

COMMITTEE OF THE WHOLE MARCH 1, 2004

SITE DEVELOPMENT FILE DA.02.003 VILLATA GARDENS INC. REPORT #P.2002.18

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development application DA.02.003 (Villata Gardens Inc.) BE APPROVED, subject to the following:
 - a) That prior to the execution of the site plan agreement, the final building elevations shall be approved by the Urban Design Department.

Purpose

On January 6, 2004, the Owner submitted a revision to the approved site development application to relocate a residential unit in the roofline, thereby providing additional commercial space on the ground floor.

Background - Analysis and Options

The subject lands are located on the west side of Islington Avenue, south of Nashville Road (10504 Islington Avenue), in Lot 24, Concession 8, City of Vaughan. The 0.18 ha site has 28m of frontage on Islington Avenue and is currently being developed with a 2½-storey, mixed-use building. The surrounding land uses are:

- North - restaurant (C1 Restricted Commercial Zone)
- South - residential (C1 Restricted Commercial Zone)
- East - Islington Avenue; commercial (C1 Restricted Commercial Zone)
- West - restaurant/banquet hall (C1 Restricted Commercial Zone)

On May 26, 2003, Council approved Zoning Amendment application Z.02.006 (Villata Gardens Inc.) and Site Development application DA.02.003 (Villata Gardens Inc.) to permit a 2½-storey, mixed commercial/residential building. The development was to have 7 residential units and ground commercial uses, with 21 parking spaces.

Official Plan

The lands are designated "Core Area" by OPA #601 (Kleinburg - Nashville Community Plan), which permits small scale, mixed use developments, with a residential component in the form of apartments.

The Official Plan also contains development policies which limit building heights to 2½-storeys, where the ½-storey is in the roofline. The Official Plan permits a maximum building height of approximately 9.5m, and a maximum Floor Space Index of 1.0. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1174). Council enacted By-Law 208-2003 on June 27th, 2003, to provide exceptions to facilitate the approved site plan.

The exceptions include permitting 7 residential units, restricting the location of any ground floor residential units, various setbacks, a maximum building height, and a minimum of 21 parking spaces.

Site Plan

The proposed revisions to the approved site plan are limited to internal changes and revised elevations of the building. A ground floor residential unit is proposed to be relocated into the roof to enable an additional 67 m² of commercial space for the existing Canada Post outlet. The chart below outlines the changes to the floor areas:

	<u>Approved Plan</u>	<u>Revised Plan</u>
First Floor – Commercial	261.8 sq.m	328.8 sq.m
<u>First Floor – Residential</u>	<u>301.17 sq.m</u>	<u>234.17 sq.m</u>
First Floor – Total	562.97 sq.m	562.97 sq.m
Second Floor – Residential	398.3 sq.m	375.6 sq.m
Loft – Residential	<u>186.3 sq.m</u>	<u>325.5 sq.m</u>
Gross Floor Area – Total	1145.5 sq.m	1264.07 sq.m
Total Increase in Floor Area -		118.57 sq.m

Parking

An exception to the parking standards for the approved site development was provided in the zoning by-law to require a minimum of 21 parking spaces, whereas 28 were required. The parking calculation for the revised site plan is as follows:

Commercial -	328.8 sq.m @ 6 spaces/100 sq.m of floor space =	19.7 spaces
Residential -	7 units @ 1.75 spaces per unit =	<u>12.2 spaces</u>
Total		31.9 spaces

A total of 32 parking spaces would be required for the development, based on the current parking requirements. The site will still provide 21 parking spaces, meeting the requirements of the site-specific by-law.

The Engineering Department has reviewed the revised site plan with respect to the parking, and note that the Kleinburg Village Core Parking Assessment states that the village core experiences a surplus of on-street parking. Based on the minor increase in the parking requirement and the surplus of on-street parking, there is no objection to this application.

Elevations

The most significant aspect of the application are the changes in the revised elevations, as identified on Attachment #6. On the south elevation, 4 decorative shutters are being added to improve the appearance of this previously plain wall.

On the west (rear) elevation, facing the Doctor’s House, 4 dormers along the roof will be added to serve the new residential unit. One new dormer facing Islington Avenue (east elevation) will also be added to serve the relocated residential unit.

