

**COMMITTEE OF THE WHOLE SEPTEMBER 13, 2011**

**SITE DEVELOPMENT FILE DA.11.040  
2174824 ONTARIO INC.  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA11.040 (2174824 Ontario Inc.) BE APPROVED, to permit a 5-storey apartment building comprised of 86 residential units, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, and landscaping plan and cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site grading, servicing, stormwater management and lighting plans, and functional servicing and noise reports shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the roof plan shall be revised to include an extensive green roof system in accordance with the approved Ontario Municipal Board (OMB) Minutes of Settlement and OPA #718;
    - iv) all requirements of the Toronto and Region Conservation Authority (TRCA) shall be satisfied;
    - v) all requirements of the Region of York Transportation Services Department shall be satisfied;
  - b) that the Site Plan Letter of Undertaking include the following provisions:
    - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of parkland dedication equivalent to 5% of the value of the subject lands or a fixed unit rate, whichever is higher, prior to the issuance of a Building Permit in accordance with the Planning Act and City's Cash-in-Lieu Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division;
    - ii) snow removal, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
    - iii) the Owner/Condominium Corporation shall ensure that the building include provisions for an internal garbage storage area, tri-sorters, proper access route and loading areas in accordance with the requirements of the City's Waste Collection Design Standards Policy, to the satisfaction of the Vaughan Public Works Department;
    - iv) the Owner shall fulfill all conditions set out in the Ontario Municipal Board Minutes of Settlement (OMB Case No. PL 100348 and PL 100349

between the City of Vaughan, 2174824 Ontario Inc. (Owner) and the Toronto and Region Conservation Authority, in particular:

- the Owner agrees that the building shall not include stucco or precast as exterior finishing materials;
  - intensive landscaping/planting plans for the open space areas on the site, inclusive of the front yard and boulevard, and along the north and south lot lines to the satisfaction of the City and the TRCA;
  - provide sustainable building features; and,
  - if the Owner does not have allocation of servicing capacity prior to selling condominium units that all offers/agreements of purchase and sale with prospective purchasers to indicate that as of today's date, the Vendor does not have allocation of servicing capacity;
- v) prior to the issuance of a Building Permit, the Owner shall ensure that a Record of Site Condition (RSC) shall be registered and acknowledged by an Officer of the Provincial Ministry of Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department;
- vi) the Owner shall agree to provide financial contribution, if required, towards municipal infrastructure upgrades as recommended in the following Environmental Assessment Studies, to the satisfaction of the City:
- City-Wide Water/Wastewater Master Plan EA and associated final servicing strategy;
  - City-Wide Storm Drainage/Stormwater Management Master Plan EA; and,
  - City-Wide Transportation Master Plan EA.
2. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.11.040 is allocated sewage capacity from the York Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 86 residential units."

3. THAT the Ontario Municipal Board approve the implementing zoning on the property as RA3 Apartment Residential Zone, and that the conditions for the application of the "H" Holding provision including site plan approval and the allocation of servicing capacity have been addressed by Vaughan Council, and the "H" Symbol is no longer required.

#### **Contribution to Sustainability**

The applicant has advised that as per the Ontario Municipal Board Minutes of Settlement, the building will include sustainable site and building development features, such as controlled lighting, and walking and parking surfaces with open grid for water infiltration. A complete list of sustainable development features is identified on Attachment #5.

## **Economic Impact**

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

## **Communications Plan**

N/A

## **Purpose**

The Owner has submitted Site Development File DA.11.040 to permit the development of the 0.43 ha subject lands shown on Attachments #1 and #2, with a 5-storey, 6,780 m<sup>2</sup> (1.35 FSI) apartment building, comprised of 86 residential apartment units and 108 parking spaces as shown on Attachment #3.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are comprised of an assembly of three separate lots (8294, 8298 and 8302 Islington Avenue) being Lots 2, 3 and 4 on Plan M-1107, and are located on the west side of Islington Avenue, south of Langstaff Road, in Part of Lot 9, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### **Ontario Municipal Board (OMB)**

On March 31, 2010, the Owner appealed the related Official Plan Amendment File OP.08.013 and Zoning By-Law Amendment File Z.08.048 to the OMB based on the City of Vaughan's failure to make a decision within the time period prescribed by the Planning Act. An OMB Hearing to consider the appeal was held on February 7, 2011, during which a settlement agreement was reached between the parties.

On February 22, 2011, the OMB issued a Partial Order to accept the terms of the Minutes of Settlement, approve the Official Plan Amendment (OPA #718), and allow the appeal of the Zoning By-law, but withheld the Order with respect to the implementing Zoning By-law, pending Site Plan approval and the allocation of servicing capacity to the development.

