



Report to: Development Services Committee

Report Date: June 18, 2013

SUBJECT: **RECOMMENDATION REPORT**
Mon Sheong Foundation
Site plan application to permit four seniors' buildings at 31,
67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue
East

File No. SC 12 119834

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., ext. 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report dated June 18, 2013 titled "RECOMMENDATION REPORT, Mon Sheong Foundation, site plan application to permit four seniors' buildings at 31, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue East" be received;
- 2) That the application for site plan approval (SC 12 119834) be endorsed in principle subject to the conditions attached as Appendix 'A';
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is issued only when the Director or his designate has signed the plans;
- 4) That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Mon Sheong Foundation has submitted a site plan application to allow for the construction of four seniors' buildings located northeast of the intersection of Old Kennedy Road and Steeles Avenue East (Figure 1).

In November 2012, Council approved Official Plan Amendment (OPA) 204 and Zoning By-law 2012-237, which amended previous permissions established in OPA 191 and Zoning By-law 2011-87 respectively, permitting the subject lands to be developed with independent living retirement homes, assisted living and long term care facilities. The

proposed development also contemplates the future easterly extension of Sun Yat-Sen Avenue (formerly referred to as “Thelma Avenue”), effectively dividing the subject lands into northern and southern portions.

The proposal, as provided for in the OPA and Zoning By-law, comprises four seniors’ residences. The northern portion of the proposal includes 204 beds in a 6-storey long term care facility (Building ‘C’), and 155 units in a 6-storey assisted living centre (Building ‘D’). The portion south of the future extension of Sun Yat-Sen Avenue includes two independent living buildings (Buildings ‘A’ & ‘B’) with heights of 8 and 24 storeys (8 storey podium with 24 storey tower) and a maximum of 460 units (Figure 4).

The applicant has worked with City staff to address site plan matters, including but not limited to: building elevations, interface with the existing townhouse development to the north, landscape treatments, shadowing, accessibility considerations, environmental and sustainable initiatives, Transportation Demand Management (TDM) measures, and bird friendly design.

Given the above, staff recommend that the site plan application be endorsed in principle, subject to the conditions attached as Appendix ‘A’.

PURPOSE:

The purpose of this report is to discuss and recommend endorsement, in principle, of a site plan application submitted by Mon Sheong Foundation for four seniors’ buildings comprising independent living retirement homes, assisted living and long term care facilities.

BACKGROUND:**Subject Property and Area Context**

The 1.47 ha (3.6 ac) subject lands are located northeast of the intersection of Old Kennedy Road and Steeles Avenue East. The site comprises all or portions of 5 properties municipally known as 31, 67 and 73 Old Kennedy Road and 4550 and 4576 Steeles Avenue (Figure 1).

Surrounding uses include:

- To the north, townhouses fronting on Celadine Drive and backing onto the subject lands;
- To the east, across future Midland Avenue, are single-detached dwellings, townhouse dwellings and a 7-storey apartment building fronting onto Steeles Avenue;
- To the south are vacant lands, an industrial building (Milliken Flea Market), retail and automotive uses. Further south, across Steeles Avenue in the City of Toronto, are commercial/retail uses; and,
- To the west are a number of older dwellings, a gas station and an auto repair facility fronting onto Old Kennedy Road. The west side of Old Kennedy Road contains used automobile sales establishments.

Consent Application Approved by Committee of Adjustment

On October 10, 2012, the Committee of Adjustment approved a consent application submitted by Milliken Development Corporation creating the development parcel to be conveyed to Mon Sheong Foundation. This parcel is identified in Figure 3 as “Area of Subject Lands”. The consent application, as discussed later in this report, also establishes a formal mutual right-of-way easement between the Mon Sheong lands and the abutting lands to the south. This application was finalized in January 2013, and the lands have been formally transferred to the applicant.

Acquisition of City Surplus lands by Applicant has been finalized

The applicant has finalized the acquisition of the lands surplus to the future Midland Road extension from the City at market value, subject to a buy back provision for any additional lands that may be required for the ultimate Midland Road allowance. These lands are situated on the west side of the future Midland Avenue extension and are the portion of the site municipally known as 4576 Steeles Avenue East.

Council approved amendments to previous permissions in November 2012

In November 2012, Council approved Official Plan Amendment 204 and Zoning By-law 2012-237, which amended previous permissions established in OPA 191 and Zoning By-law 2011-87 respectively, permitting the subject lands to be developed with independent living retirement homes, assisted living and long term care facilities. The proposed development also contemplates the future easterly extension of Sun Yat-Sen Avenue (formerly referred to as “Thelma Avenue”), effectively dividing the subject lands into northern and southern portions. The amendments represented an increase in height, Floor Space Index (FSI) and number of units, as well as technical amendments to the Zoning By-law.

The proposal, as provided for in the OPA and Zoning By-law, comprises four seniors’ residences (Figure 4). The northern portion of the proposal includes 204 beds in a 6-storey long term care facility (Building ‘C’), and 155 units in a 6-storey assisted living centre (Building ‘D’). The portion south of the future extension of Sun Yat-Sen Avenue includes two independent living buildings (Buildings ‘A’ & ‘B’) with heights of 8 and 24 storeys (8 storey podium with 24 storey tower) and a maximum of 460 units. The combined GFA of Buildings ‘A’ and ‘B’ is 45,684 m² (491,176 ft²) with an FSI of 5.75. The combined GFA of Buildings ‘C’ and ‘D’ is 20,454 m² (220,172 ft²) with an FSI of 3.0. Further details on the proposed site plan are provided below.

Official Plan

The subject lands are designated “Institutional” in Markham’s Official Plan and the Main Street Milliken Secondary Plan (PD 2-4) by way of OPA 191, as amended by OPA 204. The Secondary Plan contains provisions pertaining to permitted uses, height, maximum number of units and maximum FSI for the proposed development.

Zoning By-law

The lands are zoned “Community Amenity Four, Exception 438 - HOLD” [CA4*438(H)] by By-law 177-96, as amended (amending Zoning By-laws 2011-87 and 2012-237). This

site specific zone category provides development standards, which are consistent with OPA 191 and OPA 204, as discussed above. Conditions for removal of the Hold provision on the subject lands include, but are not limited to, submission of a Traffic Study, Servicing Study (downstream capacity), execution of a site plan agreement and site plan approval.

