

COMMITTEE OF THE WHOLE NOVEMBER 1, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.064
SITE DEVELOPMENT FILE DA.03.055
CARMELA GRECO
REPORT #P.2004.46**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.064 (Carmela Greco) BE APPROVED, to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, with the following exceptions:
 - a) a maximum building height of 9.5 m; and,
 - b) a minimum rear yard of 10 m.
2. THAT Site Development Application DA.03.055 (Carmela Greco) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department and Cultural Services Division, in consultation with Heritage Vaughan;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.; and
 - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
3. NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Site Development Application DA.03.055, Carmela Greco, 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 15 residential apartment units or an equivalent of 30 persons, following the execution of a site plan agreement to the satisfaction of the City.
4. 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 \$2,200.00 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 Section 42 of the 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.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a 0.44 ha site from R1 Residential Zone to RM2 Multiple Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands). An application for Site Development has also been submitted to develop the tableland for 2 multiple residential buildings, with a total of 15 residential units and 30 parking spaces.

Background - Analysis and Options

The 0.44 ha property is located on the west side of Islington Avenue, south of Nashville Road, being Parts 4 and 5 on Plan 65R-22136 (10384 Islington Avenue), in Lot 23, Concession 8, City of Vaughan. The lands are currently vacant, and slope gently downwards away from Islington Avenue, and approximately two-thirds of the way back, drop off to the valley. There is a row of mature trees along the front of the property, and a hedge along the south side.

The lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - detached residential (R1 Residential Zone)
- South - detached residential (R1V Old Village Residential Zone)
- East - Islington Avenue; McMichael Gallery (R1 Residential Zone)
- West - valley land (R1 Residential Zone, OS1 Open Space Conservation Zone)

Public Hearing

On February 6, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg and Area Ratepayers Association. At the Public Hearing on March 1, 2004, 10 residents spoke or submitted written submissions with the following concerns:

- compatibility of the multiple family dwellings being surrounded by existing single detached dwellings
- the proposed development will set a precedent for similar development
- traffic and safety (proximity to school)
- scale of buildings

The recommendation of the Committee of the Whole to receive the Public Hearing and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on March 8, 2004, and included the following resolution:

"That the applicant be requested to participate in a community meeting with staff, the Ward 1 Sub-Committee, and area residents to address the issues raised, prior to this matter being brought forward to a Committee of the Whole meeting."

The applicant has met with the Local Councillor and ratepayers, and Staff was not present.

Official Plan

The lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan). Permitted uses include retail stores, personal service shops, professional and business offices, restaurants, and single-detached and multiple family dwellings.

Multiple family dwellings are permitted, provided there are at least 2 dwellings located on the same lot and are designed with a single residential character and scale. The proposed

development consists of 2 buildings, each with multiple residential units. The rezoning to RM2 Zone would implement the policies of the Official Plan, and permit the proposed development.

Zoning

The lands are currently zoned R1 Residential Zone, which permits single-detached dwellings. A zoning amendment is required to permit the proposed multiple dwelling units. The appropriate zone to implement the proposed development is RM2 Multiple Residential Zone, which permits apartment and multiple residential dwellings. The valleylands would be zoned OS1 Open Space Conservation Zone.

Two exceptions to the RM2 standards are required. The maximum building height will be limited to 9.5 m, rather than 11 m. This is in keeping with the Official Plan requirements. The rear yard will be 10 m, rather than 4.5 m, in keeping with the Toronto and Region Conservation Authority's minimum setback requirement from the top-of-bank.

Site Design

The proposed development consists of 2 buildings on the site. The main building (Building 'A') is 2½-storey's and designed in the tradition of a 19th century inn, with 12 residential units, and underground parking. The rear building (Building 'B') is designed as a coachhouse and contains 3 residential units. The ground floor area also has 5 garage parking spaces.

Building 'A' has a front yard of 9 m, a southerly side yard of 2 m and a northerly side yard of 13.7m. Building 'B' has a rear yard to the valley of 10 m, and a side yard of 8.1 m to the south and 6.9 m to the north.

The rear portion of the subject lands are within a valley corridor. The Toronto and Region Conservation Authority has requested that the valley lands be zoned OS1 Open Space Conservation Zone to protect these lands. The valley lands will remain in private ownership.

