

COMMITTEE OF THE WHOLE MAY 5, 2008

**ZONING BY-LAW AMENDMENT FILE Z.08.009
SITE DEVELOPMENT FILE DA.07.066
DUNPAR DEVELOPMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.009 (Dunpar Developments Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands zoned RM2(H) Multiple Residential Zone, thereby effectively zoning the subject lands RM2 Multiple Residential Zone to facilitate the proposed residential townhouse development shown on Attachment #2.
2. THAT Site Development File DA.07.066 (Dunpar Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 with 16 residential townhouse blocks comprised of 116 townhouse units, 1 amenity block, and 1 buffer block, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect:
 - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, noise report and lighting plan, and required road widenings and access driveways shall be approved by the City Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the approved Plan of Subdivision (File 19T-06V03) shall be registered; and
 - vi) prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect, or prior to the issuance of a building permit, WESA or a qualified environmental consultant must certify that the septic systems within the existing dwellings are properly decommissioned, all above ground storage tanks and underground storage tanks are properly removed, and any additional matters outlined in the WESA report are satisfied;
 - b) that the Site Plan Agreement or Letter of Undertaking, whichever is in effect, contain the following provisions:
 - i) snow removal, and garbage and recycling pick-up shall be privately administered and shall be the responsibility of the Condominium Corporation; and,
 - ii) the Owner shall provide the necessary easements for servicing and pedestrian access to the open space lands, to the satisfaction of the City and the Toronto and Region Conservation Authority.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.08.009) to remove the Holding Symbol "(H)" from the subject lands zoned RM2(H) Multiple Residential Zone as shown on Attachment #1, thereby effectively zoning the subject lands RM2 Multiple Residential Zone to facilitate the proposed residential townhouse development shown on Attachment #2.
2. A Site Development Application (File DA.07.066) to develop the subject lands shown on Attachment #2 with 16 residential blocks comprised of 116 townhouse units, a landscaped amenity block, and a private internal driveway system, to be served by 255 parking spaces, of which 23 spaces are for visitor parking.

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 2 separate properties (8299 and 8355 Kipling Avenue) into one 2.2 ha parcel. The subject lands are located on the east side of Kipling Avenue, south of Langstaff Road, in Lots 9 and 10, Concession 7, City of Vaughan. The subject lands are irregular in shape and relatively flat with vegetated croppings comprised of trees and shrubbery scattered throughout the property. Mature trees and a significant tree stand are located along the north and east property lines abutting the Board of Trade Golf Course and along the south lot line. There are two structures and a tennis court located on the parcel, which are to be demolished to facilitate the proposed development.

The related Plan of Subdivision (File 19T-06V03) shown on Attachment #4, was approved by Council on March 31, 2008, and facilitates the Site Development Application by assembling the two lots into one parcel under one registered 65M-Plan, thereby allowing the creation of individual freehold units or potals by way of a Part Lot Control application. The common element areas, including the private landscaped amenity areas, visitor parking areas, and internal driveway system will be created through a subsequent Draft Plan of Condominium Application.

The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #676, which permits a maximum of 116 residential freehold townhouse units to be served by a common element private driveway system, visitor parking, and landscaped areas. The 18 m wide open space buffer, which includes a 10 m ecological buffer, will be dedicated to the TRCA through the subdivision approvals process. The Site Development Application facilitates the intended residential townhouse development contemplated by site-specific OPA #676, and conforms to the Official Plan.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" (tableland) and OS1 Open Space Conservation Zone (open space buffer to be dedicated to the

TRCA) by By-law 1-88, subject to Exception 9(1289), which includes specific development standards to implement the proposed townhouse development. The Holding Symbol "(H)" was placed on the subject lands until such time as water and sanitary sewer servicing capacity are allocated to the subject lands and a Site Development Application is approved by Council. On March 31, 2008, Council allocated water and sanitary sewer servicing capacity to the subject lands, thereby satisfying one condition for the removal of the Holding Symbol "(H)". Should Council approve the Site Development Application, the second condition for the removal of the Holding Symbol "(H)" would be satisfied.

The proposed townhouse development complies with all requirements of the RM2 Zone.

Site Design

The site plan proposes a total of 116 residential townhouse units and 1 landscaped amenity block, serviced by a common element condominium internal driveway system, as shown on Attachment #2. The site plan includes units fronting onto Kipling Avenue, backing onto the open space conservation buffer block, along the balance of the periphery of the site, and within the interior of the site and around the main open space amenity area. Two access points on Kipling Avenue provides the main ingress and egress for this site. A 1.5 m wide sidewalk provides a pedestrian connection to the common areas and the public realm. The necessary pedestrian access easements are required to ensure the appropriate connectivity to the open space lands to the satisfaction of the Toronto and Region Conservation Authority (TRCA). A condition to secure this easement will be included in the Site Development Agreement/Letter of Undertaking.

The Development Planning Department is generally satisfied with the proposed site plan, with the exception of some minor design issues that deal with the location of the visitor parking spaces and the internal pedestrian walkway that will be addressed through the finalization of the site plan.

Parking and Access

The site plan shown on Attachment #2 includes 255 parking spaces, comprising 2 parking spaces for each of the 116 residential units and 23 visitor parking spaces.

Block Elevations

The proposed development is comprised of two townhouse building types including an urban oriented 4.26 m (14') wide building form with rear yard parking garages accessed from a laneway, as shown on Attachments #5 and #6, and a larger 4.87 m (16') wide traditional unit with a front yard garage and driveway as shown on Attachment #7.

The 4.26 m (14') wide units shown on Attachments #5 and #6 utilize consistent architecture and are comprised of brick veneer and a natural stone finish as the main building materials. The rear of these units are treated in a similar manner with brick veneer as the main finishing material and highlighted with a decorative iron fence, which defines the private amenity area (deck) over the rear lane garage. The townhouse blocks are accented with architectural finishes comprised of brick soldier coursing and decorative moulding and matching asphalt shingles.

The 4.87 m (16') wide units shown on Attachment #7 are traditional in appearance with the main entrance and garage door located side by side on the main front elevation. These units utilize brick veneer as the main building material accented with brick banding and decorative moulding. The brick veneer is repeated on the rear elevations accented by a natural stone base, which functions as both an architectural feature and a planter box.

The corner units and units fronting onto Kipling Avenue (Attachments #8 and #9) introduce a variety of different elevations for each model type, with detailing around the windows and doors and by pairing the garage doors when possible. Minor architectural details may still need to be

implemented through the final site plan process such as providing more distinguishable features for each block and adding minor treatments to the flankage lots along Kipling Avenue, to the satisfaction of the Development Planning Department.

The Development Planning Department requested, as a condition of the Draft Plan of Subdivision, that the Owner prepare an Urban Design Brief for the proposal. An Urban Design Brief was prepared by Bousfields Inc., and has been reviewed and found to be acceptable by the Development Planning Department, and will ensure that a high quality product is provided to compliment the existing community.

