

**COMMITTEE OF THE WHOLE JUNE 15, 2010**

**ZONING BY-LAW AMENDMENT FILE Z.10.016  
SITE DEVELOPMENT FILE DA.08.078  
2088756 ONTARIO LIMITED  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.016 (2088756 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to remove the Holding Symbol "(H)" on the subject lands zoned RM2 (H) Multiple Residential Zone as shown on Attachment #2.
2. THAT Site Development File DA.08.078 (2088756 Ontario Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 10 freehold townhouse dwelling units accessed by a private common element road as shown on Attachments #3, #4, #5 and #6, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the landscape plan shall be revised to properly screen the common element road from neighbouring properties to the satisfaction of the Vaughan Development Planning Department; and,
    - iii) the final site servicing and grading plans, and storm water management, geotechnical and noise reports shall be approved by the Vaughan Engineering Department.
3. THAT Council pass the following resolution with respect to the allocation of servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.08.078 (2088756 Ontario Limited) be allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 10 residential units subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available."
4. THAT the Owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy."

**Contribution to Sustainability**

The Owner has advised that the proposed development will incorporate the following sustainable building and site development features:

- i) high-efficiency gas furnace;
- ii) low-E Argon glass filled vinyl windows;
- iii) insulated demising/party walls;
- iv) sprayed urethane foam insulation in ceiling space above garage;

- v) water conserving plumbing fixtures; and,
- vi) upgraded R-20 insulated exterior wall construction.

### **Economic Impact**

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

### **Communications Plan**

On June 4, 2010, a notice of this Committee of the Whole meeting was sent to the Owners of properties that abut the subject lands and to those individuals who had either appeared as a deputant at the Public Hearing (September 18, 2006) for the related Official Plan (File OP.06.022) and Zoning By-law (File Z.06.049) Amendment Applications, or had requested notice of this meeting.

### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.10.016) to remove the Holding Symbol "(H)" on the subject lands zoned RM2(H) Multiple Residential Zone.
2. A Site Development Application (File DA.08.078) to permit the development of 10 freehold townhouse dwelling units (to be comprised of a 4-unit block and 6-unit block) accessed by a private common element road as shown on Attachments #3, #4, #5 and #6.

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

#### **Location**

The 0.21 ha subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113 (8441 Islington Avenue), in Part of Lot 10, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #2.

#### **Official Plan and Zoning**

The subject lands are designated "Medium Density Residential" by site-specific OPA #692, and are zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1309).

On June 23, 2008, Vaughan Council approved Official Plan Amendment File OP.06.022 (2088756 Ontario Limited) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 freehold townhouse dwelling units on a private common element road. The site-specific OPA #692 was adopted by Vaughan Council on June 23, 2008, and is in full force and effect.

On June 23, 2008, Vaughan Council approved Zoning By-law Amendment File Z.06.049 (2088756 Ontario Limited) to rezone the subject lands from R2 Residential Zone to RM2 (H) Multiple Residential Zone with a Holding Symbol "(H)", with the following exceptions to facilitate the development of 10 freehold townhouse dwelling units accessed by a common element road:

- i) permit a building or structure without frontage on a public street, whereas frontage on a public street is required;
- ii) a minimum landscape strip width of 1.4 m directly north of Building "A" and 2.53m adjacent to a portion of the north property line, whereas 3.0m is required;
- iii) a minimum amenity area of 87 m<sup>2</sup>/unit, whereas 90 m<sup>2</sup>/unit is required;
- iv) a minimum lot area of 200 m<sup>2</sup>, whereas 230 m<sup>2</sup> is required;
- v) a minimum front yard of 1.5 m to the covered porch, whereas 4.5 m is required (Block A only);
- vi) a minimum front yard of 1.0 m to the stairs, whereas 2.7 m is required (Block A only);
- vii) a minimum interior side yard of 0.6 m to the covered porch, whereas 1.5m is required (Block A only);
- viii) a minimum interior side yard of 0.9 m to the stairs, whereas 1.2m is required (Block A only);
- ix) a maximum building height of 12.65 m, whereas 11.0 m is permitted (Block A only); and
- x) the Holding Symbol "(H)" shall be removed from the subject lands upon servicing capacity being allocated by Council.

