

**COMMITTEE OF THE WHOLE AUGUST 31, 2010**

**SITE DEVELOPMENT FILE DA.00.011  
FRANK S. NUNNARI & CARLO LOMBARDI  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.00.011 (Frank S. Nunnari & Carlo Lombardi) BE APPROVED, to permit development of a 1½-storey, single detached dwelling on the southerly portion of the overall property (Phase 1), subject to the following conditions:
  - a) that prior to execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plans shall be approved by the Vaughan Development Planning Department;
    - ii) the final site grading plan, stormwater management brief, and noise control study shall be approved to the satisfaction of the Vaughan Engineering Department;
    - iii) the Owner shall satisfy all requirements of York Region;
    - iv) the Owner shall satisfy the requirements of Heritage Vaughan in accordance with Heritage Permit HP-2007-008 and shall submit the following items to the satisfaction of the Vaughan Cultural Services Division: asphalt shingle sample, brick cladding sample, roughcast stucco sample, proposed trim colour sample(s), and wood bracket design schematics;
    - v) the implementing Zoning By-law (File Z.95.080) shall be enacted by Vaughan Council and shall be in full force and effect; the entire property shall be zoned R1 Residential Zone with an "H" Holding Symbol placed only on the northerly portion of the site (Phase 2), which will require approval of a future Site Development Application; and,
    - vi) the Consent Application required to sever the subject lands shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect;
  - b) that the Site Plan Letter of Undertaking contain the following clause:
    - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to issuance of a Building Permit, 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.

### **Contribution to Sustainability**

The applicant has advised that the site development will preserve the following natural features:

- i) an undisturbed hedgerow of white cedar and sugar maples on the south side of the property;
- ii) a large Norway Maple with a 9 m spread and a Silver Maple with a 7 m spread along the Islington Avenue frontage;
- iii) natural vegetation along the west side of the property, adjacent to Highway No. 27; and
- iv) the slope leading to Highway No. 27 will not be affected by construction or drainage.

In regards to the building design itself, the applicant will be incorporating the following features:

- i) high efficiency showerheads, toilets, furnace, air conditioning unit, and other appliances;
- ii) high insulation levels in the roof and walls;
- iii) double glazed low-E argon windows;
- iv) low VOC paints;
- v) a geothermal heating and cooling system; and
- vi) a heat recovery and ventilation system.

The proposed single detached dwelling is located less than 1 km from the Kleinburg Core and in close proximity to various parks/open spaces in the Kleinburg area. Accordingly, residential development of the site promotes various modes of active transportation, including walking and cycling.

### **Economic Impact**

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

### **Communications Plan**

N/A

### **Purpose**

The Owner has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2 to permit the development of a 1½-storey, 248 m<sup>2</sup>, single detached residential dwelling as shown on Attachments #3 to #6, within the Kleinburg-Nashville Heritage Conservation District. The proposal will facilitate implementation of Zoning By-law Amendment File Z.95.080 (approved by Vaughan Council on June 28, 1999) and future severance of the subject lands into two residential lots. The southerly portion of the lands are the subject of this application (Phase 1).

### **Background - Analysis and Options**

#### **Location**

The 0.3466 ha subject lands shown on Attachment #1 are located north of Nashville Road, with frontage on Islington Avenue through to Highway No. 27, municipally known as 10,674 Islington Avenue, in Part of Lot 25, Concession 8, City of Vaughan. The surrounding land uses are shown on Attachment #2.

## Official Plan

The subject lands are designated "Core Area - Village Residential" by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #633. The lands are located within the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the Ontario Heritage Act. The requirements of Heritage Vaughan are discussed in the site plan review section of this report.

OPA #601 and #663 permit single detached dwellings which encourage pedestrian-friendly development and are compatible with the Core Area's heritage character, building form, and surrounding residential areas and uses. The proposal conforms to the policies of the Official Plan, as well as the new draft Official Plan, which designates the lands "Low Rise Residential." The proposed dwelling facilitates intensification of the Kleinburg Core Area in accordance with the York Region Official Plan and Provincial Growth Plan.

