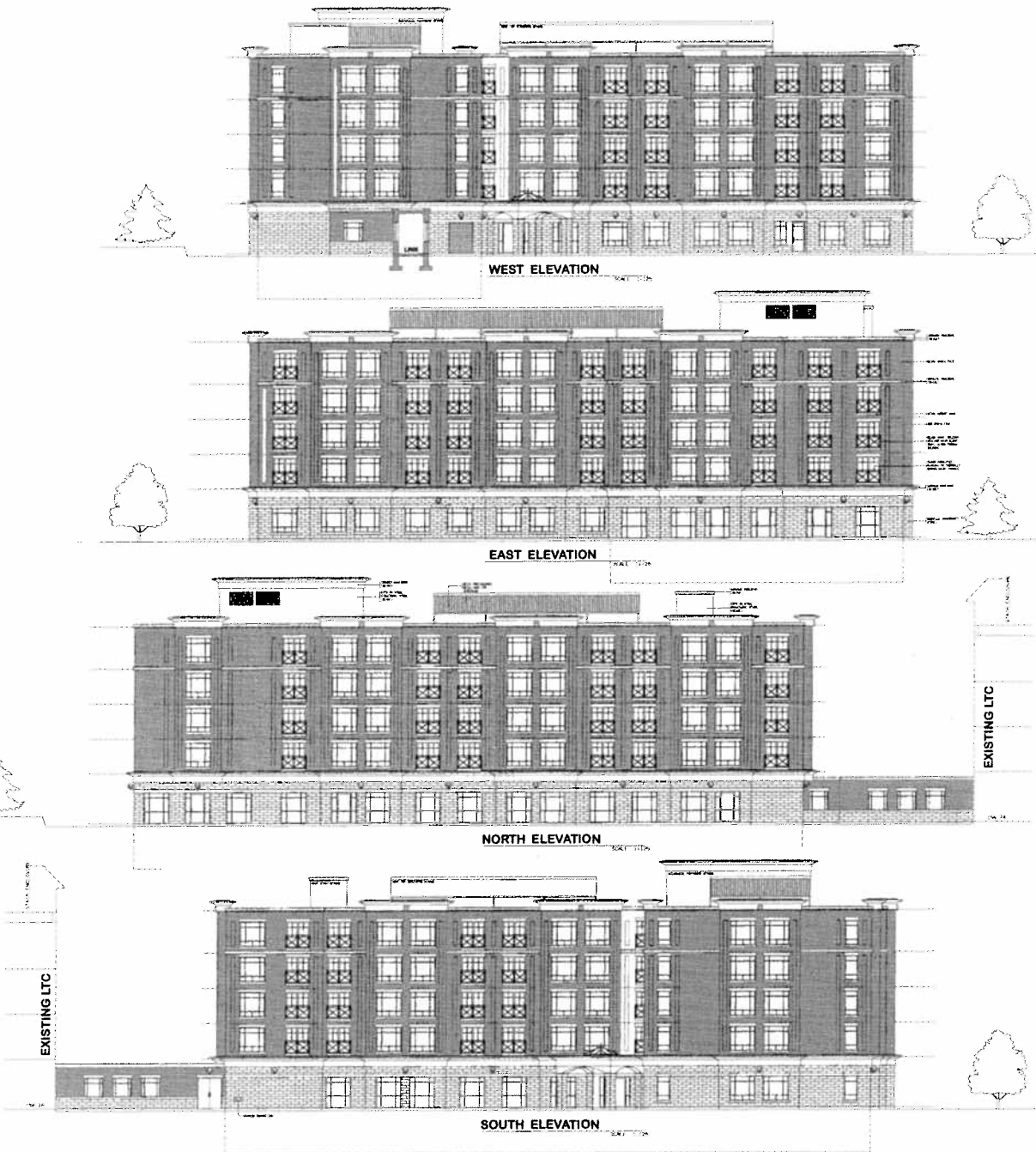


DEVELOPMENT SERVICES COMMISSION

DATE: 191109

DRAWN BY: CPW CHECKED BY: EM SCALE: 1"