The Development Planning Department is generally satisfied with the proposed building elevations, however, requires that all drawings be dimensioned and scaled in metric, and that a photometric lighting plan and lighting samples be submitted for review and approval. The final building elevations must be approved to the satisfaction of the Development Planning Department.

Landscaping

The landscape plan is shown on Attachment #3 and proposes a mixture of deciduous, coniferous and ornamental trees, and shrubbery. The periphery of the site along Kipling Avenue and the main internal crescent driveway have been landscaped using the typical street tree planting plan including deciduous trees, shrubbery, and embellished with planters containing an array of annual and perennial flowering plantings.

The highest concentration and level of planting is located at the southwest corner of the site and in the centrally located amenity area where extensive landscaping, both soft and hard are proposed to create both passive and active recreation areas. A planter box is proposed in front of each unit where the garage is accessed from a rear laneway, whereas the traditional townhouse unit with a front garage has a planter box located in the rear yard.

A chain link fence is proposed abutting the Buffer Block, which will be replanted and left in a natural state. The Buffer Block will be dedicated to the Toronto and Region Conservation Authority.

The landscaping for the site is generally acceptable. The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

Servicing Allocation and Engineering

On March 31, 2008, Vaughan Council allocated water and sanitary sewer servicing capacity for 114 residential units plus recognizing 2 units for the existing service connections at 8299 and 8355 Kipling Avenue for a total allocation of 116 residential units, through the approval of the related Subdivision Application 19T-06V03.

The subject tablelands are zoned RM2(H) Zone. Accordingly, one of the conditions for removing the Holding Symbol "(H)" from the subject lands is satisfied, that being the granting of allocation to the development. Should Council approve this Site Development Application, the second condition for removing the Holding Symbol "(H)" from the subject land will be satisfied.

The City's Engineering Department is satisfied with the proposed development. The final servicing and grading plans, noise report, and lighting plan must be approved to the satisfaction of the City Engineering Department.

Environmental

The City Engineering Department has reviewed and approved the Phase 1 Environmental Site Assessment for the subject lands prepared by Water and Earth Science Associates Ltd. (WESA).

However, prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect, or prior to the issuance of a building permit, WESA or a qualified environmental consultant must certify that the septic systems within the existing dwellings are properly decommissioned, all above ground storage tanks and underground storage tanks are properly removed, and any additional matters outlined in the WESA report are satisfied.

Utilities, Maintenance, Public Agencies

All hydro requirements must be reviewed and approved to the satisfaction of PowerStream Inc.

All garbage and recycling pick-up and the removal of snow will be privately administered by the Condominium Corporation.

Canada Post has confirmed that door-to-door delivery of mail will be provided to this development. This service will replace the community mail boxes that were to be provided and recently identified in the conditions of subdivision approval for File 19T-06V03 on March 31, 2008.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed development and have included many of their conditions of approval as part of the Draft Plan of Subdivision (File 19T-06V03) approval (Attachment #4). However, the following condition shall be registered on title as part of site plan approval:

"Prior to the issuance of a building permit, the proponent shall provide to the TRCA a letter of undertaking stating that the easement required for maintenance purposes and access to Block 2 will be provided as part of the approval of the future Draft Plan of Condominium or Common Element Condominium application. Said easement shall be a minimum width of 6 m along the entire length of the easement."

Parkland Dedication

The Parkland Dedication requirement under the Planning Act will be satisfied through the registration of the subdivision, and no further cash-in lieu payment is required.

Sustainability

The Owner has advised that the following sustainable design features will be incorporated into the proposed development:

- i) the site is an infill property served by public transit and infrastructure;
- ii) the site is conducive to alternative transportation such as bicycle use due to its central location within Woodbridge, and all units will have bicycle storage;
- iii) the site provides a maximum of 2 parking spaces per unit, which is less than that typically provided in Vaughan;
- iv) the development has been designed to protect and preserve a large portion of the surrounding top-of-bank lands, thereby retaining the existing urban forest on site;
- v) the site contains a large open space amenity area;
- vi) the site's sewer system will be designed to retain and also control the quality of storm water with oversized piped storage swales and stormceptors;
- vii) there will be no irrigation of the public open spaces;
- viii) the units will have high efficiency appliances, fixtures and windows and all toilets will be water efficient; and,
- ix) all building materials will be locally sourced, and natural stone planters will be used.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan and Manage Growth and Economic Vitality”.

Regional Implications

The Region of York has no objection to the approval of the Site Development Application as all Regional conditions have been included through the approval of the draft plan of subdivision for the subject lands.

Conclusion

The Development Planning Department has reviewed Site Development File DA.07.066 in accordance with site-specific Official Plan Amendment #676, the requirements of the Zoning By-law, and the comments from City Departments and external public agencies. The proposed infill development is consistent with the site-specific policies of the Official Plan and the development standards in the Zoning By-law. The development of the site for townhouse units is considered to be an appropriate development form, and the proposed building elevations and site plan layout are satisfactory, subject to the comments in this report.

Additionally, the Development Planning Department can support the removal of the Holding Symbol “H” on the subject lands zoned RM2(H) Zone, as water and sanitary sewer servicing capacity has been allocated by Council, and the site plan is satisfactory to the Development Planning Department and site plan approval from Council is to be obtained through consideration of this report.

For these reasons, the Development Planning Department can support the approval of the Site Development and Zoning By-law Amendment Applications, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Approved Draft Plan of Subdivision 19T-06V03
5. Typical Elevations - 4.26 m (14') Wide Units
6. Typical Elevations - 4.26 m (14') Wide Units
7. Typical Elevations - 4.87 m (16') Wide Units
8. Typical Side Elevation - 4.26 m & 4.87 m (14' & 16') Wide Units with Corner Bay End Units
9. Kipling Avenue Elevations

Report prepared by:

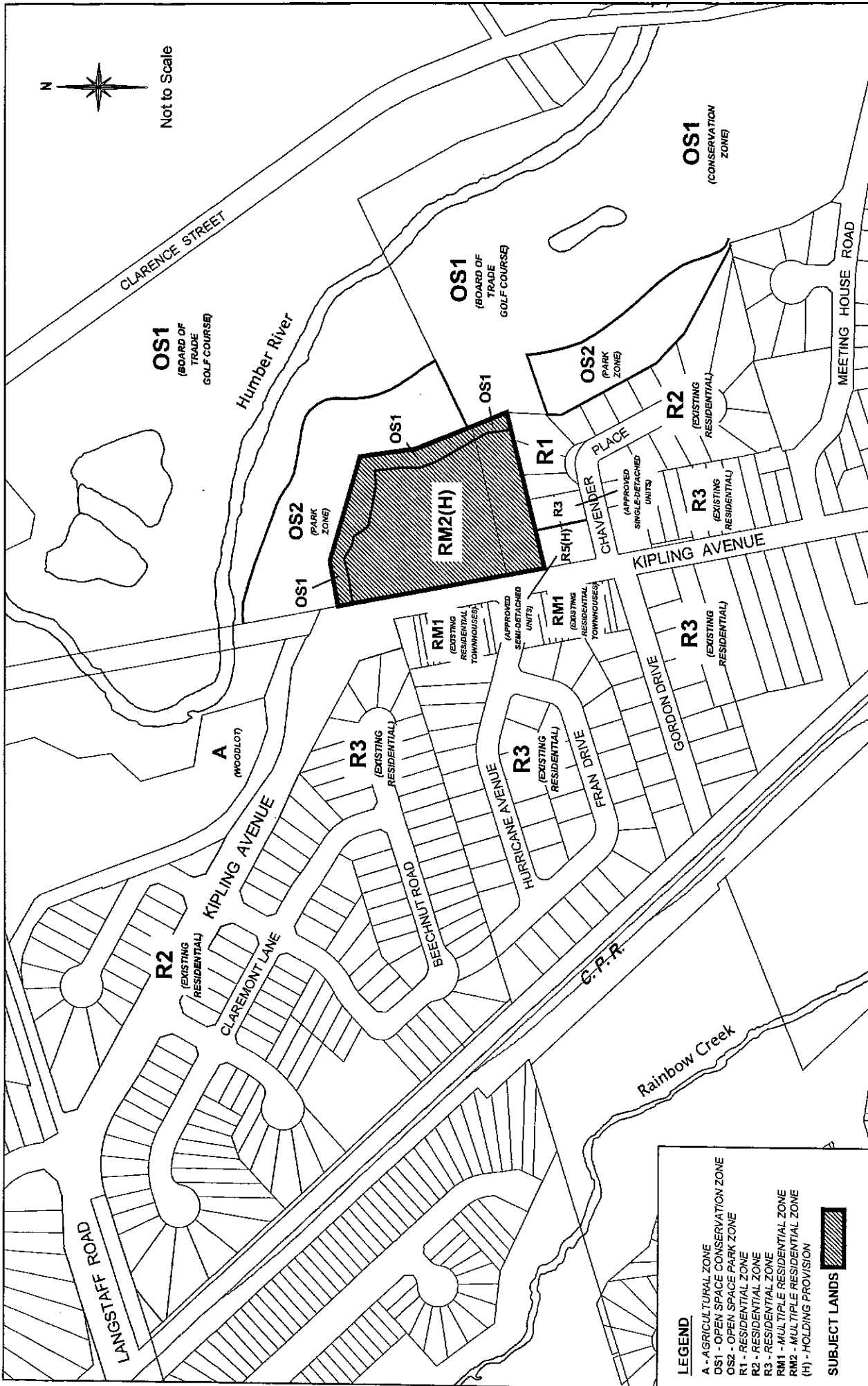
Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT:
DUNPAR DEVELOPMENTS INC.

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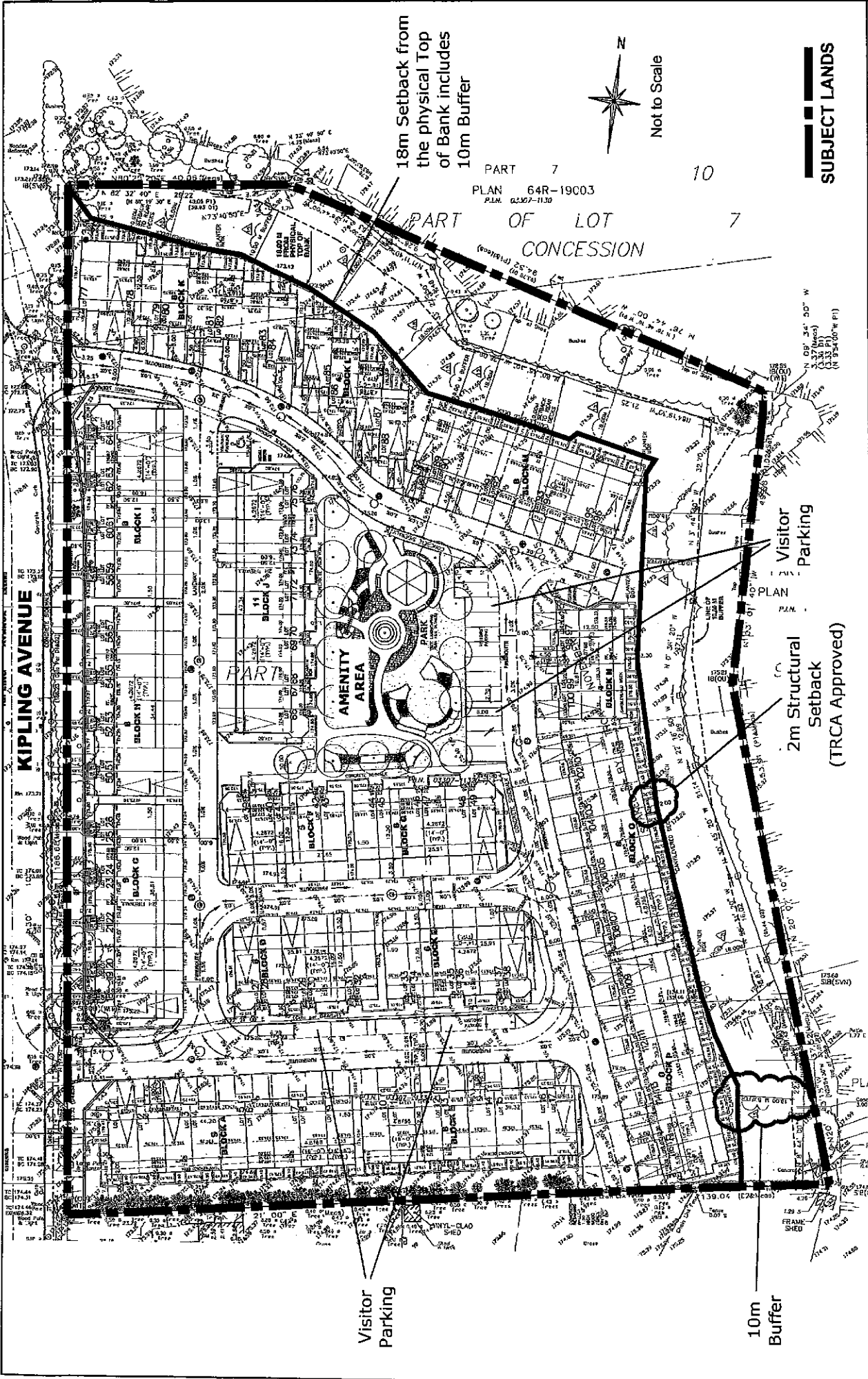
The City Above Toronto