The implementing Zoning By-law 185-2008 was approved by Vaughan Council on June 23, 2008, and is in full force and effect.

#### Servicing Allocation and the Removal of the Holding Symbol "(H)"

On June 8, 2010, Vaughan Council will be approving the "Servicing Capacity Allocation Strategy" as recommended by the City's Engineering and Development Planning Departments. The subject site plan application (DA.08.078) was reserved servicing capacity for 10 units, from the York Sewage Servicing System and water supply capacity from the York Water Supply System, with allocation by Vaughan Council upon site plan approval. The subject staff report recommends site plan approval by the Development Planning Department, and therefore the Engineering Department recommends that Council allocate servicing capacity for 10 units to the subject lands, which will allow the Holding Symbol "(H)" to be removed. If Council concurs, the conditions to allocate and to remove the Holding provision are included in the recommendation of this report.

#### Site Plan Review

The Development Planning Department is generally satisfied that the proposed site plan, building elevations and landscape plan, shown on Attachments #3 to #6, are satisfactory and conform to the policies of OPA #692 and comply with the requirements of the RM2 Multiple Residential Zone, subject to Exception 9(1309).

The proposed site plan shows 10 freehold townhouse dwelling units (to be comprised of a 4-unit block with frontage onto Islington Avenue and an interior 6-unit block) accessed by a private common element road. The elevations for Block A incorporate white stone veneer on the main

storey of all four elevations with red brick above. The elevations for Block B include white stone veneer on the ground floor of the front elevation, and the rear elevation has been upgraded to include additional red brick detailing around the windows, and to include grills to all doors to match the grills on the windows. The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plan, and will continue to work with the Applicant to finalize the details of the proposal. In particular, attention will be given to ensure the proper screening of the common element road from the abutting properties to the north and south with additional landscaping. The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the servicing and grading plans, and storm water management, noise and geotechnical reports. The Vaughan Development Planning Department, together with other relevant City Departments, will continue to work with the Owner to finalize the details of the proposal.

The Owner will need to submit a Draft Plan of Condominium (Common Elements) Application in order to create the proposed common element road, for review and consideration by City of Vaughan Departments and Vaughan Council.

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

The TRCA has no objections to the applications and advises that a TRCA Permit pursuant to Ontario Regulation 166/06 is required, prior to the start of any proposed works on the site.

#### Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

#### Regional Implications

The Owner must enter into a Regional Site Plan Agreement with the Region of York with respect to any required land conveyance and servicing works along Islington Avenue. The Owner will be required to satisfy all conditions of the Region.

#### Conclusion

Zoning By-law Amendment File Z.10.016 to remove the Holding Symbol "(H)" on the subject lands, and Site Development File DA.08.078 have been reviewed in accordance with OPA #692, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The condition for removing the Holding Symbol "(H)" will be satisfied with the approval of the site plan application, and therefore, the Vaughan Development Planning Department can support the removal of the Holding Symbol "(H)" on the subject lands, and the approval of the proposed development for 10 freehold townhouse dwelling units (to be comprised of a 4-unit block and 6-unit block) accessed by a private common element road, which is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan and complies with the Zoning By-law. Accordingly, the Development Planning Department can support the approval of both the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Block A – Islington Avenue Elevations
6. Block B – Interior Elevations

**Report prepared by:**

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Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Context Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
2088756 Ontario Limited

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The City Above Toronto

Development Planning Department

# Attachment

Files: DA.08.078  
& Z.10.016  
Related Files: OP.06.022  
& Z.06.049  
Date: June 1, 2010

1



# Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
2088756 Ontario Limited.

