

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.03.073
1593527 ONTARIO INC./WINDLEIGH MILLENIUM INC.

Recommendation

The Commissioner of Planning recommends:

1. That Site Development Application DA.03.073 (1593527 Ontario Inc.) as prepared by Intra Architect dated March 22, 2004, BE APPROVED subject to the following conditions:
 - a) That prior to registration of a site development agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) the final landscape plan and cost estimate shall be approved by the Urban Design Department;
 - iv) the requirements of Vaughan Hydro and Fire Department shall be satisfied;
 - v) a noise study shall be submitted and approved by the City Engineering Department;
 - vi) the City of Vaughan and York Region Transportation Division shall confirm the need for a traffic impact study; the Region of York shall ensure that the required access and all appropriate road widenings have been provided and shall be a party to the site plan agreement;
 - vii) the Toronto and Region and Conservation Authority (TRCA) shall confirm that the proposed development complies with the requirements of the Special Policy Area provisions of OPA#440 and the TRCA Valley and Stream Corridor Management Programme, and if required, an EIS identifying buffer treatment of private lands adjacent to the Humber River has been approved and incorporated into the proposed landscape plan, and that the final Geotechnical report and top of bank be determined and approved by the Toronto and Region and Conservation Authority;
 - viii) the Tree Preservation Plan/Transplantation Plan shall be approved by the Urban Design Department and the Toronto and Region Conservation Authority;
 - ix) the Owner shall include an implementing plan identifying public access to the trail system within the lands adjacent to the Humber River open space corridor which includes costs and details, to the satisfaction of the City Parks and Development Department and the Toronto Region Conservation Authority;
 - x) the Owner shall apply for a permit in accordance with the Toronto Region and Conservation Authority under Ontario Regulation #158; and

- xi) the Owner shall advise the Ontario Municipal Board that the City Council supports and approves the site plan subject to conditions.
 - b) the City and the Region of York shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated thereto.
2. The Site Development Agreement contain the following conditions and Warning Clauses:
- i) all garbage shall be stored indoors until ready to be picked up; and
 - ii) 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 a fixed unit rate of \$2200.00 per unit, whichever is higher in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands in accordance with Sec. 42 of the Vaughan Planning Act prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Site Plan Review

On November 25, 2003, the Owners applied for site plan approval to permit a 5-storey, 150 residential unit condominium building. The submission included preliminary site plans to be reviewed by the City's Site Plan Review Team (SPRT). On December 11, 2003, a SPRT meeting took place to discuss the preliminary plans and provide comments and suggestions to the plan.

Purpose

In June 2003, the Owner submitted a revised plan based on the site plan review comments. The site development application continues to propose the construction of a 5-storey (tiering down to 3 storeys) apartment building, with 148 residential apartment units on a 1.4ha. parcel. Pertinent Site Statistics are as follows:

Site Area =	1.4 ha
Total Gross Floor Area =	14,861m ²
Parking provided (219 spaces underground/tandem)	260 spaces
Parking Required	259 spaces

Background - Analysis and Options

The subject lands are located on the northeast corner of Islington Avenue and Willis Road, being Lots 15 to 19, and part of lots 10, 10A, 11, 12, 12A, 12B, 13, 13A and 14, Plan M-1110, known municipally as 8229, 8243 and 8253 Islington Avenue, City of Vaughan. This parcel is relatively flat for the most part with the exception of a gradual slope towards the eastern portion of the parcel, being the Humber Valley open space area. The lands are an assembly of three different residential lots creating a rather large irregular development parcel. The surrounding land uses are as follows:

- North - residential (R2 Residential Zone and OS1 Open Space Zone)
- South - Willis Road; parkland (OS1 Open Space Conservation Zone)
- East - Humber River Valley (OS1 Open Space Zone)
- West - Islington Avenue; residential dwellings (R2 Residential Zone)

Ontario Municipal Board Approval

In November 2002, applications OP.01.008 and Z.01.020 were appealed to the Ontario Municipal Board based on Council's failure to deal with the applications within a reasonable time period. The applications proposed a high density development comprised of a tiered 5-storey, 160-unit residential condominium building. The applications were held in abeyance until the completion of a City initiated land use study for the Islington Avenue Corridor. The study concluded that the subject lands were better suited for a medium density development and recommended that density for apartment form be calculated at a Floor Space Index of 0.5. On October 28, 2002 Council recommended that the subject lands be designated "Medium Density Residential" consistent with the findings and recommendations of the land use study. In the Board Order dated May 8, 2003 (Decision/Order No 0594) the Board allowed the appeal for the applicant and approved the official plan amendment application and zoning by-law amendment application (OP.01.008, OPA #596, Z.01.020) designating the subject lands "High Density Residential" with a number of development conditions. The Board withheld its Order on the zoning by-law amendment to permit an opportunity for the precise language to be finalized between parties, in accordance with the decision of the Board.