FIGURE No.4



# PROPOSED ELEVATIONS

APPLICANT: CHARTWELL SENIORS HOUSING REIT  
380 CHURCH STREET

FILE No: ZA. 08116099 (EM)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: EM

SCALE 1:

DATE: 19/11/09

FIGURE No. 5

za08116099.dgn 20/11/2009 3:46:59 PM

## **EXPLANATORY NOTE**

### **By-law 2009-XXX**

**A By-law to amend By-law 304-87**

Chartwell Seniors Housing REIT, Woodhaven Retirement Residence  
380 Church Street  
Cornell Community

#### **LANDS AFFECTED**

The proposed rezoning applies to 1.7 ha (4.2 ac) of lands at the northwest corner of Bur Oak Avenue and Church Street.

#### **EXISTING ZONING**

The lands subject to this amendment are currently zoned Agricultural (A1) under By-law 304-87 as amended.

#### **PURPOSE AND EFFECT OF THE BY-LAW**

The purpose and effect of this By-law is to delete the subject lands from By-law 304-87, as amended, so they may be incorporated into the designated area of By-law 1229, as amended, to permit a retirement home.



## 2009-XXX

A by-law to amend By-law 304-87, as amended

*(To delete lands on the northwest corner of Church Street and Bur Oak Avenue,  
from the designated area of the By-law 304-87)*

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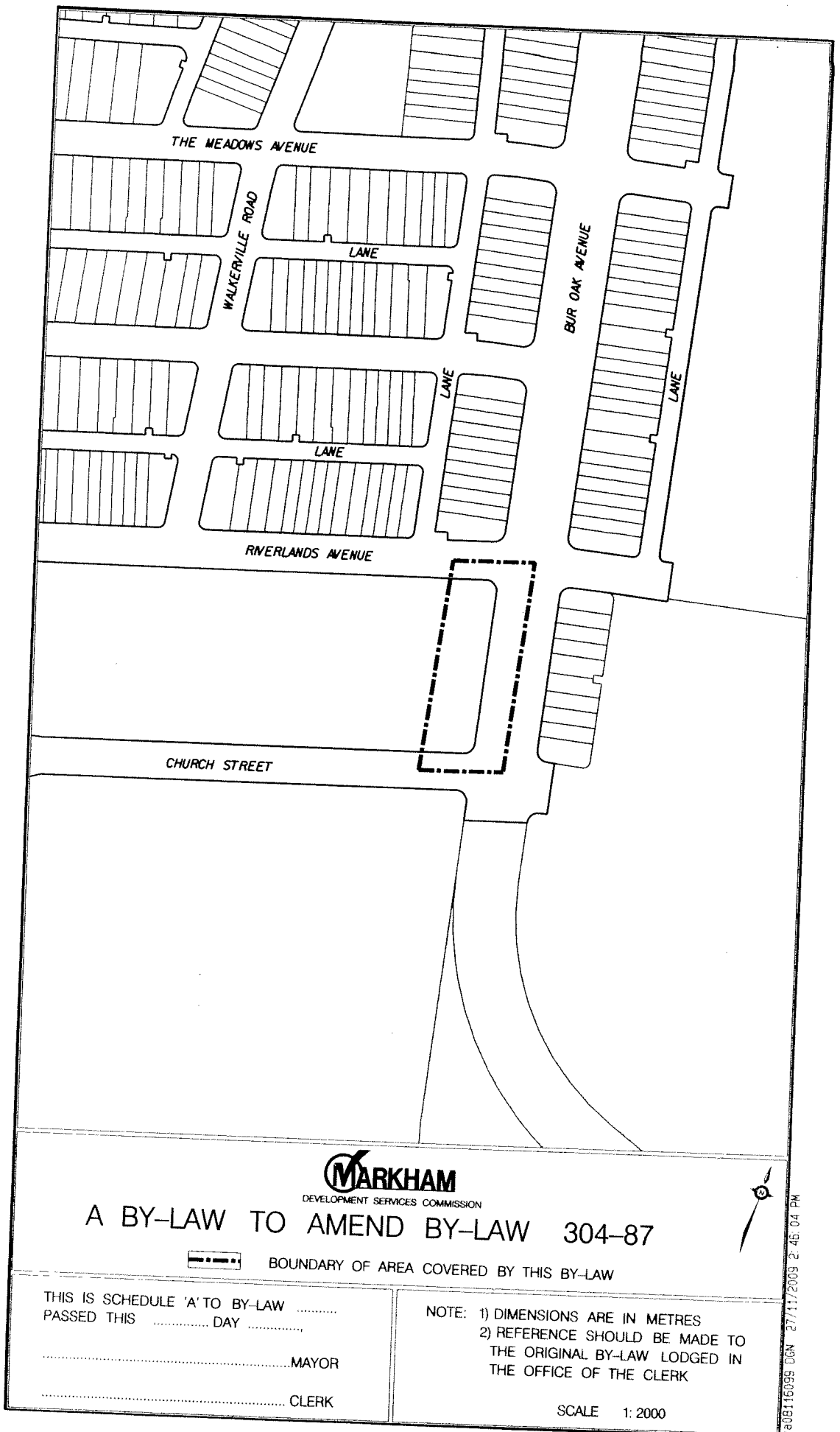
**THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY  
ENACTS AS FOLLOWS:**