## Zoning and Site History

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. On June 28, 1999, Vaughan Council approved Zoning By-law Amendment Application Z.95.080 to rezone the subject lands from A Agricultural Zone to R1 Residential Zone and resolved the following:

1. That the implementing by-law (Z.95.080):
  - i) rezone the subject lands to R1 Residential Zone;
  - ii) require a 9 m landscape strip along Highway No. 27; and
  - iii) identify building envelopes and/or setbacks, as determined through the site plan process.
2. That prior to enactment of the by-law, the applicant shall submit a site plan for approval by Staff, addressing building elevations and envelopes, a landscaping plan along Highway No. 27 and tree protection.
3. That servicing capacity for 2 units on the subject lands be reserved from the Kleinburg-Nashville municipal servicing works.

Pursuant to the above-noted conditions, the Owners submitted the subject Site Development File (DA.00.011) on February 11, 2000, to permit development of two single detached residential dwellings with a 9 m landscape strip along Highway 27, and the protection of mature trees along the southerly property limit and Islington Avenue. However, on May 8, 2007, the Applicant advised that only the southerly parcel (owned by Carlo Lombardi) would be the subject of this application (DA.00.011). Accordingly, the Development Planning Department recommends that the implementing zoning by-law rezone the northerly parcel to R1 Residential Zone with an "(H)" Holding Symbol, subject to Council approval of a future Site Development Application.

## Site Plan Review

The proposed 1½-storey residential dwelling consists of a 4" rug brick face in a dark red/brown, with some roughcast stucco near the roofline, and a prefinished metal soffit fascia and gutter (shown on Attachments #5 and #6). The roof is comprised of asphalt shingles in a cedar shake look. The windows are enhanced with precast stone lintel, while soldier course provides detailing above the garage. The dwelling also includes a front porch with tapered square columns along the Islington Avenue frontage.

In accordance with the conditions approved by Vaughan Council for the implementing zoning by-law (File Z.95.080), the proposed building elevations and envelope complies with the R1 Residential Zone requirements. A 9 m landscape strip has been provided along Highway No. 27, and the Owners have submitted landscape plans to address tree preservation and planting on site. The landscape plans indicate that most of the existing vegetation is in good health and will be retained during site development, and that additional trees will be planted along Islington Avenue and Highway No. 27 (Attachment #4).

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plans and building elevations shown on Attachments #3 to #6, and will continue to work with the Applicant to finalize the details. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

#### Kleinburg-Nashville Heritage Conservation District

On May 16, 2007, Heritage Vaughan approved the proposed residential dwelling for the southerly portion of 10,674 Islington Avenue (Heritage Permit HP-2007-008). The Vaughan Cultural Services Division has reviewed the site plan and elevations, and is satisfied that the design is in keeping with the Kleinburg-Nashville Heritage Conservation District guidelines, subject to final approval of building materials and decorative feature design. A condition to this effect is included in the recommendation of this report.

#### Vaughan Engineering

The Vaughan Engineering Department has reviewed the site grading plan, noise control study, and stormwater management brief submitted in support of Site Development File DA.00.011. Servicing for one residential unit at the southerly portion of the site will be allocated during the Consent Application stage.

The Engineering Department is generally satisfied with the proposal, subject to minor revisions to the Site Grading Plan and Noise Control Study, and other engineering matters. Prior to the execution of the Letter of Undertaking, the final site grading plan, noise control study and stormwater management brief shall be approved to the satisfaction of the Vaughan Engineering Department.

#### Future Consent Application

The proposed Site Development Application and associated Zoning By-law Amendment Application facilitates severance of the subject lands into two residential lots, as shown on Attachment #3. The Owners submitted two previous Consent Applications (Files B029/04 and B056/06), however, the former application lapsed and the latter was closed, pending review of the subject application and enactment of the implementing zoning by-law. The Owners are required to submit a future Consent Application to sever the lands, which must be approved by the Vaughan Committee of Adjustment and shall be in full force and effect prior to execution of the Site Plan Letter of Undertaking.

