

COMMITTEE OF THE WHOLE JANUARY 11, 2011

**SITE DEVELOPMENT FILE DA.10.067
BUNGALOF INC.
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.067 (Bungalof Inc.) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 12 duplex units that are presented to the street as 6 single family residential dwellings as shown on Attachments #3 to #9, 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 final landscape plan shall screen the rear yards from the neighbouring westerly properties to the satisfaction of the Vaughan Development Planning Department; and,
 - iii) the final site servicing and grading plans, storm water management report, and any required revisions to the approvals associated with the registered plan of subdivision (Plan 65M-4051) and the subdivision agreement for Anland Woodbridge Inc. (File 19T-04V16), shall be approved by the Vaughan Engineering Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) that of the 4 duplex model types permitted, no 2 models shall be permitted to locate side-by-side.
2. 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) the utilization of energy recycling technologies such as retaining waste heat from sewage water and capturing energy from combustion emissions;
- ii) use of higher levels of insulation in excess of R-2000;
- iii) develop overland flow for storm water and directing storm water to and through planted swales;
- iv) the utilization of low water volume taps and high efficiency toilets and showers; and,
- v) the utilization of permeable unit pavers and permeable grass paving in the front yard.

Economic Impact

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

Communications Plan

On December 17, 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 on April 20, 2010 for the related and completed Official Plan (File OP.10.003) and Zoning By-law (File Z.10.009) Amendment Applications, or had requested notice of this meeting.

Purpose

The Owner has submitted a Site Development Application (File DA.10.067) to facilitate the development of 12 duplex units that are presented to the street as 6 single family residential dwellings as shown on Attachments #3 to #9.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Islington Avenue, north of Hayhoe Lane, municipally known as 8450 to 8472 Islington Avenue, being Part of Block 19 on Registered Plan 65M-3883, and Lots 7-12 inclusive on Registered Plan 65M-4051, 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 #716, and are zoned R5(H) Residential Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1343).

On June 29, 2010, Vaughan Council approved Official Plan Amendment File OP.10.003 (Bungaloft Inc.) 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" (maximum 8.6 units/ha) to "Medium Density Residential" (maximum 35 units/ha), and to permit a residential duplex dwelling as an additional permitted use, and consisting of a maximum of 12 duplex units having a maximum density of 23 units/ha. The site-specific OPA #716 was adopted by Vaughan Council on July 13, 2010, and is in full force and effect. The proposed development conforms to the Official Plan.

On June 29, 2010, Vaughan Council also approved Zoning By-law Amendment File Z.10.009 to amend By-law 1-88, to rezone the subject lands from R3 Residential Zone to R5(H) Residential Zone with the following zoning exceptions:

- i) permit a duplex dwelling;
- ii) a minimum interior side yard of 1.2 m, whereas 1.5m is required; and,
- iii) that the Holding Symbol "(H)" shall be removed from the subject lands upon servicing capacity being allocated by Council and that a Site Development Application be approved by Council.

The implementing Zoning By-law 194-2010 was enacted by Vaughan Council on July 13, 2010, and is in full force and effect. The proposed development complies with the Zoning By-law.

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

On June 8, 2010, Vaughan Council approved the "Servicing Capacity Allocation Strategy" as recommended by the City's Engineering and Development Planning Departments. The subject site plan application (DA.10.067) has not been reserved servicing capacity. The original Draft Plan of Subdivision (File 19T-04V16) was allocated capacity for 6 units on 6 lots. However, as the development would create 12 duplex units, 6 additional units of capacity are required for the proposal. The City intends to undertake an annual review of the status of the available and unused servicing capacity and related Distribution Protocol. The availability of servicing allocation capacity will be revisited next Spring 2011. Should Vaughan Council find merit in the proposed development and approve the subject site plan application (DA.10.067), and once Vaughan Council has allocated sewer and water capacity for the 6 additional units in the future, the Owner can then submit a Zoning By-law Amendment Application to remove the Holding Symbol "(H)", in order to build.

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 #9, are satisfactory and conform to the policies of OPA #716 and comply with the requirements of the R5(H) Residential Zone, subject to Exception 9(1343).

The proposed site plan (Attachment #3) shows 12 duplex units situate on 6 residential lots with frontage onto Islington Avenue. Attachment #5 illustrates a conceptual streetscape along Islington Avenue that incorporates the four (4) duplex models proposed by the Owner. The elevations for each of the four models incorporate different materials including: stucco, precast stone, and brick and stone veneers as shown on Attachments #6 to #9. The location of a particular duplex model on each lot is not yet certain. The Development Planning Department will be including a provision in the Site Plan Letter of Undertaking, wording respecting the design and character of the housing must vary and avoid repetition (i.e. not result in 2 identical models located side-by-side).

In addition, the Department will continue to work with the Owner to ensure the proper screening of the rear yards from the abutting properties to the west on Autumn Ridge Court. The landscape plan shown on Attachment #4 includes 24 mature coniferous trees along the rear property line which reflect discussions between the surrounding residents and the Owner during the review of the Official Plan Amendment (OP.10.003) and Zoning By-law Amendment (File Z.10.009) applications. Attachment #10 includes a cross-section detail of future planting and terracing.

