

COMMITTEE OF THE WHOLE JANUARY 11, 2011

**OFFICIAL PLAN AMENDMENT FILE OP.08.013
ZONING BY-LAW AMENDMENT FILE Z.08.048
VINCE DI TOMMASO
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.013 (Vince DiTommaso) to amend OPA #597, specifically to redesignate the subject lands shown on Attachments #1 and #2 from "Medium Density Residential" to "High Density Residential", and to increase the maximum permitted density in the "High Density Residential" designation from 1.0 FSI to 1.53 FSI and the maximum permitted height from 5 storeys to 7 storeys to facilitate the residential apartment development shown on Attachments #3 to #6, BE REFUSED.
2. THAT Zoning By-law Amendment File Z.08.048 (Vince DiTommaso) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone (rear 13.6m) and to permit the exceptions noted in Table 1 of this report to facilitate the development of a 7-storey residential apartment building with a total of 94 residential units and an FSI 1.53 as shown on Attachments #3 to #6, BE REFUSED.
3. THAT Vaughan Council direct City Staff to attend the Ontario Municipal Board Hearing in support of the refusal of Files OP.08.013 and Z.08.048 (Vince DiTommaso) to permit a 7 storey residential apartment building with a total of 94 residential units and an FSI of 1.53 as shown on Attachments #3 to #6.

Economic Impact

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

Communications Plan

On November 12, 2010, a Notice of Public Hearing was circulated to all owners within 150m of the subject lands and to those individuals requesting notification. The notice sent out reflects the current development proposed by the applicant in this report, which is scheduled to be considered at an Ontario Municipal Board Hearing commencing on February 7, 2010. This plan proposes to redesignate the subject lands to "High Density Residential" and to increase the permitted density and height within the "High Density Residential" designation to facilitate one, 7 storey building with a Floor Space Index (FSI) of 1.53 and 94 residential units. To date, two (2) letters from area residents have been received by the Development Planning Department, and strongly opposing the proposed development applications.

At the Public Hearing on December 7, 2010, several residents spoke in opposition to the proposed development expressing the following concerns (in part):

- a) the latest proposal for 7 storeys is too dense;
- b) the traffic on Islington is too congested, and the proposed development will add to this traffic;
- c) this proposal will set a precedent for future similar intensification;
- d) the proposal should be reduced in height and density to conform with the Official Plan; and,
- e) the proposed building setback along the southern property line abutting the Montessori School is not acceptable, and the high number of units and proximity of the development to the Montessori school site access will impact the school and the safety of the children.

The Owner's agent provided a rebuttal to the residents concerns and indicated that they would be willing to re-open negotiations with the community. Council members also strongly encouraged that the parties meet to resolve the issues of height and density.

On December 14, 2010, Vaughan Council adopted the following motion (in part):

- "1) That the recommendation contained in the following report of the Commissioner of Planning (to receive the Planning report) dated December 7, 2010, be approved;
- 2) That the Ward 2 Sub-committee convene a meeting with representation from staff, the applicant, and the community, to resolve outstanding issues."

Ward 2 Sub-Committee Meeting (December 13 and 15, 2010)

Ward 2 Sub-Committee meetings were held at the City of Vaughan Civic Centre on December 13 2010 and December 15, 2010. The meetings were held on a confidential and without prejudice basis.

Purpose

The Owner has submitted the following revised applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the site with one, tiered 7-storey building comprised of 94 residential apartment units, with a Floor Space Index (FSI) of 1.53 as shown on Attachments #3 to #7:

1. An Official Plan Amendment Application (File OP.08.013), to amend OPA #597 (Islington Avenue Corridor Secondary Plan) to redesignate the subject lands from "Medium Density Residential" (maximum 0.5 FSI and 3.5 storeys) to "High Density Residential" and to increase the maximum permitted "High Density Residential" density and height from 1.0 FSI to 1.53 FSI (Floor Space Index), and from 5-storeys to 7-storeys, respectively. (Refer to Attachment #8).
2. A Zoning By-law Amendment Application (File Z.08.048) to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone to RA3 Apartment Residential Zone, and to permit the following site-specific exceptions required to implement the concept site plan shown on Attachment #3:

	By-law Standard	By-law 1-88 RA3 Residential Zone Requirements	Proposed Exceptions to RA3 Residential Zone
a.	Minimum Lot Area	6,298 m ² or 67 m ² /unit	4190.18 m ² or 44.5 m ² /unit
b.	Minimum Yards	Front Yard – 7.5 m Interior Side Yard - 11.17 m (south)	Front Yard – 2.0 m Interior Side Yard – 3.0 m (south)
c.	Minimum Parking Requirements	165 parking spaces as follows: 1.5 spaces/unit for resident parking and 0.25 spaces/unit for visitor parking	114 parking spaces as follows: 1.1 spaces/unit for resident parking 0.10 spaces/unit for visitor parking

	By-law Standard	By-law 1-88 RA3 Residential Zone Requirements	Proposed Exceptions to RA3 Residential Zone
d.	Minimum Landscaping Requirement for Parking Areas	3 m along north property line	0 m

Background – Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are currently comprised of an assembly of 3 separate lots (8294, 8298 and 8302 Islington Avenue) being Lots 2, 3 and 4 on Plan M-1107, and are located on the west side of Islington Avenue, south of Langstaff Road, in Part of Lot 9, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #2.

The 0.43 ha parcel (4,301.63m² including road widening, and 4,190m² excluding road widening) is relatively flat with a gradual slope towards the west and abrupt upward slope at the western most part of the site. There are three existing single family dwellings on the site, all of which are planned for demolition. There are mature trees randomly scattered throughout the site and a heavily vegetated and treed area along at the westerly portion of the site.

Original Proposal 2008

On October 10, 2008, a Notice of Public Hearing for the original initial proposal was circulated to all property owners within 120m of the subject lands, and to those individuals requesting notification. The original application proposed to redesignate and rezone the subject lands to facilitate the development of two, 4 storey residential apartment buildings connected by a walkway, comprised of 85 residential units and a Floor Space Index (FSI) of 1.53. On October 20, 2008, one letter was received by the Vaughan Development Planning Department from a resident expressing opposition to the proposed development based on the following reasons (in part):

- the development is next door to a pre-school/elementary school and half a kilometre away from a second elementary school and would impact the school and parental drop-off traffic for the schools;
- the increase in traffic that would be generated by the proposed development will aggravate an already dangerous traffic situation for the school children and area residents;
- the development will change the hamlet character of the area and impact the enjoyment of the existing residents and senior citizens.

At the Public Hearing on November 3, 2008, several residents spoke in opposition to the proposed development expressing the following concerns (in part):

- a) the proposed development is too dense;
- b) negative impact to the Islington Avenue traffic conditions;
- c) not in character with the Pine Grove Hamlet;
- d) this proposal will set precedent for future similar intensification; and,
- e) request that the Islington Avenue Corridor Study be updated.

The Owner's architect and agent provided a rebuttal to the residents concerns and provided material supporting the proposed development, including petitioned letters in support of the proposed development.

On November 10, 2008, Vaughan Council adopted the following motion (in part):

- "1. THAT the recommendation contained in the report of the Commissioner of Planning dated November 3, 2008 (to receive the staff report) be approved; and,
2. THAT the draft motion regarding an update on the Islington Avenue Corridor Secondary Plan (OPA #597) verbally presented by deputant Franca Poretta, and the responses provided by the agent for the applicant, be reviewed by Planning Staff and that a memorandum be provided as early as possible to members of Council in anticipation of a community meeting to be convened by the Ward 2 Sub-Committee."

Shortly after the 2008 Public Hearing additional letters in opposition to the development were received by the Development Planning Department from neighbouring residents expressing the same concerns identified at the November 3, 2008 Public Hearing. The applicant had also provided Staff with an additional package of petitioned letters in support of the proposed development from residents both outside and inside the notification area indicating that the proposed development met the design intent and guidelines of the area.

Ward 2 Sub-Committee Meeting (February 2, 2009)

In accordance with the Council resolution on November 10, 2008, a Ward 2 Sub-Committee meeting was held at 7pm at the Woodbridge Memorial Arena meeting room on February 2, 2009. The meeting was chaired by the Local Councillor with other members of Council and Development Planning Staff in attendance, together with members of the public, and the applicant and their consultants. At this meeting, similar issues as those raised at the Public Hearing were discussed, including traffic, density and impacts to adjacent neighbours. A Committee made up of a few residents was also established to meet with the developer to discuss ways of addressing some of the issues and to come up with a development proposal that would benefit all parties and the community, however, no formal plan was established to the knowledge of the Development Planning Department.