Proposal is for four seniors' residences

As mentioned above, the proposed development comprises four seniors' residences and is consistent with the OPA and Zoning provisions. The details of the site plan, as depicted in Figure 4, are provided in the following table:

Building	Use	# of Units	# of Storeys	Total GFA
A	Independent Living	5 (studio) 14 (1 bdrm) 96 (1 bdrm + den) <u>38 (2 bdrm + den)</u> 153 (sub-total)	8	181,632 ft ² (16,874 m ²)
B	Independent Living	5 (studio) 46 (1 bdrm) 150 (1 bdrm + den) 82 (2 bdrm) <u>18 (2 bdrm + den)</u> 301 (sub-total)	8 (podium) 24 (tower)	310,120 ft ² (28,810 m ²)
C	Long Term Care	204 (beds)	6	106,896 ft ² (9,931 m ²)
D	Assisted Living	155	6	113,276 ft ² (10,523 m ²)
TOTAL		813		711,924 ft² 66,138 m²

Initially, access to the site will be from a temporary driveway via 67 Old Kennedy Road. Access to the site will also eventually come from the future extension of Midland Avenue, once the Class EA is completed and Sun Yat-Sen Avenue is connected to Midland Avenue. A mutual driveway is also proposed extending from Midland Avenue to Sun Yat-Sen Avenue, located to the south of Building 'A' and 'B' and also along the west side of Building 'B', providing mutual access to abutting landowners to the south. A portion of this access will cross under a section of Building 'A' at grade (Figure 4).

Approximately 519 resident and visitor parking spaces are proposed (whereas 499 parking spaces are required) including 10 surface parking spaces on the southern portion of the site with the remainder in two levels of underground parking connected by a sub-grade tunnel under Sun Yat-Sen Avenue.

The section of Sun Yat-Sen Avenue within the site plan will be designed and constructed to municipal standards, and initially operates as a private driveway with a public access easement. Nine (9) lay-by parking spaces are proposed for the north side of Sun Yat-Sen Avenue and will function as short term parking. The Owner will be required to own and maintain this roadway until it is dedicated to the City. Dedication will occur once the road has been extended to Old Kennedy Road and the Midland Avenue extension, to the satisfaction of the Director of Engineering. Future dedication to the City will be secured through provisions in the Site Plan Agreement.

Proposed development will be phased

The applicant has advised that the proposed development will be phased, with the southern portion (Buildings 'A' and 'B') being targeted for construction in fall of this year. The applicant has indicated that construction will take approximately 1½ years. Construction of the north portion (Buildings 'C' and 'D') is anticipated to commence within 1 year after construction start of the south block. An application for demolition of the existing industrial building (flea market) located at 4550 Steeles Avenue East will be submitted by the applicant.

OPTIONS/ DISCUSSION:**Proposed elevations are appropriate**

City staff have worked with the applicant's architects to refine the elevations of the buildings. The buildings are comprised of a mixture of brick, pre-cast concrete, stone and tinted glass. In order to break up the façade of Buildings 'C' and 'D', the applicant has varied the use of these materials in combination with bump-outs to further define the façade and give the effect of multiple buildings (Figure 5). The applicant has also applied a palette of earth tones to be more consistent with the colours of the townhomes to the north.

Buildings 'A' and 'B' provide for the same type of variation in facade treatment, with greater emphasis placed on red brick, a colour utilized by Mon Sheong for cultural references. A building step-back and change in material treatment is provided at the 6th storey of Building 'A' and 'B' to provide a more comfortable street environment, as well as to break up the façade. The tower component of Building 'B' is comprised primarily of glass and pre-cast concrete; thereby, differentiating the built form from the other buildings (Figure 5).

Interface with Townhouse development to the north

The proposed buildings north of the future extension of Sun Yat-Sen Avenue (Buildings 'C' and 'D') abut a townhouse development that is located on the south side of Celadine Drive. The proposed site plan indicates a building height and massing step back from 4 and 5 storeys adjacent to the townhouse block, as well as an 11 m (36 ft) setback from Building 'D' to the north property line. The applicant is also proposing a linear buffer of mature coniferous and deciduous trees, in conjunction with a 1.8 m (6 ft) solid wood fence, along the north property line to further buffer the townhomes to the north. To reduce concerns with respect to privacy along the northerly property line, all proposed balconies along the north façade of Buildings 'C' and 'D' have been removed and/or

enclosed. This initiative, in combination with the proposed 1.8 m (6 ft) wood fence and mature trees to be planted, will further enhance privacy for the rear yards of the townhouses to the north.

Noise from proposed loading bay and proximity to adjacent properties to the North
Conceptual plans previously submitted had shown two open-air loading spaces in an asphalted area along the northerly property line. As part of this site plan, the number of loading spaces on the northern portions has been reduced to one and re-oriented to face away from homes, allowing for extensive landscaping adjacent to the northerly property line. Furthermore, the loading space is no longer open-air and has been enclosed as part of the building (northwest corner of Building 'C'), mitigating both its appearance and the potential noise from trucks. The applicant has also advised that truck deliveries will only occur during the day, with only one delivery per day.

Shadowing

An updated Shadow Study was submitted by the applicant and accepted by staff as part of consideration for the Official Plan and Zoning By-law Amendments approved by Council in November 2012. The Shadow Study confirmed that the proposed development will not have significant impact on adjacent private outdoor amenity space and public open space within the vicinity of the proposed development.

Emergency Evacuation

An opinion letter prepared by LardenCODE Consulting Architects, addressing concerns with respect to the fire safety implications of the proposed 24 storey building (Building 'B'), was submitted by the applicant and accepted by staff as part of the consideration for the Official Plan and Zoning By-law Amendments approved by Council in November 2012. A number of fire safety and emergency evacuation measures, including non-combustible construction, 3-stage fire alarm system and voice communication system, were recommended for implementation by the applicant. The site plan agreement will contain clauses to ensure these measures are implemented.

