

COMMITTEE OF THE WHOLE MAY 20, 2003

**ZONING BY-LAW AMENDMENT FILE Z.02.006
SITE DEVELOPMENT FILE DA.02.003
VILLATTA GARDENS INC.
REPORT #P.2002.18**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment application Z.02.006 (Villatta Gardens Inc.) BE APPROVED, subject to the following:
 - a) That the zoning by-law:
 - i) permit 7 residential units in the C1 Restricted Commercial Zone;
 - ii) restrict the 3 ground floor residential units to the rear of the building as indicated on the site plan; and,
 - iii) provide exceptions to implement the approved site plan.
2. THAT Site Development application DA.02.003 (Villatta Gardens Inc.) BE APPROVED, subject to the following:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - ii) the grading plan and parking study shall be approved by the Engineering Department;
 - iii) the landscape plan shall be approved by the Urban Design Department; and,
 - iv) the Toronto and Region Conservation Authority provide their approval.
3. NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development Application DA.02.003 (Villatta Gardens Inc.), be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 7 residential apartment units or an equivalent of 18 persons, following the execution of a site plan agreement to the satisfaction of the City.

Purpose

On January 22, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to permit mixed residential/commercial use. The proposed development was for a 2-storey building, containing up to 16 residential units and ground floor commercial space, served by 17 underground and 15 surface parking spaces.

Since the original application, the site plan has been revised to consist of a 2½-storey mixed commercial/residential building, with 7 residential units and ground floor commercial use, served by 21 parking spaces, with 7 being enclosed in a garage structure.

Background - Analysis and Options

The subject lands are located on the west side of Islington Avenue, south of Nashville Road (10504 Islington Avenue), in Lot 24, Concession 8, City of Vaughan. The 0.18 ha site has 28m of frontage on Islington Avenue and is currently developed with a 2-storey commercial building. The surrounding land uses are:

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

On February 8, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Kleinburg and Area Ratepayers Association. Comments received from the Kleinburg and Area Ratepayers Association indicated their general support for the concept, but objected to ground floor residential units. The recommendation of the Committee of the Whole at the Public Hearing on March 4, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on March 18, 2002

Official Plan

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

The Official Plan also contains development policies which limits the building height to 2½-storeys, where the ½-storey is in the roof-line. The maximum building height must be approximately 9.5m, and the maximum Floor Space Index permitted is 1.0. The proposal conforms to the Official Plan.

Zoning

The lands are zoned C1 Restricted Commercial Zone by By-law 1-88. This zone permits a range of commercial uses, including business/professional offices, eating establishments, personal service shops and retail stores.

A number of zoning exceptions will be required to recognize the existing building and to permit the addition to the front. Also, residential uses will need to be added to the list of permitted uses in the C1 Restricted Commercial Zone. The proposed zoning would implement the policies of the Official Plan.

Site Plan

The proposed development consists of renovating the existing 2-storey building and adding a 2½-storey addition to the front. The existing building contains the Post Office, a hair salon and financial services company. The development statistics are:

Gross Floor Area -	First Floor Commercial	261.8 sq.m
	First Floor Residential	216.9 sq.m
	First Floor Covered Porch	84.27 sq.m
	Second Floor Residential	398.3 sq.m
	Loft Residential	<u>186.3 sq.m</u>
	TOTAL GROSS FLOOR AREA	1147.57 sq.m

Landscaped Area -		348.23 sq.m (20.5%)
Amenity Area -	Balconies	8.2 sq.m
	Deck (Terrace)	129.88 sq.m
Parking -		21 spaces

Residential units will be located on the second floor and loft areas of the finished building. Two residential units will be located at the south end of the ground floor of the existing building, behind the addition at the front. These units are not visible from the street, and access will be gained by way of an internal corridor.

At the rear of the property, there is a 7-space parking garage for use by the residents. Incorporated into the north end of this building is the garbage collection area.

The front and rear yard setbacks are approximately 0.3 m, where the standards are 9m and 15m, respectively. Staff consider these setbacks to be appropriate, given that the setbacks for similar proposals in the Core Area have been varied. The front yard is in keeping with the other building setbacks from Islington Avenue, and allows the building to have a significant street presence.