On March 24, 2004 the Ontario Municipal Board approved the final wording for Official Plan Amendment OPA #596 and the exceptions for the Zoning By-law amendment, By-law 114-2004.

Stakeholder Comments Update

The stakeholder group has been part of the development process for both the subject applications and the Islington Avenue Corridor study and have been circulated a copy of the proposed development plan for comments. To date no comments and concerns have been provided.

Land Use Status

Official Plan

The lands are designated "High Density Residential" by OMB approved OPA #596 which permits a 5-storey, 160 unit apartment building with maximum FSI of .1. The official plan also provides land use policies for new development to ensure that it is compatible with the surrounding built form. The land use policies in part are as follows:

General Land Use Objectives

New development shall be designed in a manner which is complementary to the low rise pedestrian scale character of the neighbourhood, when adjacent to residential should provide the appropriate transition and should be setback to a line that is generally consistent with the front yard of existing development.

Maintain and enhance the landscape open space at Islington Avenue and Willis Road through the appropriate plantings, street furniture and by substantial setbacks; establish substantial setbacks from the Humber River Corridor in order to accommodate a vegetative buffer and provide opportunities to establish a pedestrian corridor; enhancing the vegetation to be retained on site and establishing a tree preservation plan.

Built Form

Ensure a high quality of design including building articulation, tiering, fenestration and architectural detailing on all facades, given its public visibility from the surrounding open space and street system; building materials should comprise of combinations of brick, stone, stucco and glass in a natural earth tone colour scheme.

The proposed development conforms to OPA#596 and is consistent with the recommendation and policies as they deal with new development. The design of the building, siting and overall length will be examined to ensure compatibility with adjacent existing development.

The proposed development appears to conform to the policies and goals of the Official Plan.

Zoning

The lands are zoned RA-2 Apartment Residential Zone by By-law 114-2004 which was approved by the Ontario Municipal Board on April 26, 2004. In addition to rezoning the property, the by-law also provides specific development exceptions permitting a maximum number of 160 units, maximum building height and establishes setbacks through a building envelope.

The proposed development appears to comply with the approved zoning by-law, therefore no amendment is required.

Islington Avenue Urban Design Guidelines

The Islington Avenue Land Use Study, approved by Council in October 2002, recommended in part that Urban Design Guidelines be prepared and adopted for the Islington Avenue Land Use Study Area. On June 23, 2003, Vaughan Council approved a set of guidelines prepared by the IBI Group in consultation with the local stakeholder group. The guidelines are intended to provide direction and a framework for architectural design and site planning for future development applications within the Islington Avenue Study Area both public and private realms.

The urban design guidelines recognize pockets of intensification, the subject lands being one. A set of criteria have been included to ensure that intensified developments are compatible with adjacent properties and have minimal impact to the public realm and natural environment. Section 5.2.5 states that the scale and massing of all new developments should be characteristics of the hamlet feel and that the height of the proposed building and its massing should be stepped down to recognize its neighbour and reduce both visual and shadow impact. The guidelines also encourage any new developments adjacent to open space be integrated and designed in a manner that relates well to the open space area. Several ways of achieving this is by providing adequate setbacks along the Humber River Valley and by the conveyance of private land into public ownership, both of which will support a pedestrian connection.

Section 6 of the Guidelines deals with the Site Specific Design Guidelines, in particular sections 6.1.3 and 6.2.1 deal with areas of both medium and high intensification. These areas of intensification may take the form of townhomes or apartment buildings and speak to actual building siting and design abutting low density residential, as follows:

“medium or high density development adjacent to single family housing or low density development, must be appropriately transitioned in scale and building form. Buildings should be sited to minimize their impact on neighbouring properties. The buildings should be oriented, generally in an east west direction when possible, if not buildings should be broken with visual breaks between sections. The maximum building heights for medium density development shall be 3.5 storeys and 11 m, and 5 storeys (15m) for high density, and should generally not exceed 60m in length.”

The guidelines identify the preferred building materials, such as brick, stucco, stone and wood siding, with no more than two dominant materials, while glass and steel as dominant building materials are strongly discouraged. Colours of the dominant construction material or finish should be in the earthtone colour schemes.

The proposed development generally conforms to the approved guidelines as it tiers down and approaches residential properties and introduces a large centred atrium feature, which provides the visual break outlined in the guidelines.