The Owner submitted a formal revised plan on April 3, 2009, proposing one tiered building with a maximum building height of 5 storeys comprised of 77 residential units and an FSI of 1.49.

Ontario Municipal Board (OMB)

On March 31, 2010, the Owner appealed both the Official Plan Amendment and Zoning By-law Amendment applications to the Ontario Municipal Board based on the City of Vaughan's failure to make a decision within the prescribed time periods in accordance with the requirements of the *Planning Act*. On June 9, 2010, the applicant submitted material for the July 16, 2010 OMB Pre-Hearing which was provided to Development Planning Staff. The information included a copy of a draft zoning by-law and explanatory notes on the official plan amendment for a 7 storey building with an FSI of 1.62.

On July 26, 2010, the Owner submitted revised plans for the subject lands. The new plans are the subject of this report and propose one, tiered building with a maximum building height of 7 storeys, 94 residential apartment units and a Floor Space Index (FSI) of 1.53.

An OMB Hearing is scheduled to consider the subject development applications from February 7 to February 25, 2011.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment applications to redesignate and rezone the subject lands, in light of the following land use policies:

a) Provincial Policy Statement (PPS)

The PPS provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas which contributes to the creation of strong and safe communities, healthy environments and long term economic growth. The PPS is supportive of intensification provided that it is planned and coordinated within built-up areas that have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The PPS requires Planning authorities to identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. In addition, Planning authorities must establish and implement minimum targets for intensification and redevelopment within built-up areas in accordance with Provincial targets.

The City's Islington Avenue Corridor Study, which was approved by the Region of York in 2006 as OPA #597, permits a "Medium Density Residential" land use on the subject lands with a maximum permitted density of 0.5 FSI (maximum permitted 0.55 with applicable bonusing) and a maximum permitted height of 3.5 storeys, as shown on Attachment #8. Through this comprehensive land use study it was determined that a medium density land use designation would permit an appropriate level of development form that would compliment and be compatible with the primarily low density residential land use in the existing immediate area. The Owner proposes to redesignate the subject lands from "Medium Density Residential" to "High Density Residential", and to increase the permitted "High Density Residential" density from 1.0 to 1.53 FSI and the permitted building height from 5 to 7 storeys, which is better suited along a Regional Corridor or in an Urban Centre.

In addition, the City has undertaken a City-wide Official Plan review for the past 3 years and culminating in Vaughan Council's adoption of the new Vaughan Official Plan 2010 on September 7, 2010, which requires approval by the Region of York. In Volume 2 of the new Official Plan respecting the Woodbridge Centre Secondary Plan, which applies to the subject lands, the property is designated "Low Rise Residential (2)", which permits a maximum FSI of 0.5 (maximum permitted 1.0 FSI with applicable bonusing) and a maximum height of 3.5 storeys (Attachment #8). Both of these comprehensive land use studies and implementing Official Plan Amendments (OPA #597 and COVOP 2010) have a consistent maximum permitted FSI (0.5) and maximum permitted height (3.5 storeys), to permit appropriate development to the surrounding area and subject lands.

The proposed development does not conform to the policies of the PPS with respect to planned and co-ordinated intensification within an existing built-up area, as the proposed 1.53 FSI and 7 storey height far exceeds the planned maximums, which would set an undesirable precedent for others to submit similar application proposals and place stress on infrastructure and public services.

b) Provincial Growth Plan - Places to Grow

The Province's Places to Grow Plan sets out a framework to provide overall leadership and guidance to municipalities as they plan for growth in their communities. The plan sets out policy on a wide range of issues including, managing growth, general intensification, infrastructure planning among other policies. The inherent goal of the Growth Plan is to manage growth by directing and focusing it to a hierarchy of intensification areas including urban growth centres, major transit stations, intensification corridors and local corridors. The primary focus is to the Urban Growth Centres as these will increasingly become focal points and a hub for activities for communities.

The Growth Plan also requires that municipalities develop and implement through official plans and other supporting documents a strategy and policies to phase and achieve intensification which are based (in part) on the following:

- a. the growth forecasts contained in the plan;
- b. recognize urban growth centres, intensification corridors and major transit station areas as key focus areas for development to accommodate intensification; and,
- c. identifying the appropriate type and scale of development in intensification areas.

The subject lands are located on a local corridor (Islington Avenue) and considered a local infill area which is intended to provide some level of intensification that is supportive of the existing residential built form and transit movement in accordance with the Provincial Growth Plan. The subject area is not intended to function as an Urban Growth Centre, Major Transit Station or Intensification Corridor, and although some level of intensification is supportable, the level of new growth must be managed to ensure an appropriate type and scale of development for the area. The proposed development does not conform to the growth plan in this respect as it proposes a type and scale of development that is not appropriate for the area for the same reasons as discussed in the previous PPS section of this report, and should be directed to urban growth centres or intensification corridors.

c) York Region 2031 Intensification Strategy

The approval of the Provincial Growth Plan in 2006, intends to guide decisions on issues related to transportation, infrastructure, land use planning, urban form, housing, natural heritage and resource protection to secure the future prosperity of the Greater Golden Horseshoe. The Provincial Growth Plan stipulates that a minimum of 40% of all residential development occurring annually within a municipality will be within the built-up area. This intensification will be developed and implemented through official plans and supporting documents of the regional and local municipalities. The York Region 2031 Intensification Strategy was adopted to ensure intensification policies are consistent with the strategy set out in the Provincial Growth Plan.

As part of this strategy, the Region developed an Intensification Matrix Framework (IMF). The matrix identifies a hierarchy of the key strategic areas and levels where intensification can be best accommodated including local corridors and local infill areas as noted below:

1. Regional Centres
2. Regional Corridors
3. GO Stations
4. Local Centres and Corridors
5. Other Major Corridors
6. Local Infill
7. Secondary Sites

The establishment of the IMF supports intensification, but at varied levels, dependent on the area and its location. The level best to accommodate intensification and its location will be determined by the local municipality through its' official plan and secondary plans. The subject lands abut Islington Avenue, a local corridor, and are within a local infill area. The current Official Plan Amendment #597 and the new COVOP 2010 provide opportunities for intensification at a level that is in keeping with the area, continues to meet Provincial and Regional policies, is transit supportive, and achieves an appropriate transition of built form with adjacent land uses. The

proposed development is better suited in a higher order centre along a Regional Corridor (Regional Road #7 or a Local Centre such as the Woodbridge Core).

d) Regional Official Plan (YROP)

The Region of York Official Plan identifies the subject lands as an "Urban Area" and Islington Avenue as a "Local Corridor". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area.

The new YROP, adopted by Regional Council on December 16, 2009 (requires Provincial approval), identifies the subject lands within the Local Centres and Corridors of the urban structure. Section 5.3 indicates that intensification will occur in strategic locations in the built-up areas based on the Regional IMF, which recognizes that the highest density and scale of development will occur in Regional Centres followed by Regional Corridors. Based on the IMF, the subject lands fall within a Local Centre/Corridor or Local Infill hierarchy where the level of intensification should be appropriate to the existing built up area within the immediate surroundings. In short, the local municipality must have the authority to determine appropriate height and density of a development for an area taking into consideration the existing built form policies and Provincial targets without setting an adverse precedent for future development that will detract from the underlining intent of the City's Official Plan.

On September 16, 2008, the Region of York Planning Department exempted the original Official Plan Amendment application proposal from Regional approval. Similarly, the current revised plan for a 7 storey building with 94 residential units and a density of 1.53 FSI was recently considered by the Regional Review Committee and found to be a matter of local significance and was also exempted from Regional Planning approval. This decision will allow the local planning staff to determine the appropriate building height, density, residential type and total number of units.

e) City Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Study). On June 23, 2003, Vaughan Council adopted OPA #597 to implement the recommendations of the study and guide development within the Islington Avenue Corridor. On May 31, 2006, the Region of York approved OPA #597.

The Islington Avenue Corridor Secondary Plan was centred on the historic hamlet settlement of Pine Grove and was to provide an overall framework for the future orderly growth of the Islington Avenue corridor in accordance with sound and reasonable land use planning policies and urban design principles. The policies were meant to be responsive to the needs of the area residents, while having regard for the Provincial and Regional policy objectives. The intent of the secondary plan was to maintain and strengthen the existing community structure through appropriate and contemporary planning policies and design guidelines, and to accommodate limited residential intensification in keeping with the character of the area.