Access and Parking

Access will be way of a single driveway to Islington Avenue. The by-law requires driveway entrances to be 7.5m wide, whereas 6.96m is provided. An exception will be required in the zoning by-law.

Canada Post has a loading dock on the north side of the building, which will remain as long as the Post Office is located in this building. As a result, the driveway width is reduced to 5.19m at this point, rather than the required 6m. The width of the remainder of the driveway along the north side of the building is 5.8m, as a result of the new covered walkway that is to be added to provide safe pedestrian access from the rear parking area to the front of the building. Exceptions will be required in the by-law.

All parking spaces are proposed to be 2.7m by 5.75 m, rather than the required 2.7m by 6m. Staff considers the reduction to be acceptable and an exception will be required in the by-law.

Based on the number of residential units and the commercial floor area, the number of required parking spaces is 28. The site plan identifies 21 parking spaces, with 7 being enclosed for the use of the residents. The Engineering Department has requested a parking study to confirm that the proposed parking is satisfactory.

Kleinburg-Nashville Heritage Conservation District Study

The subject lands are located within the Kleinburg-Nashville Heritage Conservation District Study Area. The purpose of this study is to protect and conserve the unique and special heritage of the Kleinburg-Nashville Community, in accordance with the heritage policies set out in the Kleinburg-Nashville Community Plan (OPA 601) and Part V of the Ontario Heritage Act (R.S.O. 1990).

The applicant has met on numerous occasions with staff and Philip H. Carter, Architect and Planner, the consultant conducting the study. Based on these meetings, the applicant has made significant revisions to the proposal to satisfy heritage concerns and the draft design guidelines for new construction that will form a part of the Kleinburg-Nashville Heritage Conservation District Plan. Both Staff and the consultant believe that the current proposal, subject to minor changes, is architecturally compatible with the village character of historic Kleinburg and is in keeping with the emerging results of the Study.

Landscaping

A total of 348.23 sq.m of landscaping is proposed for the site. Most of the landscaping is located around the front entrances of the commercial units. An additional landscaped area is located at the rear of the property.

The C1 Restricted Commercial Zone requires a 6m landscape strip along a street. To meet the objective of a street presence for the building, an exception is required to permit a decreased landscaped strip.

Elevations

The front (east) elevation will have store entrances on the ground floor, with residential apartments on the second floor and loft area. The building will feature a wrap-around covered walkway, numerous windows on each level, and dormer windows in the steeply pitched roof. The colours for the entire building are a grey siding, with white trim around the windows, doors, balconies and covered walkway.

The north side elevation continues with doors and windows. The south elevation will have a few windows, one door and 3 dormers. The existing portion of the building will not have any openings, since it has a zero setback. The rear elevation will have walk-in entrances for 3 residential units and the second floor will have decks for the residences.

The design and colours are in keeping with the historic nature of Kleinburg and are compatible with the neighbourhood. On March 19, 2003, Heritage Vaughan approved the proposed design of the building. A condition of approval was that "colour schemes for materials be submitted to staff and/or Heritage Vaughan for approval, as a condition of approval of the building permit for the development."

Planning Considerations

The proposed development has been revised significantly since the original submission. The addition is now being added to the front, rather than the rear of the building, creating a significantly improved street presence for the building. The new design is architecturally compatible with the village character of historic Kleinburg. The applicant has worked closely with staff from the Urban Design Department and the Heritage Consultant.

The Ratepayers Group has indicated their objection to ground floor residential units. The 3 units that will be on the ground floor are located in a portion of the existing building that will be blocked from the street when the addition is built. If this area was to be maintained as commercial space, it would likely be limited to storage or office space of the commercial units, as it has no street exposure. Given that the units are not visible from the street, and the limited viability as commercial space, Planning Staff have no objection to ground floor residential units oriented to the rear of the building in this portion of the building.