The Urban Design Department has reviewed the revised elevations, and have no objection to the addition of the dormer windows. However, the dormers should be appropriately located to ensure a symmetrical relationship with the lower storey windows and the composition of the building as a whole.

Additionally, the balustrade along the rear terrace should be treated with larger post-like elements, positioned at regular intervals, to break the horizontality. The height of the railing should be visually reduced by using the recommended treatment identified in the Heritage District plan.

Relationship to Vaughan Vision 2007

The design of the building has been carefully reviewed to ensure that it maintains a heritage theme in keeping with the community of Kleinburg. Section 4.6 of Vaughan Vision encourages the preservation of historical communities, and the design of the building accomplishes this.

Conclusion

Staff have reviewed the revisions to the site plan and can support this application. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Ground Floor Plan
4. Second Floor Plan
5. Third Floor Plan
6. Elevations

Report prepared by:

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Arto Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment 1
 FILE No.: Z.02.006
 DA.02.003
 Not to Scale
 February 3, 2004

City of Vaughan
 Community Planning Department

Location Map
 Part Lot 24,
 Concession 8
 APPLICANT:
 VILLATA GARDENS INC.

SITE STATISTICS
 ALL DIMENSIONS ARE APPROXIMATE. REFER TO THE PLAN FOR EXACT DIMENSIONS AND LOCATIONS.

SITE AREA	1,794.0 sq. m.	(18,262.3 sq. ft.)
DEVELOPABLE AREA	281.8 sq. m.	(2,818.8 sq. ft.)
RESIDENTIAL	216.9 sq. m.	(2,340.0 sq. ft.)
COMMERCIAL	64.9 sq. m.	(697.7 sq. ft.)
TOTAL	502.87 sq. m.	(5,000.7 sq. ft.)

RESIDENTIAL	306.3 sq. m.	(4,286.6 sq. ft.)
DEVELOPABLE AREA	196.3 sq. m.	(2,092.6 sq. ft.)
RESIDENTIAL UNITS	7 (6 - 2 ROOM, 1 - 1 ROOM + BATH)	
7 CAR PARKING GARAGE	117.3 sq. m.	(1,262.6 sq. ft.)
BUILDING COVERAGE	38.9%	
DEVELOPABLE AREA	1,147.5 sq. m.	(12,352.7 sq. ft.)
DEVELOPABLE AREA	67.3%	
LANDSCAPE COVERAGE	54.4%	
TOTAL LANDSCAPE COVERAGE	20.3%	

BALCONIES	6.2 sq. m.	(66.8 sq. ft.)
SCREENED PORCHES	128.8 sq. m.	(1,384.1 sq. ft.)
LANDSCAPE	64.27 sq. m.	(692.7 sq. ft.)
TOTAL	199.27 sq. m.	(2,143.6 sq. ft.)

DEVELOPABLE AREA	191.8 sq. m.	(2,057.1 sq. ft.)
RESIDENTIAL	122.7 sq. m.	(1,321.7 sq. ft.)
TOTAL	191.8 sq. m.	(2,057.1 sq. ft.)

DEVELOPABLE AREA	191.8 sq. m.	(2,057.1 sq. ft.)
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SUBJECT LANDS