Outdoor Amenity Space

The extent and programming of outdoor amenity space is largely determined by the needs and ability of people who live in the development. The at-grade open space (comprised of coloured concrete, impressed asphalt, planters and seating areas) and roof top amenities (including a green house and badminton court) proposed for Building 'A' will serve the needs of seniors with active lifestyles. The at-grade open space (comprised of landscaping, seating areas, paths and walkways) and roof top recreational uses (including a meditation room and card room) proposed for Buildings 'C' and 'D' will serve the needs of seniors that require assistance and care. The northern at-grade open space, comprising a landscape garden, seating areas, and planters, will be made available for all seniors living in Buildings 'A', 'B', 'C' and 'D'. Green roofs are provided on the 8 storey podium of Building 'B', the 4 storey connection between Buildings 'A' and 'B', as well as portions of Buildings 'C' and 'D'.

The existing zoning for the site requires a minimum outdoor amenity space at grade of 90 m² for the north block and 370 m² for the south block. The site plan proposes an outdoor amenity space of 1,740 m² for the north block and 1,975 m² for the south block, which significantly exceeds the By-law's minimum requirements.

As a condition of site plan approval, the applicant will also be required to pay cash-in-lieu of parkland at a rate of 5% of the value of the land in accordance with an acceptable land appraisal and City policy.

Proposed site plan is acceptable to City's Accessibility Co-ordinator

Planning & Urban Design staff have met with the City's Accessibility Co-ordinator to review the site plan. The applicant has incorporated a number of accessibility considerations into the plan. These include the provision of accessible surface parking spaces located to the south of Buildings 'A' and 'B' situated within approximately 4 metres of the building entrance. Accessible parking spaces are also provided in the underground parking levels and are located within approximately 2-10 metres from the elevator lobbies (the Accessibility Guidelines requirement is a maximum of 30 metres). All public sidewalks, walkways, street crossings and outdoor amenity areas are universally accessible, barrier free and clearly delineated. All sidewalks and walkways are 2 metres wide to enhance accessibility.

Proposal incorporates Culture and Art, Animated Streetscapes and a Sense of Community

The applicant has worked with staff to ensure that elements of the proposed design incorporate culture and art, animated streetscapes and a strong sense of community. A life size statue of Dr. Sun Yat-Sen, with interpretative signage, seating and lighting, is proposed for the north portion within the vicinity of the main entrance of Buildings 'C' & 'D'. This gesture will recognize the cultural significance of the development to the community, the importance of Dr. Sun Yat-Sen, as well as function as a public art component for the site.

The applicant is also proposing 16 internal landscaped seating areas, 4 bicycle storage areas and 2 weather protected waiting areas to maximize pedestrian interactions and animate the streetscape. Interaction amongst residents and residents of the community is further enhanced by the southern courtyard of Buildings 'A' & 'B', which is designed with flexibility to host outdoor events and serve as a community focal point.

Traffic Impact Study Update has been reviewed

An updated Traffic Study was submitted by the applicant and reviewed by staff as part of the approval for the Official Plan and Zoning By-law Amendment and to satisfy the conditions of the Holding Provision. Through that review, Transportation Planning indicated that the proposed seniors' development will generate a lower number of trips, especially vehicular trips, than a typical residential development of the same floor area. The close proximity of this site to good public transit service (TTC, GO rail and YRT) presents opportunities for convenient transit usage and reduction in vehicular trips. With the existing street network, and given available transit services, the overall transportation

impact generated by this development to the surrounding area is expected to be manageable. The street network will allow vehicular trips to disperse in all directions. Furthermore, impacts may be further mitigated through intersection improvements on Steeles Avenue East, which is under the jurisdiction of the City of Toronto, as discussed below.

The City of Toronto has also provided comments on the site plan application and has advised that the applicant is responsible for any and all costs associated with traffic control signal modifications required at certain intersections along Steeles Avenue to implement the recommendations of the approved Traffic Study. The applicant is currently in the process of addressing this financial obligation with the City. The applicant will be required to submit a clearance letter from the City of Toronto, advising that these conditions have been fulfilled, prior to the issuance of Site Plan Approval (see Appendix 'A').

Protected heritage dwelling and property not contemplated as part of development

As previously indicated, the applicant is proposing a temporary access off of Old Kennedy Road to be accommodated within the lands municipally known as 67 Old Kennedy Road. Immediately north of this parcel (73 Old Kennedy Road) is a protected heritage dwelling and property known as the James Rattle House. Although these lands are owned by the applicant, they are not contemplated as part of the proposed development and will remain in situ. Furthermore, the site plan agreement will contain clauses obligating the applicant to conserve the heritage attributes of the protected heritage house and property.

Transportation Demand Management

The applicant has provided a Transportation Demand Management (TDM) Plan prepared by LEA Consulting, which has been reviewed by City Transportation Planning staff. As part of a 5-Year TDM Plan, Mon Sheong Foundation proposes to implement the following active transportation features:

- Installing continuous concrete sidewalks linking residents to Old Kennedy Road and Steeles Avenue East;
- Providing 5 short term and 20 long-term bicycle parking spaces (contained within 4 storage areas) on site;
- Providing change rooms for employees and volunteers who choose to cycle to work;
- Providing 8 transit pass to employees as incentives to reduce vehicular trips;
- Instituting a pay and display parking program for visitors to encourage car pooling of visitors;
- Providing 2 car-pool parking spaces for employees and volunteers; and,
- Providing information packages to residents in both English and Chinese, informing residents of the active transportation options available as part of the development.

These TDM measures will become conditions in the site plan agreement, along with a TDM Letter of Credit reflective of the costs required to develop and implement all proposed measures in the plan.

Environmental and Sustainable Initiatives

The applicant has committed to a number of sustainable initiatives pertaining to building construction, urban heat island reduction, stormwater management, planting, pedestrian infrastructure and transportation. Elements of these initiatives include, but are not limited to, the following:

- Use of water efficient fixtures (target of 40% water consumption reduction)
- Use of Regional construction materials (40% target);
- Large growing shade trees planted at 8 metre intervals along all street frontages, open space frontages and public walkways to reduce the impact of the urban heat island effect within the public R.O.W. and within the development;
- Green roof systems – 56% of the total available roof space of Buildings ‘A’ & ‘B’ (south portion) and 52% of the total available roof space of Buildings ‘C’ & ‘D’ will be treated with extensive green roof systems;
- Rainwater Harvesting System – a cistern in each building will collect runoff which will then be used for irrigation within the ground floor landscaped areas;
- Use of native tree species – 42% of the proposed species are native and none of the proposed species are invasive; and,
- All walkways are continuous, universally accessible, barrier-free and clearly designated.