Conclusion

Staff have reviewed the zoning by-law amendment application and site development application in light of the Official Plan Amendment policies. The proposed development conforms to the policies of the Official Plan, and satisfies heritage concerns and the draft design guidelines for new construction that will form a part of the Kleinburg-Nashville Heritage Conservation District Plan. Staff can support these applications, and should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Grading Plan
4. North & East Elevations
5. South & West Elevations
6. Streetscape Elevation Profile

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Attachment
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FILE No.:
 Z.02.006
 DA.02.003
 Not to Scale
 April 15, 2003

City of
Vaughan

Community Planning Department

Location Map

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

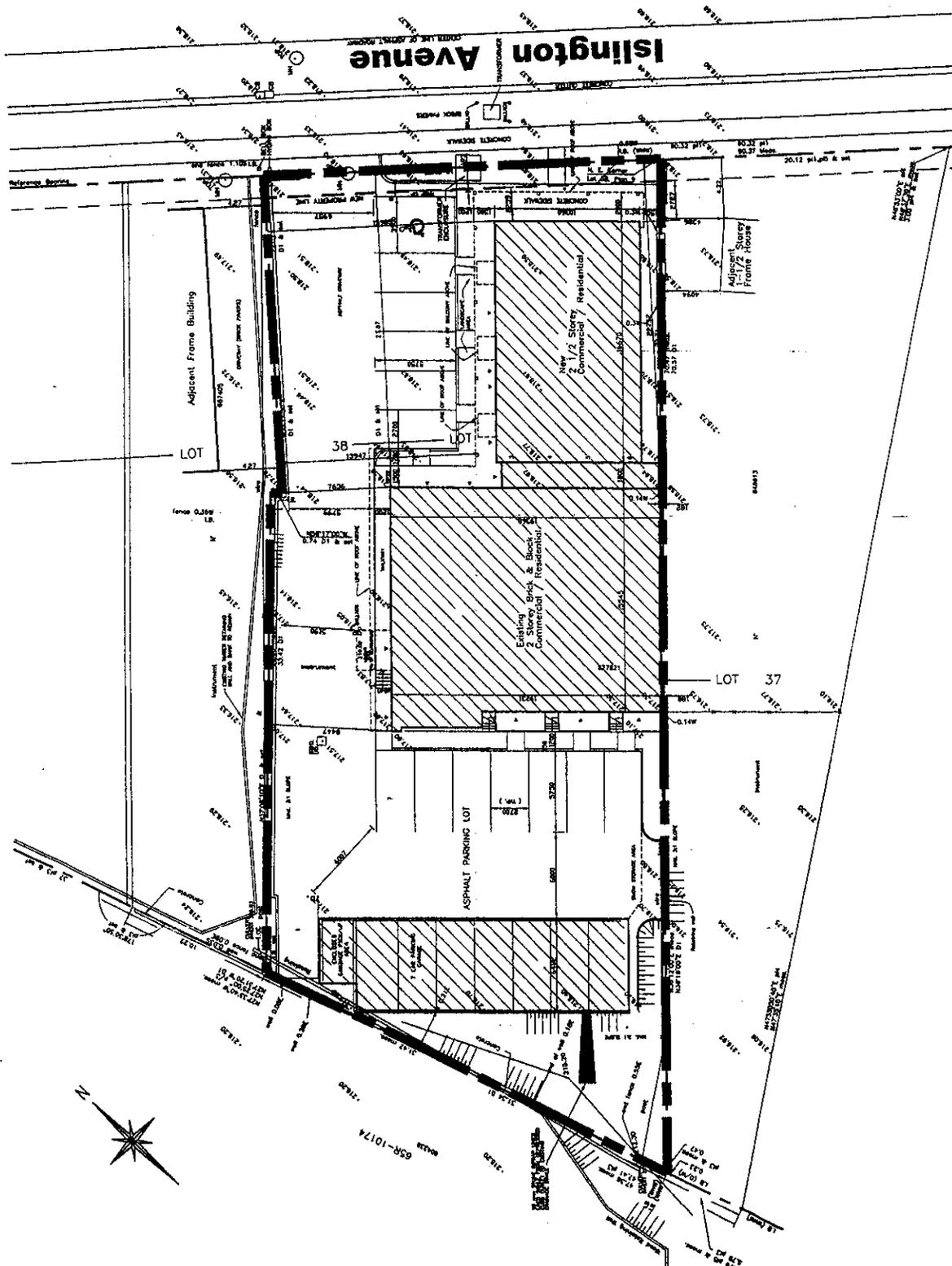
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SITE STATISTICS

ALL AREAS ALSO REFERRED TO AS "CONCRETE" ARE SHOWN IN HATCHED PATTERN.