#### Future Site Development Application

The Owner will be required to submit a future Site Development Application to facilitate the development of the northerly portion of the property, to address issues such as, but not limited to, building form, massing and design, landscaping, and tree protection, together with any requirements of Heritage Vaughan, other City departments and external public agencies. The Development Planning Department recommends that the implementing by-law (File Z.95.080) place a Holding Symbol "H" on the northerly lot, which may only be removed from the property when Site Development Application is approved by Vaughan Council.

## **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 subject application was circulated to York Region for review. The Region has provided requirements and conditions for the proposed Site Development Application, including redlined comments for the proposed site plan, submission of a Letter of Credit and Certificate of Insurance to York Region, and payment of the Region's development review fees. They advise that upon final review, York Region reserves the right to provide additional requirements and conditions of approval for the subject application.

York Region Water Resources has indicated that the subject site is located within the 25-year Wellhead Protection Area (WHPA) for Kleinburg Wells No. 3 and No. 4. All development within the subject property must adhere to the Wellhead Protection Policies of the York Region Official Plan.

York Region Water Resources has no significant concerns with respect to development impact on the municipal groundwater supply in the area, however, the existing water well and septic system on the property should be decommissioned in accordance with Ministry of the Environment Regulations. York Region Water Resources also recommends that the Owner conduct a subsurface investigation to identify any need for dewatering, and where applicable, submit a detailed dewatering plan prepared by a qualified person, to the satisfaction of York Region. Conditions to satisfy York Region requirements are included in the recommendation of this report.

## **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development Application DA.00.011 (Frank S. Nunnari & Carlo Lombardi) in accordance with Provincial policies, Regional and City Official Plans, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed single detached residential dwelling is appropriate and compatible with the existing and permitted uses within the Kleinburg-Nashville Heritage Conservation District. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Front Building Elevation

**Report prepared by:**

Erika Ivanic, Planner 1, ext. 8485

Christina Napoli, Acting Senior Planner, ext. 8483

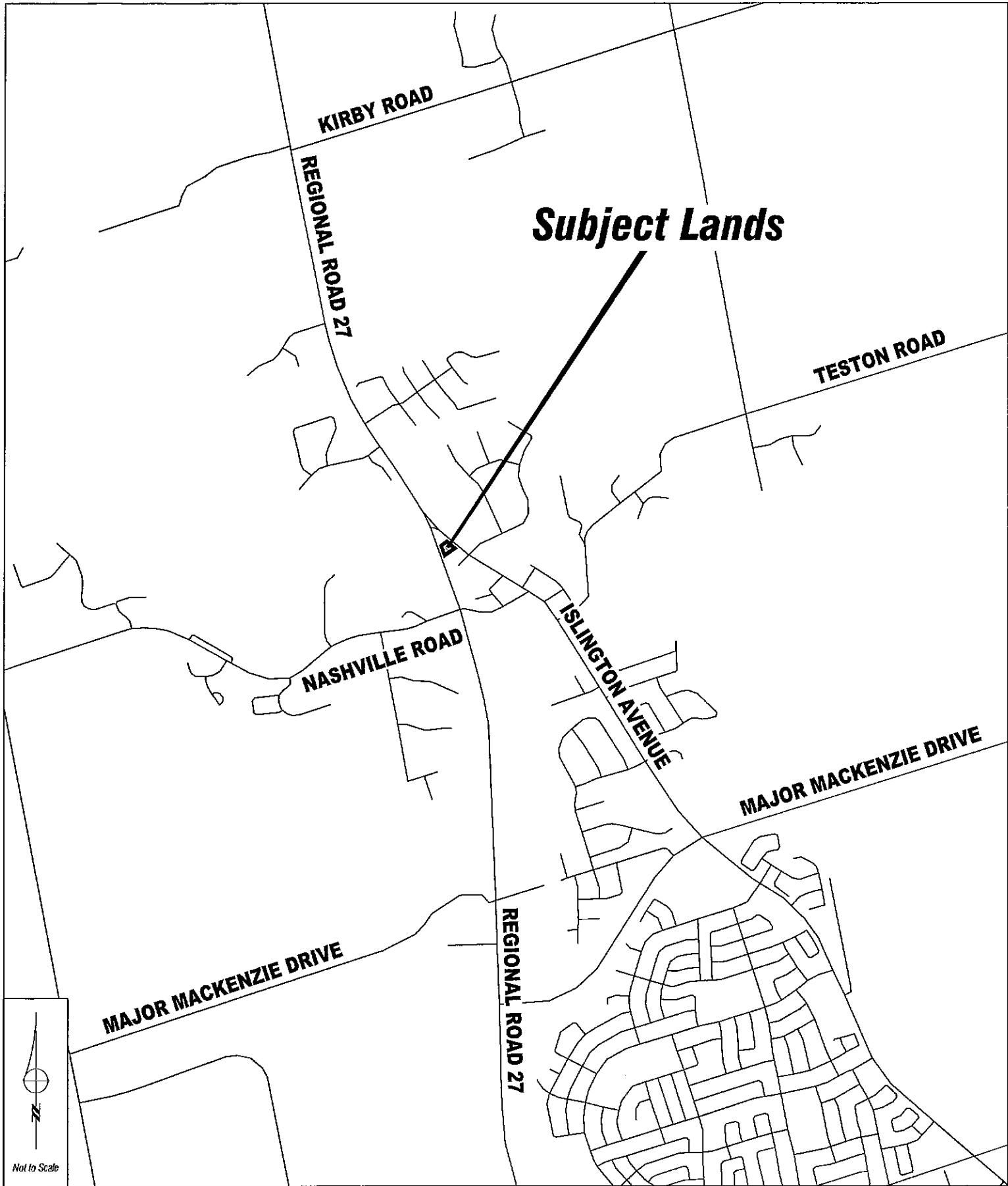
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