The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department. Conditions to this effect are included in the recommendation of this report.

The Vaughan Engineering Department is generally satisfied with the servicing and grading plans, and storm water management report. The applicant will be required to submit revised drawings related to the registered plan of subdivision (65M-4051) and the subdivision agreement that has been executed for Anland Woodbridge Inc. (File 19T-04V16). The Vaughan Engineering 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 elements associated with the development, for review by City of Vaughan Departments and approval by Vaughan Council.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the application 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 of York Transportation Services Department.

Conclusion

The Site Development File DA.10.067 has been reviewed in accordance with OPA #716, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department can support the approval of the Site Development Application for 12 duplex dwelling units (resembling 6 single detached dwellings), which is appropriate and compatible with the existing and permitted uses in the surrounding area, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Islington Avenue Elevations
6. Gucci Model Elevations
7. Armani Model Elevations
8. Valentino Model Elevations
9. Versace Model Elevations
10. Cross-Section for Future Planting

Report prepared by:

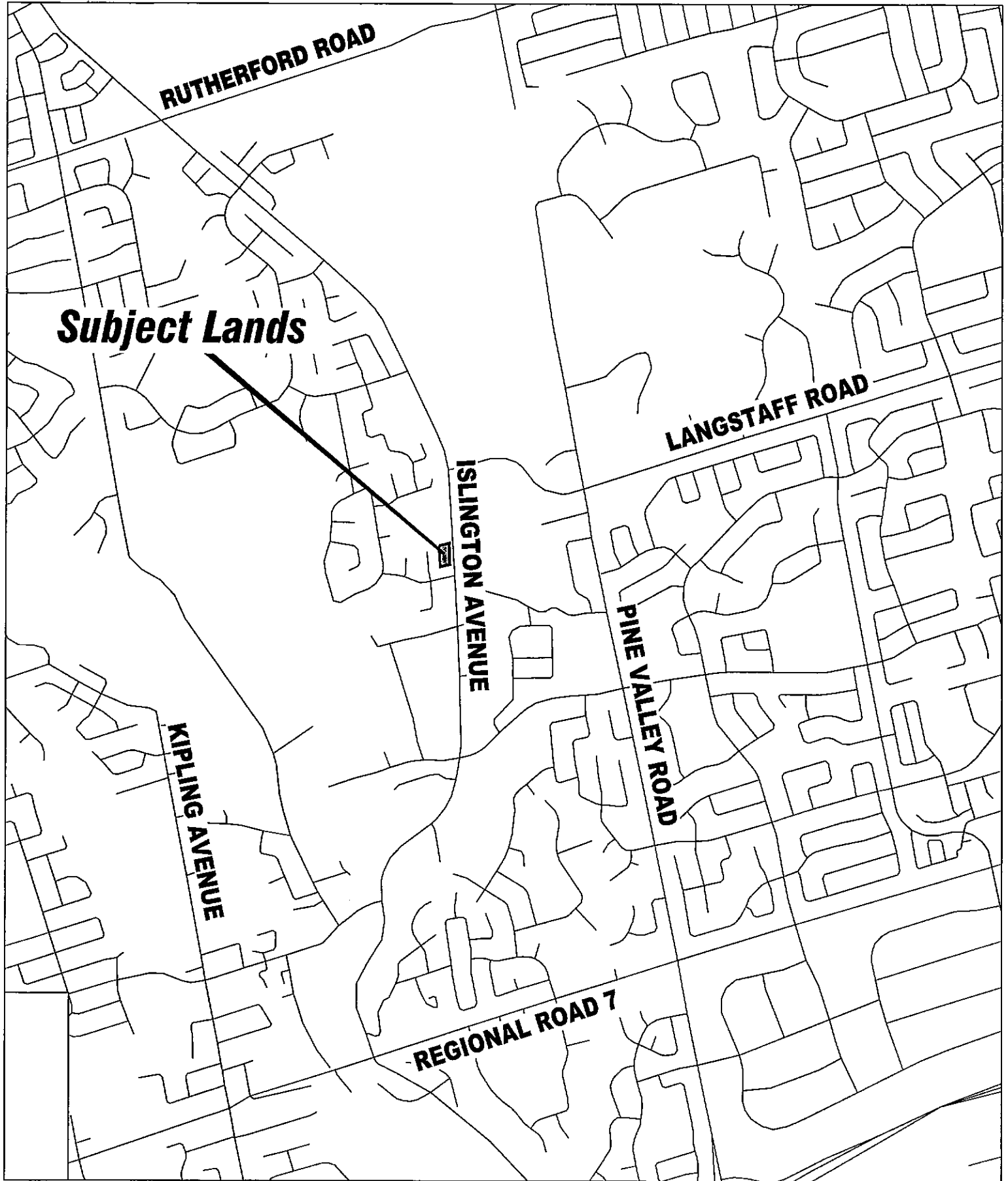
Clement Messere, Planner, ext. 8409
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 10, Concession 7

APPLICANT:
Bungaloft Inc.