SEE AREA	1,794.0 sq. ft.	(16,363.3 sq. ft.)
EXISTING FLOOR AREA	281.8 sq. ft.	(2,818.8 sq. ft.)
COMERCIAL	218.9 sq. ft.	(2,189.0 sq. ft.)
RESIDENTIAL	62.9 sq. ft.	(629.0 sq. ft.)
COVERED PORCH	64.37 sq. ft.	(643.7 sq. ft.)
TOTAL	347.07 sq. ft.	(3,470.7 sq. ft.)
NEW FLOOR AREA	296.3 sq. ft.	(2,963.0 sq. ft.)
NEW FLOOR AREA	184.3 sq. ft.	(1,843.0 sq. ft.)
RESIDENTIAL	7 (7) - 1 BDRM. 1 - 1 BDRM. + 2000	(7,000.0 sq. ft.)
7 CAR PARKING SPACES	177.3 sq. ft.	(1,773.0 sq. ft.)
SALES/RENTAL COVERED	20.76 sq. ft.	(207.6 sq. ft.)
COVERED FLOOR AREA	1,197.5 sq. ft.	(11,975.0 sq. ft.)
FLOOR AREA	87.3 sq. ft.	(873.0 sq. ft.)
PAPER AREA	475.9 sq. ft.	(4,759.0 sq. ft.)
LANDSCAPE/CONCRETE	244.3 sq. ft.	(2,443.0 sq. ft.)
LANDSCAPE/CONCRETE	20.76 sq. ft.	(207.6 sq. ft.)
LANDSCAPE/CONCRETE	87.3 sq. ft.	(873.0 sq. ft.)
COVERED PORCH	64.37 sq. ft.	(643.7 sq. ft.)
LANDSCAPE/CONCRETE	348.23 sq. ft.	(3,482.3 sq. ft.)
TOTAL	570.56 sq. ft.	(5,705.6 sq. ft.)
PARKING REQUIRED	(211.8 B.D. / 100 sq. ft.) = 15.7	
COMERCIAL	(211.8 B.D. / 100 sq. ft.) = 15.7	
RESIDENTIAL	(211.8 B.D. / 100 sq. ft.) = 15.7	
TOTAL	31.4	
ADJACENT FRAME FRONT PORCH		21.0