Site Design

The subject lands are an assembly of several land holdings creating a larger parcel that is irregular in shape. The lands have a site area of 1.42ha with a street frontage of 170m along Islington Avenue and abut the Humber River Valley corridor. The proposed building envelope is somewhat centred on the parcel with substantial setbacks from Islington Avenue and the Humber River Valley Corridor which must be adhered to. Parking for the most part is located below ground, with the exception of a parking area at the northwest corner of the site. There shall be no building structures located beyond the setback line identified on the site plan. A condition to this effect shall be included in the recommendation section of this report.

Building Design

The proposed building is tiered in design with height ranging from three storeys to a maximum height of 5 storeys. The building is rather long as it stretches almost the entire lot and is interrupted in the center by a main atrium and entrance feature. Although, lengthy in design, the center feature provides a separation and break in the extensive built-form creating the effect of two buildings a north and south wing. The maximum height is 5 storeys and tiers down to three storeys from the center point as it approaches low density residential development. The building is constructed using a two tone gray on gray stone and stucco finish as the main elements, stone being the base and stucco the remainder. All elevations are similar in appearance and construction with substantial glazing in the form of conventional window openings, palladium and feature window designs.

The main entrance is located along the western elevation and is highlighted with a portico and large atrium feature scaling five storeys in height. Rooftop planting at several levels is also provided to enhance the overall look of the building.

The building as designed appears to conform with the Islington Avenue Design Guidelines. The final elevations shall be approved by the Urban Design Department, and a condition to this effect has been included in the recommendation section of this report.

Parking and Access

The development as proposed is providing 260 parking spaces, 219 of which are located underground. Based on the Parking Standards of By-law 1-88, as amended by site specific By-law 114-2004 parking shall be provided at a rate of 1.75 spaces, 15 of which shall be provided without aisle access. Parking is calculated as follows:

Condominium Building 148 units at 1.75 spaces/unit (includes visitor) = 259 spaces

Based on the site specific by-law the site is providing sufficient parking spaces.

Access

The latest submission proposes one 9 m full movement access point from Islington Avenue which leads to both visitor and underground parking areas. The driveway also serves as the main fire route for the site. The Region of York shall approve the final location and design of the access driveway.

Landscaping

The landscape plan submitted by the applicant proposes a variety of deciduous and coniferous trees and shrubbery surrounding the periphery of the site. Additional landscaping along the residential properties may be required to assist in the buffering of the development.

Along the top-of-bank abutting the open space area, the applicant is providing a number of trees and shrubs to blend in with the existing trees beyond the top-of bank. It is expected that the owner will make an earnest attempt to save existing trees. A tree preservation plan is required to the satisfaction of the City and TRCA to ensure that trees in good condition are preserved or re-located if possible. Although the latest site plan submission identifies a pedestrian pathway or connection to the future inter-regional trail system, the latest landscape plan does not. The applicant should identify a connection to the open space or a connection to the future inter-regional trail system along the Humber Valley on both the site plan and landscape plan. Prior to final approval, the owner shall show the general area of the trail and if possible, provide a connection to the Humber Valley trail system as part of the public realm use.

Urban Design Department

The Urban Design Department has approved the latest site plan in principle, but has suggested that, if possible the relocation of the ramp to the opposite side would improve the presentation of the development. The elevations have also been reviewed and approved in principle, but additional information on the architectural treatment of the stairwells along Islington Avenue, and aesthetic details on the louvered vents in terms of style, colour and material, and information on the lighting systems be provided prior to final approval.

This Department has reviewed the latest landscape plans. Prior to final approval the applicant is to identify a pedestrian connection to the public trail system, provide furniture at the street edge as per OMB approval, and that a detailed cost estimate be provided.

The Urban Design Department shall approve the final site plan, elevation plan, landscape plan and cost estimate and tree preservation plan. A condition to this effect has been included in the recommendation section of this report.

Parks Development

The Parks Development Department has requested that the pedestrian system (off site) shall be implemented by the applicant and that all costs and details shall be reviewed and approved by this Department.

Servicing

The Engineering Department has reviewed the first submission plan and provides the following comments:

- Region of York approval is required
- Toronto and Region Conservation Authority (TRCA) approval is required.

- The City and the Region of York shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated thereto through council resolution prior to site plan approval
- A noise report is to be submitted for review and approval
- A Phase One environmental report may be required should lands be transferred to the City of Vaughan.

This department has also red-lined the site grading and servicing plan, which has been sent to the applicant for revision.