**Context Location Map**

LOCATION:  
Part Lot 25, Concession 8

APPLICANT:  
Frank S. Nunnari & Carlo Lombardi

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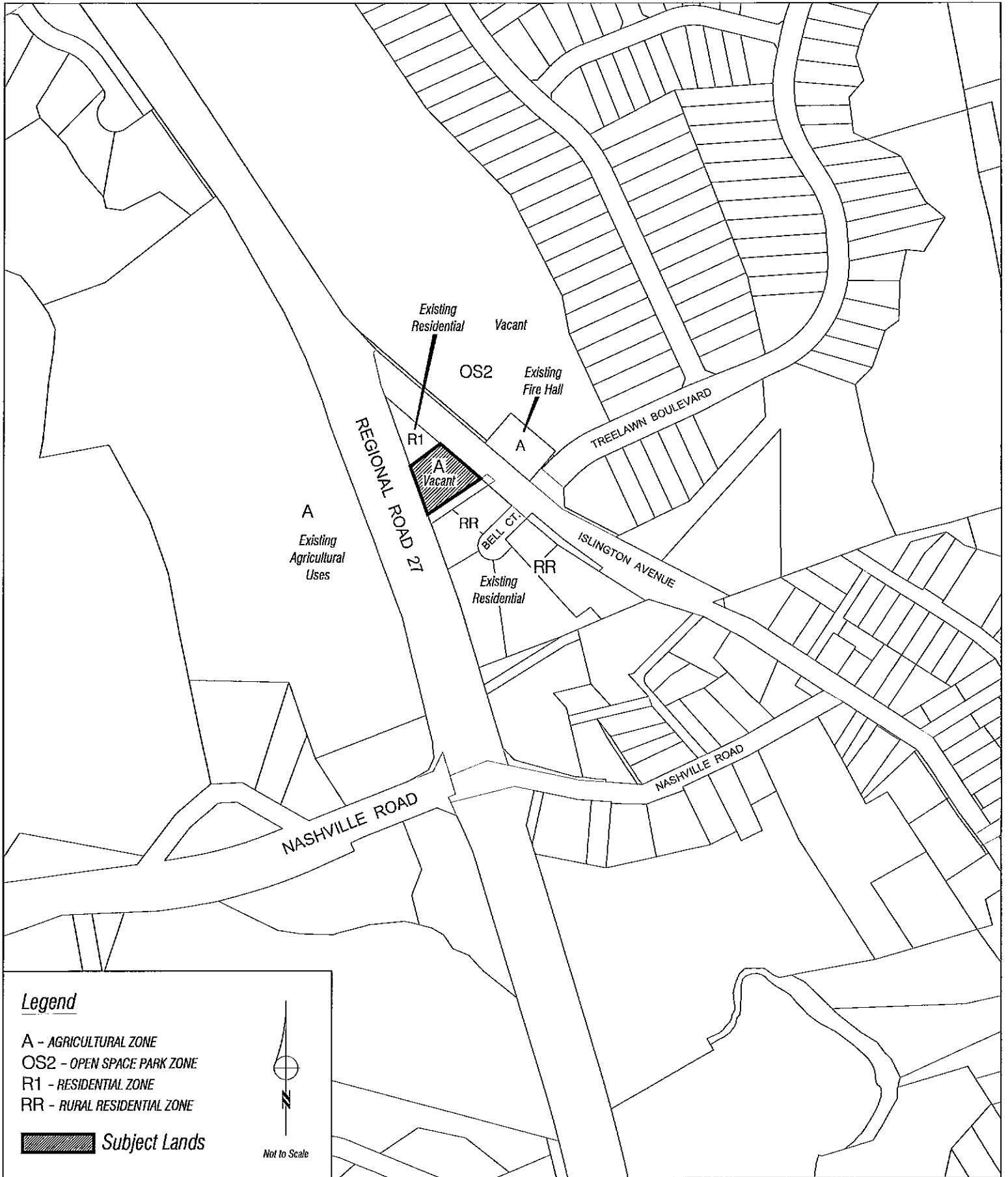


