

COMMITTEE OF THE WHOLE JUNE 19, 2006

**SITE DEVELOPMENT FILE DA.05.057
BRUNO LISI**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES Site Development File DA.05.057 (Bruno Lisi) to permit the development of the subject lands shown on Attachment #1 with a condominium complex consisting of a 5 storey, 102 unit residential apartment building, 14 semi-detached units and 1 detached unit, as shown on Attachment #2, subject to the following conditions:
 - a) That prior to the registration of the site development agreement:
 - i) the final site plan, elevation plan, landscape plan, and landscape cost estimate shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and required road widenings shall be approved by the Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied; and,
 - iv) the Owner shall submit a Noise Study to the satisfaction of the Engineering Department;
 - b) That the site development agreement contain the following provisions:
 - i) snow removal and garbage pick-up shall be privately administered and shall be the responsibility of the Condominium Corporation;
 - ii) the Owner shall agree to provide the necessary easements (vehicular, pedestrian, maintenance, etc.) for the adjacent westerly lands to the satisfaction of the City;
 - iii) the appropriate warning clauses shall be inserted into all offers of purchase or agreements of sale and lease for each dwelling unit warning the prospective purchasers or tenants of the existing westerly industrial uses, industrial and railway noise, and that garbage pick-up and snow removal will be privately administered; and,
 - iv) ~~the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu~~ of the dedication of parkland equivalent to a fixed unit rate prior to issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, to the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
2. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"IT IS HEREBY RESOLVED THAT Site Development File DA.05.057 (Bruno Lisi) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 31 residential units."

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application to permit the development of the subject lands shown on Attachment #1, with a condominium complex consisting of a 5 storey, 102 unit residential apartment building, (Phase 2), 14 semi-detached units and 1 single detached unit (Phase 1) as shown on Attachment #2. A total of 198 parking spaces are proposed of which 146 spaces are located in the underground parking garage. The pertinent site statistics are as follows:

Site Area =	0.88ha
Apartment GFA =	11,675m ²
<u>15 Residential Units GFA =</u>	<u>2,805m²</u>
Total Gross Floor Area =	14,480m ²
Parking Provided =	198 spaces
Parking Required =	209 spaces

Background - Analysis and Options

The subject lands shown on Attachment #1 represent an assembly of four residential lots, which are located on the west side of Kipling Avenue, north of Woodbridge Avenue, being Lots 10, 11 and 12 on Plan 546, in Lots 7 and 8, Concession 8 (8018, 8026, 8032 and 8048 Kipling Avenue), City of Vaughan. The consolidated landholding has a lot area of 0.88ha and is currently developed with two detached residential dwellings, which are proposed to be demolished.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan), and zoned R3 Residential Zone and M1 Restricted Industrial Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential dwellings (R3 Residential Zone), existing industrial uses (M1 Restricted Industrial Zone)
- South - existing residential dwellings (R3 Residential Zone)
- East - Kipling Avenue; existing residential dwellings (R3 Residential Zone); open space (OS2 Open Space Park Zone)
- West - existing CPR railway line (M3 Transportation Industrial Zone), existing industrial uses (M2 General Industrial Zone)

Ontario Municipal Board (OMB)

On November 25, 2005, the Owner appealed their Official Plan and Zoning By-law Amendment Applications (Files OP.05.011 and Z.05.019), and Site Development Application (File DA.05.057, which is the subject of this report) to the Ontario Municipal Board (OMB) pursuant to Sections 22(7), 34(11) and 41(12) of the Planning Act, respectively, on the basis that Council failed to make a decision respecting the subject applications within the time frames stipulated under the

Act. An OMB pre-hearing was held on April 12, 2006, to deal with preliminary and procedural matters and to inform the Board that the City and the applicants have been working together to generate an acceptable plan.

On April 24, 2006, Council endorsed the Official Plan and Zoning By-law Amendment applications to redesignate and rezone the subject lands to permit the development of the subject lands in the manner shown on Attachment #2. Should the OMB approve File OP.05.011, the subject lands will be redesignated from "Medium Density Residential" to "High Density Residential". Also, should the OMB approve File Z.05.019, the subject lands will be rezoned from R3 Residential Zone and M1 Restricted Industrial Zone to RA2 Apartment Residential Zone. An OMB hearing has been scheduled for June 26 to June 29, 2006.

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended as by OPA #356 (Kipling Avenue Corridor Plan), which does not permit the proposed development. As noted earlier, a related Official Plan Amendment Application to implement the proposed "High Density Residential" development at a maximum permitted net density of 132 units/ha was endorsed by Council, for approval by the Ontario Municipal Board at the upcoming Hearing.

Zoning

The subject lands are zoned R3 Residential Zone and M1 Restricted Industrial Zone by By-law 1-88, as shown on Attachment #1. A Zoning By-law Amendment Application (File Z.05.019) to rezone the subject lands to RA2 Apartment Residential Zone and to provide the necessary exceptions to permit the proposed development was endorsed by Council on April 24, 2006. A portion of the site which includes the apartment building (Phase 2) is to be zoned with the addition of the Holding Symbol "(H)" until such time as sanitary servicing capacity is available. Currently servicing allocation has been reserved for only 31 units, which will allow for the development of Phase One, composed of single and semi-detached dwelling units.

Site Design

The proposed site plan as shown on Attachment #2 includes a total of 117 residential units, comprised of 102 apartment units, 14 semi-detached units, and 1 single detached unit, all located within a condominium complex. The 15 residential lots are proposed along the north portion of the site with frontage on a private driveway and access to Kipling Avenue. The residential apartment building is located on the southerly two-thirds of the site and is centred by a large landscaped amenity space area. A main driveway from Kipling Avenue serves the entire condominium complex and provides the opportunity for a future extension into the adjacent property to the west, should the CPR lands be rezoned to residential. The parking area is primarily located below ground with the exception of some surface visitor parking for the apartment building and individual driveways for the single and semi-detached units. A Historical monument is proposed along Kipling Avenue to pay respect to the former Woodbridge School site.