Utilities

Vaughan Hydro and Vaughan Fire Department have reviewed the proposed development and have provided the standard development requirement.

All conditions and requirements of Vaughan Hydro and Vaughan Fire Department must be satisfied prior to final approval.

Region of York

The Region of York Transportation and Works Department is currently reviewing the latest submission and shall approve the final plans. A condition to this effect has been included in the recommendation section of this report.

Toronto And Region Conservation Authority

The Toronto Region and Conservation Authority has reviewed the latest submission and provide the following comments in part:

The Authority has indicated that the building elevation is well above the Regional Storm Flood Plain elevation, but requires additional information regarding the flood proofing measures for the underground parking garage elevations.

A detailed sediment and erosion control plan is also required, to show the limit of disturbance for the construction of the building and parking garage, and all measures required to contain sediment on-site

The Authority has reviewed the Tree Inventory and Transplantation Plan for this development and requires additional information on the related species and caliper/height, tree protection fencing and care of transplanted trees. It was also indicated that all proposed tree removals should be carried out between April 1 to August 1 and that this note be included on all drawings. It should be noted that the subject lands are located within an area regulated by the Canadian Food Inspection Agency (CFIA) for the Asian Long-Horned Beetle (ALHB) and a movement certificate issued by CFIA is required to move material out of or through the regulated area.

The Authority also points out that the pedestrian trail appears to be located within the meander belt and 100-year erosion limit of the adjacent watercourse and advises that as the watercourse moves over time the path and any amenity structure will have to be relocated.

Prior to any works being done the Owner shall apply for a permit in accordance with the Toronto Region and Conservation Authority under Ontario Regulation #158.

The final sediment and erosion control plans, tree preservation/transportation plan and water management plan shall be approved by the Toronto and Region Conservation Authority. A condition has been included in the recommendation section of this report.

Conclusion

The proposed high density residential development is consistent with site specific Official Plan Amendment#596, the Regional Official Plan and Provincial Policy Statement, which all encourage a full range of housing types and densities to meet future demographic and market requirements. Staff has reviewed the development in accordance with the policies of the approved Urban Design Guidelines and finds that the proposed development for the most part is in conformity.

Staff can support the proposed development, subject to the conditions outlined in the recommendation section of this report. Should Council concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations
5. Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Art Tikiryana, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

RAMUNNO RAMUNNO
Manager of Development Planning

/LG



Attachment
 FILE No.: DA-03.073
 RELATED FILE: OP-01.008/Z.01.020
 March 26, 2004

City of Vaughan
 Community Planning Department

Location Map
 Part of Lots 8 & 9,
 Concession 7
 APPLICANT:
 1593527 ONTARIO INC.