Development Planning Department

Attachment 1

FILE No(s):
Z.08.009 & DA.07.066
RELATED FILE:
19T-06V03

April 16, 2008

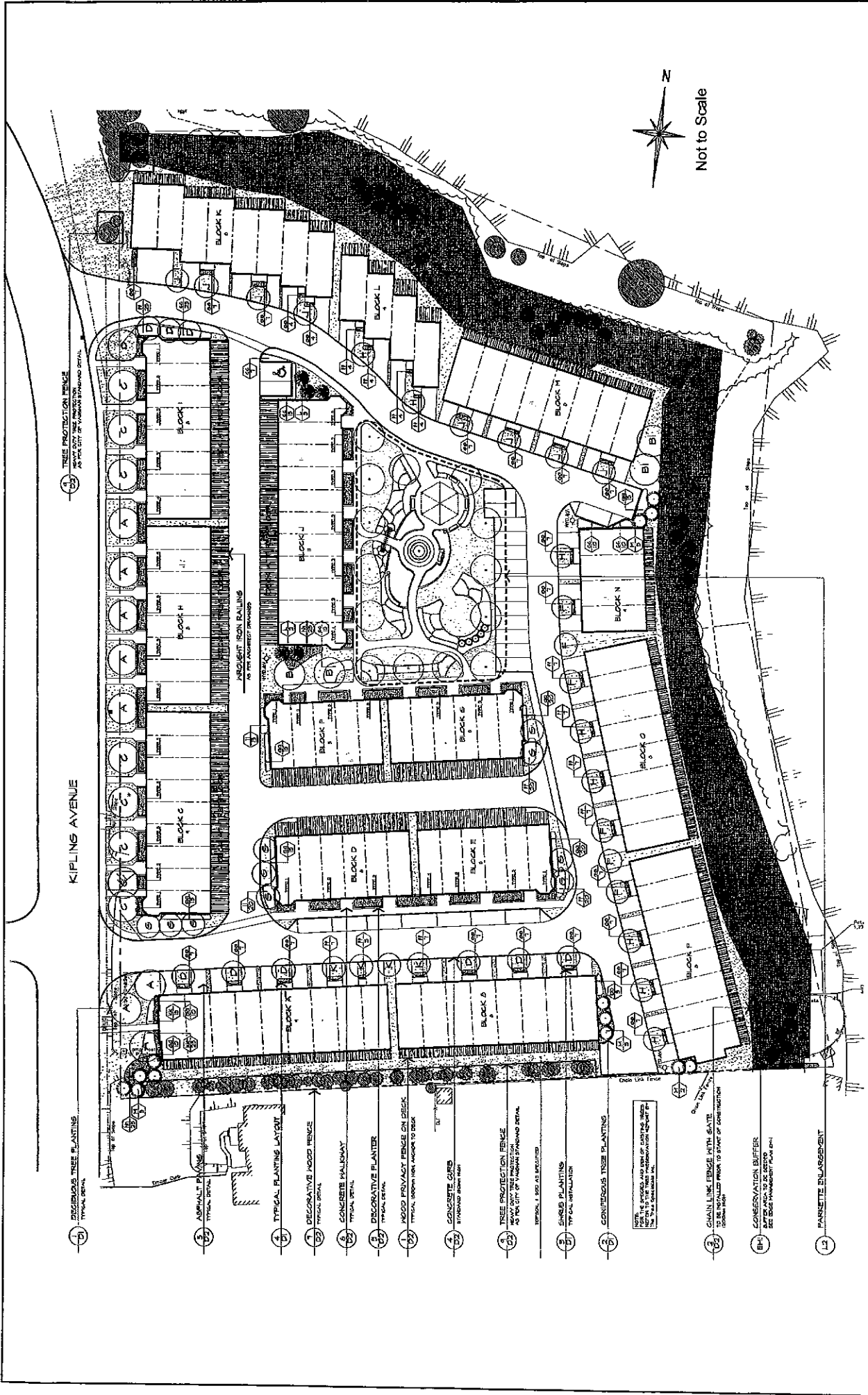


SUBJECT LANDS

Attachment
FILE NO(S):
Z.08.009 & DA.07.066
RELATED FILE:
19T-06V03
April 16, 2008

CITY OF Vaughan
The City Above Toronto
Development Planning Department

Site Plan
Part of Lots 9 & 10,
Concession 7
APPLICANT:
DUNPAR DEVELOPMENTS INC.
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Landscape Plan

Part of Lots 9 & 10,
Concession 7

APPLICANT:
DUNPAR DEVELOPMENTS INC.

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The City Above Toronto

Development Planning Department

Attachment 3

FILE No(s):
Z.08.009 & DA.07.066
RELATED FILE:
19T-06V03

April 16, 2008

ALL ROAD
WIDENINGS &
RESERVES TO BE
DEDICATED TO
THE CITY OF
VAUGHAN

BLOCK 3 (ROAD WIDENING) and **BLOCK 4 (ROAD WIDENING)**
KIPLING AVENUE
BLOCK 3 (ROAD WIDENING) and **BLOCK 4 (ROAD WIDENING)**

BLOCK 3 (ROAD WIDENING)
BLOCK 4 (ROAD WIDENING)

BLOCK 3 (ROAD WIDENING)
KIPLING AVENUE
BLOCK 3 (ROAD WIDENING)

BLOCK 3 (ROAD WIDENING)
KIPLING AVENUE
BLOCK 3 (ROAD WIDENING)

BLOCK 3 (ROAD WIDENING)
KIPLING AVENUE
BLOCK 3 (ROAD WIDENING)

BLOCK 5
0.30 RESERVE
AREA = 37.2 m

BLOCK 6
0.30 RESERVE
AREA = 37.2 m

BLOCK 7
0.30 RESERVE
AREA = 37.2 m

BLOCK 1
 (116 UNIT RESIDENTIAL
 TOWNHOUSE CONDOMINIUM
 DEVELOPMENT INCLUDING
 COMMON ELEMENT ROADS,
 PARKETTE & PARKING AREAS
 AS SHOWN ON ATTACHMENT #2)

BLOCK 2
 (TO BE DEDICATED &
 TO THE TORONTO &
 REGION
 CONSERVATION
 AUTHORITY)

SUBJECT LANDS



Not to Scale

Approved Draft Plan of Subdivision

19T-06V03

APPLICANT:
DUNPAR DEVELOPMENTS INC.