Parking and Access

Access to the site will be from Islington Avenue. It is proposed in a location that will minimize any impact on the existing trees along Islington Avenue. The site plan identifies a total of 30 parking spaces, with 18 underground, 7 spaces within the garage area of Building 'B', and 7 surface parking spaces. A total of 27 parking spaces are required, yielding a surplus of 3 spaces.

Servicing

The proposed development is to be fully serviced on the municipal system, including hydro, water, and sanitary and storm sewers. The Engineering Department has advised that both water and sewage capacity is available for the site. A recommendation has been included to provide the necessary allocation.

All hydro requirements are to be fulfilled to the satisfaction of Power Stream Inc.

Landscaping

A landscape plan has not yet been submitted, but will be required prior to registration of the site plan agreement. A tree survey and preservation plan is also required. The final landscape plan will be approved to the satisfaction of the Development Planning Department. Given the site location at the entrance to Kleinburg, it is recommended that the landscaping be based on a strong rural theme that incorporates the elements of a true 19th century landscape.

Heritage Conservation

The subject lands are within the Kleinburg-Nashville Heritage Conservation District, approved by Council under Part V of the Ontario Heritage Act (R.S.O. 1990) as amended, and is subject to review in accordance with the Heritage District Plan Controls, which guide heritage conservation issues and new development in the community. The site is also subject to the development policies within OPA #601 (Kleinburg-Nashville Community Plan).

The following motion was made at the Heritage Vaughan meeting of October 20th, 2004 with respect to 10360 Islington Avenue:

“Heritage Vaughan recommends:

1. That the proposed plan be forwarded to Council; and
2. That the building plan set of drawings and completed project shall be in full conformance with the approved site plan drawings.”

Elevations

Building ‘A’ is designed in the style of a 19th century inn. The front elevation features a main entrance with many windows along the first 2-storeys, and 2 dormer windows in the roofline. The remaining elevations feature many windows and balcony areas for the residential units. Garage doors are provided on the rear facade to gain entry to the underground parking.

Staff recommend the following to Building ‘A’:

- the back extension of Building ‘A’ (under Gambrel roof) should read like an addition to the main block (with a drop in the eave datum line relative to the main block) and should take the form of a different material that is lighter and more refined in appearance such as Board and Batten
- front elevation materials need to be carefully selected
- requires a high quality window to achieve heritage window effect
- dormer windows should be narrowed to a dimensional width that achieves a more refined appearance in elevation and detailed in accordance with historic precedent
- stone foundation should use a random rubble pattern to simulate an historic foundation wall rather than a linear coursed contemporary ashlar pattern. Stone must be authentic – simulated concrete stone is not appropriate

Development Planning Staff encourages the applicant to consider ways in which these buildings may be further reduced in size, in terms of massing and scale in order to achieve compatibility with the Heritage District character and intent of the Official Plan respecting new development in the Kleinburg-Nashville Community.

The applicant has shown a willingness to work with Staff to accomplish the goals of the Heritage District. It is expected that these recommendations can be incorporated into the building.

Building ‘B’ is designed in the form of a barn/coach house that contains enclosed garages and dwellings units. The front (east) elevation is dominated by doors to the parking garages, that resemble barn doors. All the elevations of this building feature many windows, including dormers along the roof.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

The proposed development is consistent with the policies of the Official Plan, which permits multiple dwellings. The proposed rezoning of the tableland to RM2 Zone and the valley to OS1 Zone conforms to the Official Plan. Site-specific exceptions for rear yard and building height are required to satisfy the requirements of the Toronto and Region Conservation Authority and the Official Plan. Therefore, Staff can recommend approval of the zoning by-law amendment application.

The site plan represents an appropriate development of the subject lands. The two multi-unit residential dwellings conform to the policies of the Official Plan, and therefore, the site plan application can be approved. Staff are generally satisfied with the building elevations, subject to the applicant addressing the comments in the report for Building 'A'. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan – Building 'A'
4. Elevation Plan – Building 'A'
5. Elevation Plan – Building 'B'

Report prepared by:

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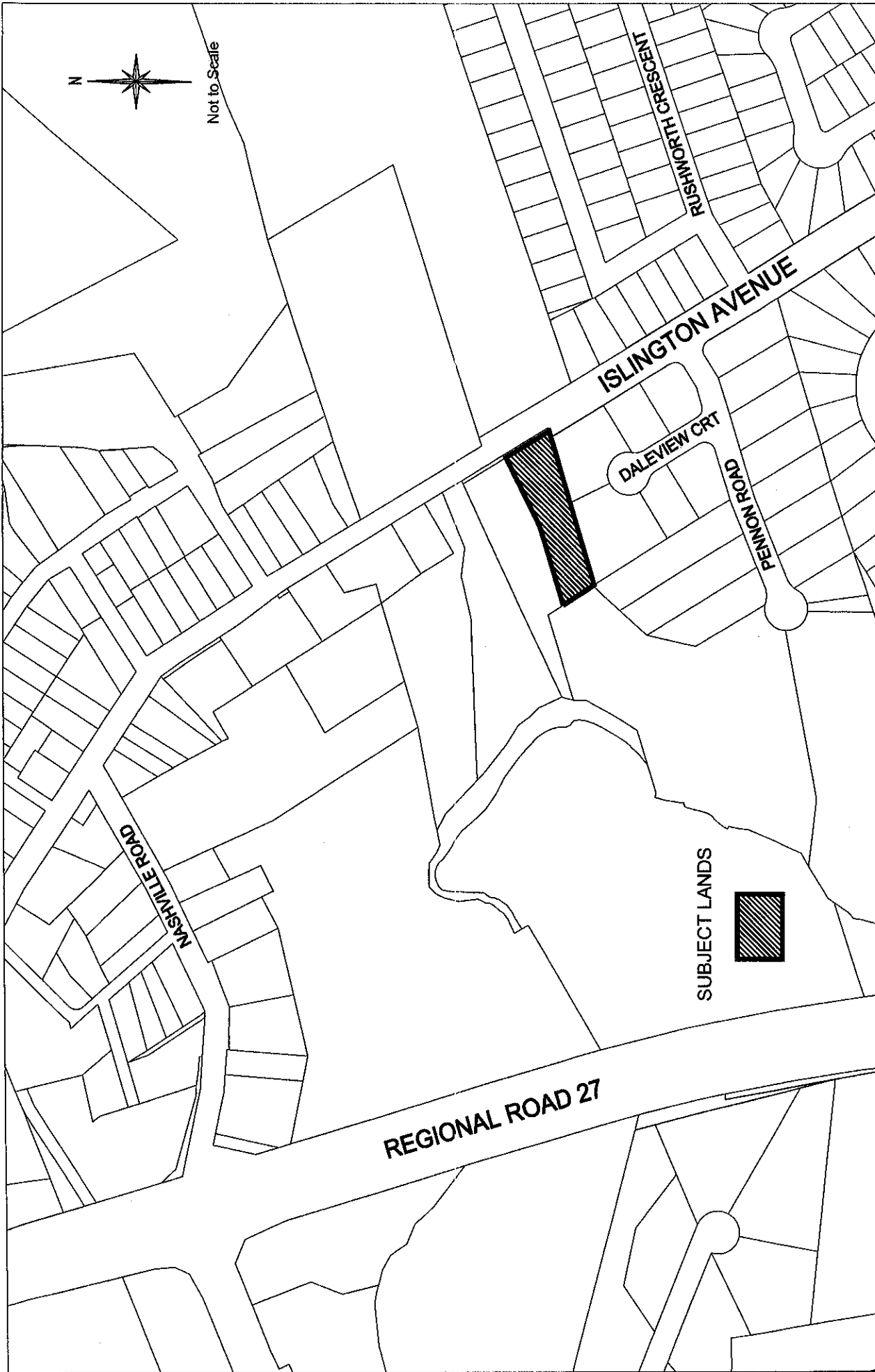
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Lot 23,
Concession 8