**Attachment**

FILE: DA.00.011  
RELATED FILE: Z.95.080


DATE:  
August 16, 2010

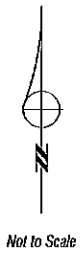




**Legend**

- A - AGRICULTURAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

 Subject Lands



**Location Map**

LOCATION:  
Part Lot 25, Concession 8

APPLICANT:  
Frank S. Numari & Carlo Lombardi



**Attachment**

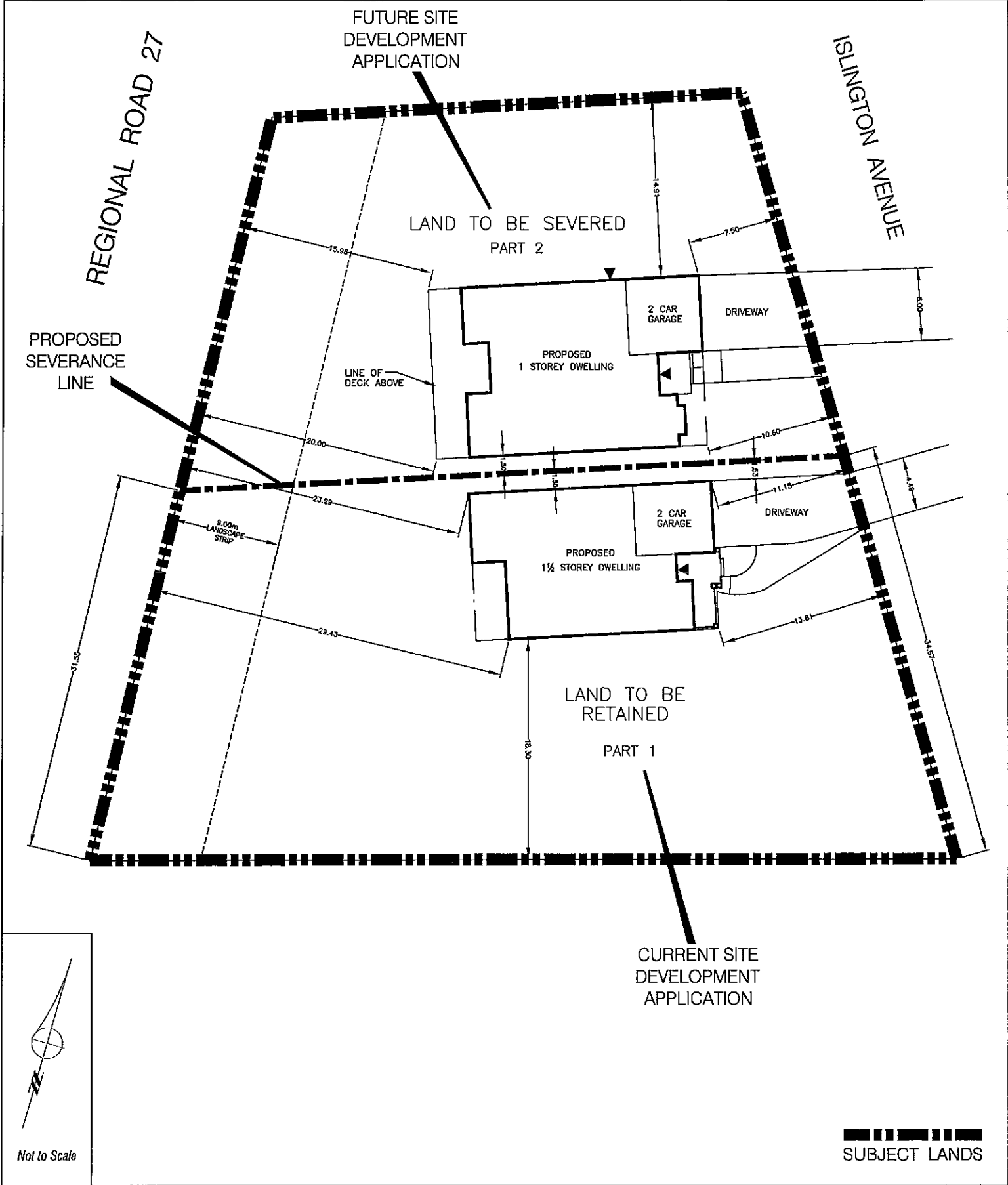
FILE: DA.00.011  
RELATED FILE: Z.95.080