The applicant will be providing the City with a 3m road widening, along Kipling Avenue, which will result in a minimum front yard of approximately 0.4m along Kipling Avenue, but only for a portion of the apartment building. The remainder of the frontage is designed with an open space amenity feature. As a result of this road widening a 0m lot line is also proposed for the westerly semi-detached unit where it abuts a vacant parcel of land. These exceptions will have to be included in the implementing zoning by-law.

Parking and Access

The site plan proposes 198 parking spaces to serve the apartment building, semi-detached and detached dwelling units. The majority of the parking spaces for the apartment building are located in a shared underground garage, with 22 visitor spaces located above grade, including 3 handicapped spaces and 2 lay-by spaces. The semi-detached and single-detached units utilize individual private garages and driveways. Based on the residential parking standards of By-law 1-88, the required parking for the proposed development is calculated as follows:

Apartment Building (102 units@1.5 spaces) =	153 spaces
Apartment Visitor Parking (102 units @ 0.25 spaces/unit) =	26 spaces
Semi-detached and Detached units (15 units@ 2 spaces/unit) =	<u>30 spaces</u>
Total Parking Required =	209 spaces

Based on the calculation above, the condominium complex is deficient by 11 parking spaces. The Owner originally submitted a parking study for a previous development proposal with a parking deficiency of 25 spaces, which was reviewed and determined to be acceptable by the Engineering Department. The Engineering Department has indicated that they have no additional concerns with the current deficiency.

The proposed site plan shown on Attachment #2 identifies one access driveway on Kipling Avenue leading into the site, to an underground parking garage, private driveways, central pick-up area and drop-off location. The driveway has been designed to facilitate potential connection opportunities with the adjacent lands to the west through the CPR spur line, south to Woodbridge Avenue, provided the CPR lands are redesignated and rezoned to residential, to allow for compatible development that is consistent with the subject lands. The underground and surface parking areas are all accessible via a driveway ramp and are all located away from Kipling Avenue. It should be noted that a 3m x 5.8m parking stall size is proposed, whereas the By-law requires a minimum 2.7m x 6m parking stall. The proposed depth of the parking stall of 5.8m has been approved by the City for other site developments, and is acceptable for inclusion in the implementing zoning by-law. The necessary easements shall be provided in the site development agreement in favour of the adjacent westerly landowner in order to maintain opportunity for future vehicular and pedestrian connectivity.

Building Elevations

The elevations for the proposed apartment building are shown on Attachments #5 and #6. The L-shaped, 5-storey building will be constructed using a combination of brick, stone and stucco as the main wall cladding, glazing for the windows, and incorporating balconies trimmed with decorative columns that will interrupt each façade. Architectural moulding and decorative metal railings provide additional enhancement to the overall appearance of the building. The building is designed with a mansard type roof that incorporates the 5th floor giving the building a lower appearance. The proposed building height is approximately 13.4m at its highest point. The mansard roof is asphalt shingled, and is expected to match the overall colour scheme of the building.

The proposed typical elevations for the semi-detached dwelling units and single detached dwelling unit are shown on Attachment #7. These units are proposed to be 2-1/2 to 3 storeys in height with a mansard type roof design incorporating a living area. The structures are constructed using a combination of reddish clay brick and a lighter tone decorative stone cladding. The elevation is similar in appearance to the apartment building. Additional architectural detail is proposed on the front and rear elevations (south and north, respectively) and an upgraded

flankage elevation will be required for the single detached unit abutting Kipling Avenue, as shown on Attachment #7.

The design of these single and semi-detached structures incorporates attributes from the main 5-storey apartment building utilizing similar construction material and architectural elements such as roofline and decorative railing.

The preliminary building elevations will require further review, and it is recommended that the Owner submit coloured elevations and material samples in order for the Development Planning Department to finalize its review.

Additional detail requirements to complement the building elevations such as a landscape planting plan, entrance feature, decorative fence, and schoolhouse monument details, paving details, and a lighting plan, should also be submitted for review and approval by the Development Planning Department.

Landscaping

The proposed landscape plan shown on Attachment #3 consists of a mixture of deciduous trees and shrubbery along the periphery of the site and around the apartment building. A tree line comprised of coniferous trees is proposed along the southern lot line to provide a buffer to the residential property to the south. The tree line continues along the western lot line abutting the unused CPR spur line and is interrupted intermittently by planting beds comprised of an array of perennials and ornamental grasses. The majority of the landscaped area is concentrated in the amenity open space that is provided adjacent to Kipling Avenue.

The amenity space has been designed in a park like manner with concrete walkways leading to various leisure facilities. The main focal point is an historical monument constructed to pay respect to the old Woodbridge School site. Other facilities such as benches, decorative sculptures, patios and flowering beds are provided. The amenity area is to be used by the residents of the entire condominium development with public accessibility to the historical monument. The historic monument structure should be complemented with additional surrounding masonry piers at the corners and metal grillwork in between, and the landscape treatment should extend to the curb on Kipling Avenue, and to include additional streetscape elements such as paving, street trees and decorative lighting. A typical street planting scheme has been proposed along Kipling Avenue and in front of the semi-detached units.

A wood privacy fence is proposed along the south, west, and north lot lines, while a decorative wrought iron fence with pillars is proposed along the Kipling Avenue frontage. In addition the wood privacy fence along the southern lot line the applicant has proposed a tree line of mature columnar pines for the purpose of buffering. The appropriate buffering treatment will have to be reviewed and approved by the Development Planning Department.

Parkland Dedication

The applicant is required to pay to the City, prior to the issuance of a building permit, cash-in-lieu of parkland dedication equivalent to a fix unit rate in accordance with the Planning Act and City of Vaughan Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

Services

The Engineering Department has indicated that a 3.0m road widening is required along the Kipling Avenue frontage. The final site servicing and grading plans, stormwater management report and road widenings, shall be approved to the satisfaction of the Engineering Department. Garbage and snow removal will be privately administered by the Condominium Corporation, and

will be identified in the implementing site plan agreement in all offers of purchase and agreements of sale and lease by the Owner.