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The City Above Toronto

Development Planning Department

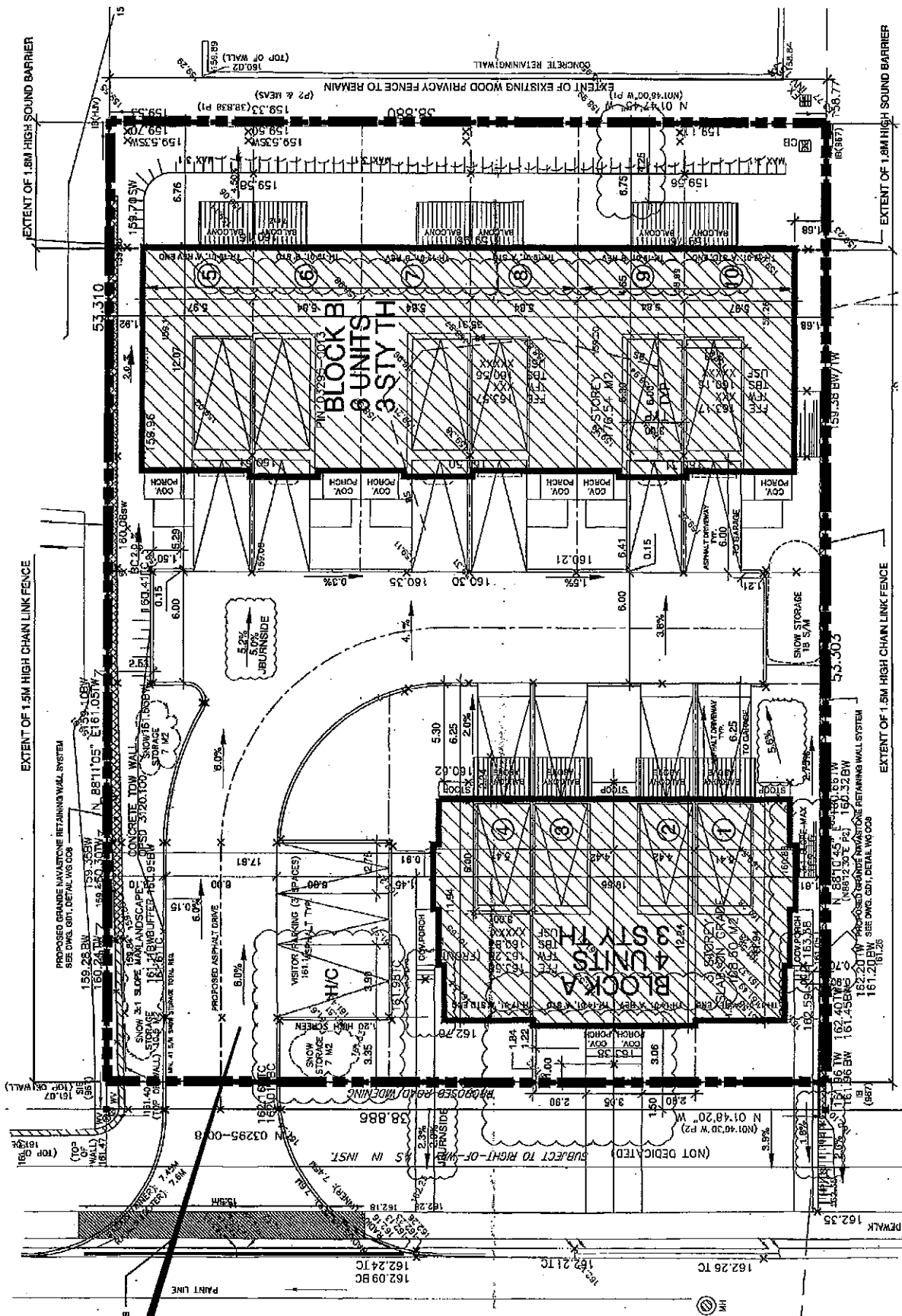
# Attachment

Files: DA.08.078  
& Z.10.016  
Related Files: OP.06.022  
& Z.06.049  
Date: June 1, 2010

# 2

Z.10.016 TO REMOVE  
 "H" HOLDING SYMBOL  
 AND DA.08.078 SITE  
 PLAN APPROVAL FOR  
 10 TOWNHOUSES ON  
 A COMMON ELEMENT  
 ROAD.