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the lands outlined on Schedule 'A' attached hereto from the designated area of By-law 304-87, as amended.
2. This By-law shall not come into effect until By-law 2009-XXX amending By-law 1229, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 1229, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED  
THIS \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
KIMBERLY KITTERINGHAM, TOWN CLERK

\_\_\_\_\_  
FRANK SCARPITTI, MAYOR





## **EXPLANATORY NOTE**

### **By-law 2009-XXX**

#### **A By-law to amend By-law 1229**

Chartwell Seniors Housing REIT, Woodhaven Retirement Residence  
380 Church Street  
Cornell Community

#### **LANDS AFFECTED**

The proposed rezoning applies to 1.7 ha (4.2 ac) of lands at the northwest corner of Bur Oak Avenue and Church Street.

#### **EXISTING ZONING**

The eastern portion of the lands subject to this amendment are currently zoned Agricultural (A1) under By-law 304-87 as amended, and the western portion is zoned Institutional-Special (I(S)) under By-law 1229 as amended.

#### **PURPOSE AND EFFECT OF THE BY-LAW**

The purpose and effect of this By-law is to incorporate the eastern portion of the subject lands into By-law 1229 as amended under the Institutional (Special) – I(S) Zone, and amend the development standards to permit the development of a five storey 103-suite retirement residence in addition to the existing 192-bed long term care facility.



## 2009-XXX

A by-law to amend Zoning By-law 1229, as amended

*(To permit a retirement residence in addition to the long term care facility at the northwest corner of Bur Oak Avenue and Church Street)*

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### THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. For the purposes of this By-law, the following definitions shall apply:
  - 1.1. **RETIREMENT HOME** means a premise that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.
2. By-law 1229, as amended, be and the same is hereby further amended as follows:
  - 2.1. By expanding the designated area of By-law 1229, as amended, to include lands as shown on Schedule 'A' attached hereto;
  - 2.2. By zoning the lands 'Institutional (Special) – I(S) Zone as shown on Schedule 'A' attached hereto.
  - 2.3. By adding to Section 12 – EXCEPTIONS, the following new subsection:
    - 12.28 Notwithstanding any other provisions of By-law 1229, the following provisions shall apply to those lands subject to By-law 2009-XXX as shown on Schedule 'A' attached thereto. All other provisions of By-law 1229, as amended, unless specifically modified/amended by this Section, continue to apply.
      - 12.28.1 Additional Uses Permitted

The following additional uses are permitted:

        - i) RETIREMENT HOME
      - 12.28.2 Zone Standards

The following specific zone standards apply:

        - i) Minimum Front Yard – 6.0 metres
        - ii) Minimum setback from the Riverlands Avenue LOT LINE - 7.5 metres
        - iii) Maximum number of RETIREMENT HOME units – 103
        - iv) Maximum number of NURSING HOME beds - 192
        - v) Maximum HEIGHT – 17 metres

vi) Minimum Landscaped Open Space:

1. adjoining Bur Oak Avenue and Church Street – 6 metres
2. adjoining Riverlands Avenue – 7.5 metres
3. adjoining REAR LOT LINE – 7.5 metres

12.28.3 Special Site Provisions

- a) For the purposes of this by-law, the lands as shown on Schedule 'A' attached hereto shall be treated as one LOT notwithstanding severances.
- b) For the purposes of this by-law, the Bur Oak Avenue LOT LINE shall be deemed to be the FRONT LOT LINE.

12.28.4 Special Parking Provisions

The following specific parking standards apply:

- i) Minimum number of PARKING SPACES – 140
3. All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED  
THIS \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
KIMBERLY KITTERINGHAM, TOWN CLERK

\_\_\_\_\_  
FRANK SCARPITTI, MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 1229

THIS IS SCHEDULE 'A' TO BY-LAW  
PASSED THIS ..... DAY .....

MAYOR

CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

ZONE BOUNDARY

☒ I(S) INSTITUTIONAL (SPECIAL)

☐ A1 AGRICULTURE ONE

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK

SCALE 1: 2000

## **APPENDIX 'C'**

### **RECOMMENDED CONDITIONS OF SITE PLAN APPROVAL**

#### **380 CHURCH STREET**

(Chartwell Seniors Housing REIT)

#### **TOWN OF MARKHAM FILE NUMBER SC 08-130611**

1. That prior to the site plan and elevations being endorsed by the Director of Planning and Urban Design, the Owner shall:
  - a) Meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief.
  - b) Submit a revised site plan which provides:
    1. a continuous sidewalk along the entire Church Street frontage uninterrupted by any vehicular driveway accesses;
    2. any revisions required by the Fire Department
  - c) Obtain approval from the Engineering Department of the site servicing and grading drawings, municipal service connections details, and storm water management report prepared and stamped by a Professional Engineer with a Certificate of Authorization from the Professional Engineers of Ontario.
2. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
  - a) Provision for the payment by the Owner of all applicable fees, recoveries, and development charges, and provision for satisfying the financial obligations of applicable Developers Group Agreements;
  - b) Provision for cash-in-lieu of parkland;
  - c) Provision for satisfying all requirements of the Town Departments and external agencies;
  - d) Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the residential properties immediately to the north and east;
  - e) Provision for appropriate easement agreements and/or right-of-way agreements with the adjoining long term care facility to the west for cross use and joint maintenance of shared driveways and parking area to the satisfaction of the Director of Planning and Urban Design;

- f) Provisions to implement the sustainability initiatives outlined in a letter from Gatzios Planning + Development Consultants Inc. dated December 2, 2009; and
  - g) Provisions to implement the fatal light awareness program (FLAP), including:
    - reducing intensity of lighting from 11 pm to 7 am
    - educating residents to turn off lights whenever possible between 11pm to 7am
    - extinguishing exterior lighting during bird migratory period
    - installing translucent glass on windows to reduce reflective glazing
3. That prior to execution of the site plan agreement:
- a) The Owner shall submit an illumination plan for review and approval to the satisfaction of the Director of Planning and Urban Design. The illumination plan may be subject to peer review at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to ensure that the residential properties located to the north and east are not negatively impacted by the lighting from the proposed development;
  - b) The Owner shall submit a landscape plan, prepared by a landscape architect having O.A.L.A. membership, for approval to the satisfaction of the Director of Planning and Urban Design;
  - c) The Owner shall dedicate to the Town, free of all costs and encumbrances, the necessary lands to achieve the ultimate Church Street right-of-way of 25 metres. The land transfer documents shall be approved by the Engineering Department, prior to depositing the reference plan and transfer documents; and
  - d) The Owner shall enter into appropriate easement agreements and/or right-of-way agreements with the adjoining long term care facility to the west for cross use and joint maintenance of shared driveways and parking areas to the satisfaction of the Director of Planning and Urban Design.
5. That the Owner shall submit final site plan and elevation drawings to the satisfaction of the Commissioner of Development Services;
6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing **December 14, 2009** in the event that a site plan agreement is not executed within that period.