### **Official Plan and Zoning**

The subject lands are designated "High Density Residential" and "Environmental Protection Area" (rear of site) by OPA #718 with site-specific policies permitting maximum building heights ranging from 3 storeys (11m) to 5 storeys (17m) and a maximum FSI of 1.35. The proposed development conforms to the Official Plan.

The subject lands are zoned R2 Residential Zone by Zoning By-law 1-88. The Owner has submitted Zoning By-law Amendment File Z.08.048 to rezone the subject lands from R2 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", which was approved by the OMB, however, the Order respecting the implementing Zoning By-law is being withheld pending Site Plan approval and the allocation of servicing capacity.

Should Council approve the Site Plan Application and approve the resolution to allocate servicing capacity to the development, the application of the "H" Holding provision will not be required and the OMB can approve the implementing Zoning By-law as RA3 Zone. A recommendation to this effect is included in the staff report.

## Site Plan Review

The proposed site plan is shown on Attachment #3, and includes one apartment building located within the building footprint approved by the OMB Minutes of Settlement. The proposed building is comprised of 86 residential condominium units and is served by 108 parking spaces. The main driveway access from Islington Avenue is located along the north lot line and leads to the surface and underground parking areas.

The proposed building elevations are shown on Attachments #6 and #7. The building is tiered from 3 storeys along Islington Avenue and increasing to 5-storeys. The main building entrance location is raised and faces Islington Avenue. The building is proposed to be constructed using a combination of wall cladding material, which includes brick as the main building material in a reddish/beige colour scheme, and tinted glazing and smoked spandrel glass. The building is capped with a light grey metal cladding material. The elevations are in compliance with the OMB Minutes of Settlement with respect to exterior finishing material. However, the Development Planning Department recommends that additional architectural treatment be provided along the north elevation (front approximate 1/3) and that the grade of the main entrance facing Islington Avenue be lowered to reduce the number of steps. The Development Planning Department will continue to work with the applicant (who is amenable to reviewing these matters further) to finalize the building elevations. The final site plan and elevation plan including the proposed building materials and colours, must be approved to the satisfaction of the Development Planning Department.

## Parking

Parking for the proposed development is provided at a rate of 1.2 spaces per unit resulting in a minimum parking supply of 104 spaces, which are distributed in the underground parking garage (102 spaces) and at grade level (2 spaces). This parking supply is in accordance with the OMB Minutes of Settlement. The Owner is also proposing 4 additional tandem spaces in the underground parking garage, thereby increasing the total number of parking spaces to 108 spaces.

## Landscaping

The proposed landscape plan shown on Attachment #4 is consistent with the OMB Minutes of Settlement, and requires intensive landscaping/planting to be provided in the front yard, boulevard along Islington Avenue, and along the north and south lot lines.

The building footprint is sited in a manner that provides sufficient setbacks from all lot lines, allowing for an intensive landscaping treatment and the preservation of the existing treeline along the south lot line. The landscape plan proposes a combination of hard and soft landscaping. The hard landscaping is limited to the main driveway, the internal courtyard and parking area. The soft landscaped areas are proposed to be intensively treated with a range of landscaping material consisting of deciduous and coniferous trees, shrubbery and sod. The rear portion of the lot will be zoned OS1 Open Space Conservation Zone to protect and enhance the existing valley slope and vegetation.

The proposed roof plan includes photovoltaic sun collecting panels instead of an extensive green roof system of sedum carpet base and additional mixed planting, which is a requirement of the OMB approved Minutes of Settlement and OPA #718. The proposed roof plan must be revised to comply with the Minutes of Settlement and OPA #718, and the applicant has been advised and will be doing so. A condition of approval to this effect is included in this report.

The final landscape plan, landscape cost estimate and the revised roof plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Vaughan Development/Transportation Engineering Department

This Vaughan Development/Transportation Engineering Department has reviewed the application and provides the following comments:

a) Servicing

The Owner must submit a Functional Servicing Brief/Plan indicating how the subject site will be serviced, to the satisfaction of the Development/Transportation Engineering Department. The "Proposed Site Servicing Analysis" prepared by Unicorn Engineering is being reviewed by the Planning and Studies Division and comments will be forwarded to the applicant.

b) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on May 24, 2011, formal allocation of servicing capacity will be required by Council in conjunction with Site Plan Approval. The recommended wording for allocation of DA.11.040 is as follows:

"That Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 24, 2011.

IT IS HEREBY RESOLVED THAT Site Development File DA.11.040 is allocated sewage capacity from the York Durham Servicing Scheme and water supply capacity from the York Water Supply for a total of 86 residential units."