In calculating density for the subject lands, the existing lot area of 4,301.63m², which includes the rear 13.6m buffer portion of the subject lands (to remain in the applicant's private ownership) to be zoned OS1 Open Space Conservation Zone plus half of the Islington Avenue right-of-way was used to calculate the Floor Space Index (FSI) as follows:

Gross Floor Area:	7,684.12m ²
Site Area:	÷ <u>5,022.49m²</u>
	1.53 FSI

The open space parcel, representing the TRCA buffer requirement is proposed to be privately owned and maintained by the applicant as part of the lot. The rezoning of this parcel to an open

space category, as requested by the TRCA, would prevent the parcel to be developed in the future, if the City were to approve the subject applications.

A general goal of OPA #597 is to augment and complement the existing residential community and surrounding area in a manner which respects the existing scale and residential character of the area, and to respond to development pressures by identifying suitable redevelopment opportunities, while having regard for the environment, traffic, urban design and parks. A residential goal of OPA #597 is to implement the intent of the Provincial Policy Statement and Regional Official Plan, as it relates to intensification and to identify a range of suitable residential densities and built forms that would provide a compatible integration to the existing community and respect the areas existing scale and residential character.

OPA #597 clearly supports intensification, but at a level that complements the area. OPA #597 was not intended to support densities that radiate from the Woodbridge Core Area or the Highway #7 Corridor, but more of a moderate level of development respectful and responsive to Provincial and Regional targets as well as complementary to the existing community. The proposed 7 storey residential apartment building with an FSI of 1.53 will disturb the character of the area, set an undesirable precedent and create a negative impact for future development, and does not conform to the policies of the Official Plan.

f) The City Of Vaughan Official Plan 2010 (COVOP 2010)

On September 7, 2010, the City of Vaughan Council adopted COVOP 2010, which included a secondary plan for the Woodbridge Centre. The new official plan, and in particular, the Woodbridge Centre Secondary Plan (COVOP 2010, Volume 2) was to provide for a more focused framework for the orderly growth of the Woodbridge Centre having regard for Provincial, Regional and Municipal policies and their objectives as outlined in the Provincial Policy Statement (PPS), Places to Grow and the Region of York Official Plan. The direction of the new City Official Plan maintains similar development policies as those found in OPA #597 by redesignating the subject lands from "Medium Density Residential" (OPA #597) to "Low Rise Residential (2)". Under this new designation, a Low Rise Building with a maximum FSI of 0.5 and maximum building height of 3.5 storeys is permitted. However, unlike OPA #597, the new official plan permits density bonusing of up to 100% (maximum 0.5) to a maximum FSI of 1.0 through the provision of community benefits as outlined in Section 10.1.2.8 "Bonusing for Increases in Height or Density" in Volume 1 of the City of Vaughan Official Plan 2010, as shown on Attachment #9.

The new City Official Plan is still awaiting final approval from the Region of York, but given the recent Council adoption of the Official Plan and its policies, future new development for this area will be in line with the policies described in COVOP 2010 with respect to density and heights and be designated "Low Rise Residential (2)". The subject applications propose to redesignate the site under the current OPA #597 from "Medium Density Residential" (maximum 0.5 FSI and 3.5 storeys) to "High Density Residential" (maximum 1.0 FSI and 5 storeys; if bonusing is applicable and accepted, the maximum High Density FSI is 1.1). The proposed development is requesting a 7 storey building with a maximum FSI of 1.53, which exceeds the development permissions for the "High Density Residential" designation in OPA #597 and the "Low Rise Residential (2)" designation in COVOP 2010, as shown on Attachment #8.

As mentioned previously, both OPA #597 and specifically COVOP 2010 were intended to be responsive to Provincial and Regional intensification policies supporting density in built up areas. Both OPA #597 and the new COVOP 2010 propose varied levels of intensification for different planning areas. The current designation in OPA #597 and that proposed by COVOP 2010 provide for a moderate level of intensification for this area, that respects the current settlement area and that is consistent with the Provincial Policy Statement, Growth Plan and Regional Plan. The new Official Plan designation continues to retain its primarily low density character for this area.

Density Bonusing: Official Plan Amendment #597

As indicated in this report, the applicant is not only redesignating the subject lands from "Medium Density Residential" to "High Density Residential" but is also proposing a plan that exceeds the maximum permitted building height of 5 storeys and the FSI of 1.0 as permitted by the "High Density Residential" designation. Official Plan Amendment #597, Section 2.2 q) permits density bonusing of up to 10% (from 1.0 to 1.1 FSI) on the property, subject to the provision of one of the following criteria:

- i) the provision of linkages from public streets to open space and parkland areas by way of interconnecting walkways and trails;
- ii) landscape areas in excess of the normal minimum required and landscape material in excess of the City's standard requirements;
- iii) the provision of public facilities;
- iv) additional parkland or cash-in-lieu of parkland in excess of the required; and,
- v) provision of senior citizen housing.

The conceptual site plan as proposed is requesting a 53% increase in density above 1.0 FSI to 1.53 FSI for the "High Density Residential" designation to allow increased building height and density. Although the applicant has submitted a proposed list of sustainable features, the applicant has not formally requested the application of the bonusing provision, nor does the proposal include any of the above applicable criteria to qualify for bonusing.

Density Bonusing: City of Vaughan Official Plan 2010 (COVOP 2010)

The COVOP 2010 also provides bonusing through the provision of community benefits as outlined in Section 10.1.2.9 "Bonusing for Increases in Height or Density" in Volume 1 of the City's Official Plan 2010. The COVOP 2010 designates the subject lands "Low Rise Residential (2)", which permits a maximum building height of 3.5 storeys and density of 0.5 FSI with a potential increase in the maximum FSI to 1.0, subject to achieving density bonusing through the provisions of community benefits (Attachment #9) outlined in COVOP 2010, as follows:

"10.1.2.11 That a landowner seeking to take advantage of additional height and/or density must demonstrate that with such addition the proposed development represents good planning and is consistent with the policies of this plan or any other applicable planning policy including, but not limited to, a Secondary Plan or Heritage Conservation District Plan."

"10.1.2.12 That a landowner seeking to take advantage of additional height and/or density must provide rationale for the specific community benefits being proposed in return for the additional height and/or density. Council reserves the right to select community benefits based on local community needs, the nature of the development application, any implementation guidelines or plans adopted by Council and the policies of this Plan."

The applicant has not demonstrated that the current bonusing provisions outlined in COVOP 2010 have been satisfied, nor have they demonstrated that the proposed development is compatible and consistent with the policies of the new COVOP 2010 with respect to height and density. The applicant has submitted a list of sustainable features to be included within their building and site design as shown on Attachment #10. The maximum permitted FSI in COVOP 2010 is 0.5, and the proposed list of sustainable features would not qualify for bonusing of 1.03 to the proposed FSI of 1.53, which is excessive. There has been no identification from the applicant that this development will be LEEDS certified.

Urban Design

The urban design policies contained in OPA #597 have been developed to provide further detail to guide new development along the Islington Avenue Corridor to ensure compatibility with the overall character of the area. New residential development shall have regard to the following criteria (in part):

- Buildings should be sited to promote positive building-to-street relationships;
- In areas where "high density" or "medium density" is introduced adjacent to single-family housing, there must be an appropriate transition in scale and building form;
- Building massing and volumes should respect the existing family character predominant in the Secondary Plan Area; and,
- Above-ground parking should not be visible from the street or be located within the front yard setbacks.

The proposed development is not compatible with the overall character of the area as the proposed development has been sited on the lot with very little setback to the southern lot line (3m to the building, but 2.4 m from the patio), and the eastern front lot line along Islington Avenue (4m to the building, but 2 m from the terraces), as shown on Attachment #3. The building fails to appropriately utilize the entire lot and should be redesigned and relocated to better adjust to the character of the area.