As the proposed development is considered to be an institutional use, it is exempt from the formal assignment of servicing allocation and the requirement of LEED Silver Certification. The applicant has undertaken initiatives that mirror LEED Certified. An extensive list of all sustainable initiatives proposed by the applicant is included as Appendix ‘B’, and as a condition of site plan approval.

Bird Friendly Design Measures incorporated into building facades

The applicant acknowledges the importance of bird-friendly design measures and has incorporated them into the building façades. Initiatives include patterned glass with visual marker dots in a grid pattern on the ground floor and builder installed venetian blinds on the 2nd to 4th floors. These initiatives are identified on the building elevations within the first 12 metres of the building height, which represents the area in which bird strikes generally occur. The site plan agreement will contain clauses to ensure these measures are implemented.

CONCLUSION:

The proposed site plan, building elevations and landscape elements are appropriate and staff recommend that the site plan be endorsed in principle subject to the conditions attached as Appendix ‘A’.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal has been reviewed in the context of Growth Management and Municipal Services, as the proposal is consistent with policies supporting the efficient use of land and infrastructure by providing a more compact built form and serving the needs of seniors in the community.

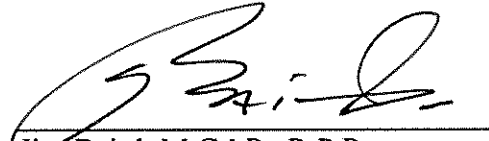
BUSINESS UNITS CONSULTED AND AFFECTED:

All City departments and external agencies have been circulated with this application and all comments have been addressed and incorporated into the project plans, or identified as a condition of site plan approval.

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan
- Figure 5: Bldg A & B – North Elevation
Bldg C & D – South Elevation
- Figure 6: Bldg A & B – South Elevation
Bldg C & D – North Elevation
- Figure 7: Bldg B & C – West Elevation
Bldg A & D – East Elevation

Appendix 'A' – Conditions of Site Plan Approval

Appendix 'B' – Proposed Sustainable Initiatives

AGENT:

Mr. Eldon Theodore
MHBC Planning
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Woodbridge, ON L4L 8G7

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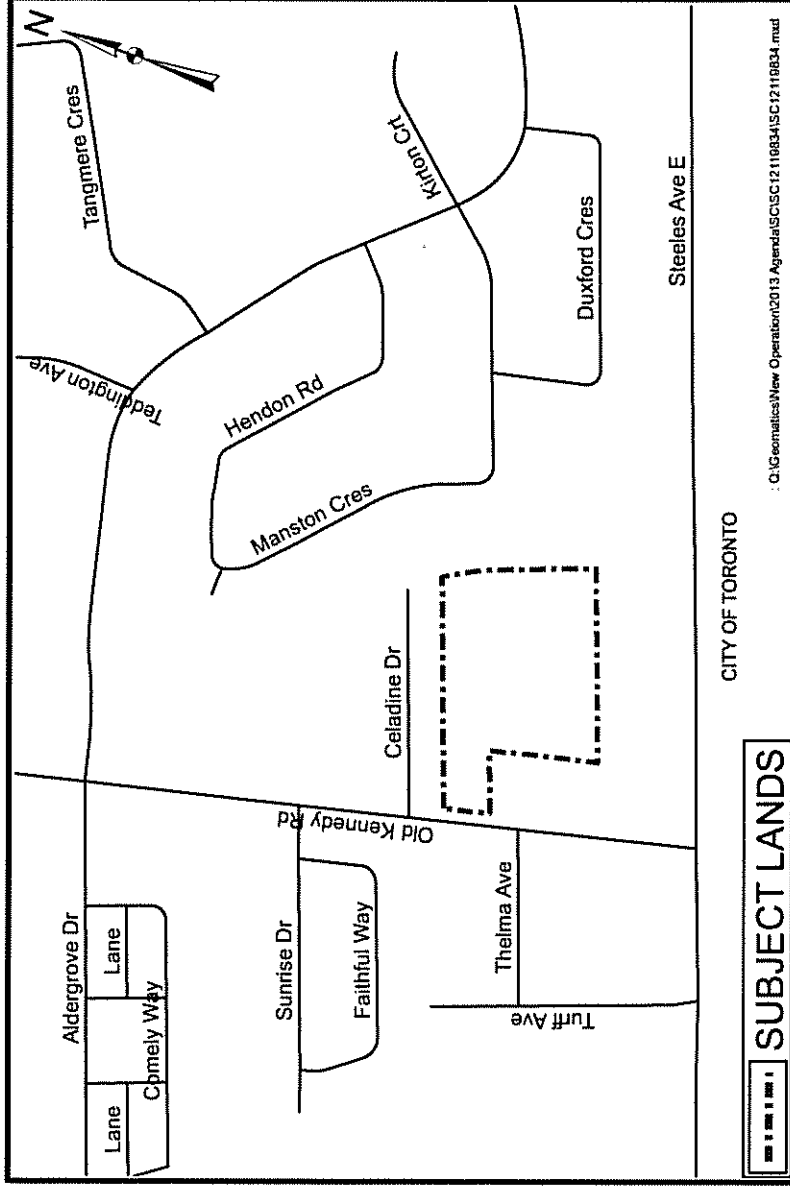
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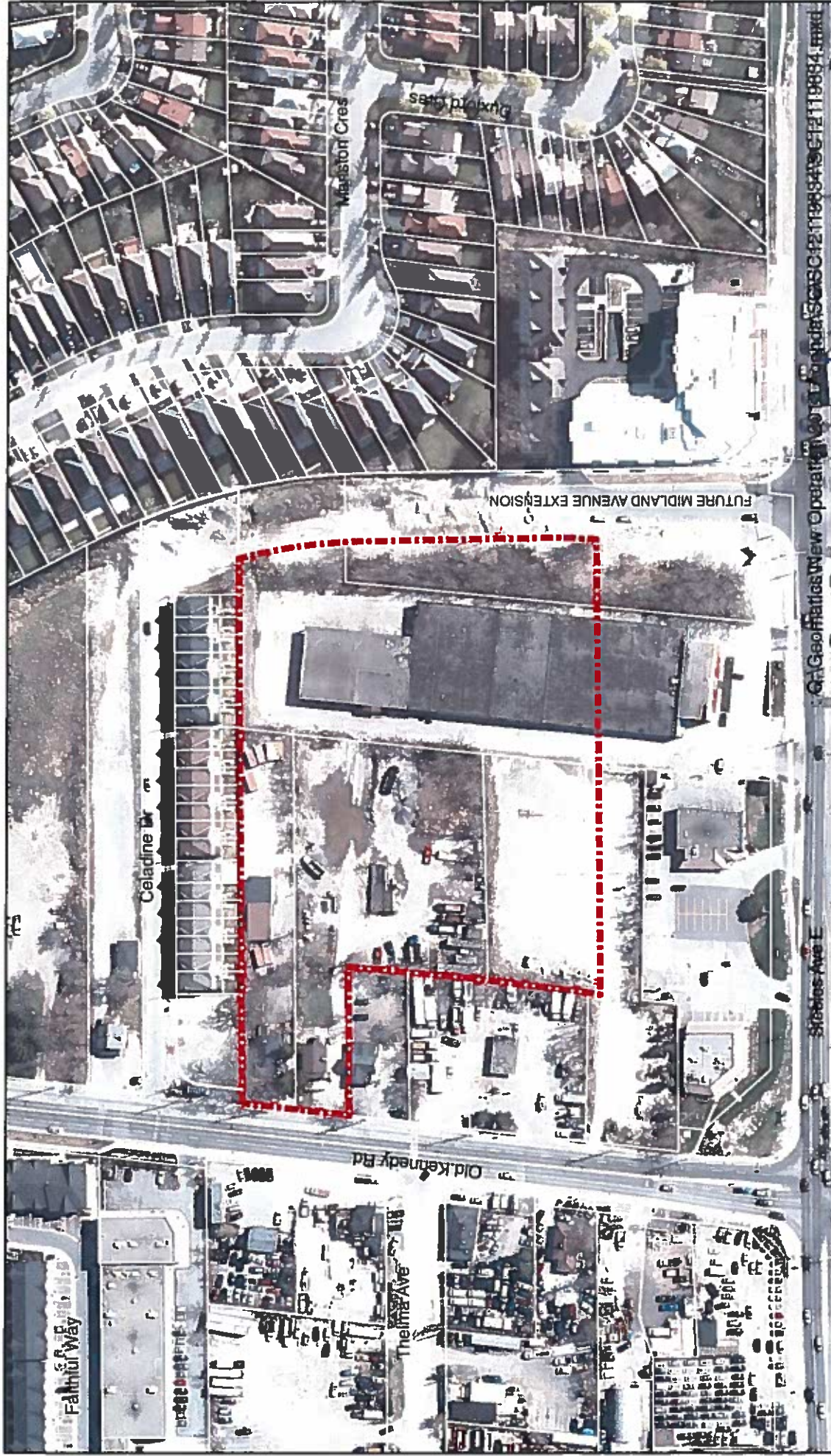
APPENDIX 'A'
Conditions of Site Plan Approval
Mon Sheong Foundation
31, 67 & 73 Old Kennedy Road and 4550 & 4576 Steeles Avenue East