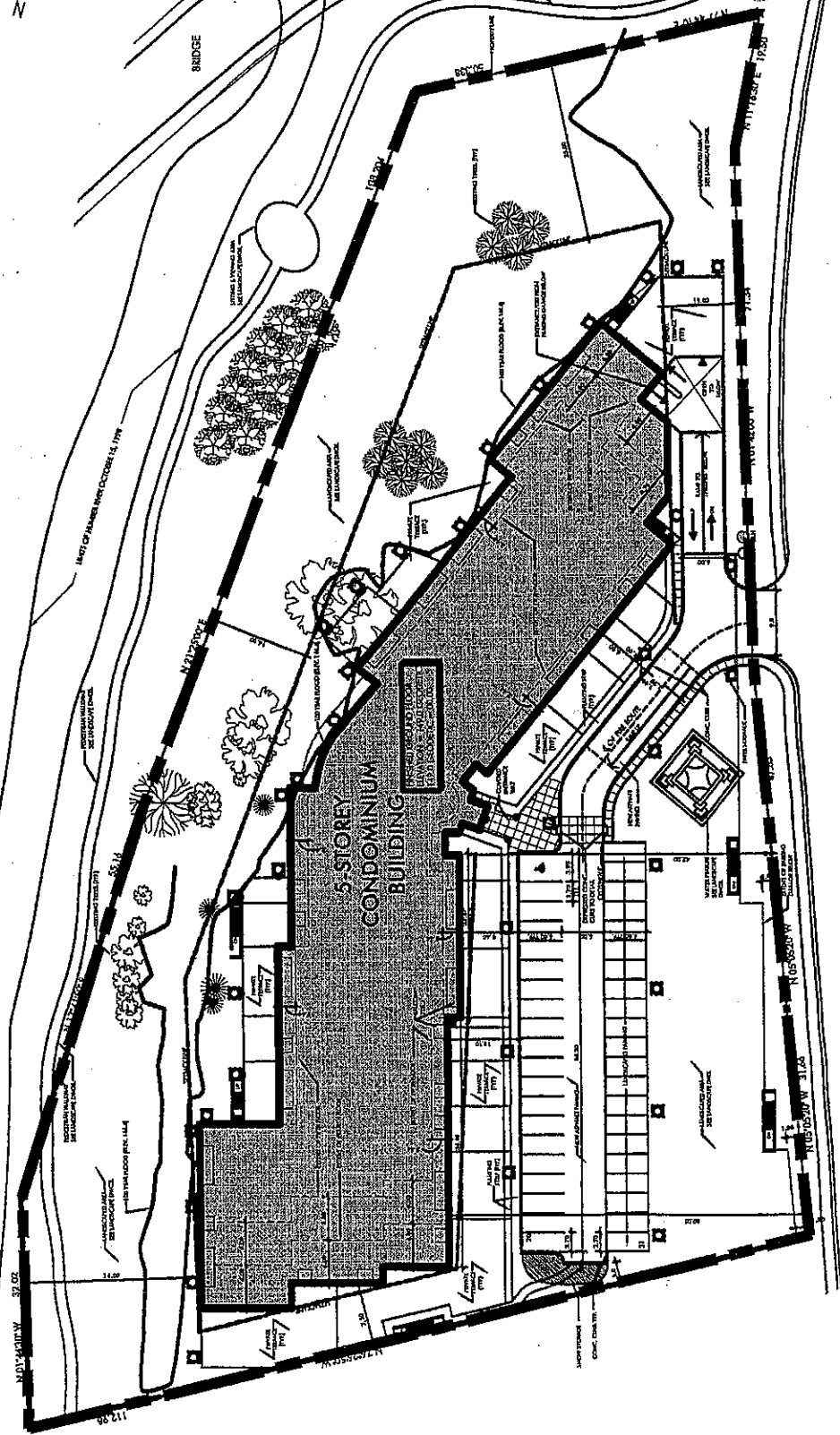


Not to Scale

WILLIS ROAD

BRIDGE

ISLINGTON AVENUE



SUBJECT LANDS

Attachment 2
FILE No.: DA.03.073
RELATED FILE: OP.01.008/Z.01.020
March 26, 2004