The Urban Design Section of the Vaughan Development Planning Department has reviewed the proposed development concept shown on Attachments #3 to #7, and provides the following comments:

1. The proposed development introduces a 7-storey building which is inconsistent with the City of Vaughan's current height policies from a maximum 3.5 storeys (OPA #597, Section 2.2g) and Schedule "A"), and the new Official Plan requirements which also limits the height of the building to a maximum of 3.5 storey's (COVOP 2010, Volume 2, Schedule 13-Q).
2. The proposed 7-storey residential building orients half of the apartment units toward and in close proximity to the neighbouring low-density residential property (currently used as a school) to the south. The design also does not consider any transitional element to reduce conflicting impacts, such as privacy loss and overwhelming effects by the building massing. The inclusion of transitional elements such as setback and other privacy protection features are required by the following policies:
 - a) "In areas where "high-density" or "medium-density" is introduced adjacent to single-family housing, there must be an appropriate transition in scale and building form (OPA #597, Section 3.0-C-3)."
 - b) "Buildings should be sited and designed to minimize the visual impact and overshadowing of adjacent properties (Islington Avenue Land Use Study, Page 7, Section 5.1.2-A)."
 - c) To ensure privacy of the adjacent property to the south is protected, Schedule "A" to City of Vaughan's By-law 1-88 requires a minimum 7.5 m setback for the front yard and a minimum interior side yard setback of 11.2 m (ie. ½ the proposed height) in the proposed RA3 Apartment Residential Zone."
3. The applicant should reduce the building height and FSI and provide a site plan more compatible to the neighbouring areas by considering the following comments:
 - a) Increase the front yard setback from 2 m to 7.5 m to allow a minimum of 4.5 m of soft landscaping between the suggested porch and the public right-of-way.
 - b) To avoid creating any exposed concrete platform along Islington Avenue, ensure that the proposed underground parking ceiling elevation is not higher than that of Islington Avenue.

- c) A total of 21 parking spaces are proposed on the surface, which should be substantially reduced to address the "heat island" effect.
 - d) The proposed green roof does not reflect an "intensive" green roof that requires 15 cm of soil depth, and a native planting mix would be more appropriate than the proposed sedum grass.
4. The proposed site design locates the surface parking adjacent to the neighbouring property to the north, eliminating the 3 m wide landscape strip required by the Zoning By-law and the City's new Official Plan. As a result of this site arrangement, the privacy and overall quality of the neighbouring site's environment will be impacted. To reduce the impact, the 3 m wide landscape strip required by the Zoning By-law and COVOP 2010 should be respected:
- a) The City of Vaughan's By-law 1-88, Section 4.1.2 (b) "Parking Areas for Multiple Family Dwellings", states: (i) "A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways through the said screening".
 - b) The City of Vaughan's new Official Plan, Section 9.2.3.4 (c): Surface parking is not permitted between the front and side of a Low-Rise Building and a public street. Surface parking elsewhere on a lot with a Low-Rise Building shall generally be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping".
5. The underground garage plan proposes a parking garage that extends to the north and south property lines. The underground parking will significantly harm all neighbouring mature trees, as well as, the trees along the north and south property lines. The trees should be protected by redesigning the site so as to contain the underground parking and its components, such as ramps and staircases, within the setbacks and boundaries required by the City's Zoning By-law.
6. The City requires a revised vegetation inventory and assessment report that addresses the impact the proposed development will have on the existing vegetation.

Surrounding Land Uses

The surrounding land uses are shown on Attachment #2. The subject lands are comprised of an assembly of three residential lots with a total lot area of 0.44ha and 56m frontage on the west side of Islington Avenue. The land use within the Islington Avenue corridor is comprised primarily of low density and low intensity residential uses. The majority of dwellings are single-family detached houses varying in age, size and condition. While the predominant land use are 2 storey single family dwellings, there are some higher density developments. In particular, the area bounded by Willis Road to Hayhoe Lane, which includes the subject land is made up of both old and new 2 storey single family homes, two church buildings, a Montessori School, and a 3.5 storey seniors nursing home building. There are also 3 residential condominium buildings, two having a height of 3 storeys, while the third was approved for 5 storeys in height by the OMB, all within a Floor Space Index ranging from 0.5 to 1.0. It should be noted that subsequent to the OMB Hearing, the third building received approval for a 6th storey at the Committee of Adjustment. This third building is located at the northwest corner of the intersection of Willis Road and Islington Avenue and has been sited in a manner that better utilizes the entire lot, and is significantly set back from the street with a large amount of landscaping.

The proposed 7 storey building with a density 1.53 FSI is located within an area of moderate intensification allowing some level of growth that respects the surrounding area while still achieving the provincial density targets. The height and density proposed is currently associated with properties along Highway #7 under OPA #661 and within the Woodbridge Core Area OPA #240 and is not compatible within the existing area.

Recent Amendments to OPA #597

Since the approval of OPA #597 by the Region of York on May 31, 2006, there have been three (3) other development applications in addition to the subject application proposing to amend OPA #597 as shown on Attachment #2 as follows:

- i) The first application (Michael Esmailzadeh and Bianca and Pasquale Martinis, Files OP.06.026 and Z.06.065) was approved for six, 2 storey semi-detached units which conformed to the permitted land use and built form, but required an official plan amendment for density increase from 8.6 uph to 22 uph within the "Low Density Residential" designation (#1 on Attachment 2).
- ii) The second application (2088756 Ontario Limited, Files OP.06.022 and Z.06.049) was approved to redesignate the lands from "Low Density Residential" (8.6 uph) to "Medium Density Residential" and increase the permitted density from 35 uph to 50 uph to permit a block townhouse development comprised of ten, 3 storey residential townhouse units (#2 on Attachment 2).
- iii) The third application (Bungaloft Inc., Files OP.10.003 and Z.10.009) was approved to redesignate the lands from "Low Density Residential" (8.6 uph) to "Medium Density Residential" (35 uph) to permit six, 3 storey residential duplex buildings comprising 12 units and a maximum permitted density of 23 units/ha (#3 on Attachment 2).

These applications respected the current lower intensity built form within the area as it relates to building height and density. The subject application proposes to redesignate the subject lands from "Medium Density Residential" to "High Density Residential" and to increase the permitted residential density from a maximum floor space index (FSI) of 1.0 to 1.53 and increase the permitted maximum building height from 5 storeys to 7 storeys, which is clearly out of context with the surrounding area and built form.

Zoning

The subject lands are zoned R2 Residential Zone by By-law 1-88, which does not permit the proposed residential apartment use and development. The Owner has submitted a Zoning By-law Amendment Application (File Z.08.048) to rezone the subject lands from R2 Residential Zone to RA3 Apartment Residential Zone with exceptions to facilitate the proposed development. Through the development review process and discussions with the TRCA, the Owner was asked to provide a buffer along the western lot line and to rezone this 13.6m buffer to OS1 Open Space Conservation Zone. Based on the latest site plan submitted, the following zoning exceptions to the RA3 Apartment Residential Zone standards have been identified:

	By-law Standard	By-law 1-88 RA3 Residential Zone Requirements	Proposed Exceptions to RA3 Residential Zone
a.	Minimum Lot Area	6,298 m ² or 67 m ² /unit	4190.18 m ² or 44.5 m ² /unit
b.	Minimum Yards	Front Yard – 7.5 m Interior Side Yard – 11.17 m (south)	Front Yard – 2.0 m Interior Side Yard – 3.0 m (south)

	By-law Standard	By-law 1-88 RA3 Residential Zone Requirements	Proposed Exceptions to RA3 Residential Zone
c.	Minimum Parking Requirements	165 parking spaces as follows: 1.5 spaces/unit for resident parking and 0.25 spaces/unit for visitor parking	114 parking spaces as follows: 1.1 spaces/unit for resident parking 0.10 spaces/unit for visitor parking
d.	Minimum Landscaping Requirement for Parking Areas	3 m along north property line	0 m

The proposed zoning exceptions would facilitate a development that does not conform to the Official Plans, nor is compatible with the built form present in the area, and therefore, cannot be supported by the Vaughan Development Planning Department. As discussed earlier, the front and side yard setbacks need to be increased and a landscaping buffer provided along the north property line to provide compatibility with the adjacent existing development, and an appropriate landscaped streetscape with the building set back from the street line.

The reduced parking standard has been justified with a Parking Study, which is discussed later in this report.

Conceptual Site Plan and Elevations

The Owner has submitted a conceptual site plan and building elevations as shown on Attachments #3 to #6. The plan proposes one apartment building with 4-storeys along Islington Avenue, and slightly tiering back to a maximum of 7 storeys. The building footprint occupies approximately the southern half of the site with landscaping and parking areas making up the northern half. The site is relatively flat along Islington Avenue, but slopes sharply upwards toward the rear westerly lot line.