1. That the Owner enter into a site plan agreement with the City, containing all standard and special provisions and requirements of the City and external agencies, including but not limited to the following:
 - a. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, provision of parkland dedication or cash-in-lieu of parkland, and any other financial obligations.
 - b. Provision for the payment by the Owner of its proportionate financial share of the following to the satisfaction of the Director of Engineering and the Trustee for the Milliken Main Street Landowners Group:
 - i. The full extension of Midland Avenue to Old Kennedy Road;
 - ii. Construction of Sun Yat-Sen Avenue extension east of Old Kennedy Road to future Midland Avenue;
 - iii. Construction of temporary site driveway off Old Kennedy Road; until vehicular access via future Midland Avenue extension and Sun Yat-Sen Avenue is completed;
 - iv. Downstream Sanitary Flow Monitoring Study;
 - v. Oversizing of the downstream sanitary sewer to accommodate the additional flows generated by the proposed development.
 - c. That the Owner agrees to implement the Sustainability Measures, to the satisfaction of the Commissioner of Development Services.
 - d. That the Owner agrees to implement the Transportation Demand Management Plan, to the satisfaction of the Director of Engineering.
 - e. That the Owner agrees to implement the fire safety and emergency evacuation measures outlined in the opinion letter prepared by LardenCODE Consulting Architects dated July, 4, 2012.
 - f. That the Owner agrees to conserve the heritage attributes of the protected heritage dwelling and property at 73 Old Kennedy Road.
2. That prior to execution of a Site Plan Agreement:
 - a. The Owner shall submit final site plan, elevations, underground parking garage layout plans, engineering drawings, light plan and photometrics,

landscape plans, along with any other plans, studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services.

- b. The Owner shall submit final plans which incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure that the buildings are bird friendly.
3. That prior to issuance of Site Plan Approval:
 - a. Written clearance from the City of Toronto to the satisfaction of the Commissioner of Development Services advising that their conditions have been fulfilled.
 - b. Written clearance from the Trustee for the Milliken Main Street Landowners Group indicating that the Owner is a member of the Group in good standing under the Group Cost-Sharing Agreement, including but not limited to, items indicated in Section 1. b) above.
4. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 18, 2013, in the event that the site plan agreement is not executed within that period.