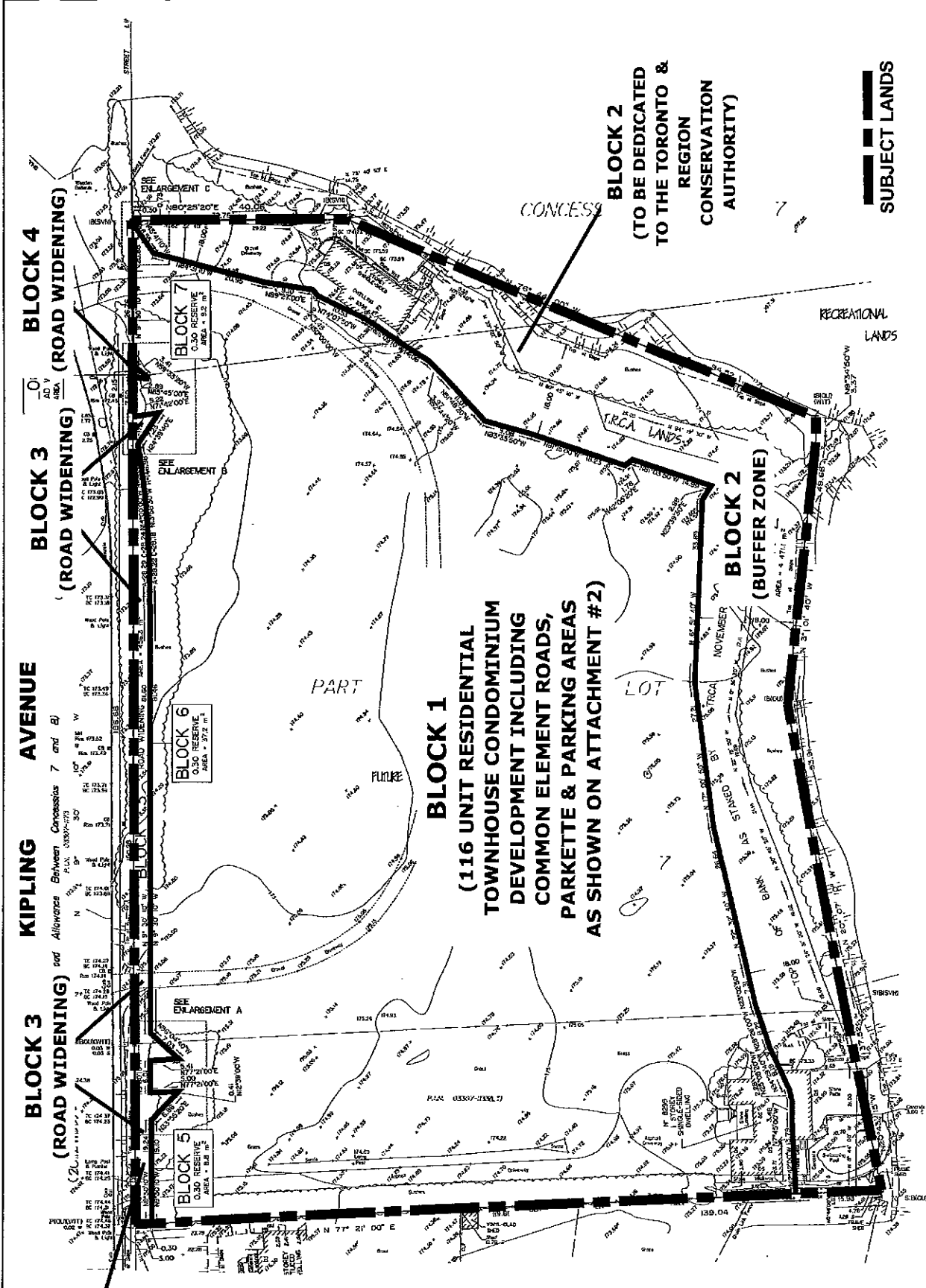
Part of Lots 9 & 10,
Concession 7

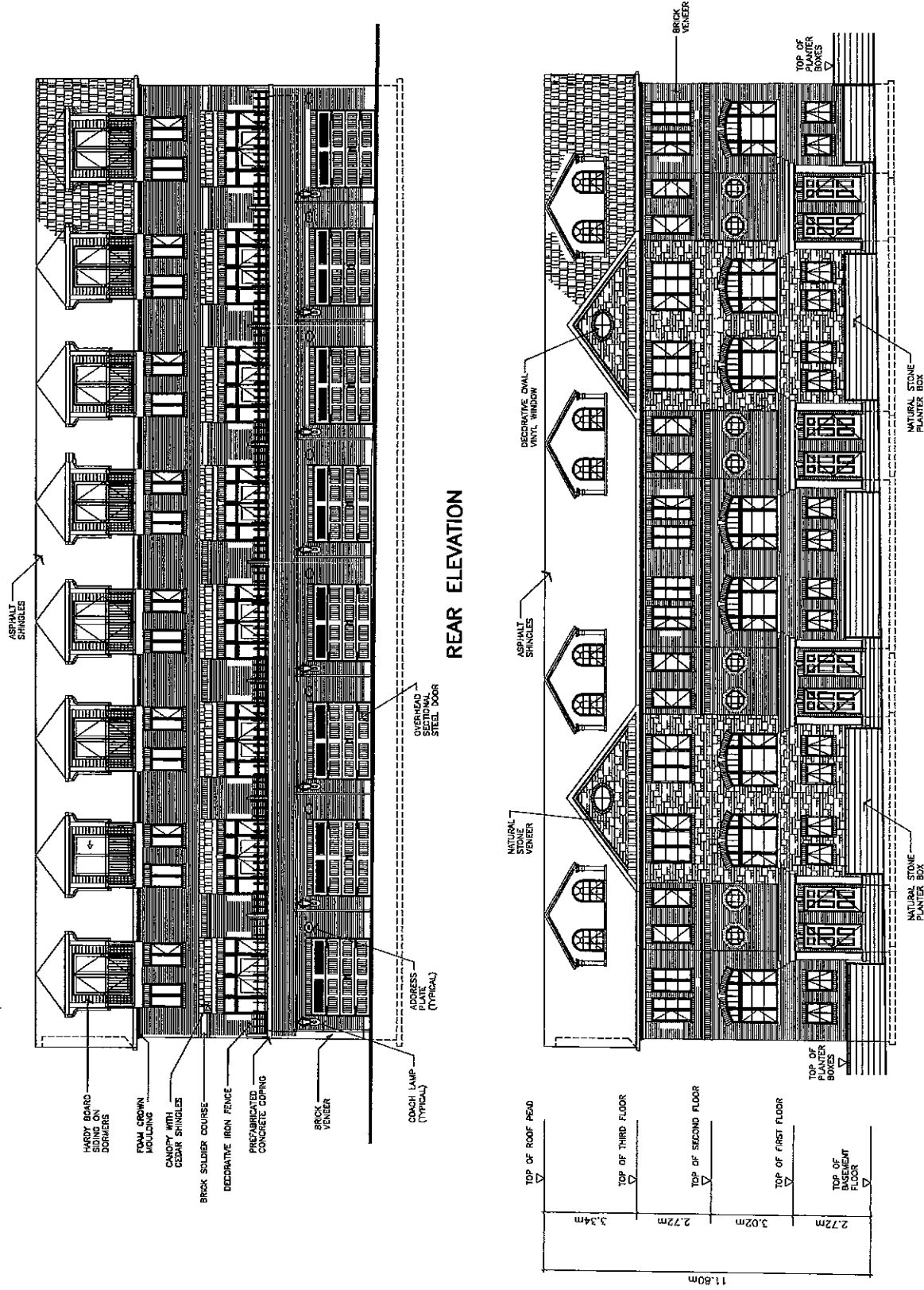


The City Above Toronto

Development Planning Department

Attachment 4
 FILE NO(S):
Z.08.009 & DA.07.066
 RELATED FILE:
19T-06V03
 April 16, 2008