A driveway access from Islington Avenue along the north lot line is proposed to serve the development, and although not the preferred location it has been accepted by the Region of York Transportation Services Department. The proposed building is to be comprised of 94 residential condominium apartment units and served by 114 parking spaces of which 21 spaces are above ground and 93 spaces are underground on 2 levels. The proposed building materials shown on Attachment #5 and #6 consists of glazing, stone and brick cladding in a reddish brown and cream colour scheme, which would be reviewed at the site development stage.

The building is narrow and lengthy and runs from east to west on the site. The building is proposed to be located on the southern portion of the site approximately 3 m from the southern property line (2.4 m from the patio). There is considerable room on the site to lower and widen the building to better utilize the entire lot and conform to the development policies of the official plans with respect to height and density, and by eliminating a lot of the surface parking and placing it underground. The subject lands are under Site Plan Control and a future site plan and elevations for a more appropriate designed development will be reviewed in detail upon submission of a formal site plan application.

Parking

The preliminary site plan shown on Attachment #3 proposes 114 parking spaces on the subject lands, 21 of which are located at grade level and the balance underground. By-law 1-88 requires that the minimum parking for the proposed development be calculated as follows:

Residential units: 94 units x 1.5 spaces/unit	= 141 spaces
<u>Visitors parking: 77 units x 0.25 spaces/unit</u>	<u>= 24 spaces</u>
Total Parking Required	= 165 spaces
Total Parking Provided	= 114 spaces

The proposed parking supply is deficient by 51 parking spaces. The Owner has submitted a Parking and Traffic Impact Study prepared by Mark Engineering dated May 5, 2010 in support of the proposed development. The study utilizes a parking ratio of 1.2 spaces per unit or 114 parking spaces, which is based partly on City of Toronto requirements and with similar type of developments approved by the City of Vaughan. The parking brief also indicated that any overflow parking could be served by Islington Avenue or Hartman Avenue. The study concludes that the site is providing sufficient on-site parking and there is on-street parking available to serve any parking overflow.

The Region of York has reviewed the Traffic Impact and Parking Study prepared in support of the development and have no objections to the report as it relates to traffic volumes, but has indicated that there shall be no overflow parking permitted on Islington Avenue.

The Vaughan Engineering Department has reviewed the Traffic Impact and Parking Study and has indicated that they concur with the overall traffic study and methodology and accept its conclusions and recommendations. However, the Parking Study used comparison sites within and outside the municipality and therefore several examples should be included in the report (ie. analysis of at least two similar facilities is recommended and a survey should be done during the busy peak periods).

Vaughan Engineering Department

a) Servicing

In accordance with the City's Servicing Capacity Allocation Protocol, which was adopted by Council on June 8, 2010, water and sanitary servicing allocation capacity for the proposed development application has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept. The City intends to undertake an annual review of the status of the available and unused servicing capacity affecting the Distribution Protocol. The availability of servicing allocation capacity for this application may be revisited based on the status of the subject development application at that time.

A revised Functional Servicing Report to show how the proposed development can be serviced, has been submitted and is being reviewed by the Vaughan Engineering Department.

b) Environmental

Prior to the approval of a future site development application, documented proof of the registration of a Record of Site Condition with the Environmental Site Registry (ESR) of the Ministry of Environment (M.O.E.), must be submitted to the Vaughan Engineering Department for review and approval.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the revised proposal and have noted that a copy of the draft by-law is required in order to assess the proposal based on previous comments that a 13.6m wide buffer from the rear lot line, with the exception of the 4 m wide permeable patios to the rear of the proposed building, be zoned and designated into an

Open Space or another suitable environmental category, which has the effect of prohibiting development to the satisfaction of the TRCA.

A copy of the draft by-law was circulated to the TRCA on November 19, 2010 for their review and comments. The current site plan submission is proposing a 13.5 m setback rather than 13.6 m, which the applicant previously agreed to with the TRCA. Furthermore, the draft zoning by-law does not appropriately zone the 13.6m buffer as required by the TRCA.

It should be noted that the 13.6m buffer strip will continue to be privately owned and maintained by the applicant as it is an isolated piece with no linkage to an open space area. Rezoning the lands to OS1 Open Space Conservation Zone would prevent the development of the parcel in the future.

Cash-in-Lieu of Parkland Dedication

The Vaughan Real Estate Division has indicated that the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, or fixed unit rate per unit whichever is higher, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. This will be addressed in a future site plan report once an appropriate development has been confirmed for the property through the Official Plan and Zoning By-law Amendment review.

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

On September 16, 2008, the Region of York Planning Department exempted the original Official Plan Amendment application proposal from Regional approval. Similarly, the current revised plan for a 7 storey building with 94 residential units and a density of 1.53 FSI was recently considered by the Regional Review Committee and found to be a matter of local significance and was also exempted from Regional Planning approval. This decision will allow the local planning staff to determine the appropriate building height, density, residential type and total number of units.

Conclusion

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Files OP.08 013 and Z.08.048 (Vince DiTomasso) in the context of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of By-law 1-88, the surrounding land use context, and recent development approvals.

The Provincial Policy Statement (PPS) and Places to Grow Plan (GP) encourage planned and co-ordinated intensification that identifies the appropriate type and scale of development in built-up areas. The inherent goal is to manage the level of growth by directing it to a hierarchy of intensification areas with the primary focus of growth and intensification being the Urban Growth Centres. The applicants proposal is better suited along a Regional Corridor or in an Urban Centre, rather than a local corridor.

The Region of York 2031 Intensification Strategy (IS) and Regional Official Plan (ROP) are documents that were designed to be read in conjunction with one another when considering intensified development. In this respect, both these documents support intensification, but at varied levels depending on the area and its location. The highest level of intensification identified by the IS directs intensification to Urban Growth/Regional Centres, Regional Corridors and GO Stations. The subject lands are located within a settlement area of Pine Grove with intensification policies currently in place to complement and support the existing built form. Although, intensification is supportable, consideration must be given to the level of intensification to ensure

new development complements the existing character of the surrounding community. The applicants proposal is better suited in a higher order centre along a Regional Corridor (Regional Road 7) or a Local Centre (Woodbridge Core) rather than along a local corridor.

OPA #597 (Islington Avenue Corridor Study) was centred on the Pine Grove settlement area and was to provide an overall framework for future orderly development of the Islington Avenue corridor that would maintain and strengthen the existing community structure through appropriate planning policies and design guidelines, while being responsive to Provincial policies.

The current submission proposes to redesignate the subject lands under the current OPA #597 from "Medium Density Residential" (maximum 0.5 FSI and 3.5 storeys) to "High Density Residential" (maximum 1.0 FSI and 5 storeys; if bonusing is applicable, the maximum FSI is 1.1). In addition to the redesignation of the land use, the development proposes increases to the permitted "High Density" height from 5 storeys to 7 storeys and density from 1.0 to 1.53 FSI. The intent of OPA #597 and the new COVOP 2010 is to provide for the future orderly development and growth of Islington Avenue in a manner that is in keeping and respectful with the general low density character of the area.

In light of the above Provincial, Regional and Municipal objectives, some degree of intensification is supportable, but it must be at a level that complements and is in keeping with the area. The proposed development is greater in density than what is existing in the immediate area and what has been currently approved by Vaughan Council. The area is in transition and for this reason the applications should not be considered or reviewed in isolation, but rather a cautionary approach should be taken to ensure that new development does not set an adverse precedent for future development that will detract from the area and the underlining intent of the City's official plans. The applicant must reduce both the height and density, increase the front and side yard setbacks, reduce surface parking, and utilize much more of the site, to a level that is in keeping with the general low density character of the area.