APPLICANT:
CARMELA GRECO

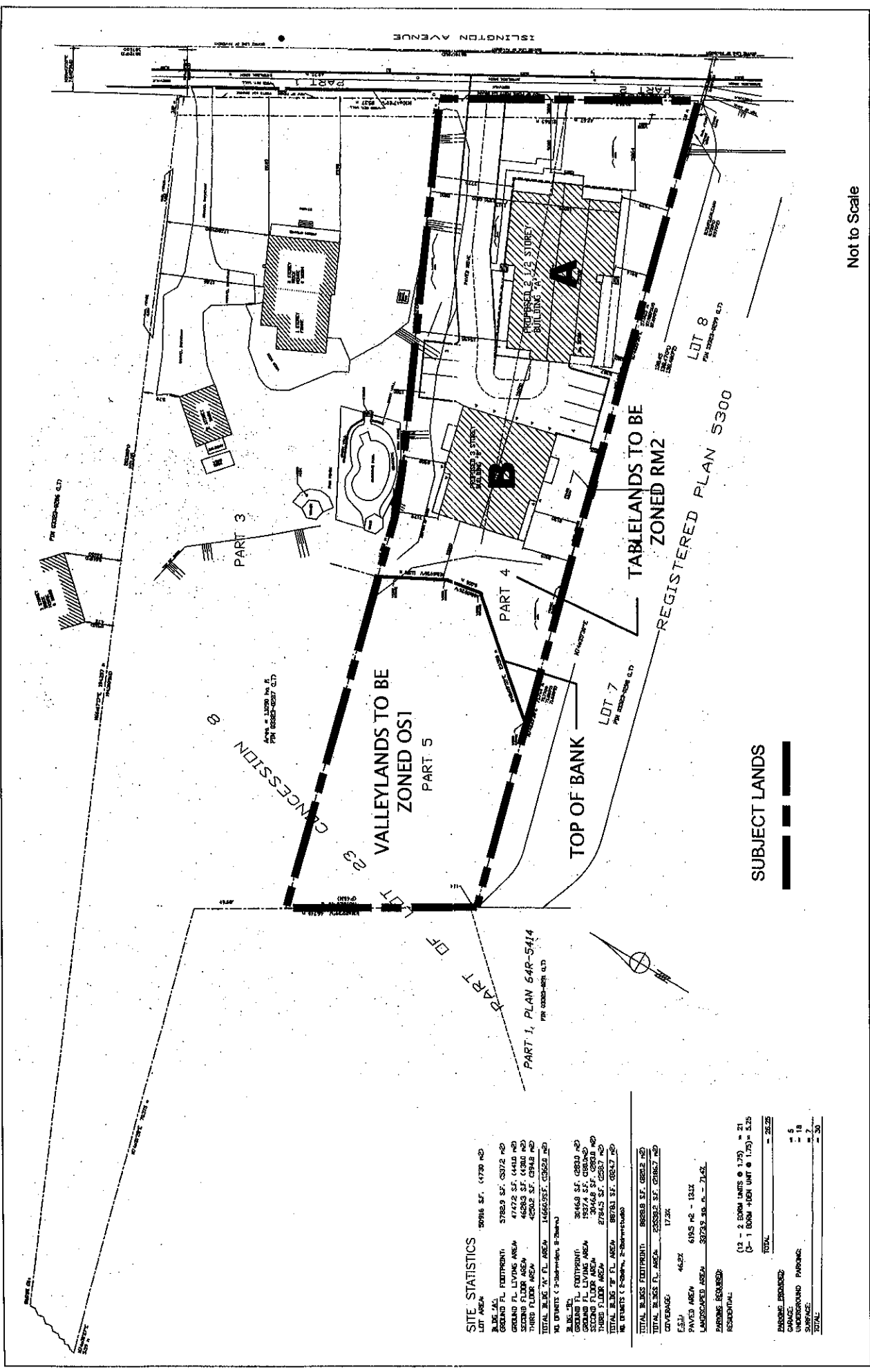


Community Planning Department

Attachment

1

FILE No.:
DA.03.055
RELATED FILE:
Z.03.064
September 1, 2004



SITE STATISTICS

LOT AREA	28916 SF. (4730 x2)
GROUND FL. FOOTPRINT	57823 SF. (2872 x2)
GROUND FL. LIVING AREA	41722 SF. (4410 x2)
SECOND FLOOR AREA	46283 SF. (4300 x2)
THIRD FLOOR AREA	45202 SF. (4348 x2)
TOTAL BLDG. "A" FL. AREA	146607 SF. (28622 x2)
NO. UNITS (2-Bedroom, 2-Bath)	2
B. B.S. (2)	
GROUND FL. FOOTPRINT	30163 SF. (2812 x2)
GROUND FL. LIVING AREA	19374 SF. (2000 x2)
SECOND FLOOR AREA	10789 SF. (1020 x2)
THIRD FLOOR AREA	9783 SF. (2837 x2)
TOTAL BLDG. "B" FL. AREA	88733 SF. (2827 x2)
NO. UNITS (2-Bedroom, 2-Bath)	2
B. B.S. (2)	
TOTAL BLDGS. FOOTPRINT	88086 SF. (2812 x2)
TOTAL BLDGS. FL. AREA	235340 SF. (28627 x2)
COVERAGE	17.3%
CSL	46.8%
PAVED AREA	6185 x2 = 1237
LANDSCAPED AREA	38729 x2 = 7742