A resolution to this effect is included in recommendation of this report.

c) Environmental

The Vaughan Development/Transportation Engineering Department has reviewed the Phase 1 Environmental Site Assessment for these lands and has found it to be acceptable. However, prior to the execution of the Site Plan Letter of Undertaking or the issuance of a Building Permit, the Owner must certify that the above ground storage tank (AST), as identified in the above noted report, has been decommissioned and removed off-site in accordance with the appropriate regulations; and, the certificate(s) of the completion of the noted Designated Substance Survey (DDS) is/are to be submitted to the Development/Transportation Engineering Department for review and approval.

Prior to issuance of a Building Permit, the Owner shall provide documented proof that a Record of Site Condition (RSC) has been registered with the Environmental Site Registry of the Ministry of Environment. A condition to this effect is included in the recommendation of this report.

d) Transportation Planning Division

The proposed development is providing parking to serve the site at a reduced rate, which was supported by the Vaughan Development/Transportation Engineering Department and approved by the Ontario Municipal Board as part of the Official Plan and Zoning By-law Amendment applications.

Upon review of the site plan, the following comments are provided:

- i) the plan must be revised to show detailed statistics, including required and proposed parking spaces (resident, visitor and barrier free parking);

- ii) parking space dimensions must be shown on the site plan. The City of Vaughan standard dimensions are as follows:
  - typical parking spaces - 2.7 x 6.0
  - single barrier free space - 3.9 x 6.0
- iii) show Rb-93 "By Permit Only" signs and associated curb depressions for Handicapped parking spaces;
- iv) show Fire Route and snow storage area (2% of lot area) and indicate if snow is to be removed off site;
- v) the plan must be revised to show dimension access widths and curb radii, ingress/egress width should not be less than 7.5 m and curb radii as per City standards should not be less than 7.6m;
- vi) provide traffic signage plan (stop signs and one-way signs);
- vii) show truck maneuvering plans for garbage disposal/loading areas;
- viii) the application must be reviewed and approved by the Region of York; and,
- ix) visitor parking must be clearly identified on the Plan.

The final engineering plans, noise report and lighting plan must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

#### Parkland Dedication

The Owner shall pay to Vaughan by way of certified cheque cash-in-lieu of parkland dedication equivalent to 5% of the value of the subject lands or a fixed unit rate, whichever is higher, prior to the issuance of a Building Permit, in accordance with the Planning Act and City's Cash-in-lieu Policy, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

#### Waste Collection

The City approved a Waste Collection Design Standards Policy for recycling in new residential apartment and condominium buildings. The design of the building must include provisions for an internal garbage storage area, tri-sorters, proposed access route and loading areas in accordance with the approved City policy, to the satisfaction of the Vaughan Public Works Department.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the application and provides the following comments (in part) on the supporting materials submitted to date:

- i) There is grading within 10.5 metres of the rear lot line. It was noted as part of the negotiated settlement that there would be no construction or grading in this area, with the exception of a 1.2 metre-wide emergency walkway. The remaining area was to be naturalized. While the proposed grading appears to be minor, an explanation is required as to why this grading and the use of sod can be eliminated or reduced to respect the agreement previously reached, as reflected in Schedule 3 of the Zoning By-law.

The TRCA must assess whether or not these grading works encroach on the limit of the natural feature/hazard staked in the field by the TRCA on May 21, 2009. The limits of the natural feature/hazard should be added to all plans and cross-sections.

- ii) The planting landscape plans must be revised to remove the invasive species proposed, and replace with native or non-invasive species.

- iii) The planting landscape plans have species proposed that are not included in the species table on the details sheet. The plans/table should be updated accordingly.
- iv) The tree preservation fence must be revised to include the rear lot area to effectively protect the valley forest. The tree preservation fencing should be located at the limit of the natural feature/hazard staked in the field by TRCA staff on May 21, 2009. The applicant is asked to revise the tree preservation and planting/landscaping plans to reflect this change.
- v) All tree removals should be completed between August 1 and April 1 to avoid conflicts with nesting birds. The applicant is asked to revise the Tree Inventory Plan to include this note.

The TRCA has also provided several other conditions dealing mainly with engineering concerns such as drainage, and stormwater run-off erosion and settlement. The comments in their entirety have been forwarded to the applicant to address.

The Owner will be required to obtain a TRCA permit pursuant to the Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06) as a future condition of site plan approval. A TRCA permit will be required prior to the issuance of a municipal grading and/or building permit. The TRCA will review the site plan application in conjunction with the permit application.