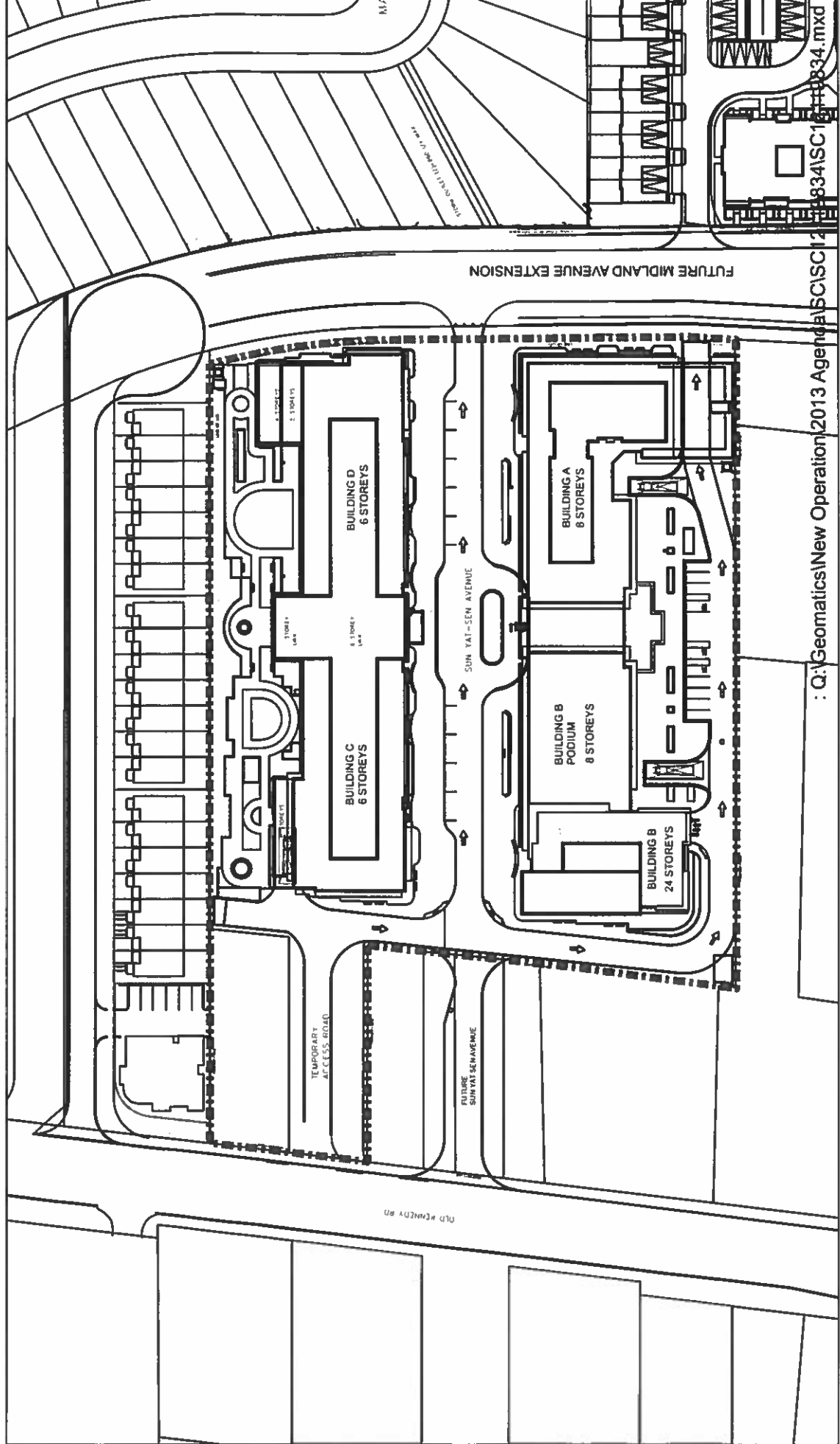
AIR PHOTO 2012

APPLICANT: MON SHEONG FOUNDATION
 4576, 4550 STEELES AVENUE EAST
 AND 31, 67, 73 OLD KENNEDY ROAD

FILE No. SC12119834 (SB)

 SUBJECT LANDS

DATE: 06/03/13



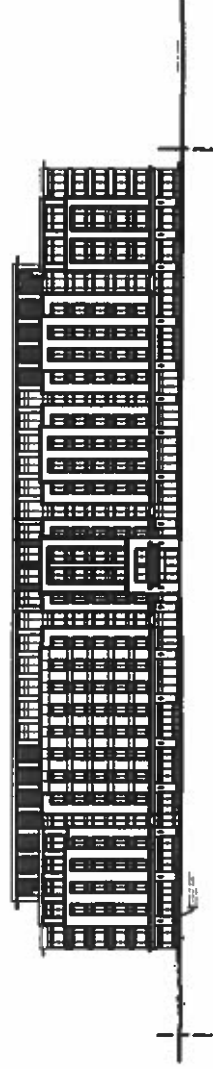
SITE PLAN

APPLICANT: MON SHEONG FOUNDATION
 4576, 4550 STEELES AVENUE EAST
 AND 31, 67, 73 OLD KENNEDY ROAD

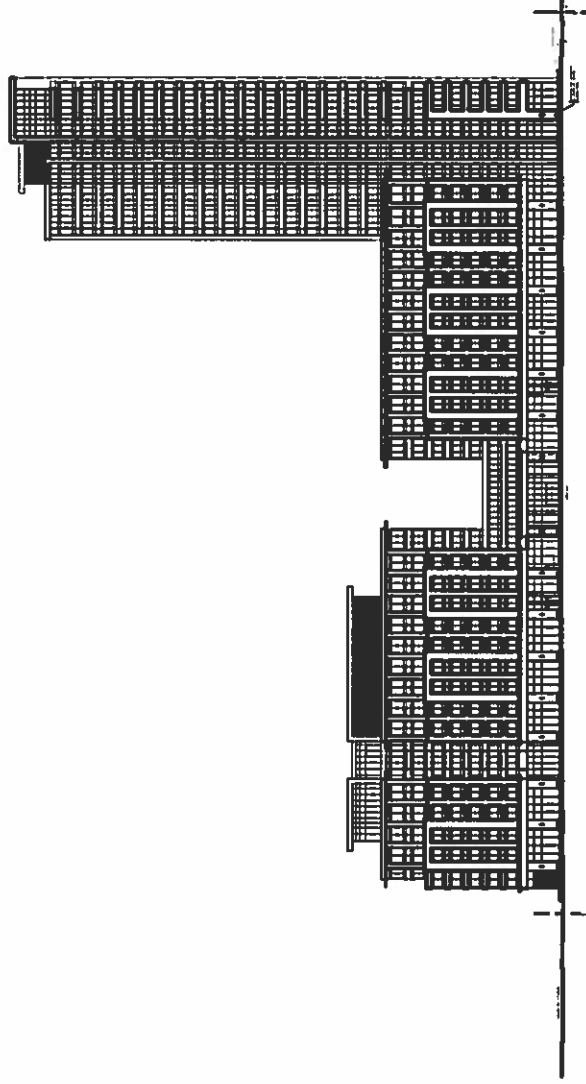
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 SUBJECT LANDS