SUBJECT LANDS



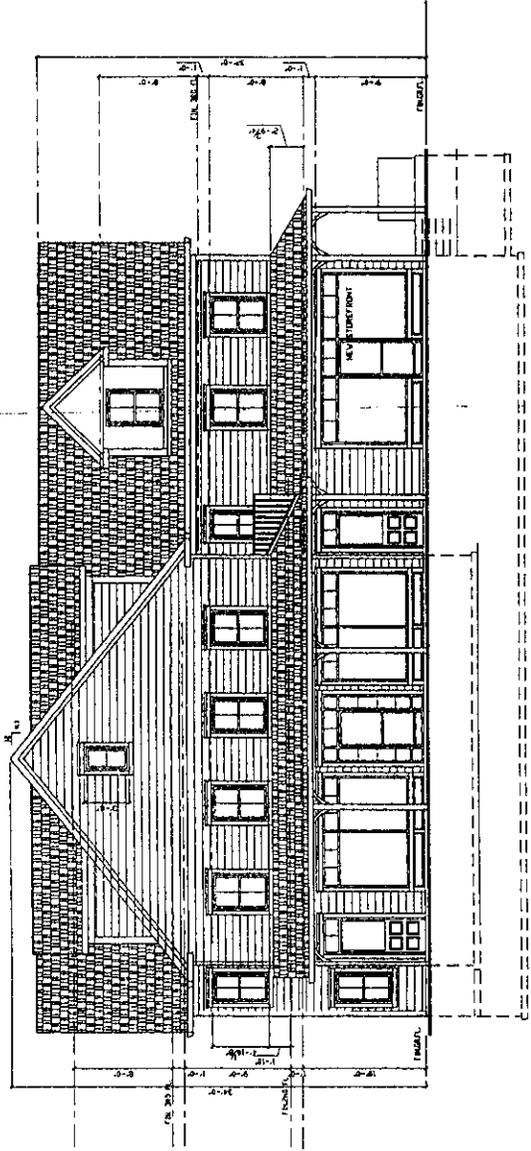
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FILE No.: Z.02.006
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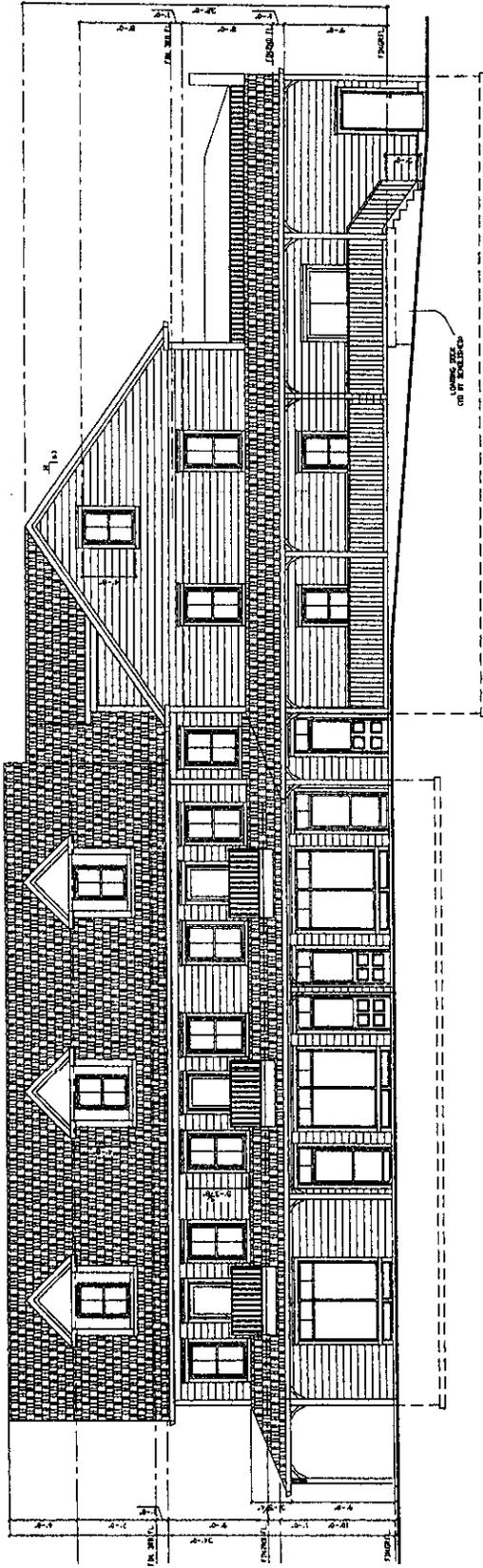
City of Vaughan
 Community Planning Department

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

N:\SP\1 ATTACHMENTS\Z.02.006



FRONT (EAST) ELEVATION



NORTH ELEVATION

North & East Elevations

Part Lot 24,
Concession 8

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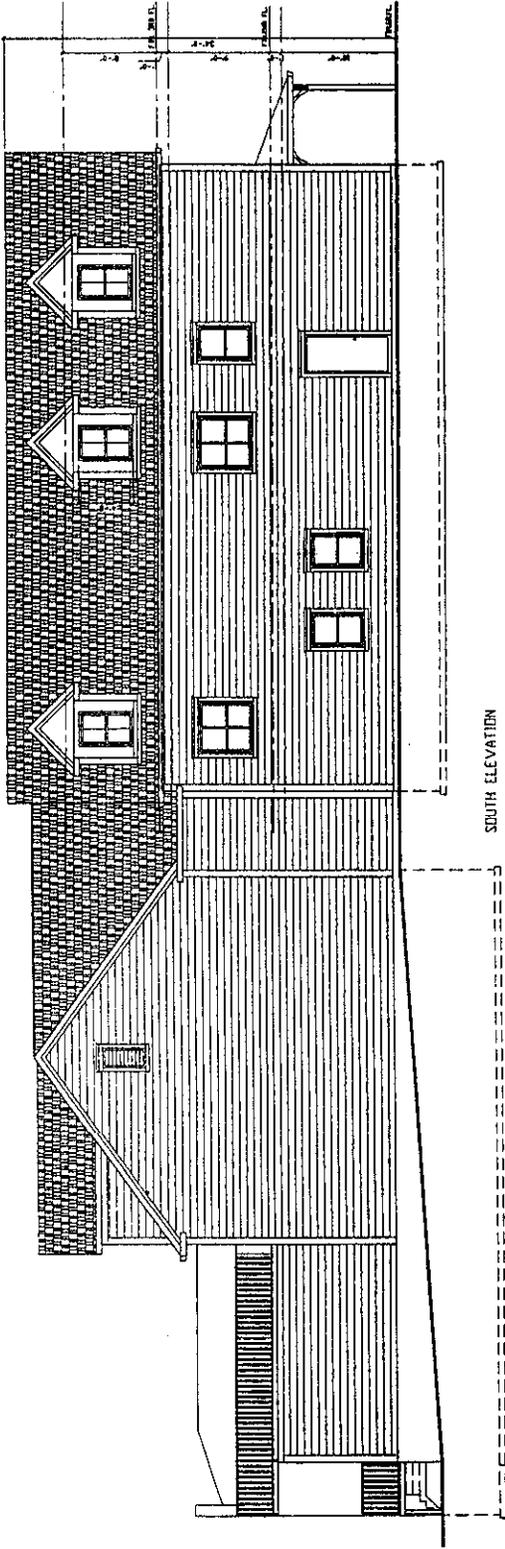
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Community Planning Department