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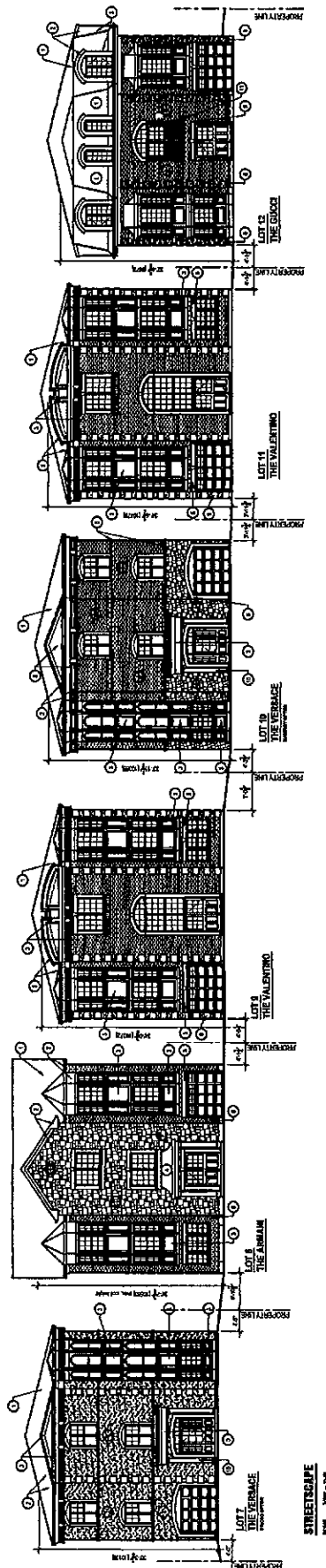
Development Planning Department

Attachment

FILE: DA.10.067
RELATED FILES: OP.10.003, Z.10.009

DATE:
November 03, 2010

1



STREETSCAPE ELEVATIONS (FACING ISLINGTON AVENUE)

Not to Scale

Islington Avenue Elevations

LOCATION:
Part Lot 10, Concession 7

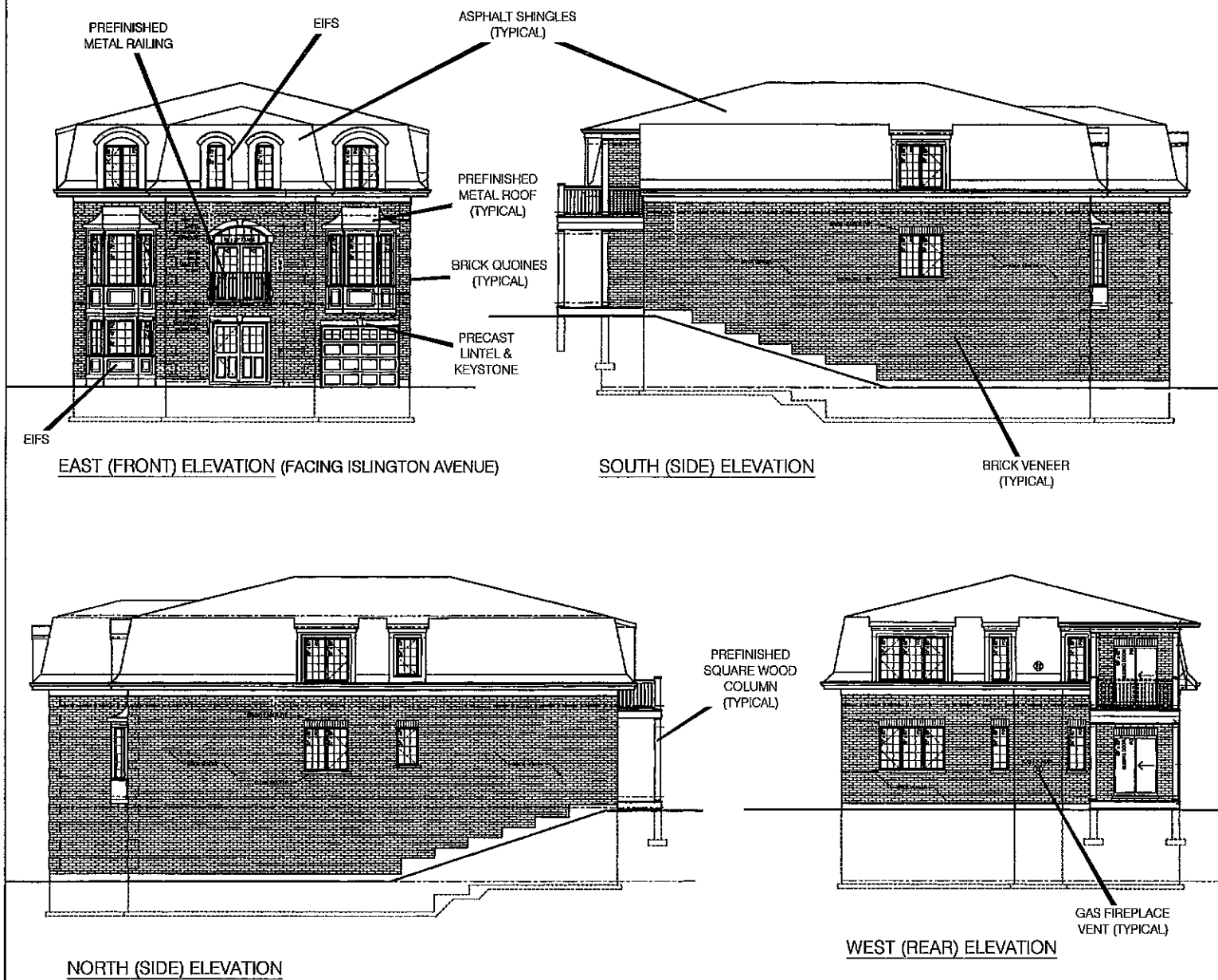
APPLICANT:
Bungaloft Inc.