TABLELANDS TO BE ZONED RM2	12 - 2 BDRM UNITS @ 1,795 = 21
TABLELANDS TO BE ZONED OS1	(2 - 1 BDRM + 1BEN UNIT @ 1,125) = 525
TOTAL	= 26.25

PARKING PROVIDED:	
GAUGE:	5
UNDERGROUND PARKING:	18
SURFACE:	7
TOTAL:	30

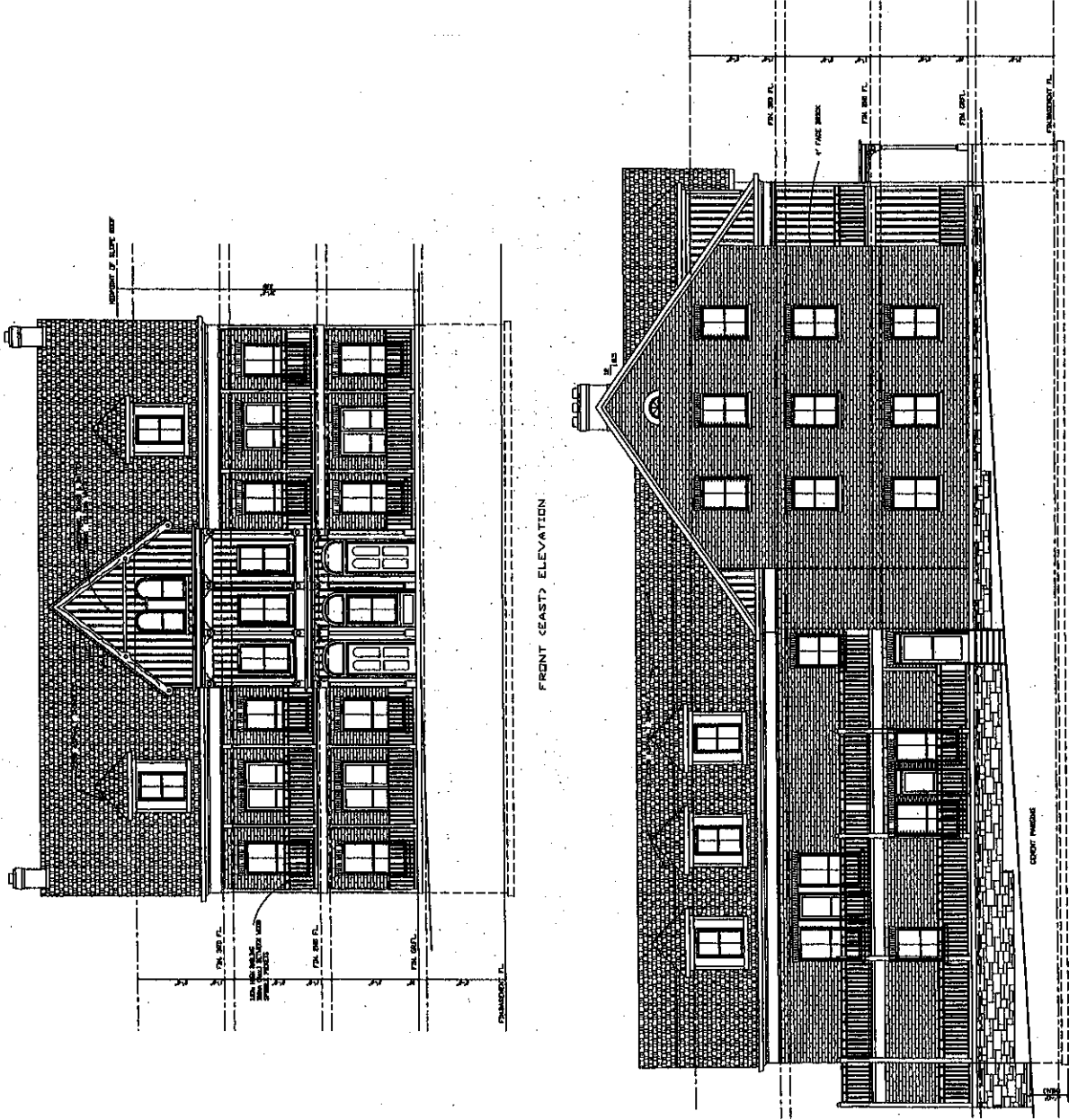
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Attachment 2