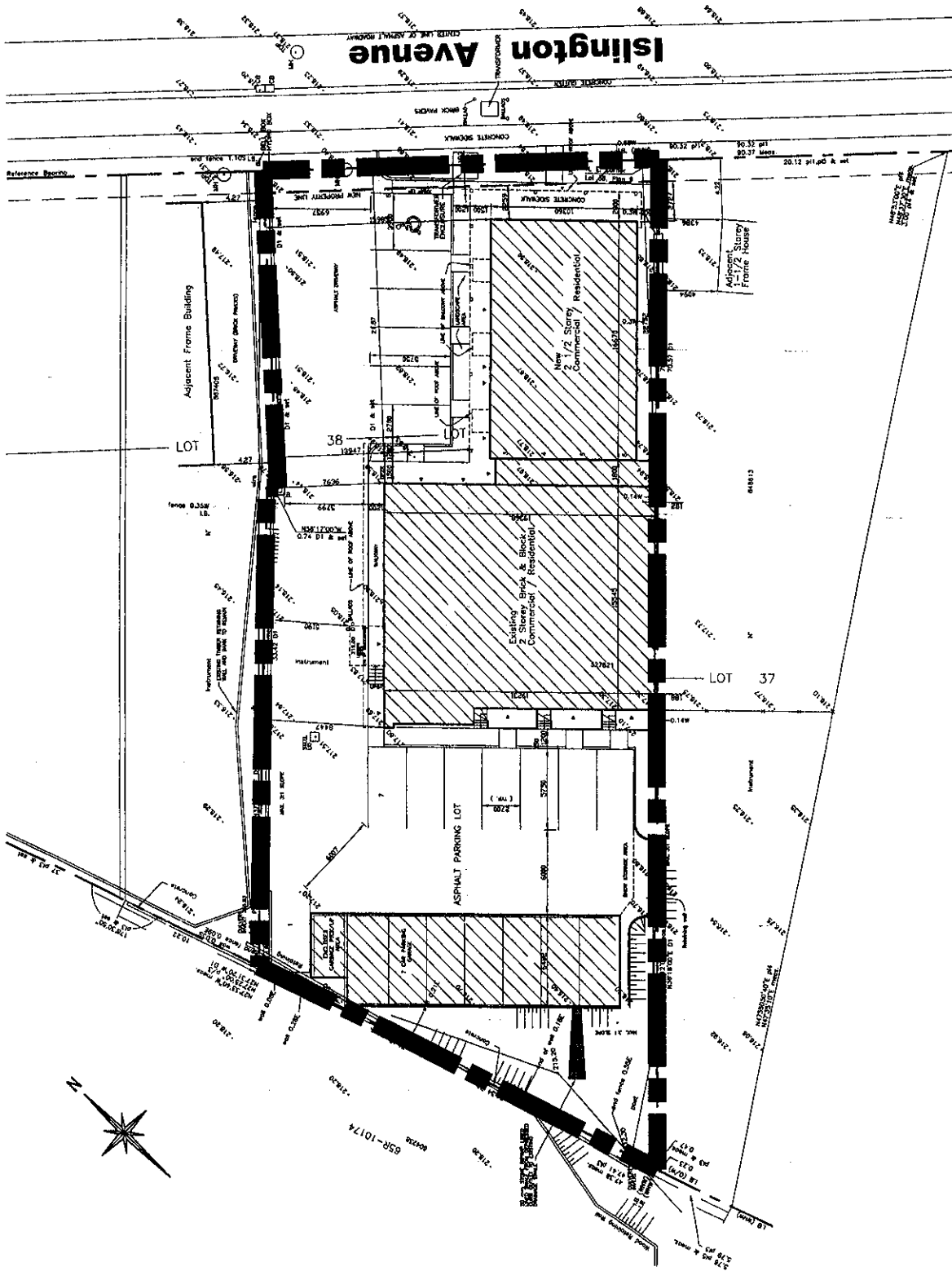
Attachment 2

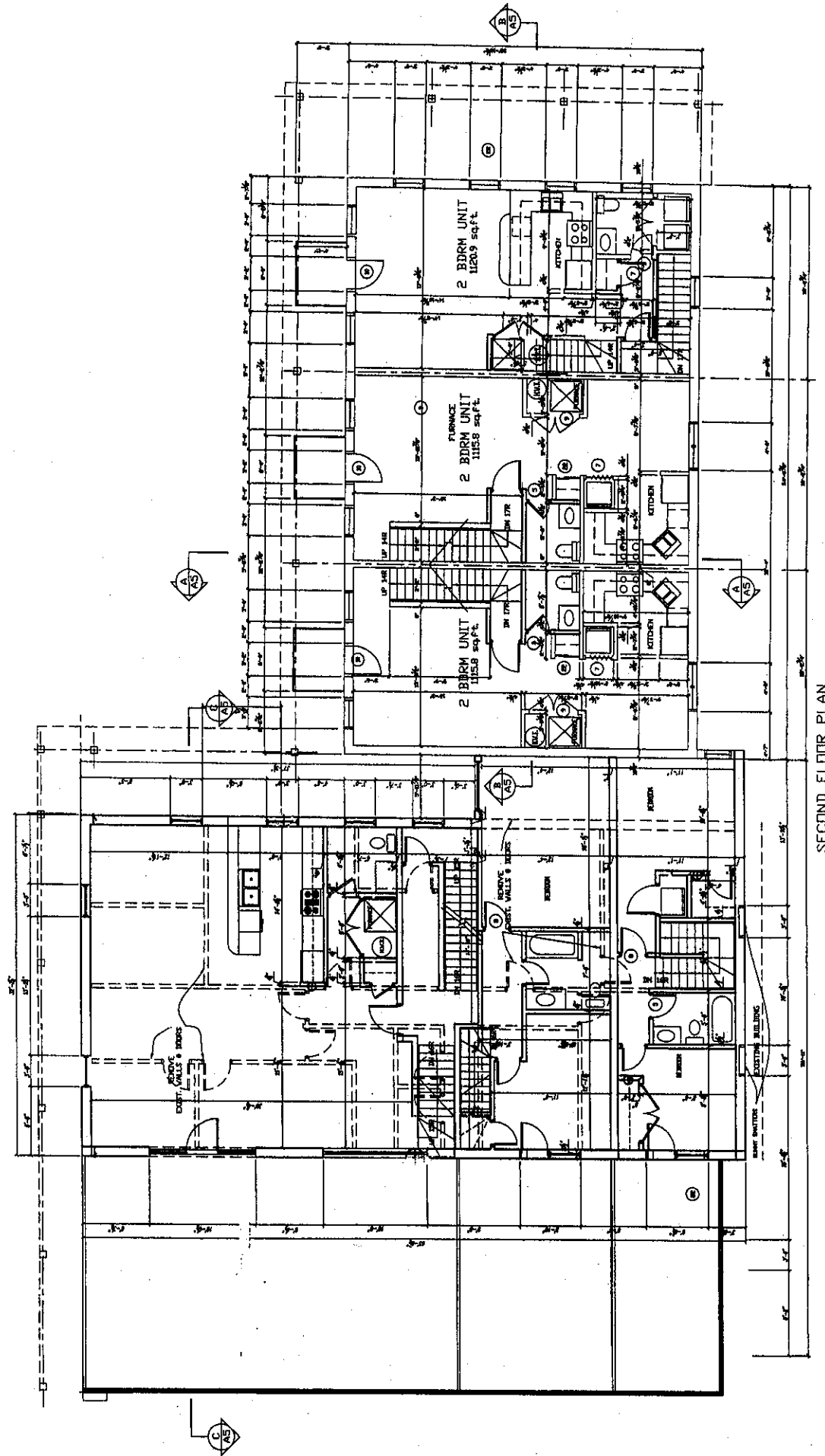
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City of **Vaughan**
 Community Planning Department

Site Plan
 Part Lot 24,
 Concession 8
 APPLICANT:
 VILLATA GARDENS INC.