SOUTH ELEVATION BLDG C & D



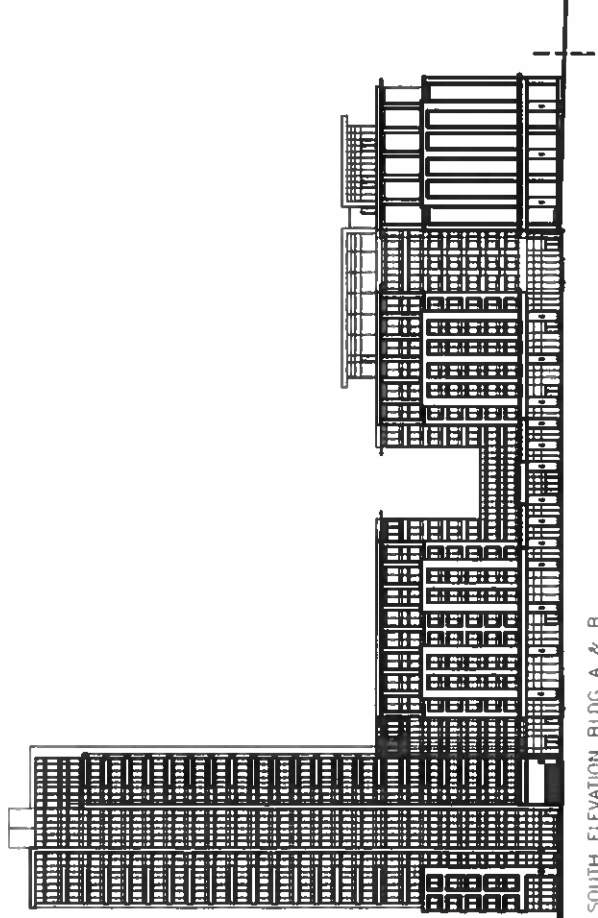
NORTH ELEVATION BLDG A & B

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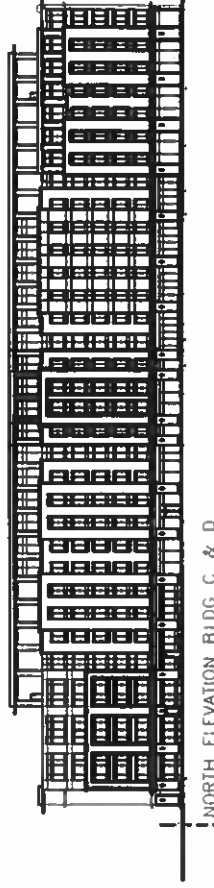
ELEVATIONS

APPLICANT: MON SHEONG FOUNDATION
4576, 4550 STEELES AVENUE EAST
AND 31, 67, 73 OLD KENNEDY ROAD

FILE No. SC12119834 (SB)