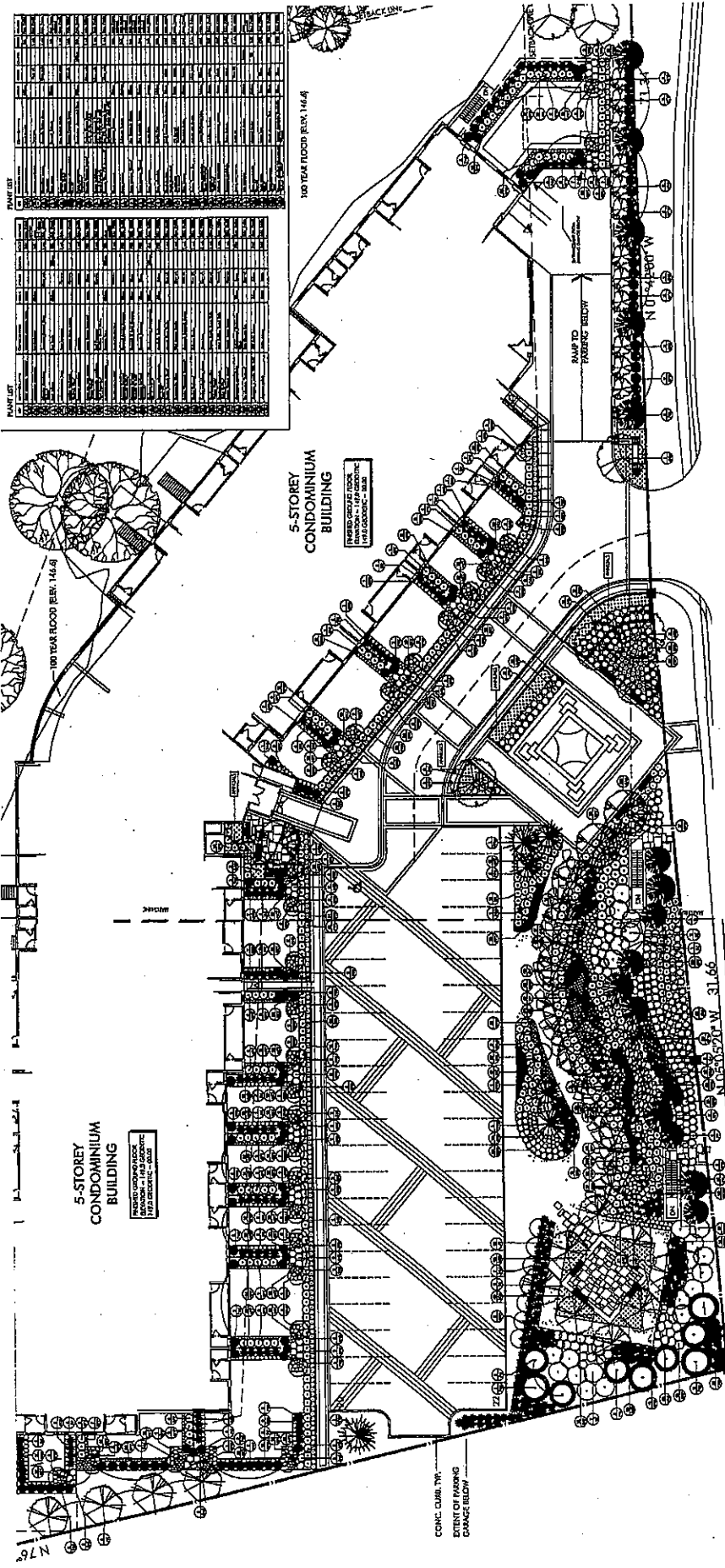
City of Vaughan

Community Planning Department

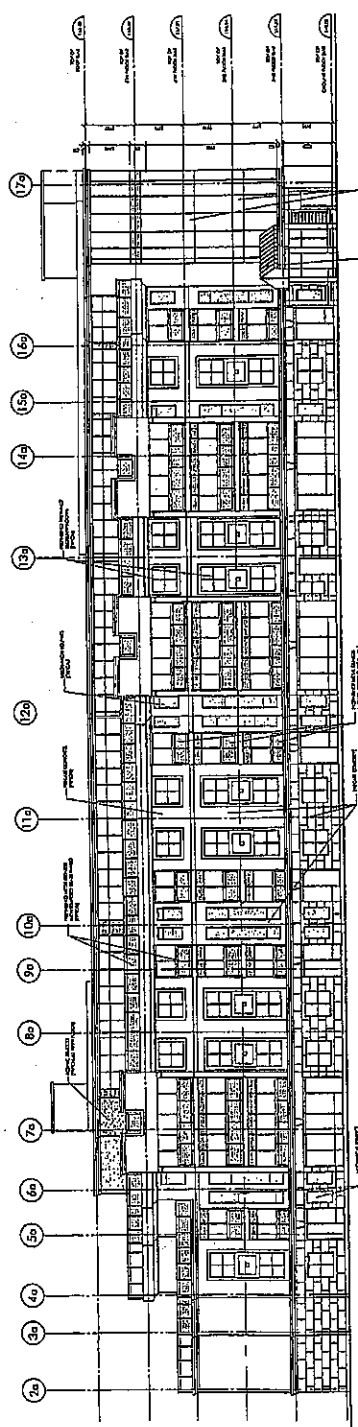
Site Plan
Part of Lots 8 & 9,
Concession 7
APPLICANT:
1593527 ONTARIO INC.