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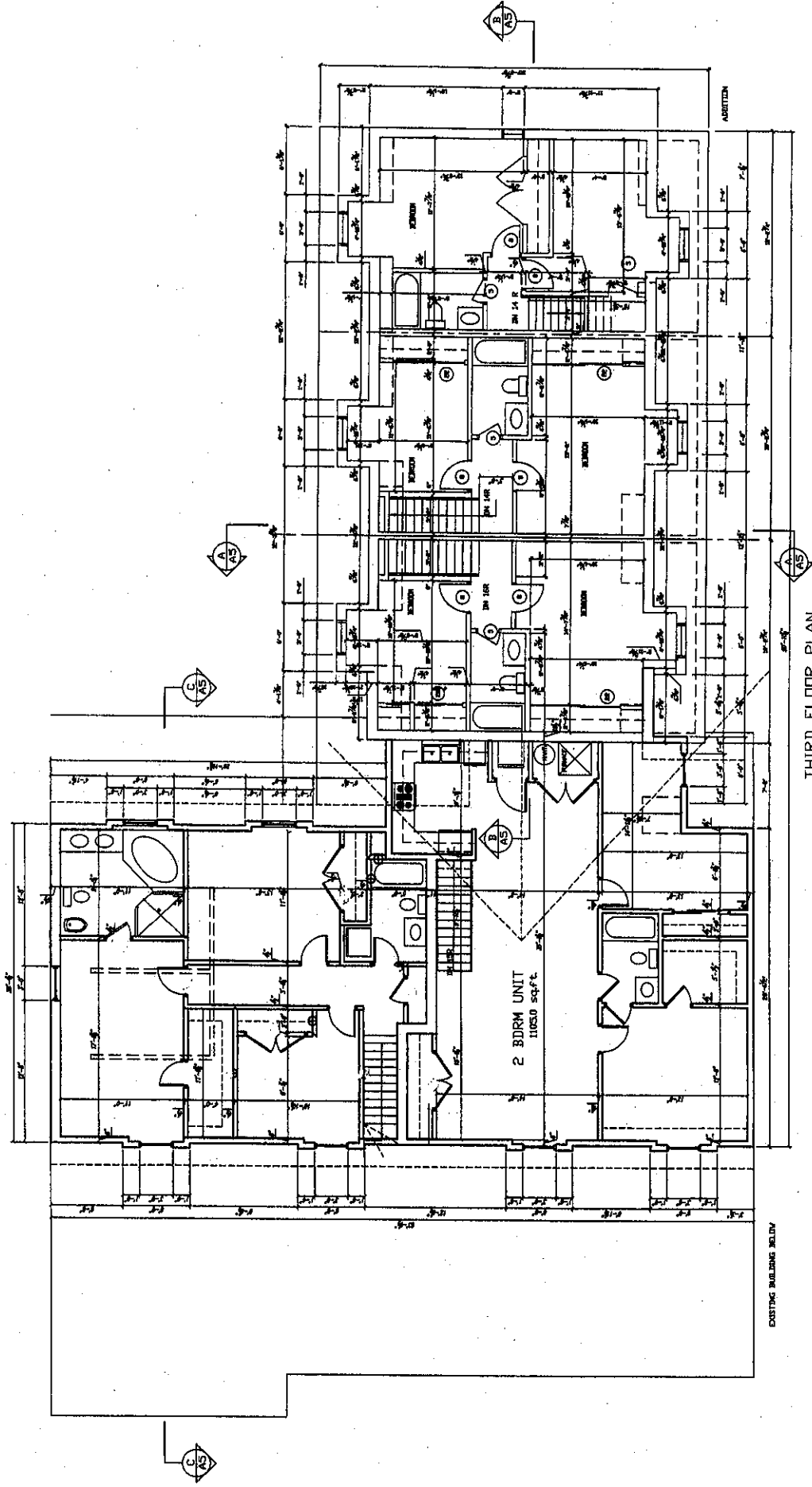
SECOND FLOOR PLAN

Attachment 4
 FILE No.: Z.02.006
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Second Floor Plan
 Part Lot 24,
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THIRD FLOOR PLAN

Third Floor Plan

Part Lot 24,
Concession 8

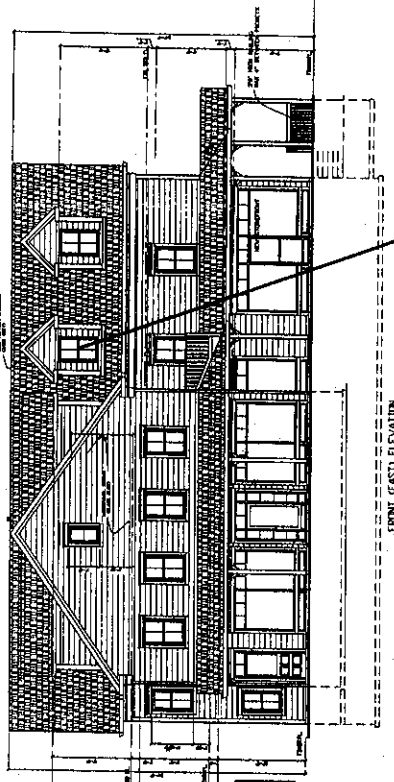
APPLICANT:
VILLATA GARDENS INC.