FILE No.: DA.03.055
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City of Vaughan
 Community Planning Department

Site Plan
 Lot 23,
 Concession 8
 APPLICANT:
 CARMELA GRECO



Not to Scale

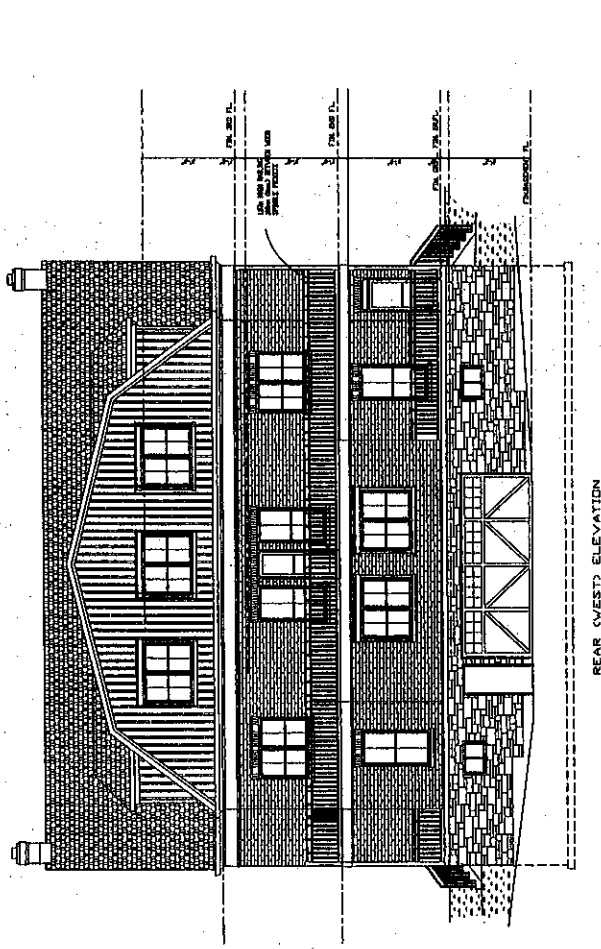
Elevation Plan - Building 'A'

Lot 23,
Concession 8
APPLICANT:
CARMELA GRECO

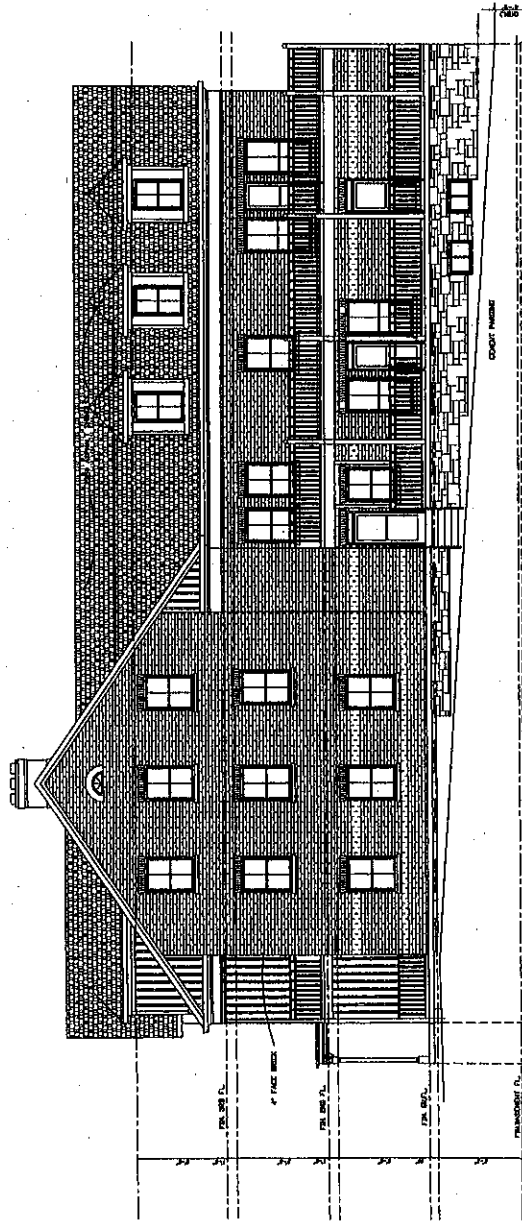
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Attachment 3
FILE No.:
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REAR (WEST) ELEVATION