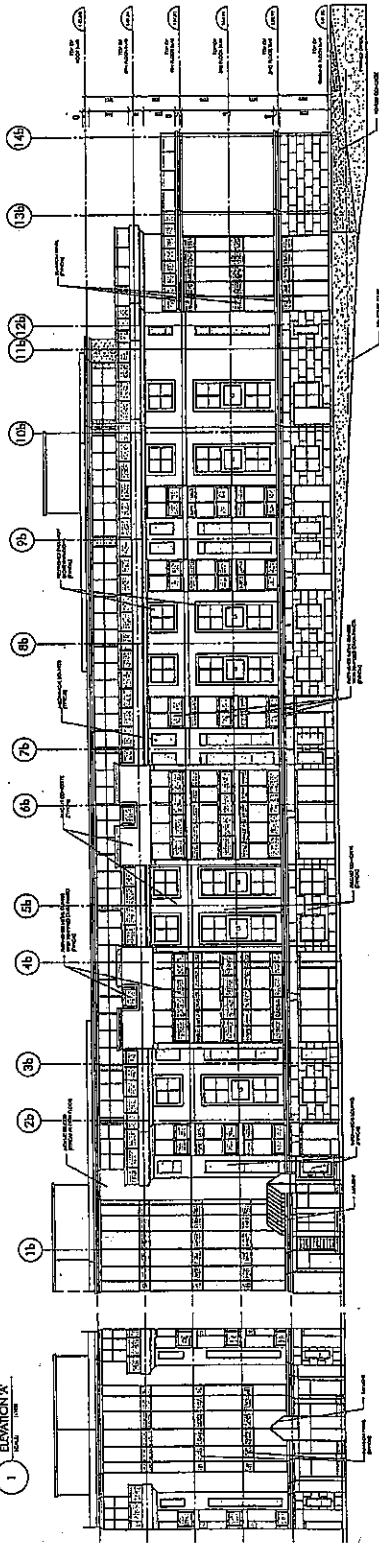
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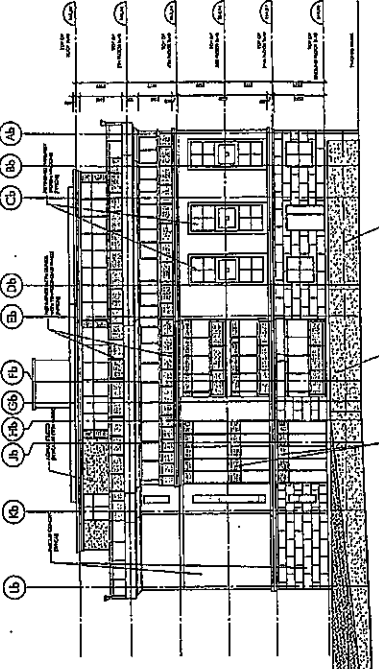
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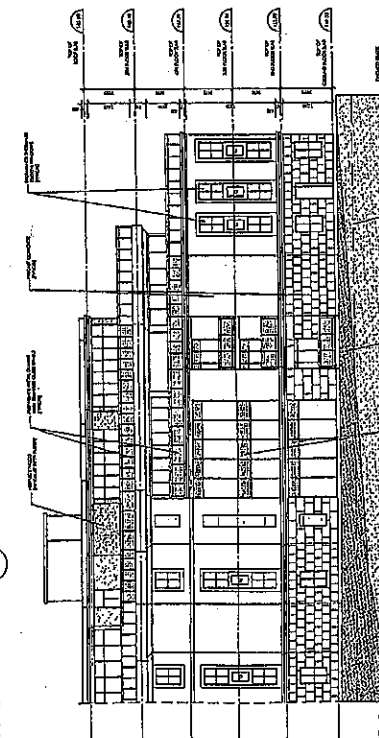
1 ELEVATION A
SCALE: 1/8" = 1'-0"



2 ELEVATION B
SCALE: 1/8" = 1'-0"



3 ELEVATION C
SCALE: 1/8" = 1'-0"



4 ELEVATION D
SCALE: 1/8" = 1'-0"

Not to Scale

Elevation Plan

Part of Lots 8 & 9,
Concession 7

APPLICANT:
1593527 ONTARIO INC.