On this basis, the Vaughan Development Planning Department cannot support the Official Plan Amendment Application (OP.08.013) and Zoning By-law Amendment Application (Z.08.048) to permit a 7 storey building with a Floor Space Index of 1.53 and 94 residential units as set out in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Landscape Plan (Proposed)
5. Conceptual East Elevation
6. Conceptual South Elevation
7. Cross Section
8. OPA Comparison Chart
9. Density Bonusing Criteria in COVOP 2010
10. Applicant's Proposed List of Sustainable Features

Report prepared by:

Eugene Fera, Planner, ext. 8064

Christina Napoli, Acting Senior Planner, ext. 8407

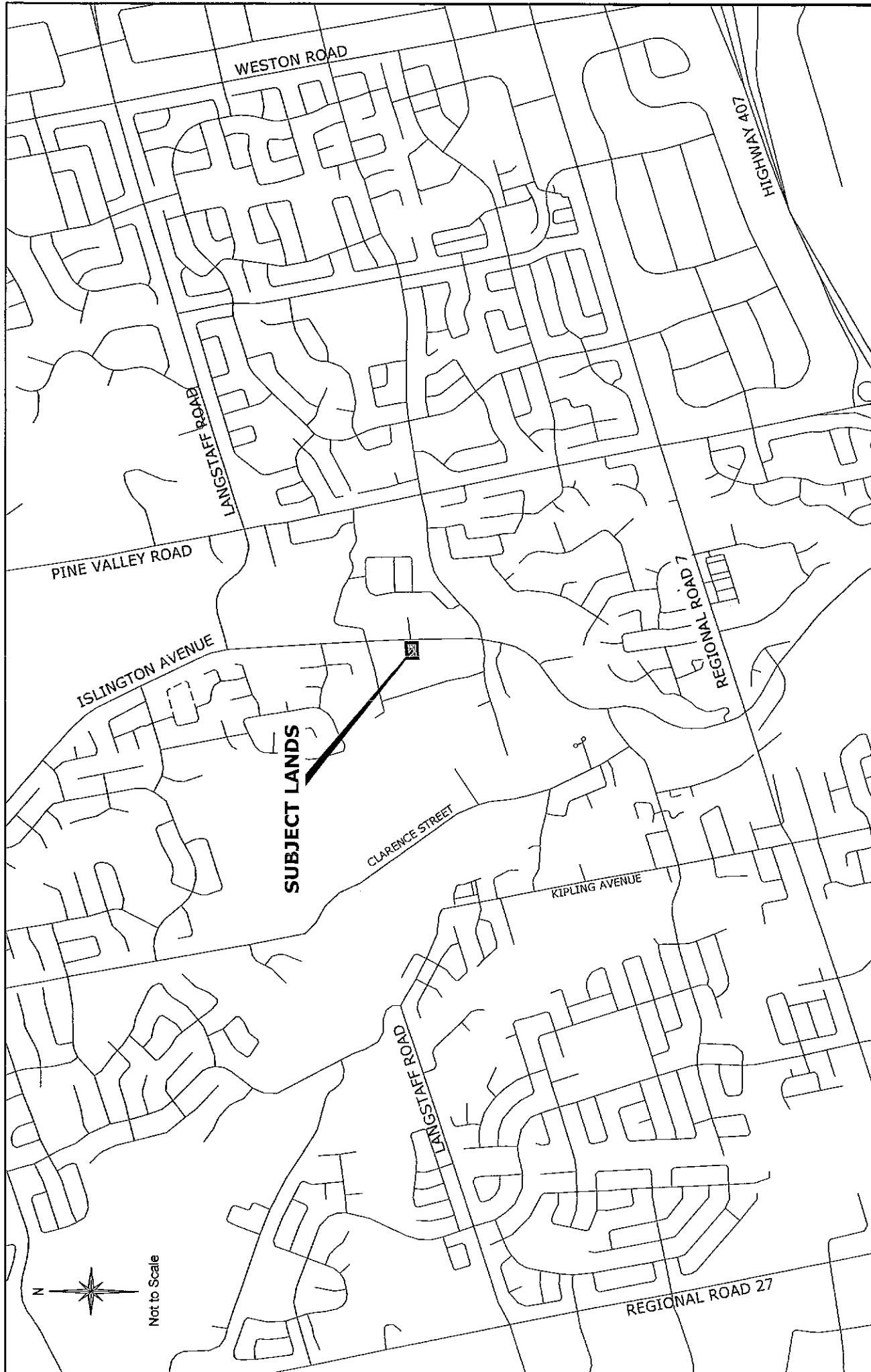
Carmela Marrelli, Acting Manager of Development Planning, ext 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiTommaso

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Attachment

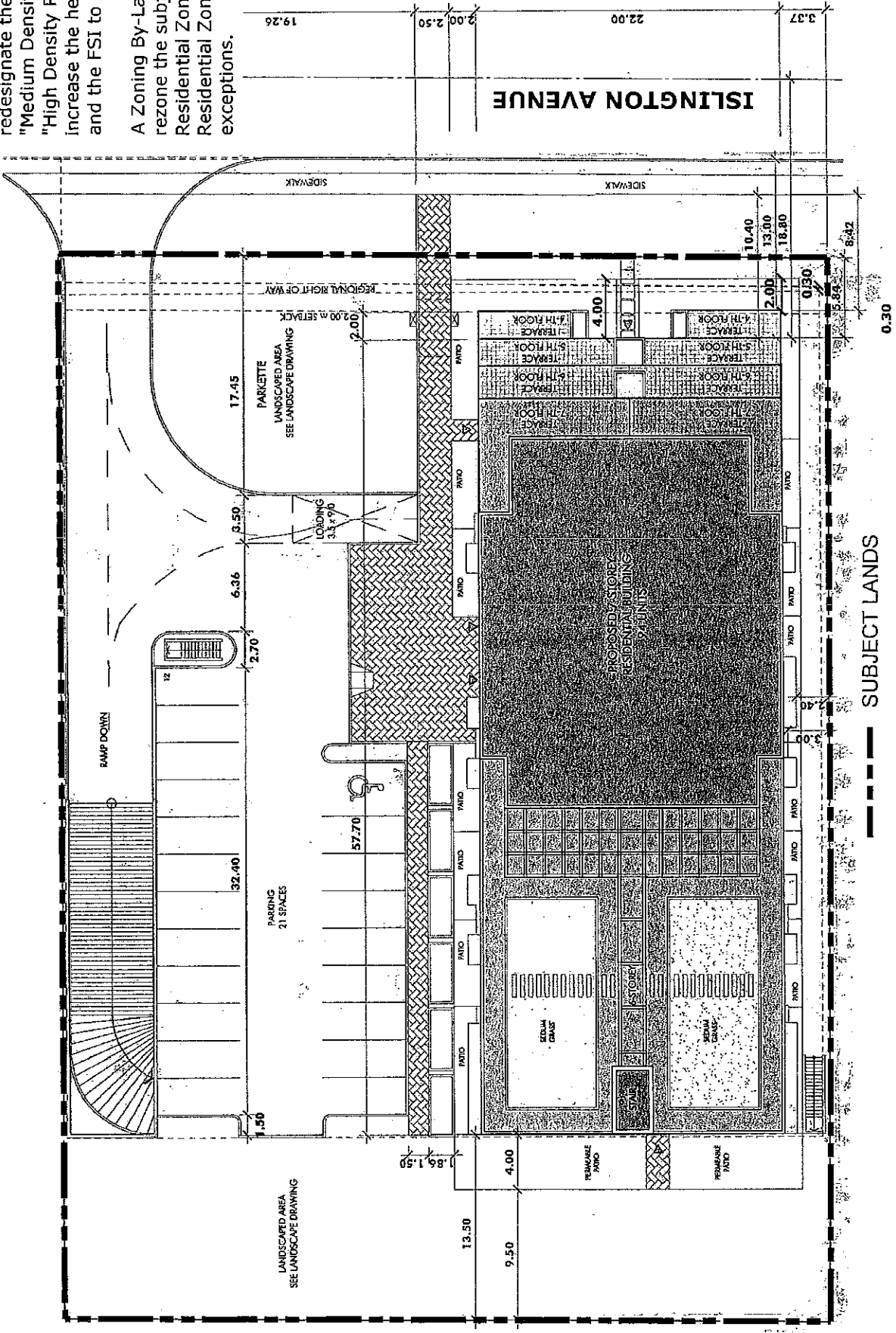
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& Z.08.048
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Date: October 19, 2010

1

An Official Plan Amendment to redesignate the subject lands from "Medium Density Residential" to "High Density Residential" and to increase the height to 7 storeys, and the FSI to 1.53 FSI.

A Zoning By-Law Amendment to rezone the subject lands from R2 Residential Zone to RA3 Apartment Residential Zone, with site-specific exceptions.