ISLINGTON AVENUE



Not to Scale

SUBJECT LANDS

# Site Plan

Location: Part of Lot 10,  
 Concession 7

Applicant:  
 2088756 Ontario Limited.



The City Above Toronto

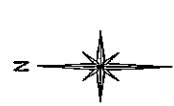
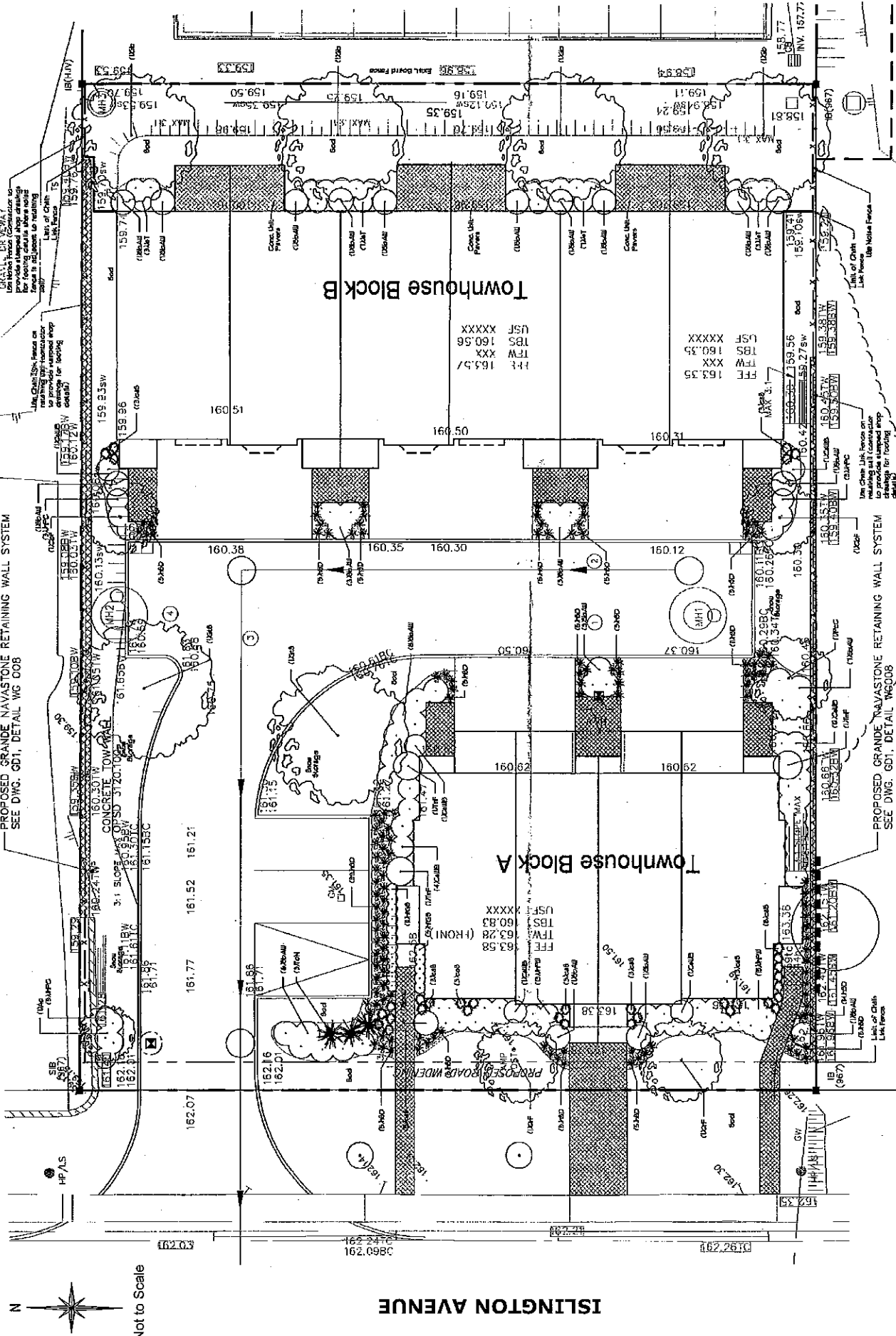
Development Planning Department

# Attachment

Files: DA.08.078  
 & Z.10.016  
 Related Files: OP.06.022  
 & Z.06.049  
 Date: June 1, 2010

# 3





Not to Scale

ISLINGTON AVENUE

# Landscape Plan

Location: Part of Lot 10,  
Concession 7

Applicant:  
2088756 Ontario Limited.