Allocation

The Engineering Department has indicated that the development is located within the Woodbridge Sanitary Service Area. In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity for Site Development Application File DA.05.057 has been reserved for a total of 31 residential units. The reservation shall automatically be revoked after a period of one year in the event that the Site Plan Agreement has not been executed within this time.

A resolution has been included in the recommendation section of this report to confirm this formal allocation, which will facilitate the development of the single and semi-detached dwelling units at this time. Once allocation is available for the apartment building, the Holding provision can be removed from the site to allow for this development.

Public Works Department

The Public Works Department has considered the proposed development and the request for municipal waste collection services and has indicated that the City will not be providing waste collection services at the above site. The "Owner" is responsible for securing a private company to provide collection services. A condition to this effect has been included in the recommendation section of this report.

Finance Department

The Finance Department has indicated that City, Regional and Educational development charges will be required to be paid to the City of Vaughan at the prevailing rate at the time of building permit issuance in accordance with the Development Charge By-law's in effect at that time.

Canadian Pacific Railway (CPR)

The CPR continues to maintain that the rear yard setback abutting their spur line is not acceptable and will impede development of their lands. In addition, they would like to ensure that provision providing for connectivity are provided for in the future.

The rear yard setback abutting the unused CPR Spur Line is approximately 4m at the nearest point of the building and 0m for a portion of the westerly semi-detached unit. The development currently abut a vacant parcel of land not being used by the CPR. The incorporation of this parcel could provide additional amenity to the rear yards, provided the lands are determined to be suitable for residential development, and are designated and rezoned to residential in the future. Also, the proposed site plan provides for a future residential road connection to the CPR lands. The CPR lands are zoned M3 Transportation Industrial Zone to facilitate the rail line, and any industrial development is unlikely as a minimum 150m setback must be provided to a Residential Zone.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the related Official Plan and Zoning By-law Amendment Applications that have

been endorsed by Council, the comments provided by City Departments and external public agencies, and the surrounding area land use context. The Development Planning Department is satisfied that the proposed infill development is an appropriate form of development for the area from a land use and built form perspective. However, prior to final approval by the Ontario Municipal Board, the necessary consultant reports and detailed design plans as identified in this staff report, must be submitted and approved by the City. Accordingly, the Development Planning Department can support the Site Development Application, subject to the recommendations in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Underground Parking Plan
5. Conceptual Condominium Apartment Elevations (West, South, North, East)
6. Conceptual Condominium Apartment (Interior East and North)
7. Conceptual Single and Semi-Detached Elevations

Report prepared by:

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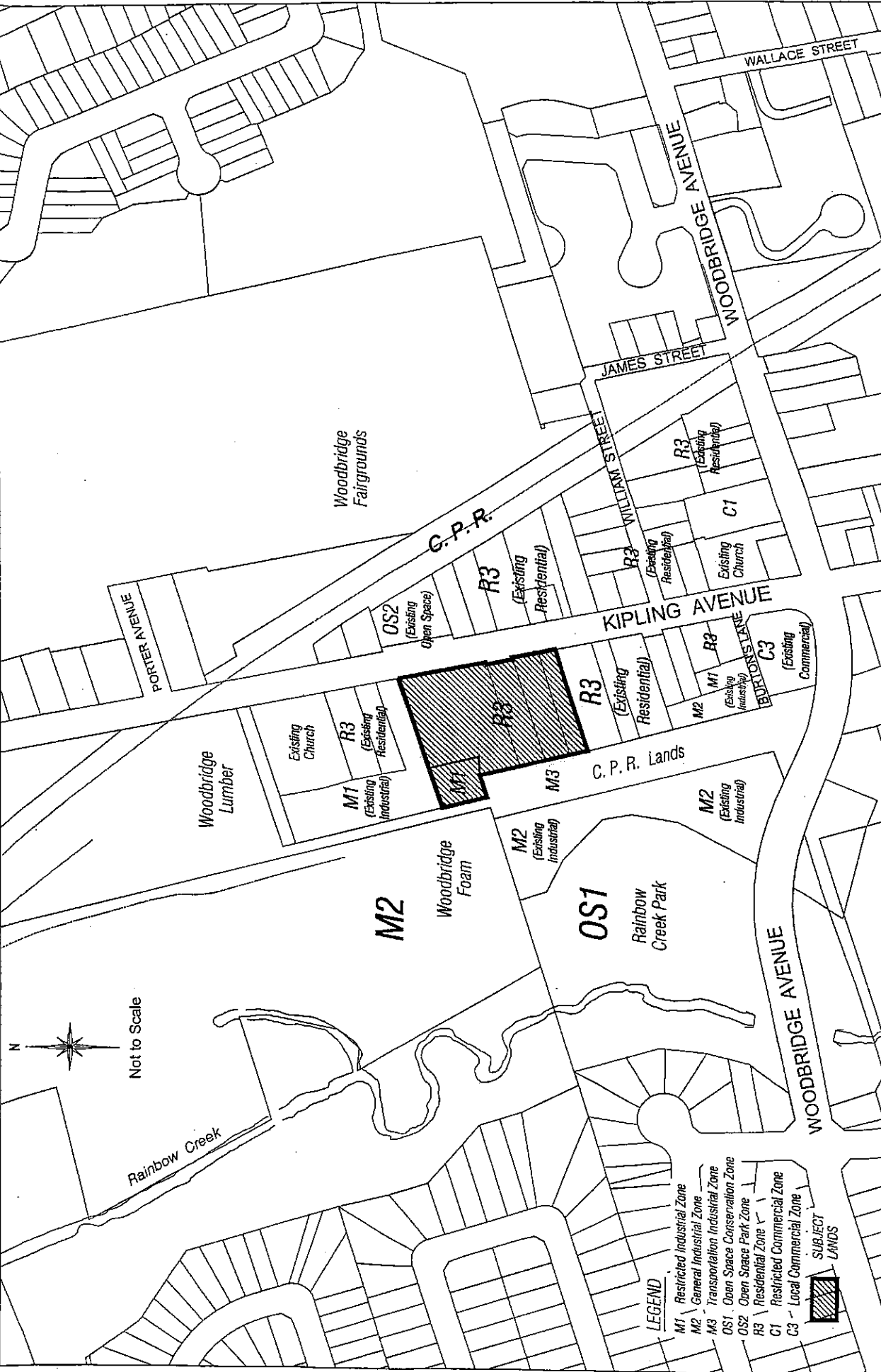
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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- LEGEND**
- M1 Restricted Industrial Zone
 - M2 General Industrial Zone
 - M3 Transportation Industrial Zone
 - OS1 Open Space Conservation Zone
 - OS2 Open Space Park Zone
 - R3 Residential Zone
 - C1 Restricted Commercial Zone
 - C3 Local Commercial Zone
 - SUBJECT LANDS