NORTH ELEVATION

Not to Scale

Elevation Plan - Building 'A'

Lot 23,
Concession 8

APPLICANT:
CARMELA GRECO

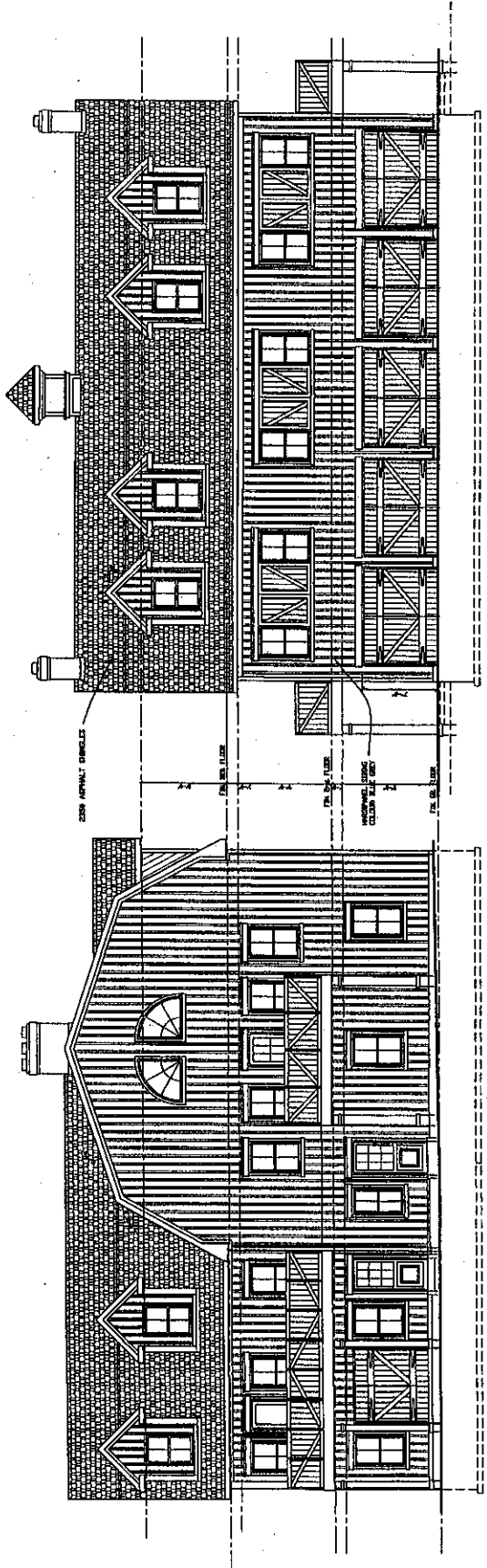
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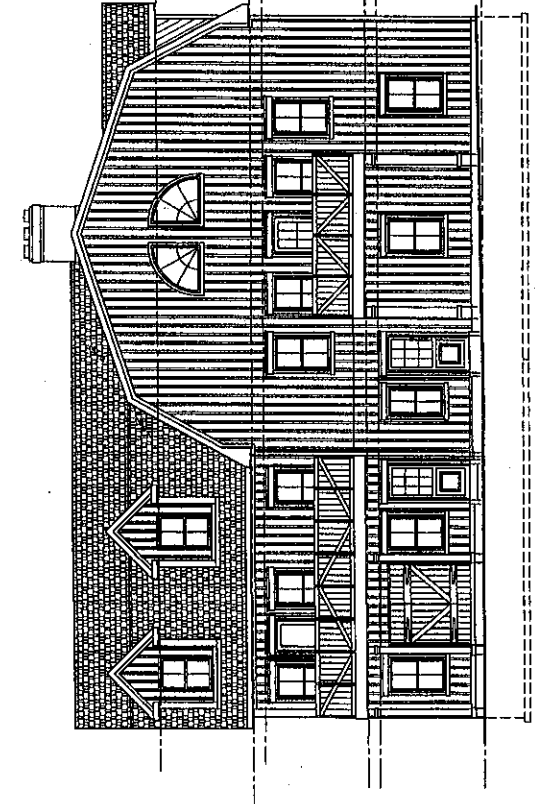
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FILE No.:
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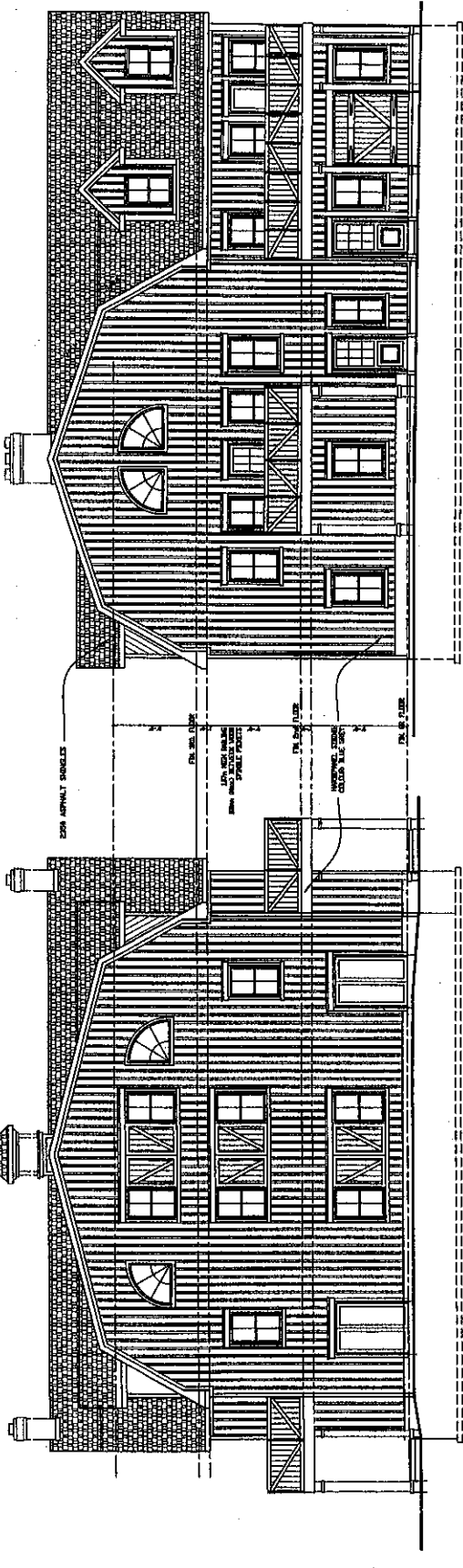
September 1, 2004