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The City Above Toronto

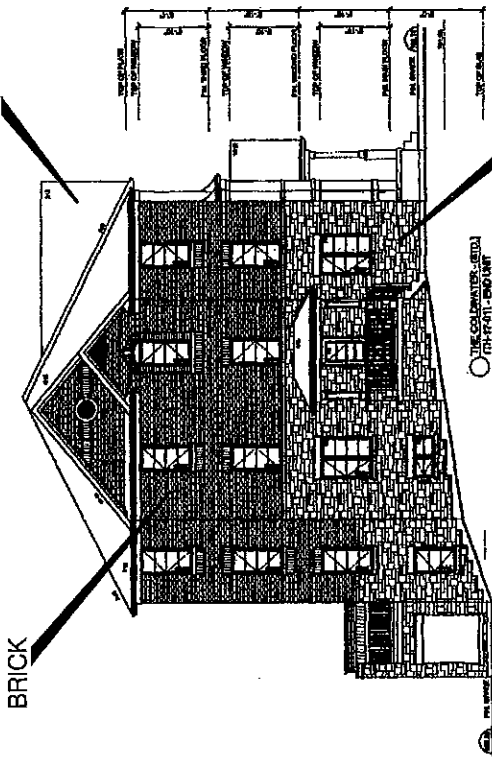
Development Planning Department

# Attachment

Files: DA.08.078  
& Z.10.016  
Related Files: OP.06.022  
& Z.06.049  
Date: June 1, 2010

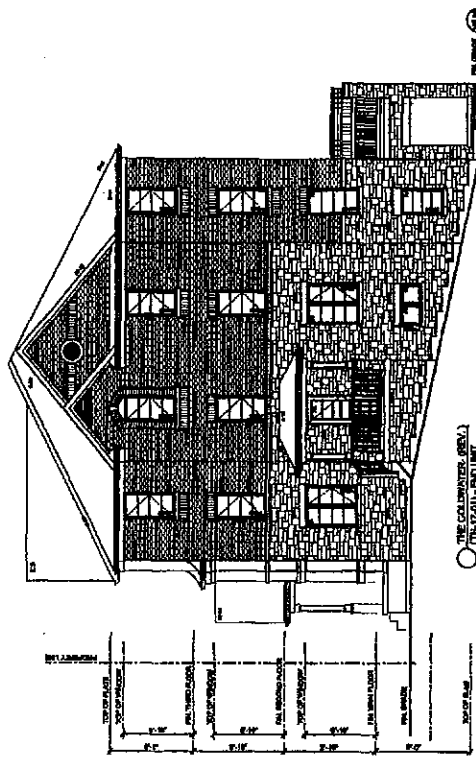
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ASPHALT SHINGLES