Location Map

Part of Lots 7 & 8,
Concession 8

APPLICANT:
BRUNO LISI

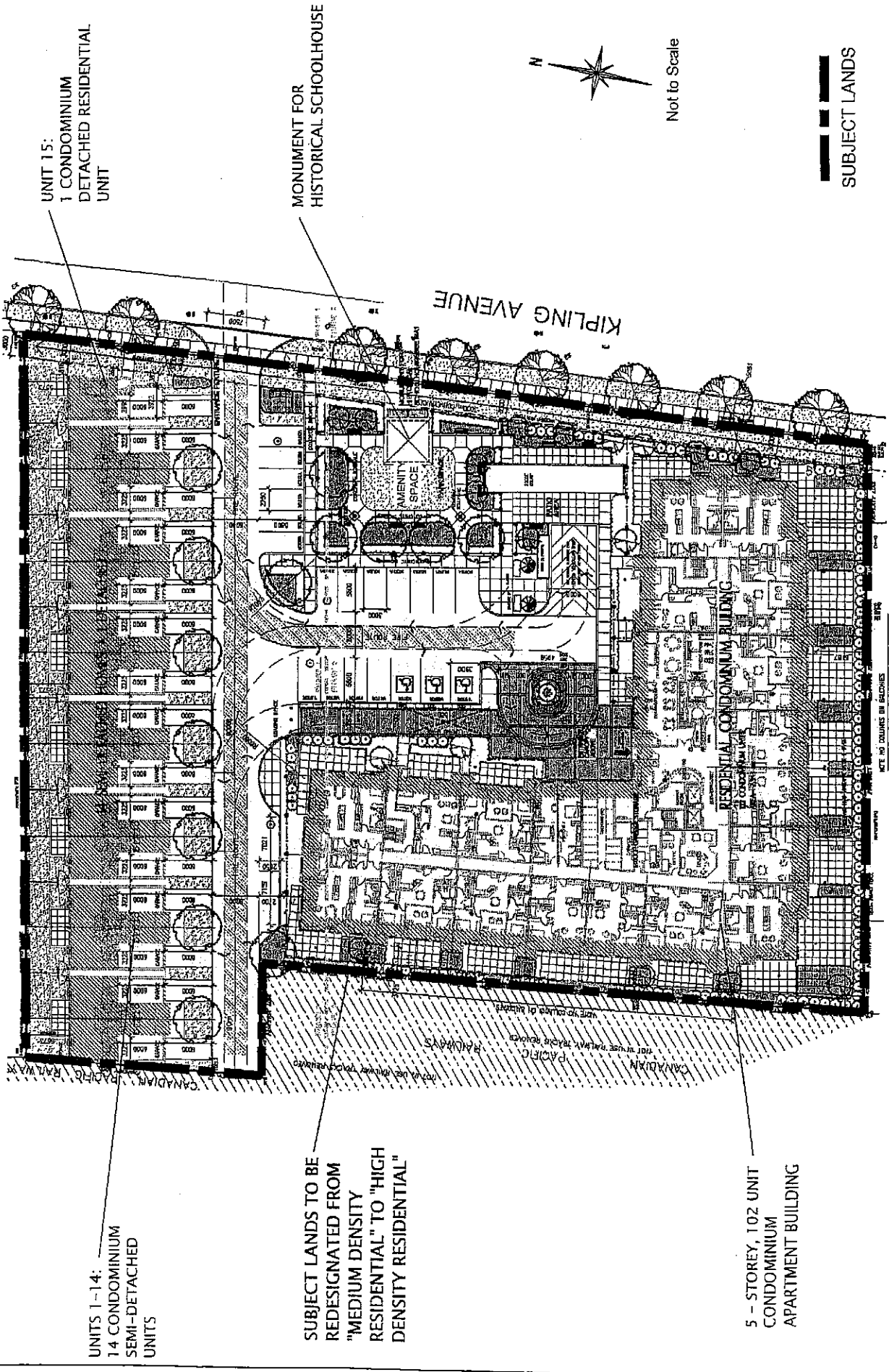
HA/DP/VA1 ATTACHMENTS/VA/VA05.057



Development Planning Department

Attachment 1

FILE No.:
DA.05.057
RELATED FILES:
OP.05.011 & Z.05.019
May 30, 2006



Attachment 2

FILE No:
DA.05.057
RELATED FILES:
OP.05.011 & Z.05.019
June 1, 2006

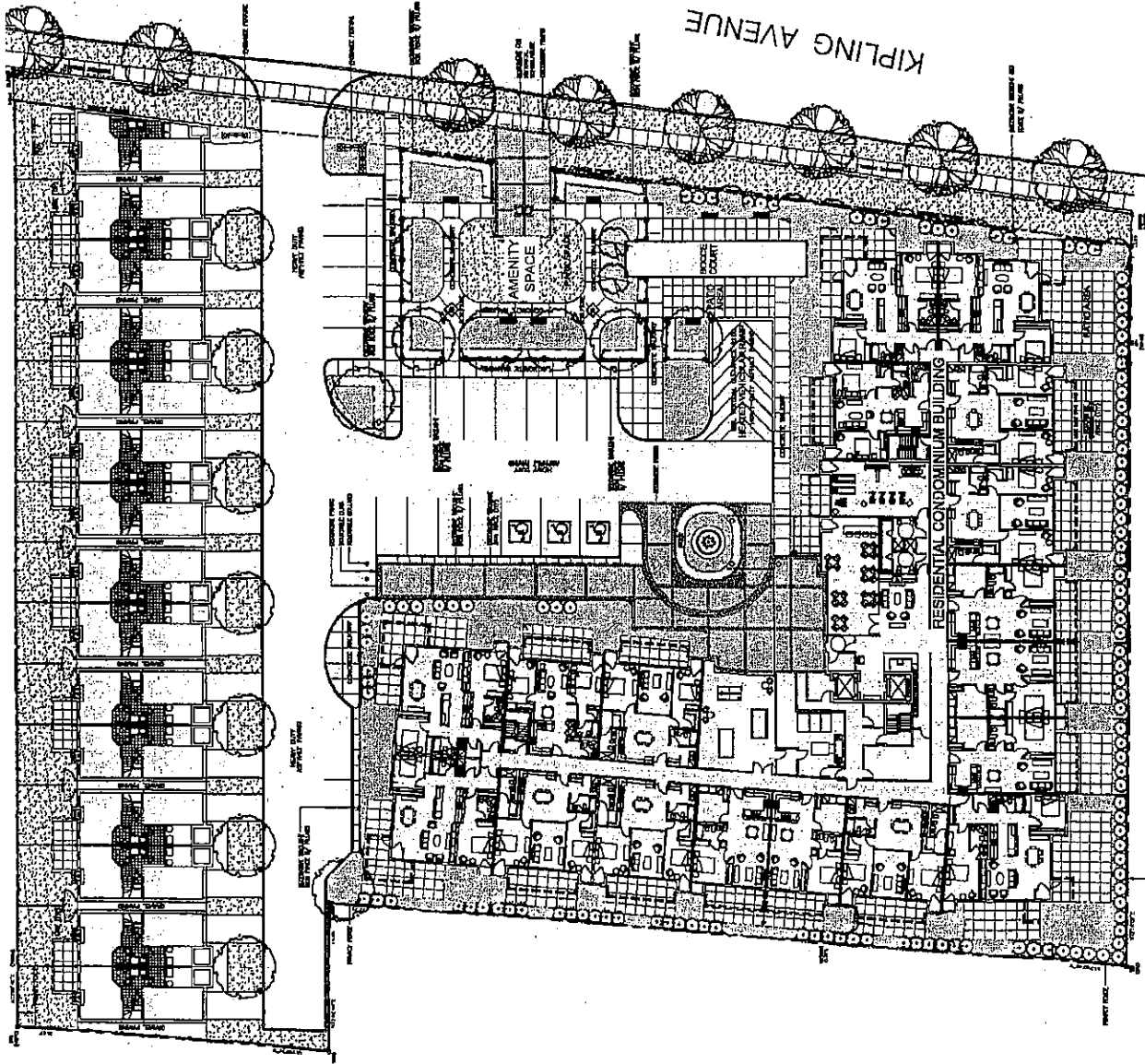