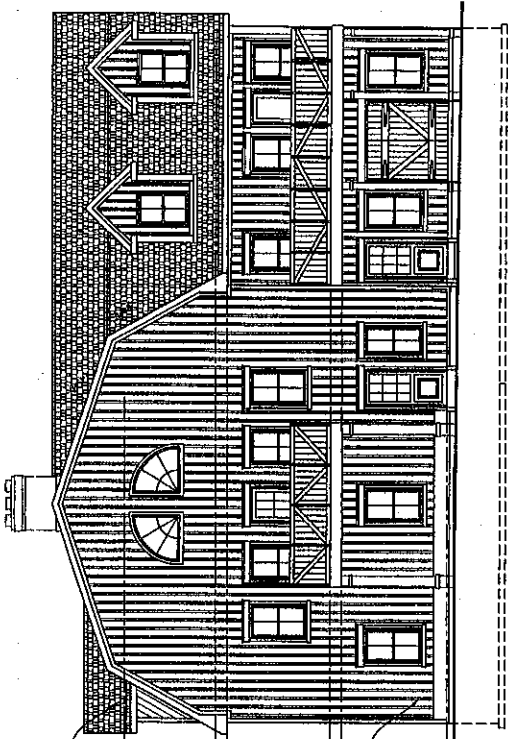
FRONT (EAST) ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Not to Scale

Elevation Plan - Building 'B'

Lot 23,
Concession 8
APPLICANT:
CARMELA GRECO



Community Planning Department

Attachment 5
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