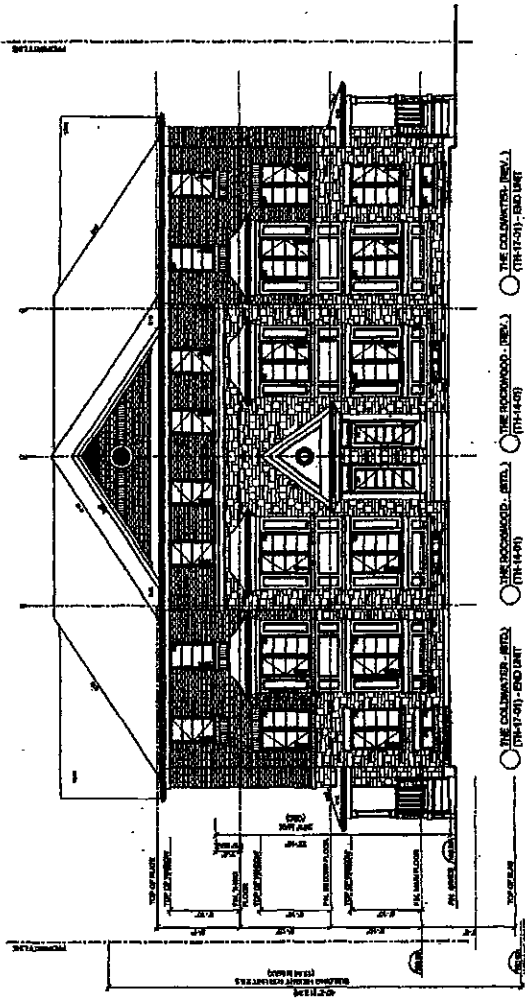


SIDE ELEVATION - BLOCK A

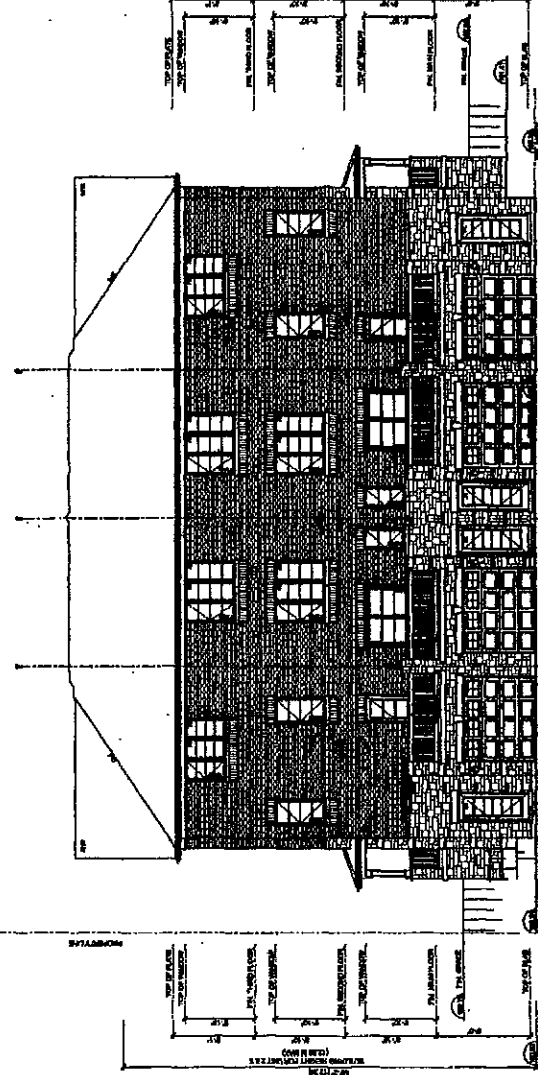
STONE



SIDE ELEVATION - BLOCK A



FRONT ELEVATION - BLOCK A (ISLINGTON AVENUE)