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5



Not to Scale

Gucci Model Elevations

LOCATION:
Part Lot 10, Concession 7

APPLICANT:
Bungaloft Inc.

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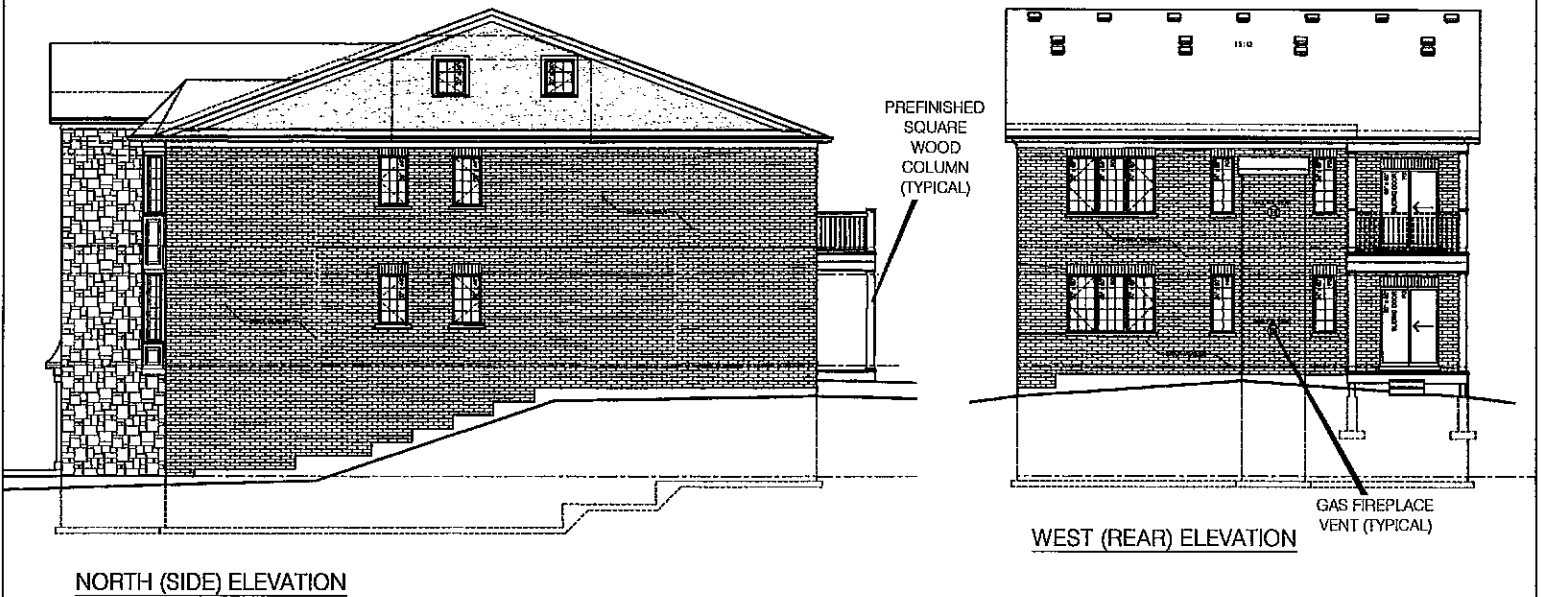
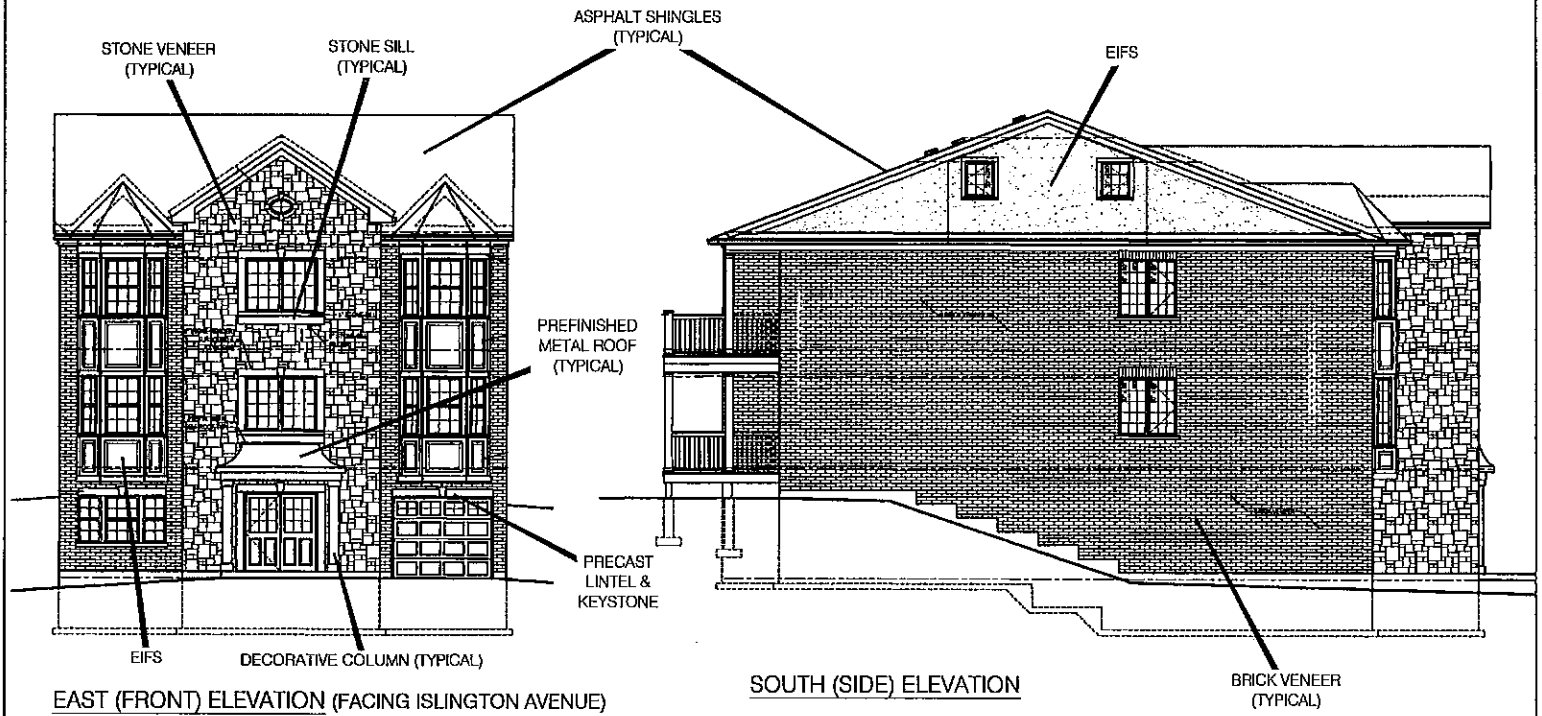