City of Vaughan

Development Planning Department

Site Plan

Part of Lots 7 & 8,
Concession 8
APPLICANT:
BRUNO LISI

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Not to Scale

Landscape Plan

Part of Lots 7 & 8,
Concession 8

APPLICANT:
BRUNO LISI

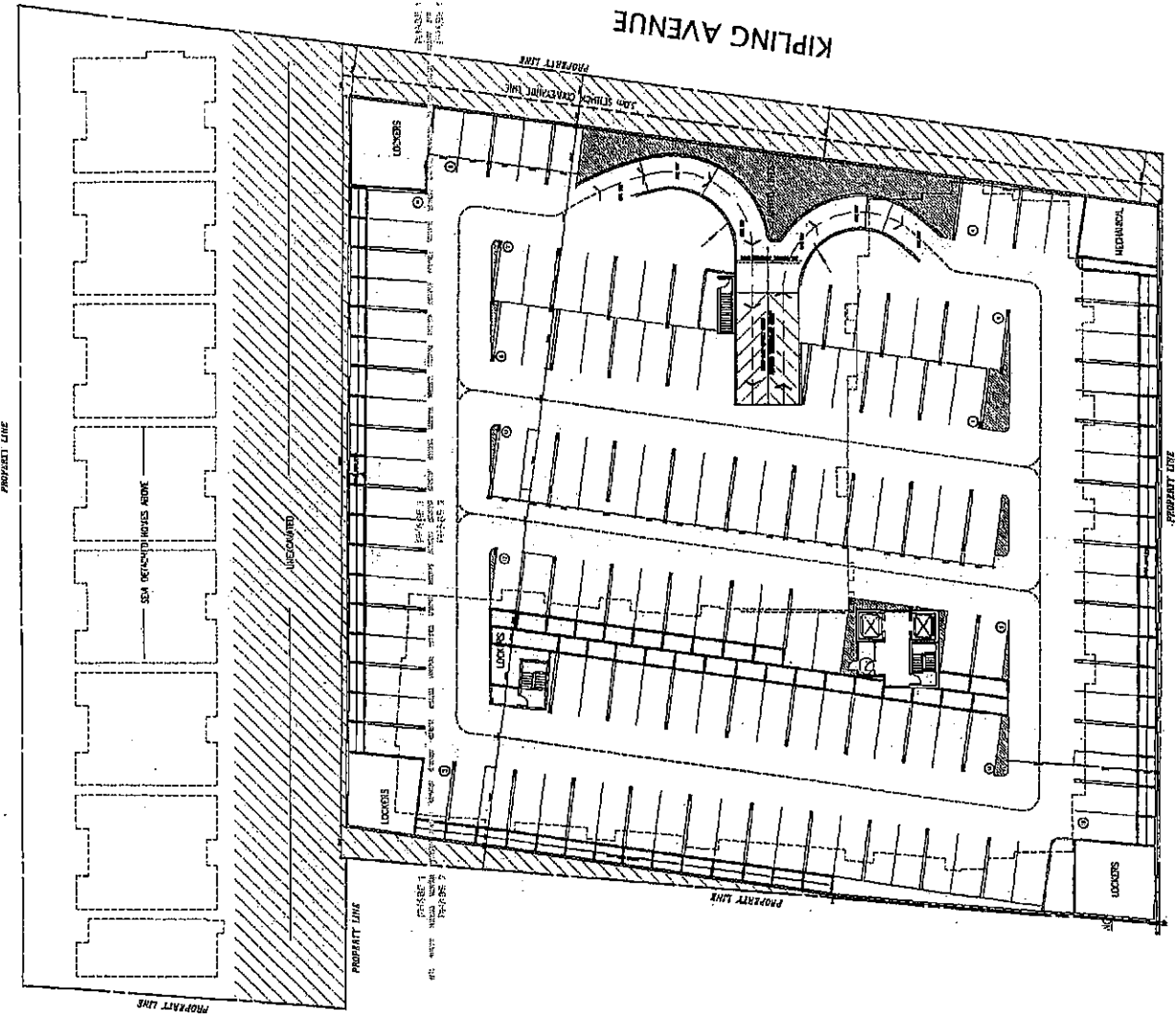
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Attachment 3