REAR ELEVATION - BLOCK A

Not to Scale

# Block A - Islington Avenue Elevations

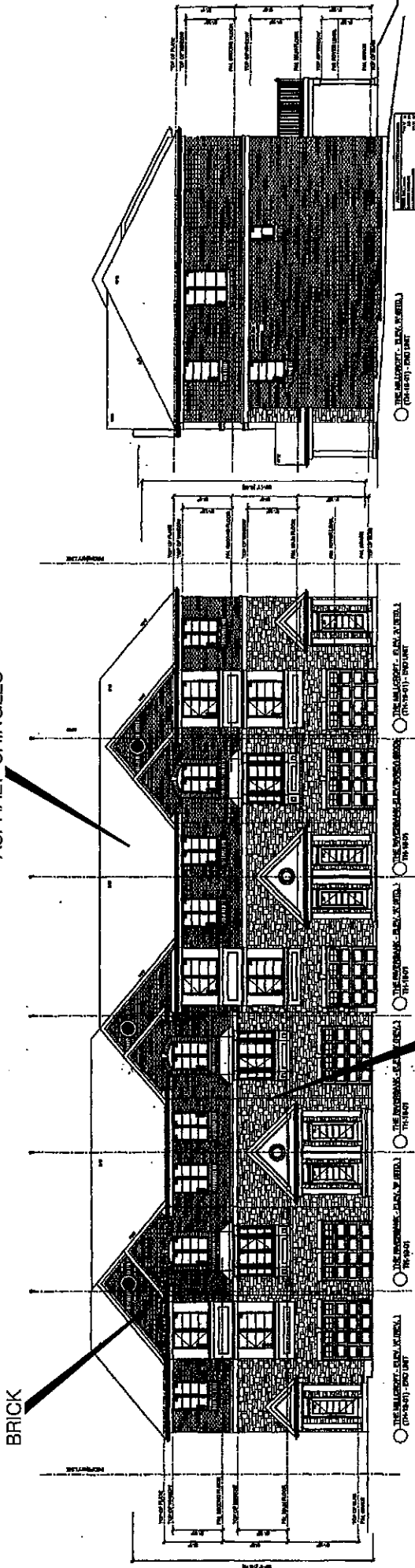


# Attachment 5

Files: DA.08.078 & Z.10.016  
Related Files: OP.06.022 & Z.06.049  
Date: June 1, 2010

Applicant: 2088756 Ontario Limited.  
Location: Part of Lot 10, Concession 7

ASPHALT SHINGLES

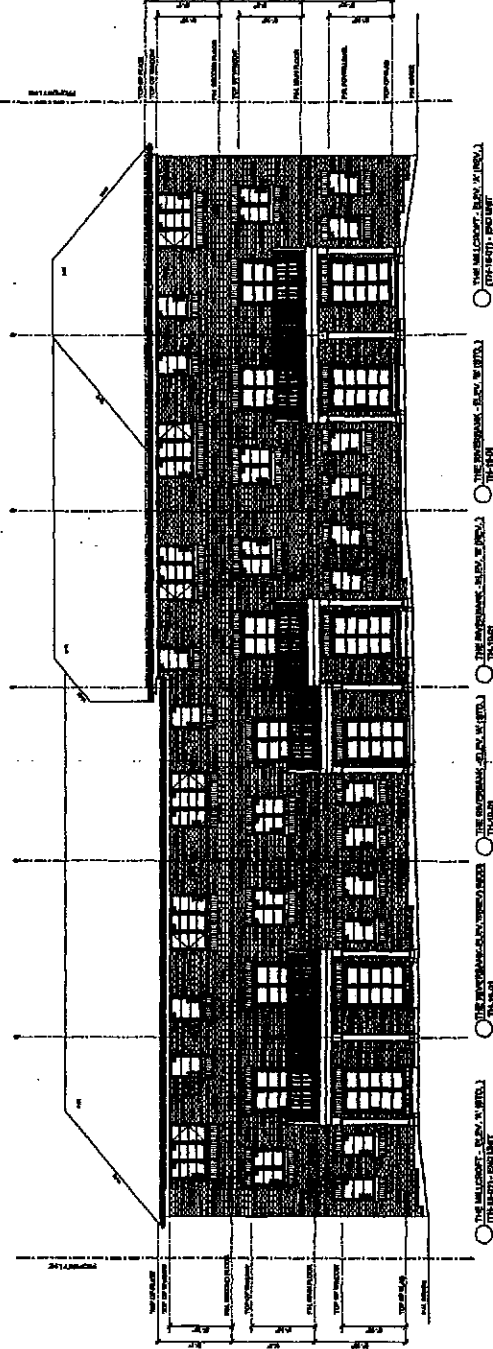


BRICK

FRONT ELEVATION - BLOCK B

STONE

SIDE ELEVATION - BLOCK B



REAR ELEVATION - BLOCK B

Not to Scale

# Block B - Interior Elevations

Location: Part of Lot 10,  
Concession 7

Applicant:  
2088756 Ontario Limited.

DATE: 11/11/11 ATTACHMENTS \DA-06-08 0765.dwg



The City Above Toronto

Development Planning Department

# Attachment

# 6

Files: DA-08.078  
& Z.10.016  
Related Files: OP.06.022  
& Z.06.049  
Date: June 1, 2010