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DATE:
November 03, 2010

6



Not to Scale

Armani Model Elevations

LOCATION:
Part Lot 10, Concession 7

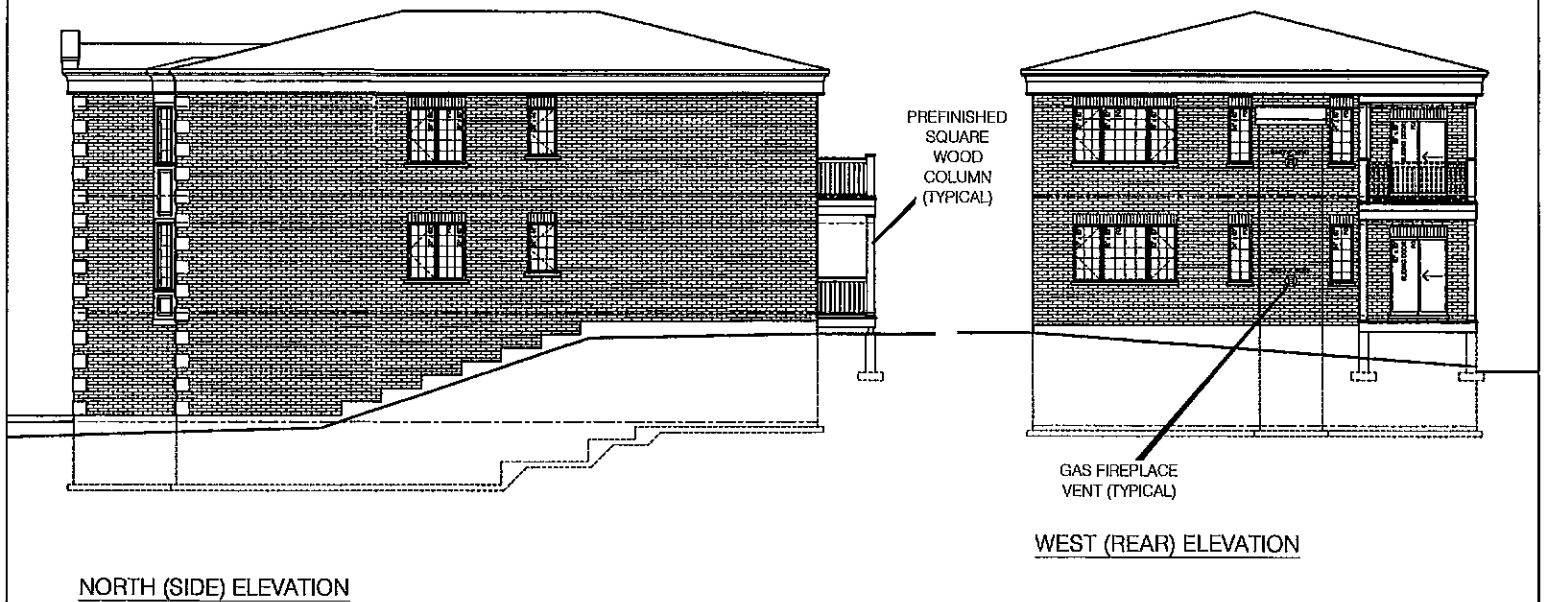
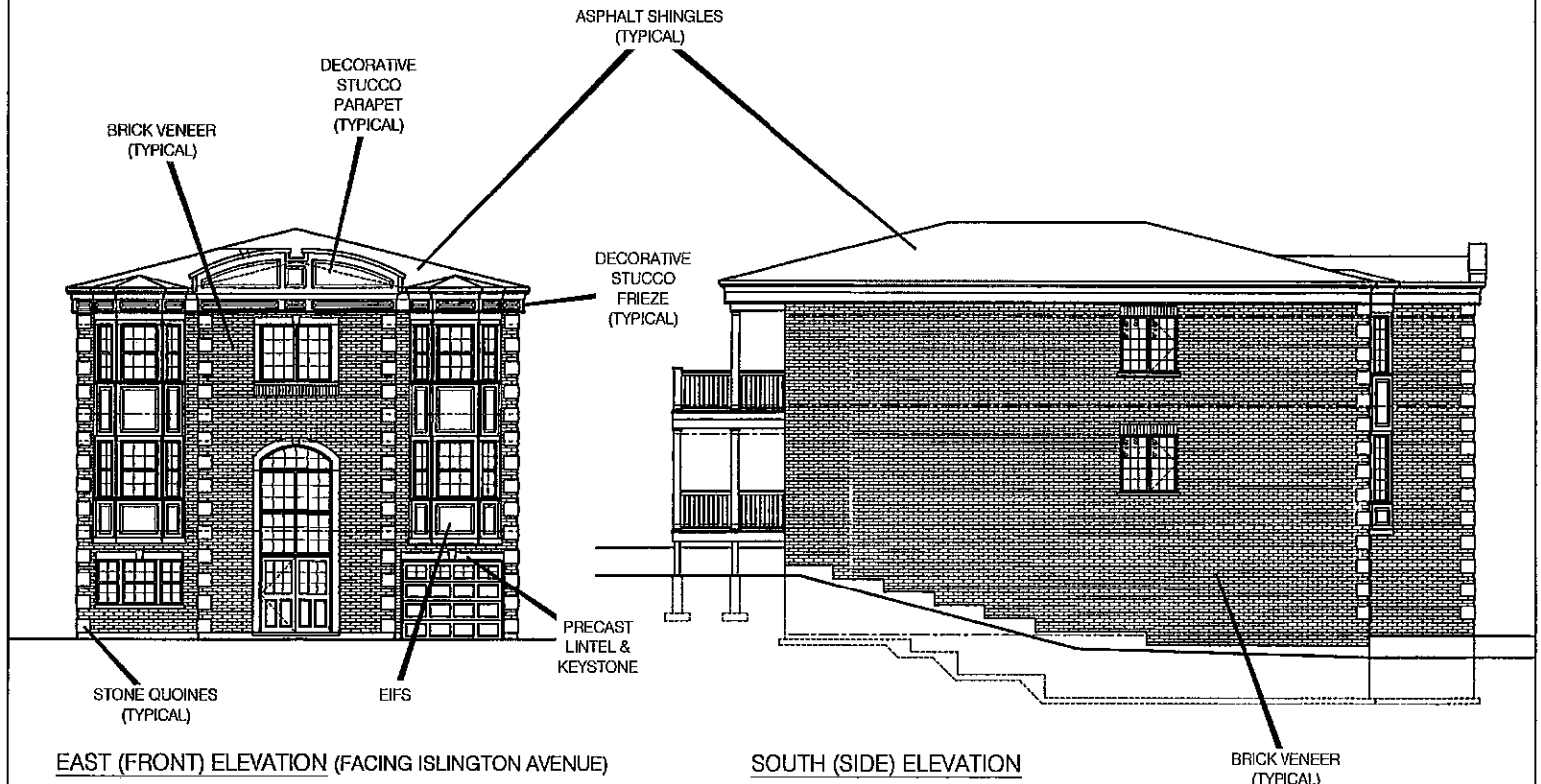
APPLICANT:
Bungaloft Inc.

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DATE:
November 03, 2010

7



Not to Scale

Valentino Model Elevations

LOCATION:
Part Lot 10, Concession 7

APPLICANT:
Bungaloft Inc.