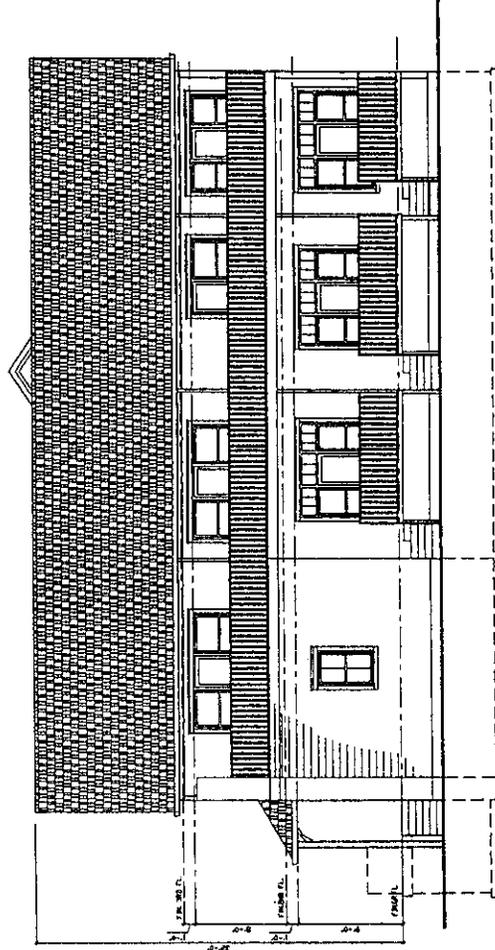
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DA.02.003

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April 15, 2003



SOUTH ELEVATION



WEST ELEVATION

South & West Elevations

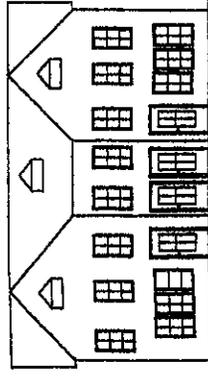
Part Lot 24,
Concession 8

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VILLATA GARDENS INC.

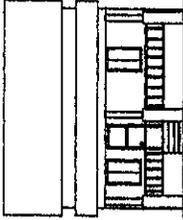


Community Planning Department

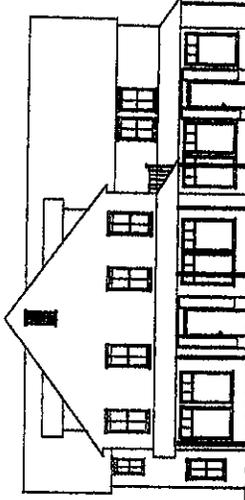
Streetscape Elevation Profile



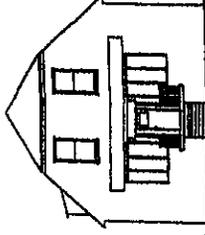
10480 Islington Ave



10496 Islington Ave



10504 Islington Ave



10512 Islington Ave

Subject Lands

Streetscape Elevation Profile

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



Community Planning Department

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