## Gatzios Planning + Development Consultants Inc.

File No: 65MA-0754

December 2, 2009

Town of Markham Development Services  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Attention: Mr. Edward Mak

**Regarding: SUSTAINABLE FEATURES  
SITE PLAN APPLICATION (SC 08 130611)  
REZONING APPLICATION (ZA 08 116099)  
PROPOSED INDEPENDENT LIVING RETIREMENT RESIDENCE  
CSH WOODHAVEN RE INC. (CHARTWELL SENIORS HOUSING REIT)  
380 CHURCH STREET**

Dear Mr. Mak:

As you are aware, we are the planning consultants for CSH Woodhaven RE Inc. (Chartwell Seniors Housing REIT).

The following is a list of sustainable features that the owner is proposing to incorporate into the proposed retirement residence project:

- **Markham District Energy:** The owner is currently in discussions with Markham District Energy to determine the feasibility of using it in this project. The owner is reviewing the details and utilizing Markham District Energy is under consideration at this time.
- **Car-pooling:** The owner will identify certain spaces for car-pooling for both residents and staff in order to encourage car-pooling where possible. There will be a bulletin board posted in the building for staff to arrange car-pooling rides/activities together.
- **Bicycle Racks:** The owner will provide bike racks on-site and a bicycle storage area within the building to encourage staff and residents to cycle when possible.
- **Drought-tolerant Plants:** The plants identified on the Landscape Plan are drought-tolerant and will therefore require less water to maintain.
- **Low-E Windows:** The owner will use Low-E glass windows which will contribute to minimize the heating and cooling costs.
- **Energy Efficient Building Standards:** The proposed building has been designed to

Energy Efficiency Standards of the OBC, ASHREA 90.1 for Building Envelope, Lighting, Electrical Power, Heating & Ventilation while the insulation of the building exceeds the ASHREA requirements.

- **Heating and Ventilation:** Heating and cooling of the units and common areas are to be provided by Energy Efficient Hybrid Heat Pumps. Ventilation units are equipped with Heat Recovery Wheels to capture the heat and transfer it to incoming outside ventilation air. The heat recovery section in each unit will contribute to reducing the energy use requirements of the units. Energy efficient boilers will also be utilized.
- **Electrical:** The project utilizes energy-efficient design of the electrical systems and utilizes an electronic ballast for all linear fluorescent and compact fluorescent light fixtures. The majority of all lamps will be energy efficient fluorescent type and all exit signs will be LED type with an energy consumption of less than 2 watts each. Further, electric transformers are energy-efficient and comply with CAN/CSA Standard C802.2-00 – Minimum Energy Values for Dry-Type Transformers.
- **Shared Services with Woodhaven LTC:** The proposed retirement residence will share services with the existing Woodhaven LTC facility including loading, laundry, waste management and the access driveway. By consolidating these existing services, more of the site can be used for landscaping and achieving a building footprint that reflects good urban design in Cornell. Sharing services improves efficiencies and generates less impact on the environment.
- **Other Sustainable Elements:** The proposed retirement residence is located along municipal transit routes, thus improving transit accessibility for future residents. Also, due to the retirement residence use, the proposed development will have a reduced amount of parking, which will increase stormwater infiltration as the amount of asphalt needed will be reduced and replaced by landscaping. The reduction of parking also helps to reduce car-dependency and encourages walking and transit use.

I trust this is sufficient to proceed with the recommendation report. If you require anything else, please do not hesitate to contact me.

Sincerely,



Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'J. Greene', with a stylized, sweeping flourish at the end.

Jeff Greene, MCIP RPP

Copy to:      Ms. Teresa Fritsch, Chartwell Seniors Housing REIT  
                    Mr. Christian Fisker, Chartwell Seniors Housing REIT  
                    Mr. Farid Motamedi, Farid Motamedi Architect Inc.