REAR ELEVATION

FRONT ELEVATION

Not to Scale

Attachment 5
 FILE No(s): Z.08.009 & DA.07.066
 RELATED FILE: 19T-06V03
 April 16, 2008



The City Above Toronto

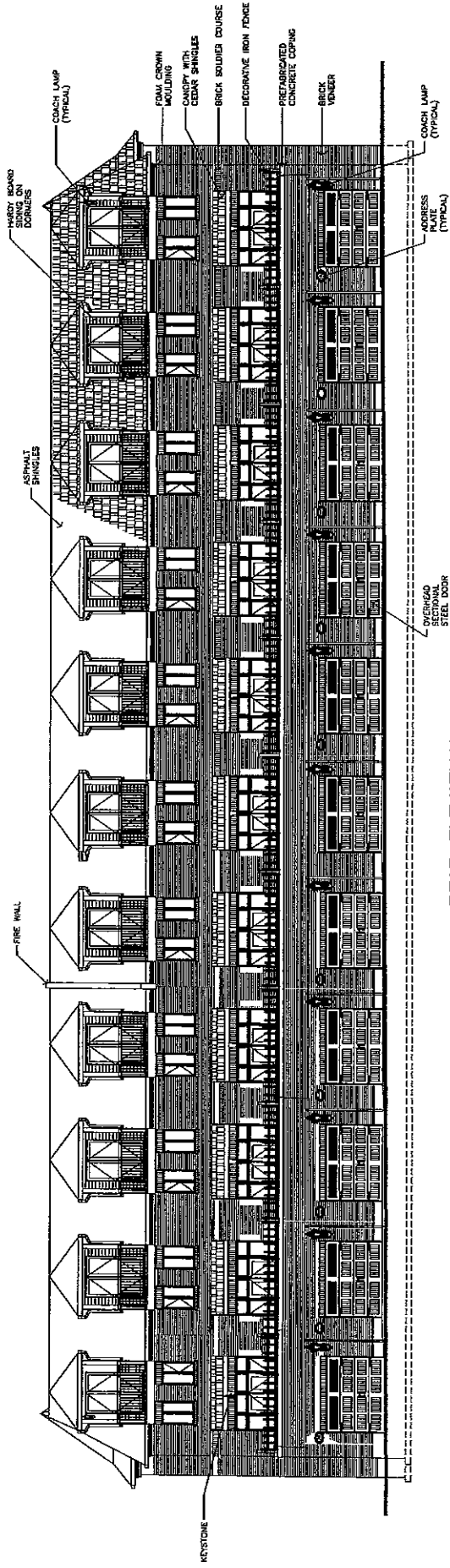
Development Planning Department

Typical Elevations - 4.26m (14') Wide Units

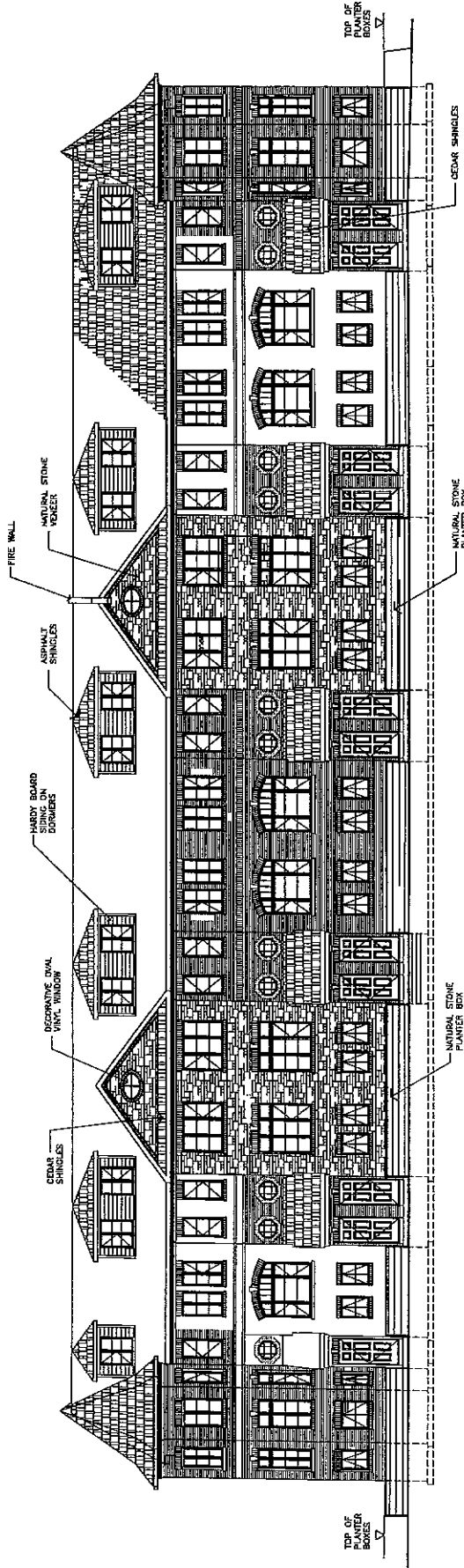
Part of Lots 9 & 10,
 Concession 7

APPLICANT:
 DUNPAR DEVELOPMENTS INC.

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REAR ELEVATION



FRONT ELEVATION

Not to Scale

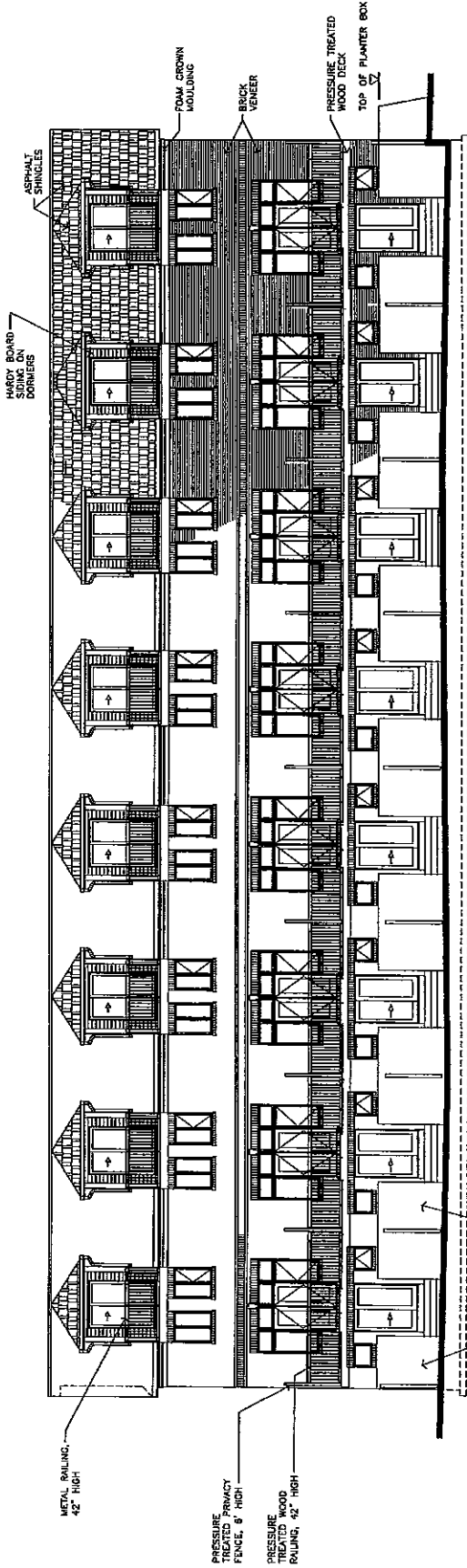
Typical Elevations - 4.26m (14')
Wide Units w/Corner Bay End Units
 Part of Lots 9 & 10,
 Concession 7