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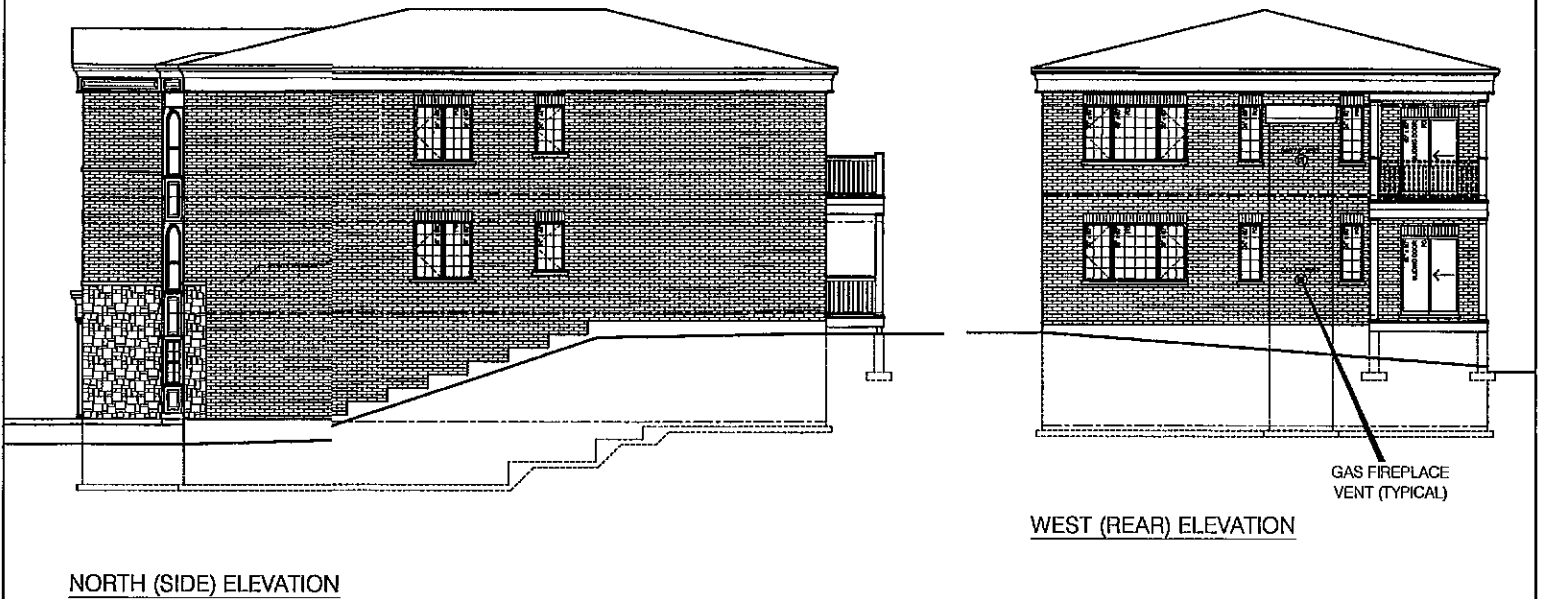
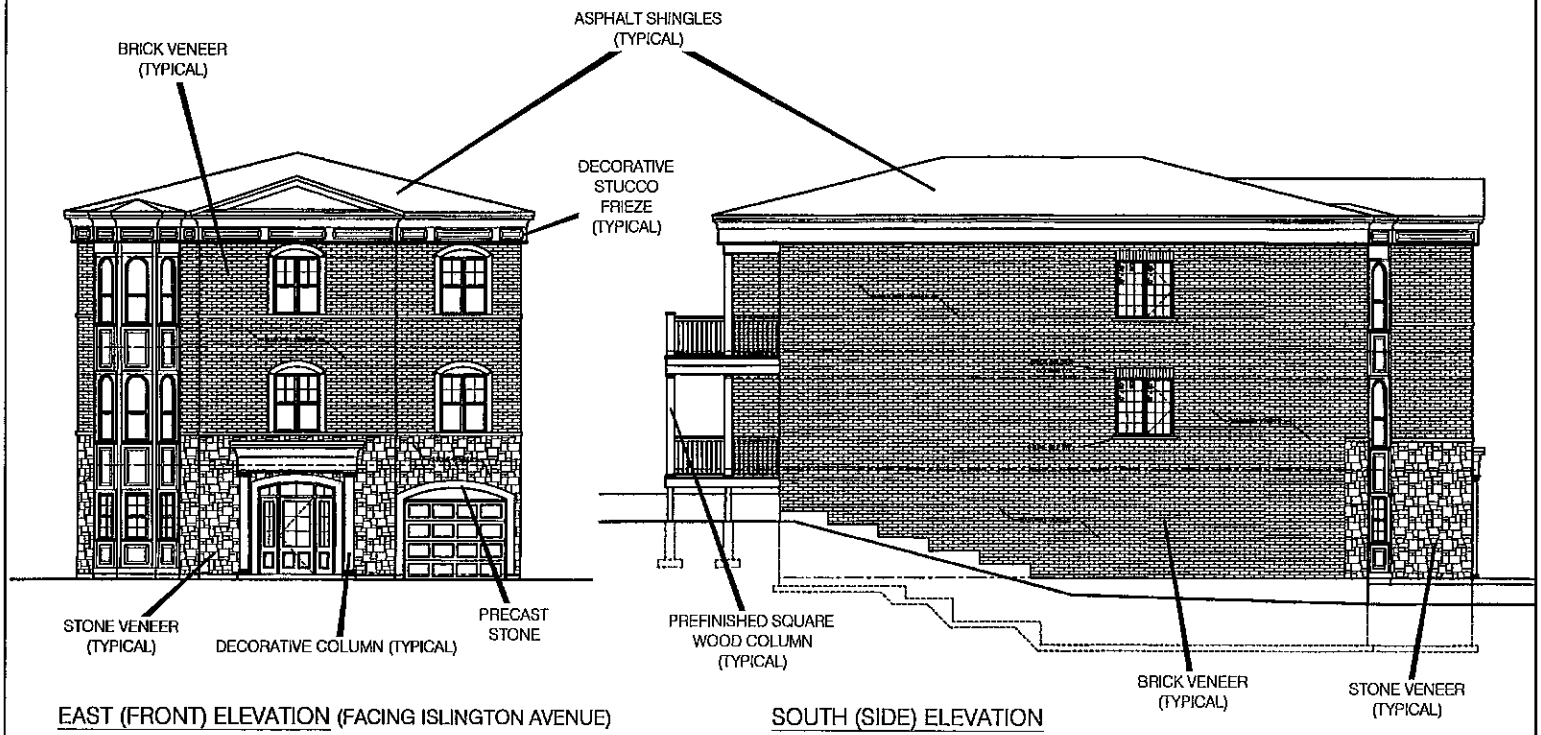