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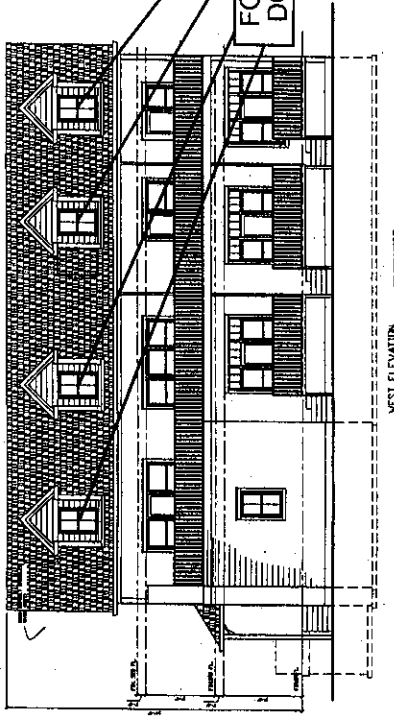
Community Planning Department

Attachment 5
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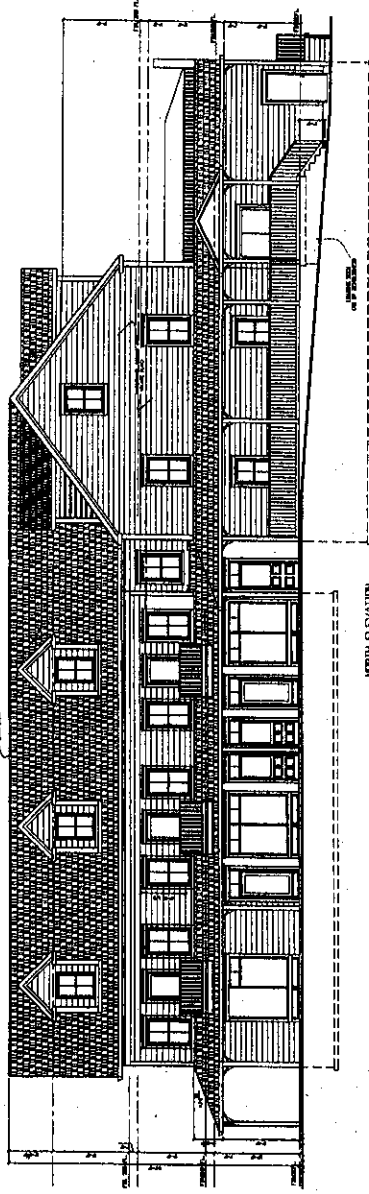
ONE NEW DORMER

FRONT (EAST) ELEVATION



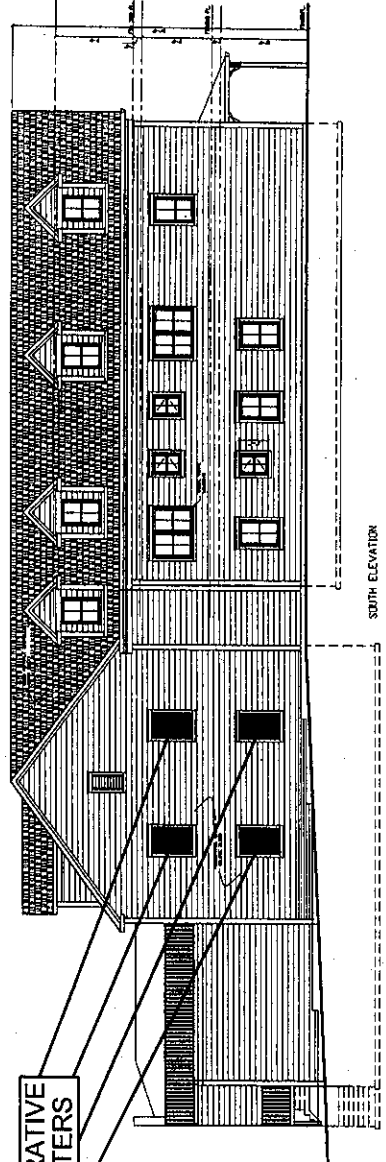
FOUR NEW DORMERS

WEST ELEVATION



DECORATIVE SHUTTERS

NORTH ELEVATION



SOUTH ELEVATION

Elevations

Part Lot 24,
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Attachment 6

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