City of
Vaughan
The City Above Toronto

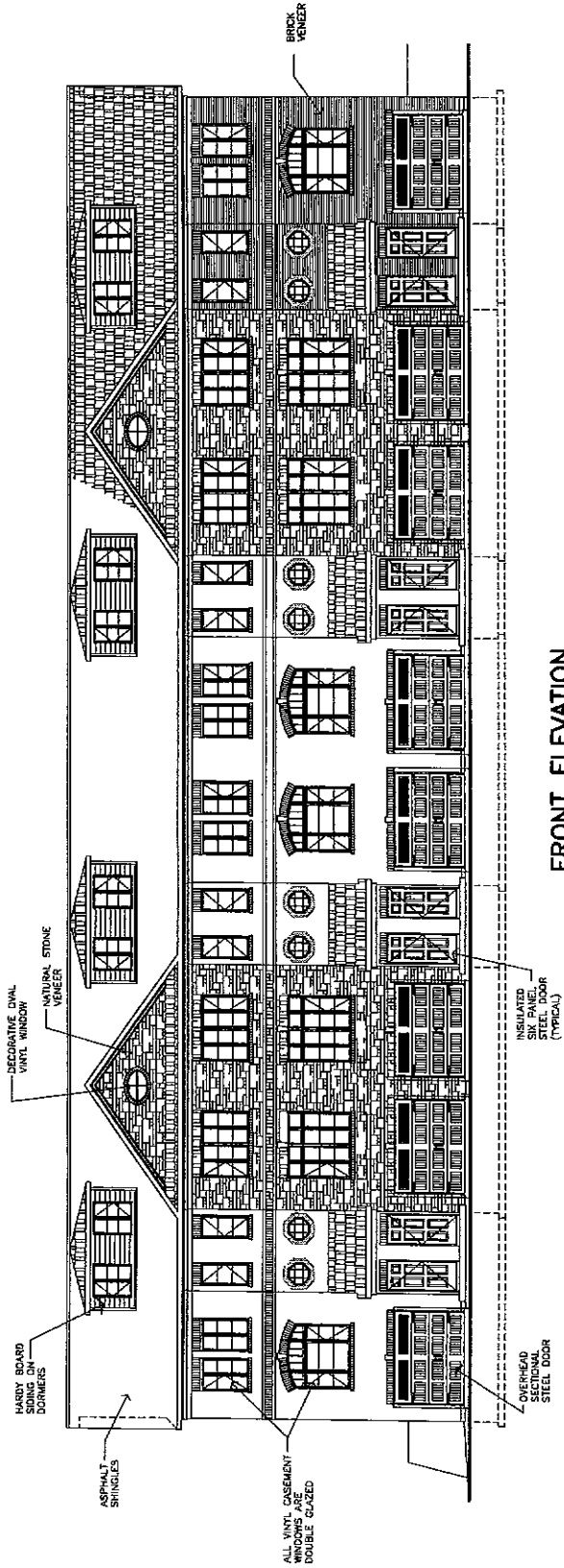
Development Planning Department

Attachment 6
 FILE NO(S):
 Z.08.009 & DA.07.066
 RELATED FILE:
 19T-06V03
 April 16, 2008

APPLICANT:
 DUNPAR DEVELOPMENTS INC.
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REAR ELEVATION



FRONT ELEVATION

Not to Scale

Typical Elevations - 4.87m (16') Wide Units

APPLICANT:
DUNPAR DEVELOPMENTS INC.
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Part of Lots 9 & 10,
Concession 7