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RELATED FILES: OP.10.003, Z.10.009

DATE:
November 03, 2010

8



Not to Scale

Versace Model Elevations

LOCATION:
Part Lot 10, Concession 7

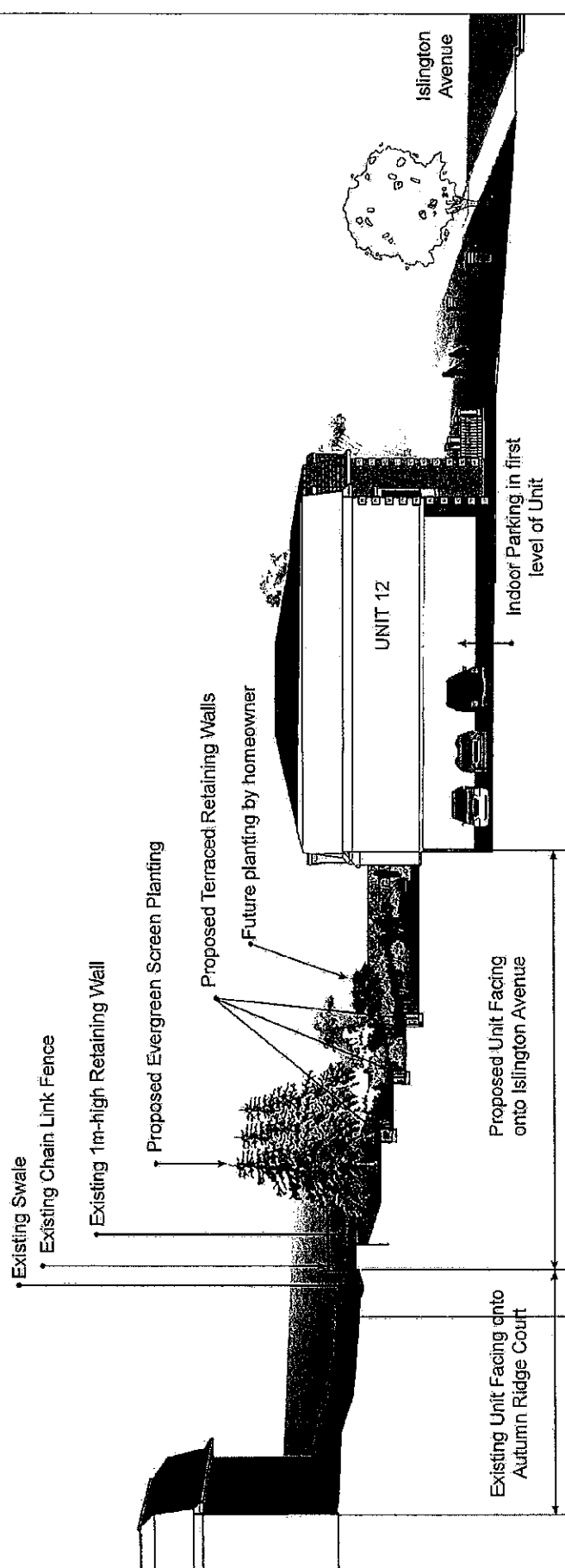
APPLICANT:
Bungaloft Inc.

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RELATED FILES: OP.10.003, Z.10.009
DATE:
November 03, 2010

9



Cross Section (Looking North) for Future Planting

Cross Section for Future Planting

APPLICANT:
Bungaloft Inc.

LOCATION:
Part Lot 10, Concession 7



FILE: DA.10.067
RELATED FILES: OP.10.003, Z.10.009

DATE:
November 03, 2010

Attachment
10