Conceptual Site Plan

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiTommaso

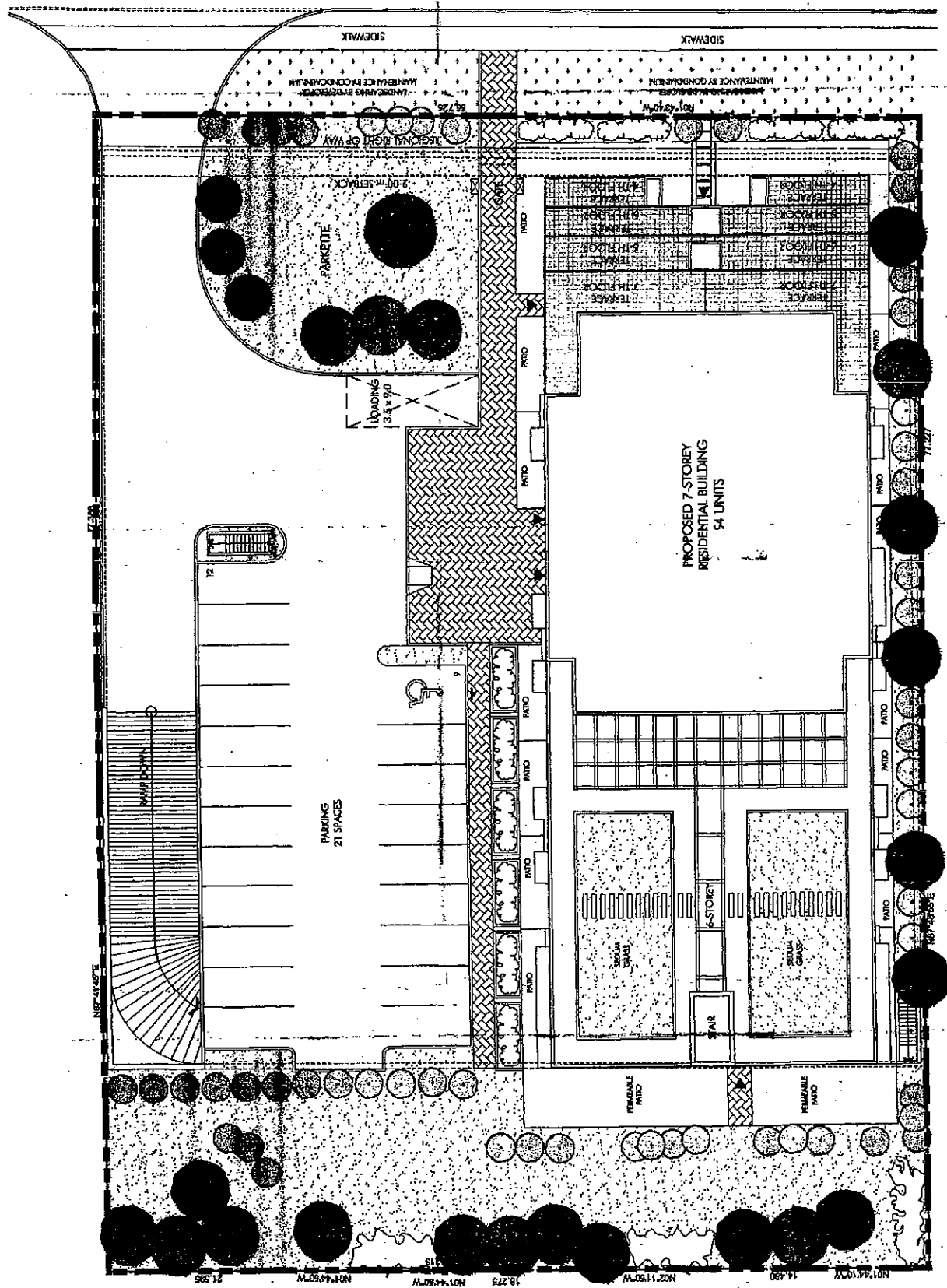
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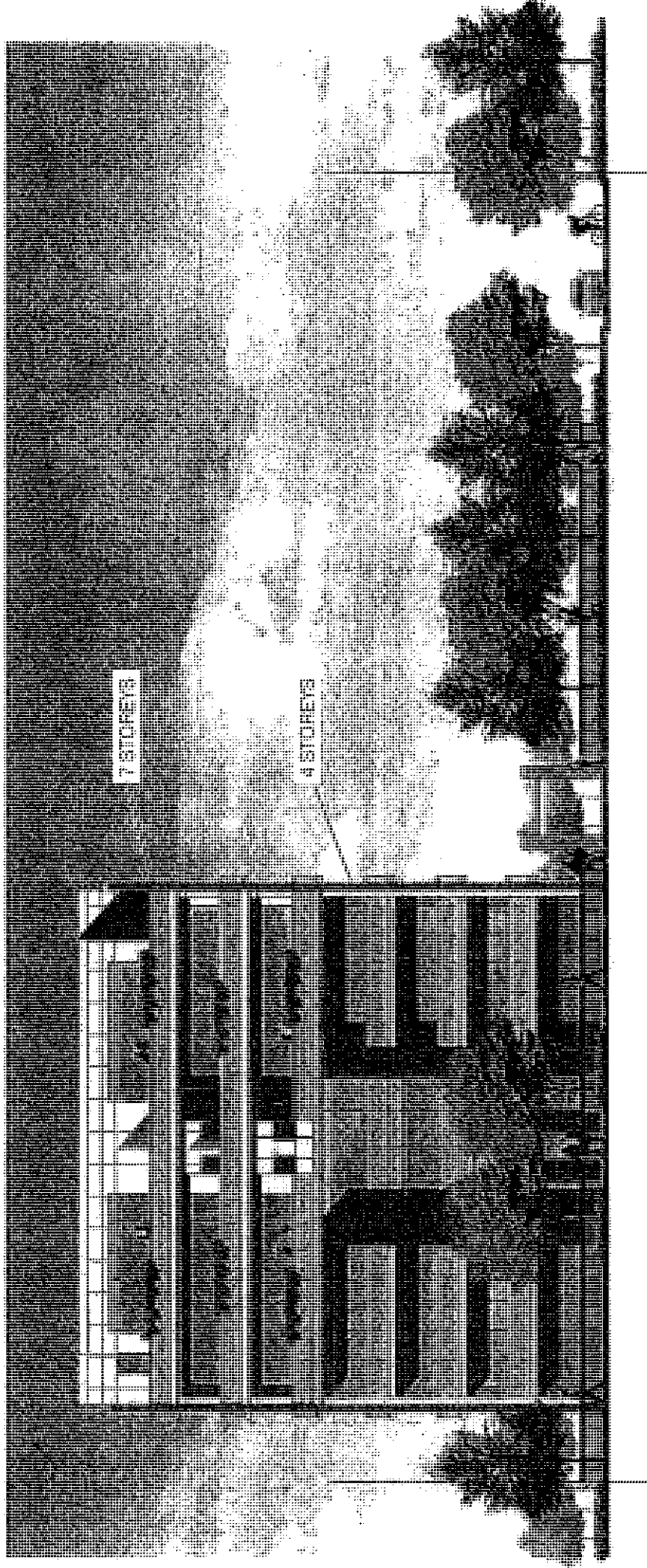
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EAST ELEVATION
(FACING ISLINGTON AVENUE)