DATE:  
August 16, 2010

**2**

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# Site Plan

**LOCATION:**  
Part Lot 25, Concession 8

**APPLICANT:**  
Frank S. Nunnari & Carlo Lombardi

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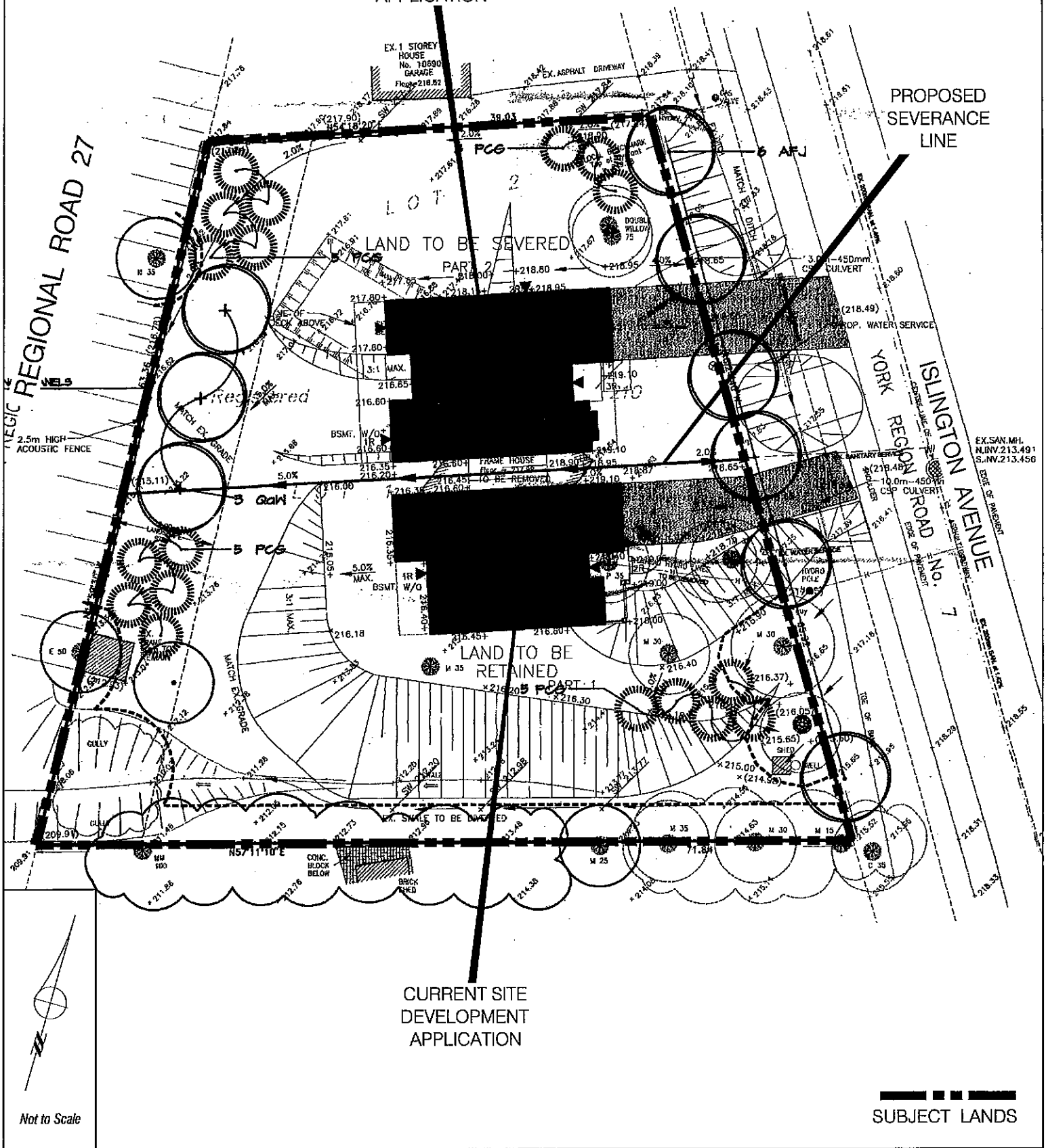
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FILE: DA.00.011  
RELATED FILE: Z.95.080

DATE:  
August 16, 2010

# 3

FUTURE SITE  
DEVELOPMENT  
APPLICATION



**Landscape Plan**

LOCATION:  
Part Lot 25, Concession 8

APPLICANT:  
Frank S. Nunnari & Carlo Lombardi

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Attachment  
FILE: DA.00.011  
RELATED FILE: Z.95.080

DATE:  
August 16, 2010

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ASPHALT SHINGLES (CEDAR SHAKE LOOK)

4" x 4" POSTS

PREFIN. METAL SOFFIT FASCIA & GUTTER

4" RUG BRICK DARK RED/BROWN

SOUTH ELEVATION

ASPHALT SHINGLES (CEDAR SHAKE LOOK)

ROUGHCAST STUCCO

PREFIN. METAL SOFFIT FASCIA & GUTTER

SOLDIER COURSE

4" RUG BRICK DARK RED/BROWN

TAPERED SQUARE COLUMNS

FRONT (EAST) ELEVATION

ASPHALT SHINGLES (CEDAR SHAKE LOOK)

PREFIN. METAL SOFFIT FASCIA & GUTTER

4" RUG BRICK DARK RED/BROWN

REAR (WEST) ELEVATION

PREFIN. METAL SOFFIT FASCIA & GUTTER

PRECAST STONE LINTEL

ASPHALT SHINGLES (CEDAR SHAKE LOOK)