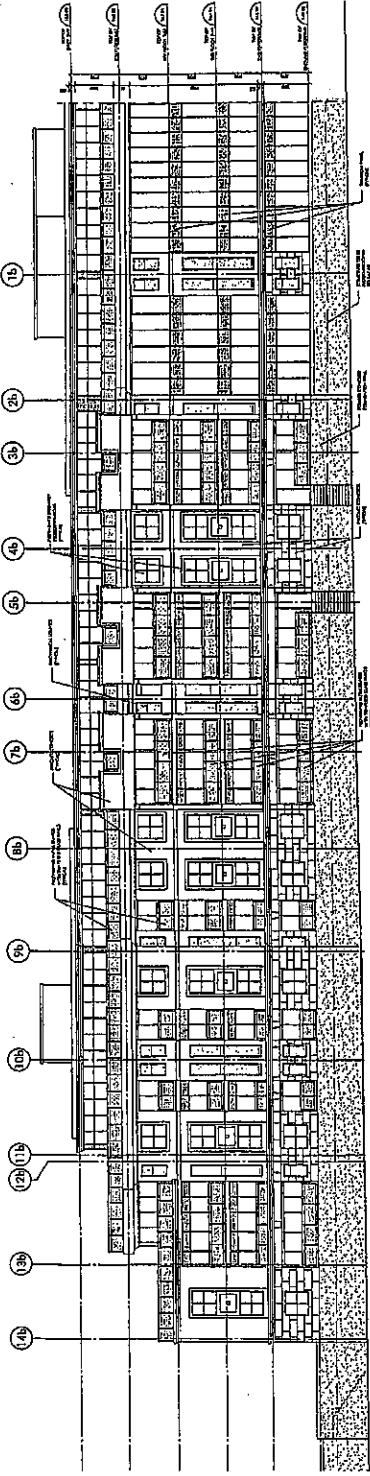
City of Vaughan

Community Planning Department

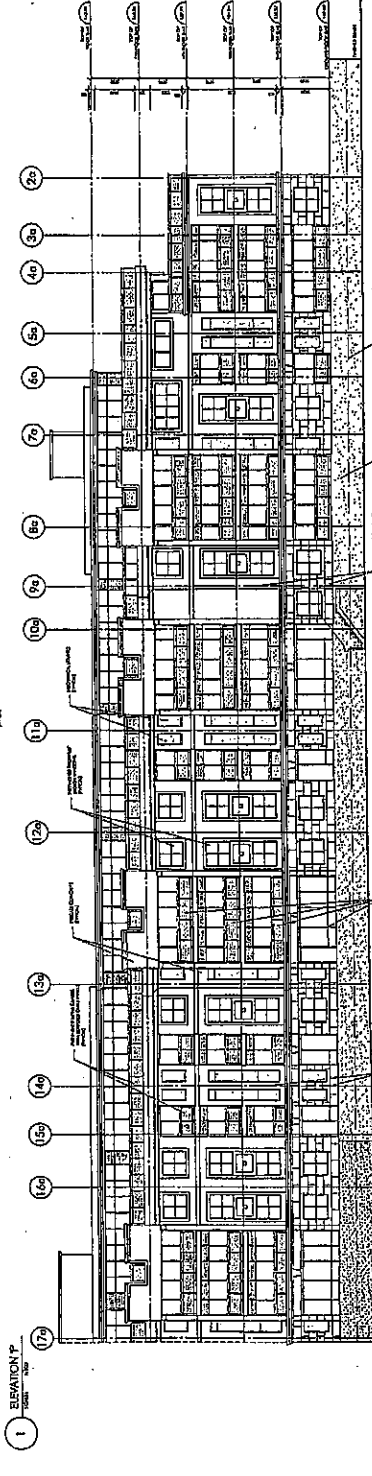
Attachment 4

FILE No.:
DA.03.073
RELATED FILE:
OP.01.008/Z.01.020
March 26, 2004

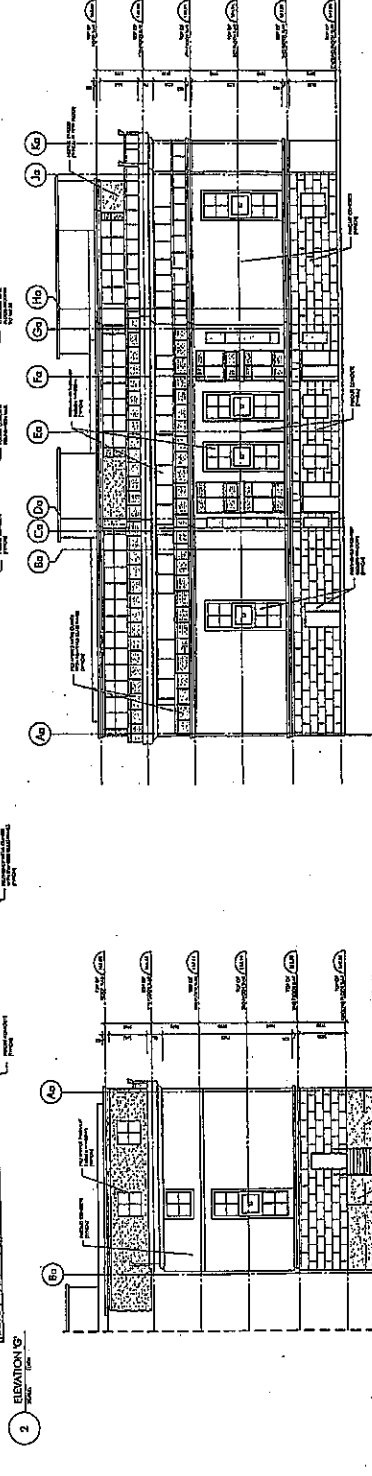
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1 ELEVATION P
SCALE: 1/8" = 1'-0"



2 ELEVATION Q
SCALE: 1/8" = 1'-0"



3 ELEVATION R
SCALE: 1/8" = 1'-0"

Not to Scale

Attachment 5
 FILE No.: DA.03.073
 RELATED FILE: OP.01.008/Z.01.020
 March 26, 2004

City of Vaughan
 Community Planning Department

Elevation Plan
 Part of Lots 8 & 9,
 Concession 7
 APPLICANT:
 1593527 ONTARIO INC.