FILE No:
DA.05.057
RELATED FILES:
OP.05.011 & Z.05.019
June 1, 2006

City of
Vaughan

Development Planning Department



Not to Scale

Underground Parking Plan

APPLICANT:
BRUNO LISI

Part of Lots 7 & 8,
Concession 8

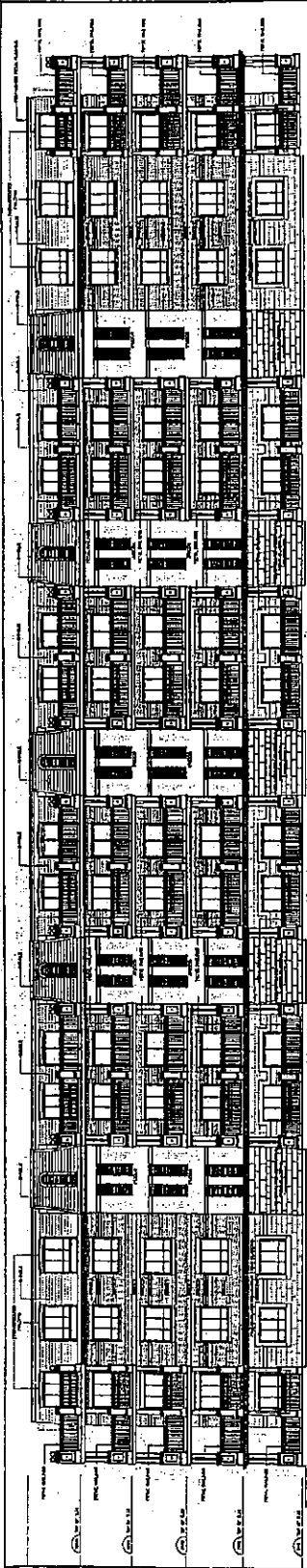
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City of Vaughan

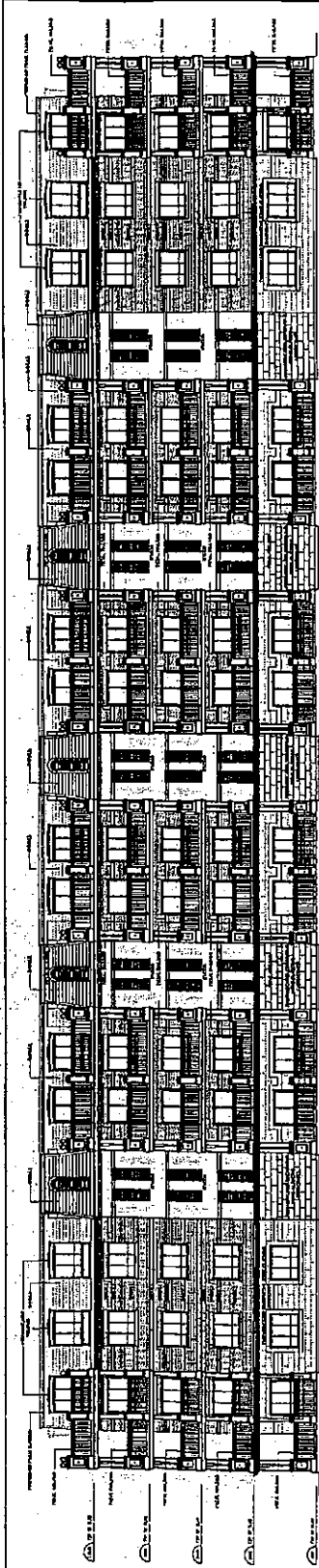
Development Planning Department

Attachment 4

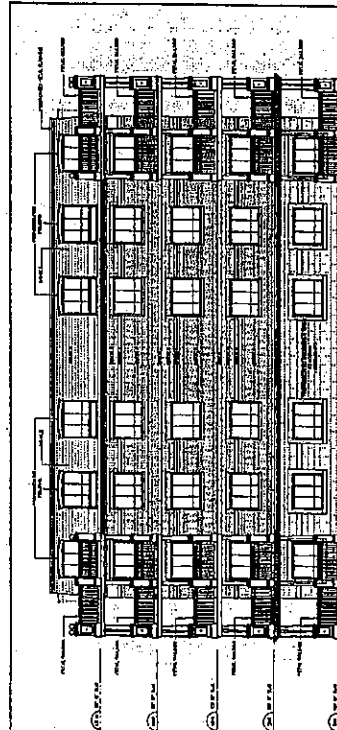
FILE No:
DA.05.057
RELATED FILES:
OP.05.011 & Z.05.019
June 1, 2006