Conceptual East Elevation

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiTormaso

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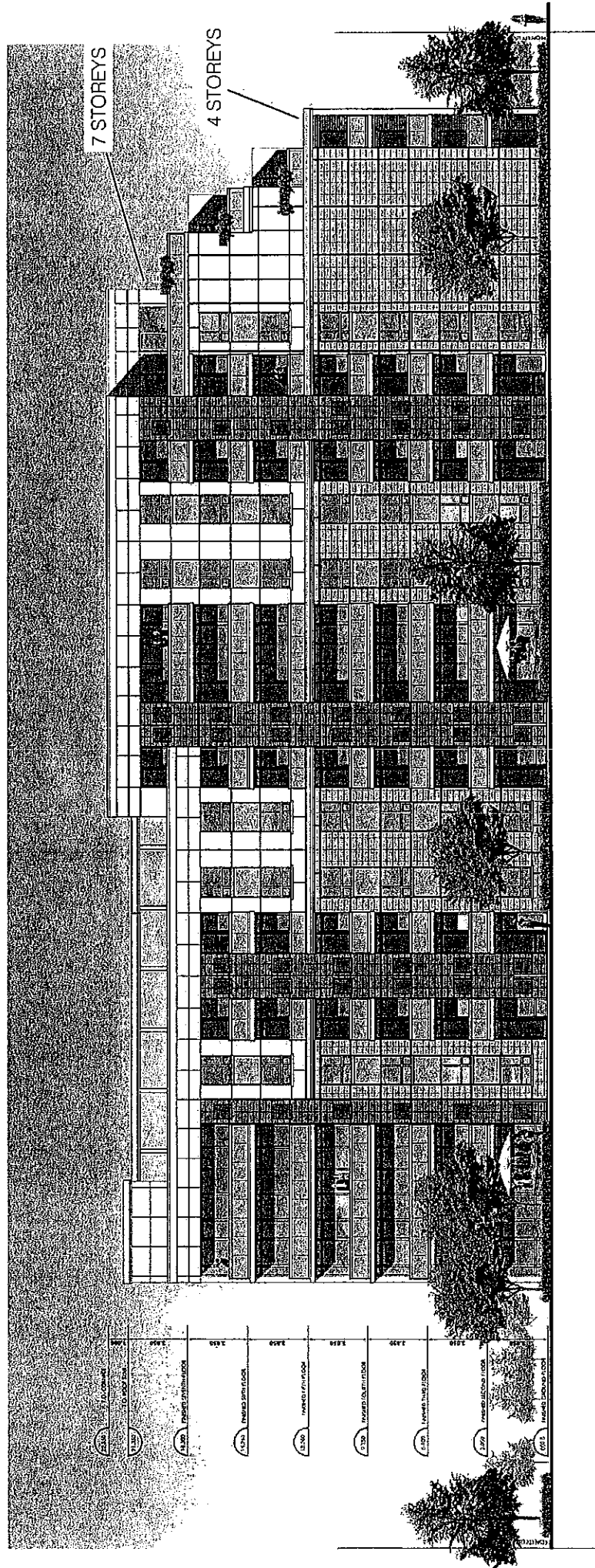


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Date: November 12, 2010



SOUTH ELEVATION

Conceptual South Elevation

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiIormaso

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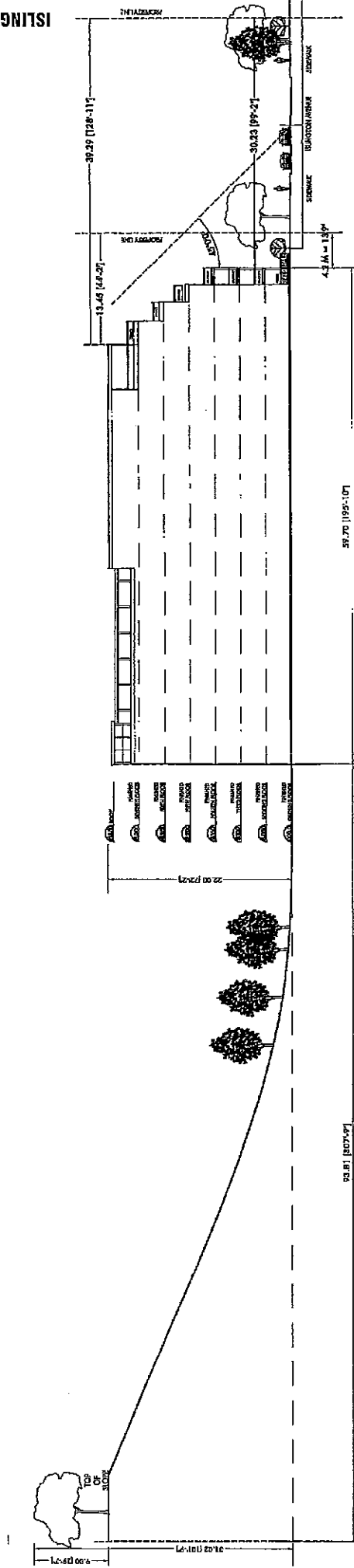
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Date: November 12, 2010

6

ISLINGTON AVENUE



Cross Section

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiTommaso

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& Z.08.048
Not to Scale
Date: October 19, 2010

Official Plan and Designation	Maximum FSI	Maximum FSI + Applicable Bonusing	Maximum Height (Storeys)
Low-Rise Residential (2) (COVOP 2010)	0.5	$0.5 + 0.5 = 1.0$	3.5
Medium Density Residential (OPA 597) * Current designation in effect	0.5	$0.5 + 0.05 = 0.55$	3.5
High Density Residential (OPA 597)	1.0	$1 + 0.1 = 1.1$	5
Proposed Development (Amendment to High Density Residential under OPA 597)	1.53	1.53	7

Note: The proposed development applications propose to redesignate the subject lands from "Medium Density Residential" to "High Density Residential" and to permit an increase in the maximum FSI and height permitted in the "High Density Residential" designation of OPA #597 from 5 storeys and 1.0 FSI to 7 storeys and FSI of 1.53, respectively.

OPA Comparison Chart

Location: Part of Lot 9,
Concession 7

Applicant:
Vince DiTommaso

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& Z.08.048
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Date: November 30, 2010

Bonusing for Increases in Height or Density (Section 37 of the Planning Act)

10.1.2.9.

That for development in the **Vaughan Metropolitan Centre, Primary Centres** or as specified in a Secondary Plan, Zoning By-laws may be enacted at the discretion of Council pursuant to Section 37 of the Planning Act to permit development to occur with greater height and/or density than is otherwise permitted in this Plan, or in a Secondary Plan contained within Volume 2 of this Plan, in return for the provision of community benefits. The community benefits shall consist of capital facilities and or cash contributions toward specific capital facilities, above and beyond those that would otherwise be required by this Plan or provided through Development Charges, including but not limited to:

- a. *affordable* housing, land for *affordable* housing, or cash-in-lieu of *affordable* housing;
- b. the provision of *social housing*;
- c. *conservation* of heritage resources that are designated under the Ontario Heritage Act, and/or listed on the City's *Heritage Register*;
- d. fully furnished and equipped *day care* facilities including start-up funding;
- e. public art contributions;
- f. non-profit arts, cultural or community or institutional facilities;
- g. parkland and/or parkland improvements, or cash-in-lieu of parkland or parkland improvements;
- h. public access to privately owned natural heritage features, to be secured through an easement registered on title;
- i. building or site features that decreases the environmental impact of the building or site with respect to water use, water contamination, energy use, carbon emissions or other environmental impacts;
- j. streetscape improvements to the public boulevard not abutting the site;
- k. below-grade connections to public transit facilities;
- l. land for municipal purposes;
- m. other community benefits that may be identified in Secondary Plans, Area Specific Policies or Site Specific Policies as contained in Volume 2 of this Plan; and,
- n. other community improvements that may be identified through the development approval process.

Density Bonusing Criteria COVOP 2010

Applicant: **Vince DiTommaso**
Location: **Part of Lot 9,
Concession 7**

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Date: December 14, 2010

9

A LIST OF SUSTAINABLE FEATURES

1. RESIDENT SELF MANAGEMENT

- a) Each suite has own electric, gas and water meter.
- b) Each suite has own HWT and condenser tied to High Efficiency fan coil.
- c) No central system except cold water supply.
- d) Water fixture requirements reduced by 30%.

2. BUILDING ENERGY CONTROL

- a) Lighting control in garage for off hours.
- b) Lighting control in stair wells for off hours.
- c) Sensor lighting in hallways (Code?).
- d) Rooftop fresh air units with A/C and free cooling.
- e) Low voltage high efficiency PL's.
- f) Achieve daylight and views for residents from 75% of space in units.

3. LANDSCAPE

- a) Manage rate and quantity of storm water runoff.
- b) Use local drought resistant plant material.
- c) Use storm water storage as source for irrigation - no use of potable water.
- d) Reduce heat island effect through plantings particularly in patios on ground floor and choice of colour of walking and parking surfaces.
- e) Patio, walking and parking surfaces with open grid for water infiltration.

4. BUILDING ENERGY MANAGEMENT - OPTIMIZE ENERGY PERFORMANCE

- a) Effective insulation and air tightness standards.
- b) Windows with reflective surfaces and low E coatings.
- c) Provide for 20% of resident windows and glass doors to be openable.
- d) Reduction in CFC based refrigerants.

5. BUILDING MATERIALS

- a) Reinforced concrete structure.
- b) Brick and Ariscraft Stone (recycled material) cladding.
- c) Expect 25% of material to be locally sourced.
- d) Effective use of low toxicity - VOC emitting materials.
- e) White roofing reflects solar heat.
- f) Eco friendly interior wall finishes that include medium density fibreboard (MDF) made from recovered wood fibre.

Applicant's Proposed List
of Sustainable Features

Applicant: Vince DiTommaso
Location: Part of Lot 9,
Concession 7

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Files: OP-08.013
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Date: December 14, 2010