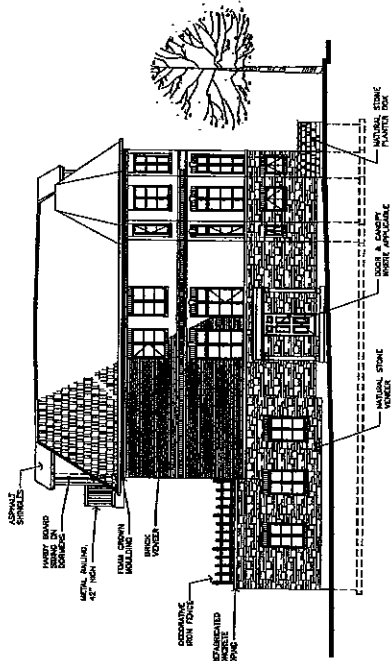
The City Above Toronto

Development Planning Department

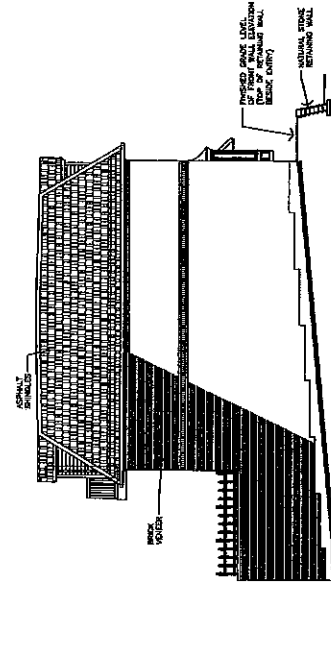
Attachment 7

FILE No(s):
Z.08.009 & DA.07.066
RELATED FILE:
19T-06V03

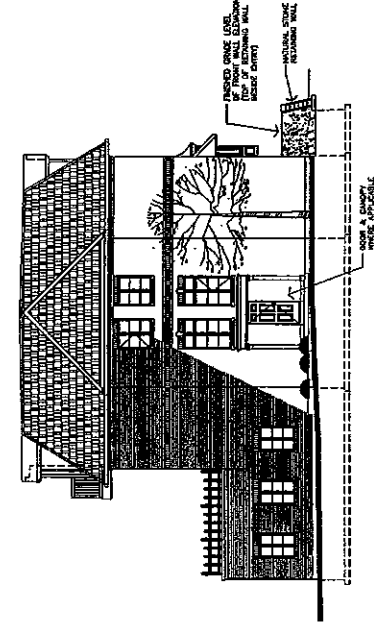
April 16, 2008



TYPICAL SIDE ELEVATION

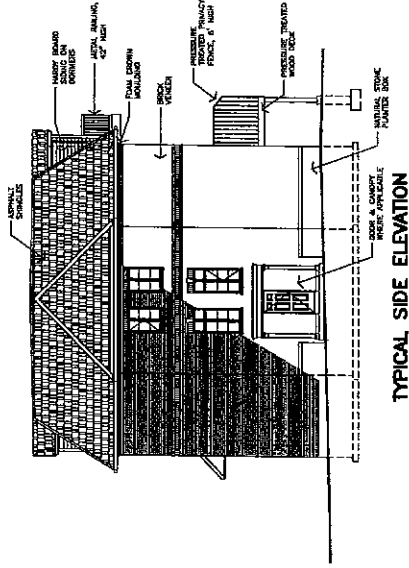


TYPICAL INTERNAL SIDE ELEVATION

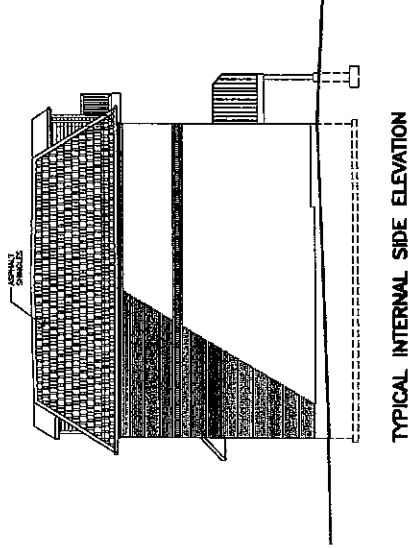


TYPICAL SIDE ELEVATION

4.26m (14') WIDE UNITS



TYPICAL SIDE ELEVATION



TYPICAL INTERNAL SIDE ELEVATION

4.87m (16') WIDE UNITS

Not to Scale

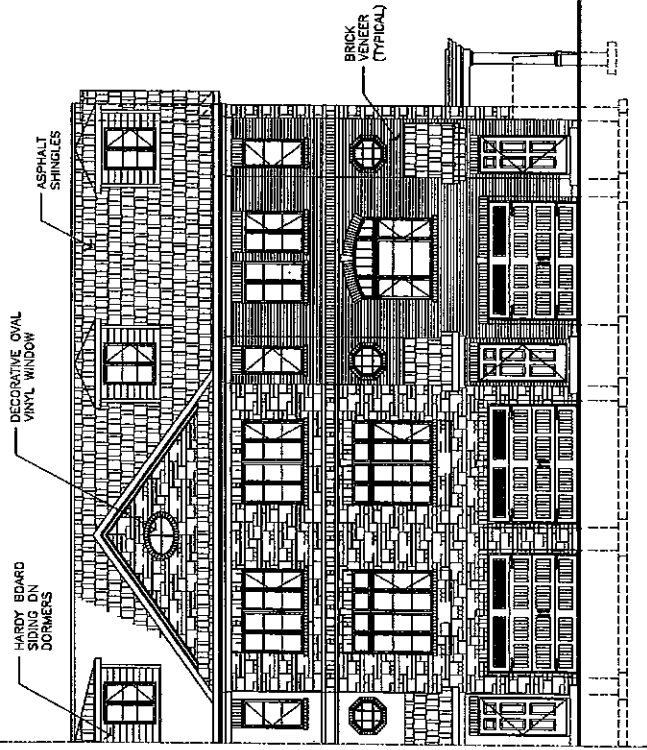
**Typical Side Elevations - 4.26m & 4.87m
(14' & 16') Wide Units w/Corner Bay End Units**

APPLICANT:
DUNPAR DEVELOPMENTS INC.
Part of Lots 9 & 10,
Concession 7

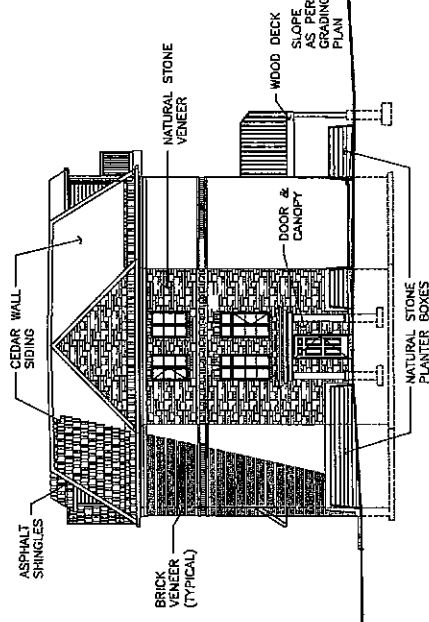


Development Planning Department

Attachment 8
FILE No(s):
Z.08.009 & DA.07.066
RELATED FILE:
19T-06V03
April 16, 2008

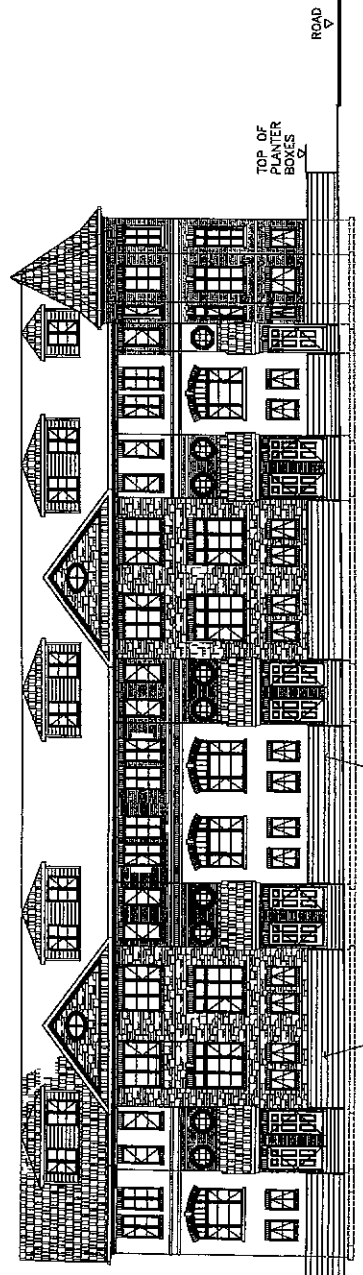


BLOCK A - NORTH (FRONT) ELEVATION
FRONTING ONTO KIPLING AVENUE



BLOCK A - WEST (SIDE) ELEVATION
FRONTING ONTO KIPLING AVENUE

Not to Scale



BLOCK C - WEST (FRONT) ELEVATION
FRONTING ONTO KIPLING AVENUE

Attachment 9
FILE No(s): Z.08.009 & DA.07.066
RELATED FILE: 19T-06V03
April 16, 2008

City of Vaughan
The City Above Toronto
Development Planning Department

Part of Lots 9 & 10,
Concession 7

Kipling Avenue Elevations
APPLICANT: DUNPAR DEVELOPMENTS INC.
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