4" RUG BRICK DARK RED/BROWN

NORTH ELEVATION

Not to Scale

# Elevation Plan

LOCATION:  
Part Lot 25, Concession 8

APPLICANT:  
Frank S. Nunnari & Carlo Lombardi

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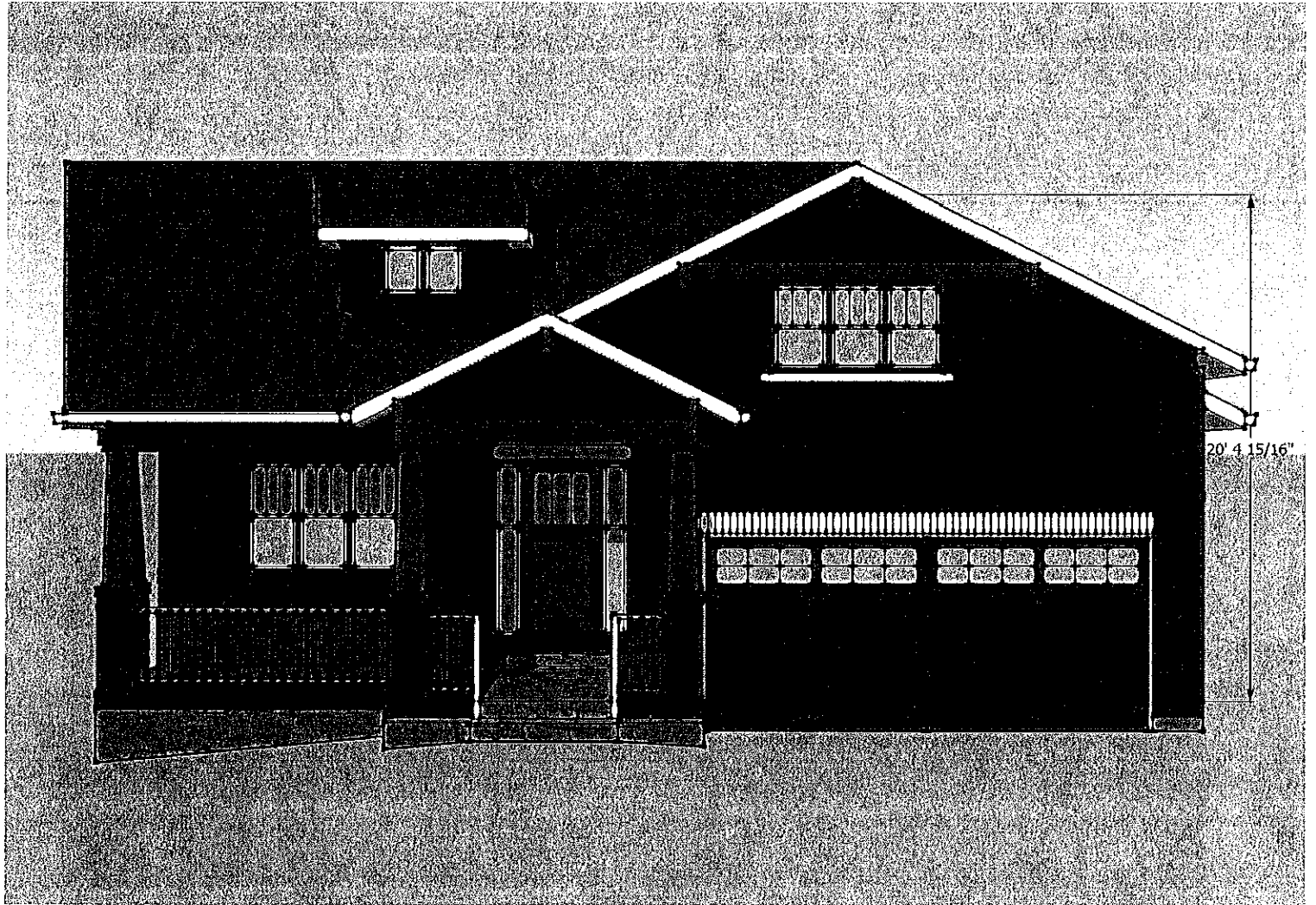


# Attachment

FILE: DA.00.011  
RELATED FILE: Z.95.080

DATE:  
August 16, 2010

# 5



FRONT (EAST) ELEVATION

Not to Scale

*Rendered Front  
Building Elevation*



APPLICANT: Frank S. Nunnari & Carlo Lombardi  
LOCATION: Part Lot 25, Concession 8

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*Attachment*

FILE: DA.00.011  
RELATED FILE: Z.95.080

DATE:  
August 16, 2010

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