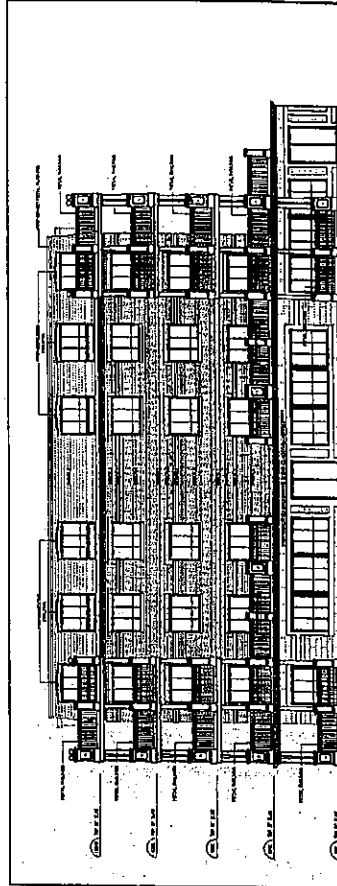
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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**Conceptual Condominium
Apartment Elevations**

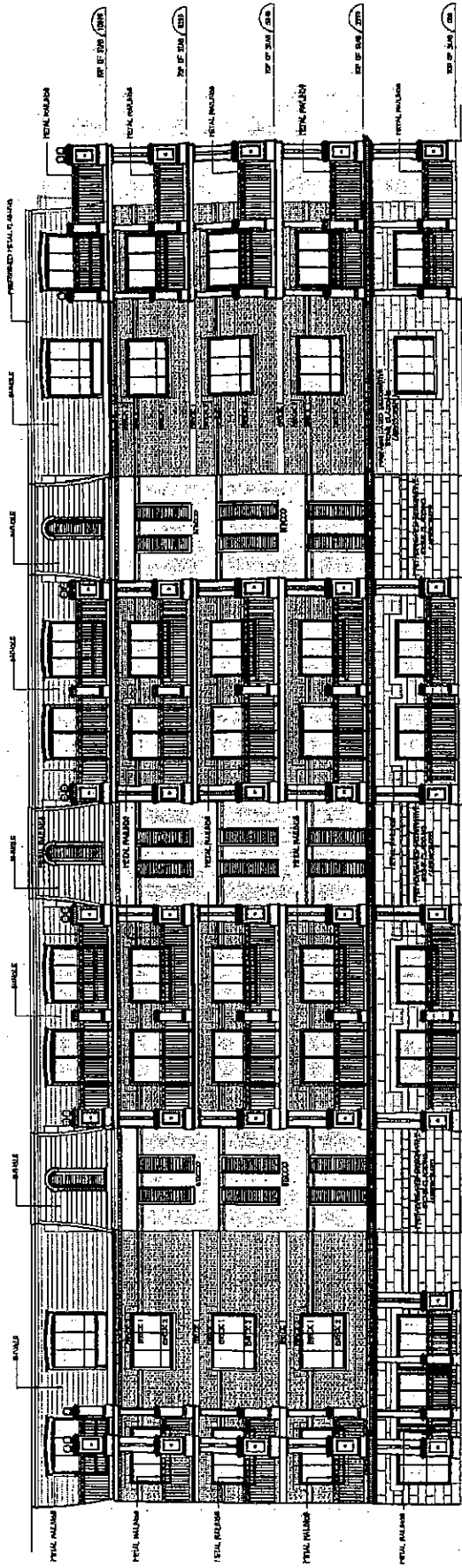
APPLICANT:
BRUNO LISI
Part of Lots 7 & 8,
Concession 8

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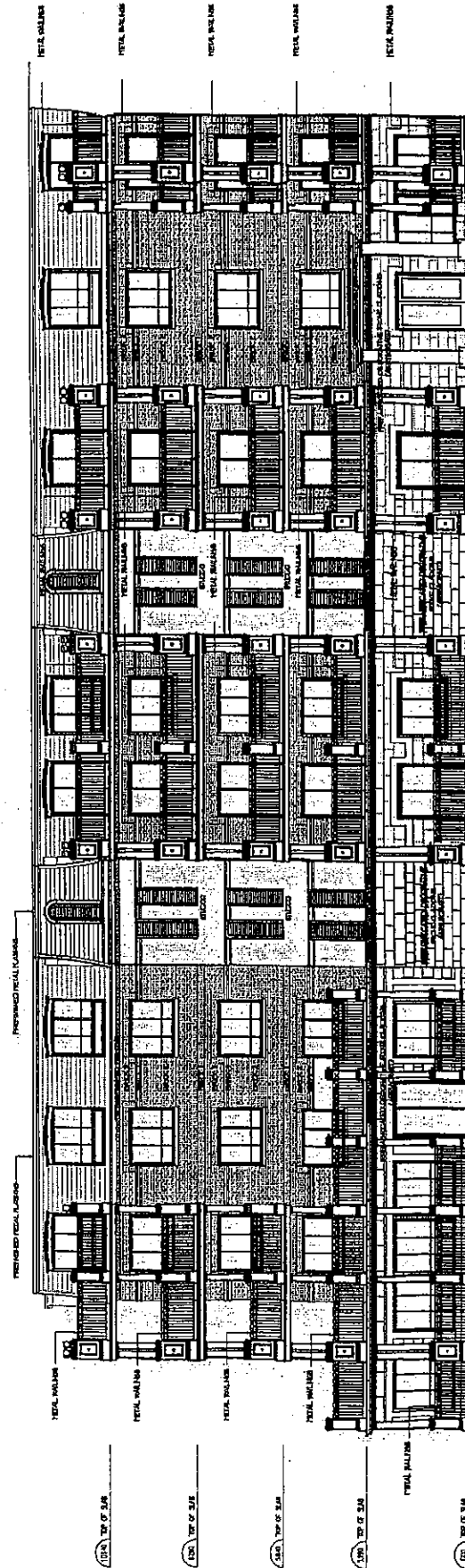
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FILE No:
DA.05.057
RELATED FILES:
OP.05.011 & Z.05.019
June 1, 2006