SOUTH ELEVATION BLDG A & B

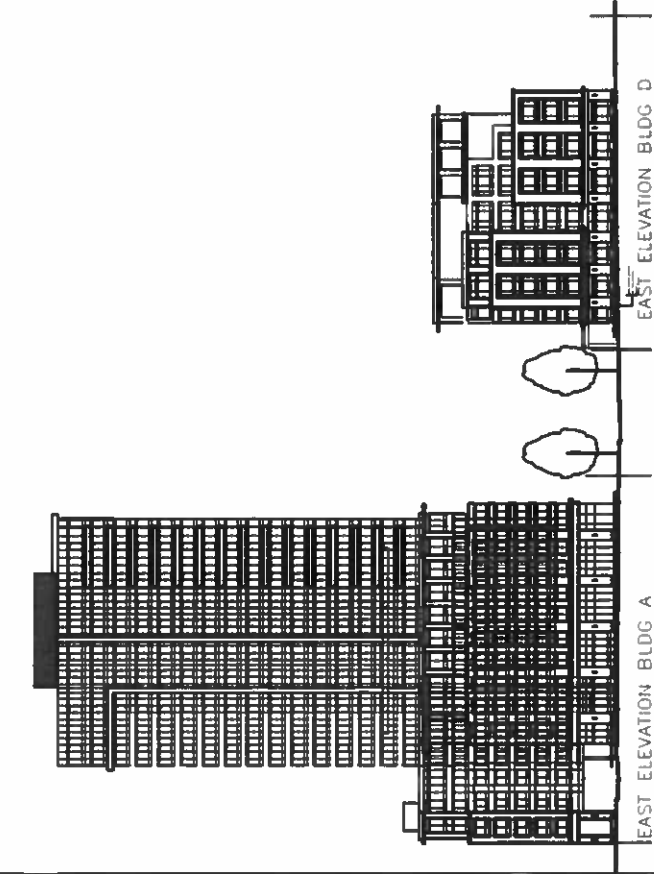


NORTH ELEVATION BLDG C & D

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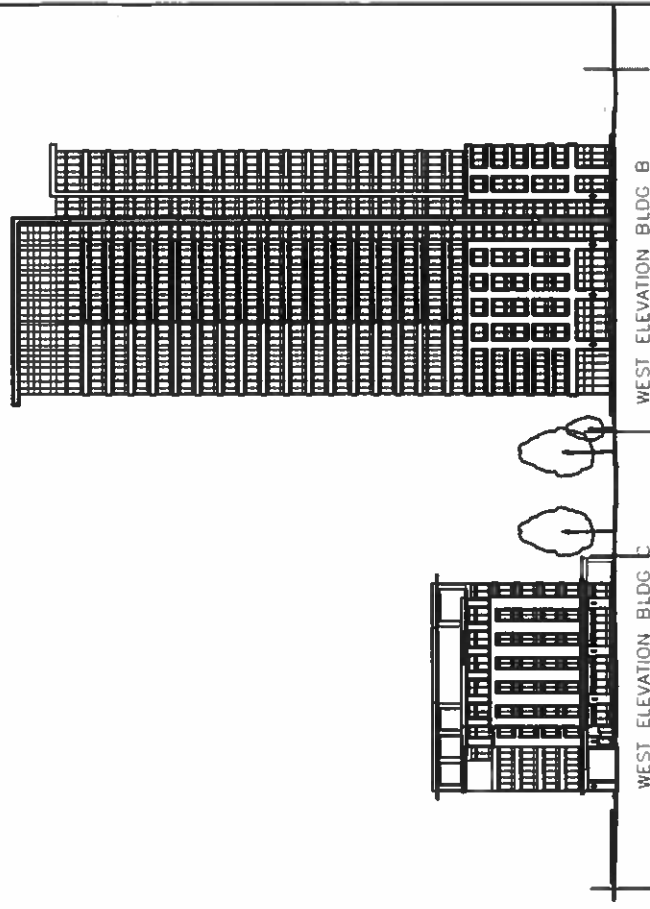
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EAST ELEVATION BLDG A

EAST ELEVATION BLDG D



WEST ELEVATION BLDG C

WEST ELEVATION BLDG B

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ELEVATIONS

APPLICANT: MON SHEONG FOUNDATION
4576, 4550 STEELES AVENUE EAST
AND 31, 67, 73 OLD KENNEDY ROAD

FILE No. SC12119834 (SB)

Mon Sheong Court

Proposed Sustainable Initiatives for Site Plan Approval

Building Construction Initiatives:

1. Water use reduction – target 40% in potable water consumption
2. Minimum Energy Performance – Project to be designed to exceed minimum 25% improvement over MNECB
3. Fundamental Refrigerant Management – Air Conditioning systems will not contain CFC's
4. Environmental Indoor Air Quality – Meet ASHRAE 62.1-2007
5. Environmental Tobacco Smoke (ETS) control – Building will be designed non-smoking
6. Construction Waste Management – 75% Diversion of Construction Waste from landfill
7. Regional Materials – 40% targeted
8. Low-Emitting Materials – Adhesives and Sealants . install low VOC materials
9. Low Emitting Materials: Paints and Coatings . install low VOC materials
10. Storage and Collection of Recyclables
11. Bird Friendly Glazing – Provide bird friendly glazing and strategies as indicated on the elevations for the first 12 metres.

Urban heat island reduction:

1. At least fifty percent of the paving material on all walkways and patio areas at grade will be high albedo concrete.
2. The feature paving design within the roadways will be a light coloured heavy duty concrete with a high albedo and SRI value greater than 40.
3. The use of the above mentioned high-albedo surface materials forms 79% of the of the site's non-roof hardscape. This achieves a Tier 2 performance measure within the Toronto Green Standards; a voluntary higher level of environmental performance.
4. Large growing shade trees, *Tilia Americana* and *Acer Fremanii*, will be planted at 8m intervals along the street frontages. *Amelanchier canadensis*, and *Betula papyrifera* will be planted along the private walkways, and *Magnolia sp.* will be planted along the south side open space frontages. The high branching deciduous canopy will further lessen the impact of the Urban Heat Island within the public R.O.W.

Urban heat island reduction: roof

1. Of the total available roof space on the south building, fifty-six percent will be treated with extensive green roof systems. Of the total available roof space on the north building, fifty-two percent will be treated with extensive green roof systems.
2. The paving material within the 8th floor amenity area will be a light coloured concrete with an SRI value of 40 or greater.
3. A trellis structure and small trees (*Amelanchier Canadensis* and *Ginko biloba*) will provide shade within the 8th floor amenity area.

Stormwater management:

1. Of the plant material specified, seventy-three percent is water efficient. Of the 75 species specified, 55 are drought tolerant.
2. Where possible overland runoff will be directed into planting beds or sodded areas.
3. A rainwater harvesting irrigation system will be installed. A cistern in each building will collect runoff which will then be used for irrigation within the ground floor landscape areas.
4. Construction Activity - The proper Erosion and Sediment Controls will be installed and maintained during construction as per the 'Erosion and Sediment Control Guidelines for Urban Construction'.
5. Stormwater Retention (Water Balance) - Stormwater is being retained on-site to allow rainwater runoff to be attenuated to the allowable release rate for the site. This is being accomplished with the use of Orifice Tube Controls, Storage Tanks and Rooftop storage. The first 5mm from each rainfall is being retained on-site in a cistern for re-use. This water will be used for irrigation.
6. Water Quality Storm Run-Off - 80% of the Total Suspended Solids (TSS) will be removed from all run-off leaving the site. This will be achieved with the use of Oil Grit Separators.

Planting:

1. At least one tree will be planted on-site for every 15m² of post development site area covered by soft landscaping. This amounts to 115 trees proposed within the approximately 1670m² of soft landscaping. This quantity is double the Toronto Green Standard minimum of 1 tree per every 30m² of soft landscaping.
2. Of the proposed species, forty-two percent are native.
3. None of the proposed species are invasive.

Pedestrian infrastructure

1. A 2m wide concrete sidewalk will run adjacent to the municipal sidewalk and be separated by a landscaped boulevard. This landscape treatment will buffer pedestrians from street traffic.
2. Outdoor waiting areas have been provided at primary entrances to the building. These areas are covered and protected from the weather.
3. Paths and walkways on site are connected to off-site pedestrian paths, transit stops, and parking areas.
4. All walkways are continuous, universally accessible, barrier free, and clearly designated.
5. Shade trees are planted along all street frontages, open space frontages, and public walkways.
6. Site furniture will include free standing benches, seat walls, and benches incorporated into planter walls. Trellis structures will also be provided for shade and pedestrian scaled design.

Transportation

1. Mon Sheong will institute a shuttle-bus service that will shuttle residents to organized events, as well as shuttle employees and volunteers within a 30 km radius to and from work.