**City of
Vaughan**

Development Planning Department



INTERIOR EAST ELEVATION



INTERIOR NORTH ELEVATION

Not to Scale

**Conceptual Condominium
Apartment Elevations**

APPLICANT:
BRUNO LISTI

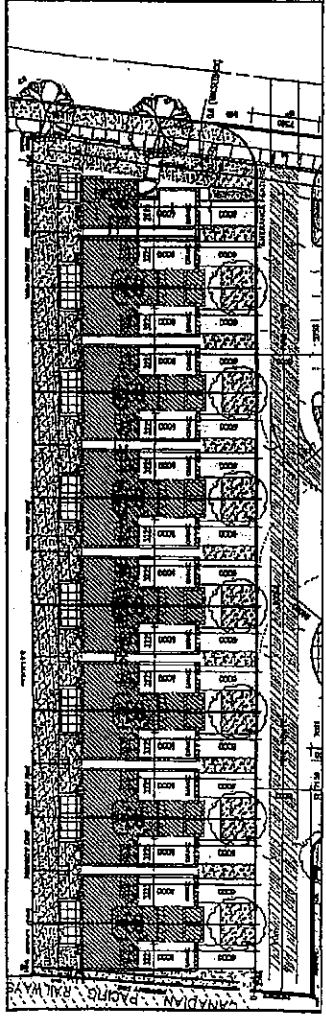
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City of
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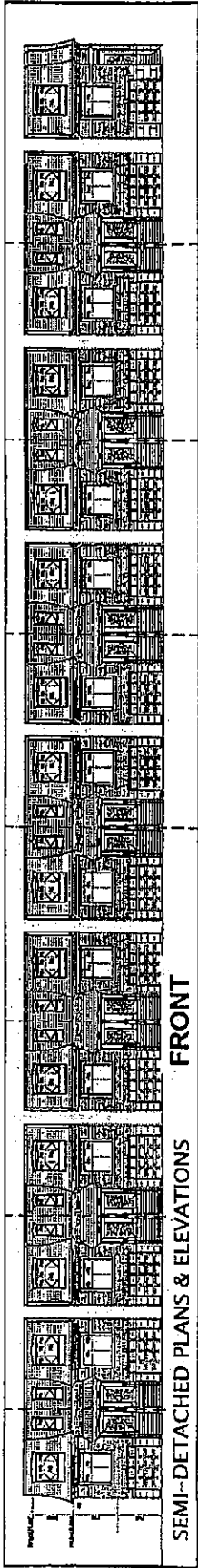
Development Planning Department

Attachment 6

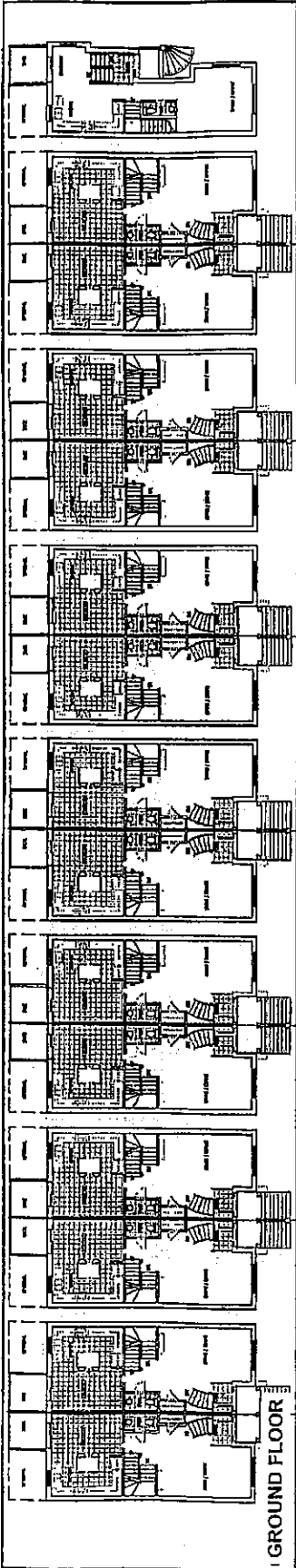
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June 1, 2006



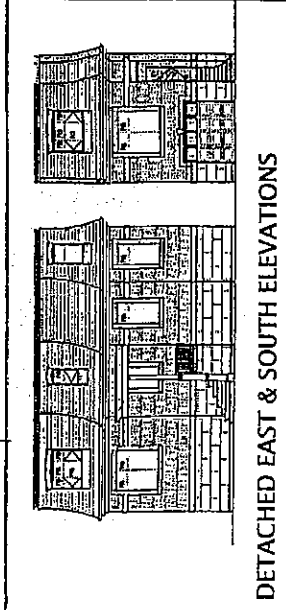
SITE LAYOUT



SEMI-DETACHED PLANS & ELEVATIONS FRONT



GROUND FLOOR



DETACHED EAST & SOUTH ELEVATIONS

Not to Scale

Conceptual Condominium Single & Semi-Detached Elevations



Development Planning Department

Attachment 7

FILE No: DA.05.057
 RELATED FILES: OP.05.011 & Z.05.019
 June 1, 2006

Part of Lots 7 & 8,
 Concession 8

APPLICANT:
 BRUNO LISI