#### **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 Well-being".

#### **Regional Implications**

The Region of York Transportation Services Department is generally satisfied with the proposed development but requires additional information, in part, prior to final approval:

- foundation details for the parking garage related to shoring;
- two typical sections showing the storm sewer details across the frontage of the site including parking garage;
- no portion of any manhole and valve chamber to encroach on the Islington Avenue right-of-way;
- details on construction methodology for use of tower crane, hoarding details and construction management and plans for work within the Islington Avenue right-of-way are required.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.11.040 in accordance with site-specific OPA #718, Zoning By-law, the Ontario Municipal Board Minutes of Settlement, comments from City Departments and external public agencies, and the area context. The Development Planning Department is generally satisfied with the proposed development, and will continue to work with the applicant to address outstanding comments to ensure that the development is appropriate and compatible with existing and permitted uses in the surrounding area and consistent with the OMB Minutes of Settlement. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Should Council approve the subject Site Plan Application, and formally allocate servicing capacity to the development, the Ontario Municipal Board can issue its' Order and approve the implementing site-specific Zoning By-law.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Features List
6. Elevation Plan
7. Cross-Section

**Report prepared by:**

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Mauro Peverini, Manager of Development Planning, ext. 8407

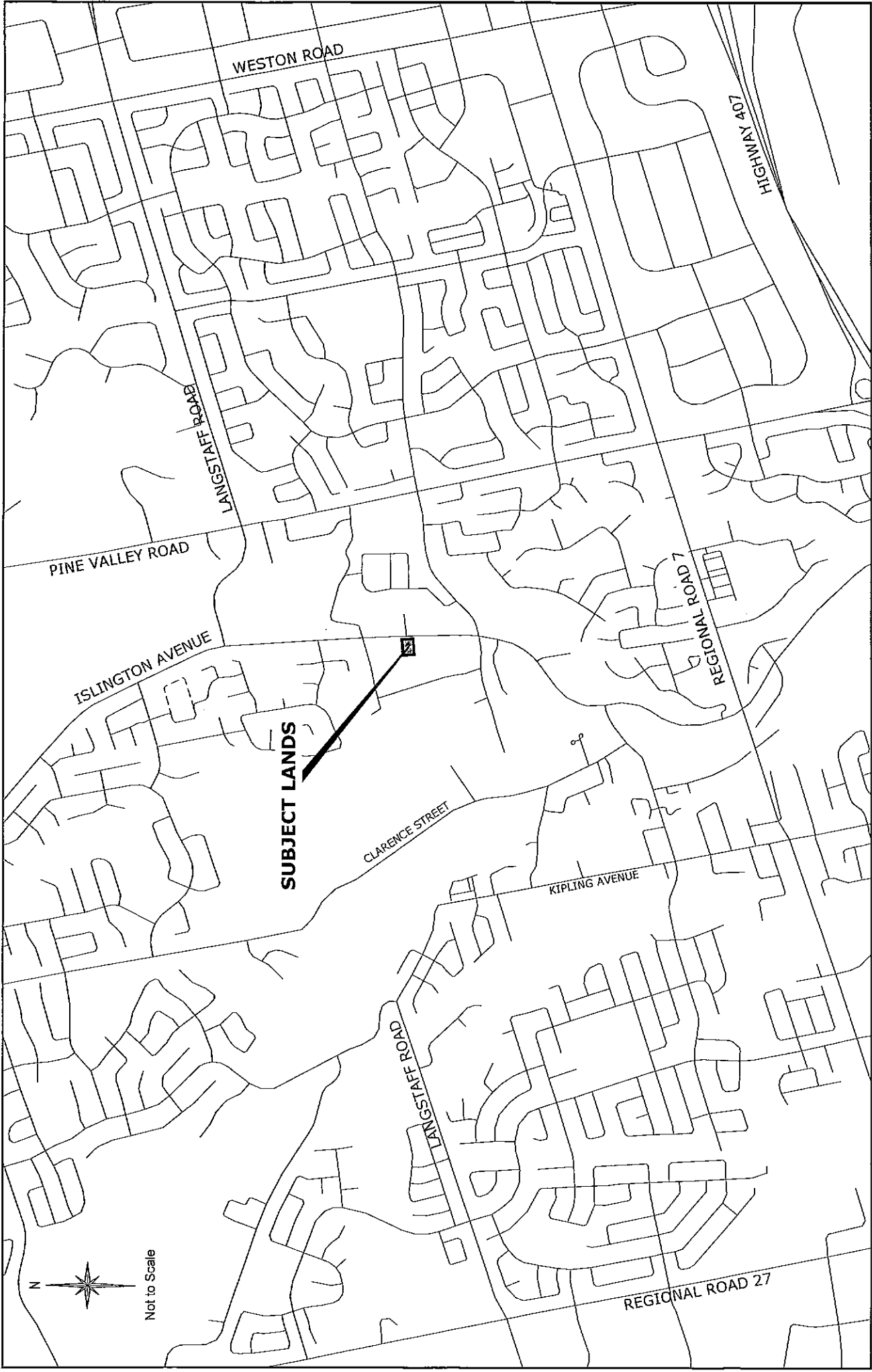
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM





# Context Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
2174824 Ontario Inc.

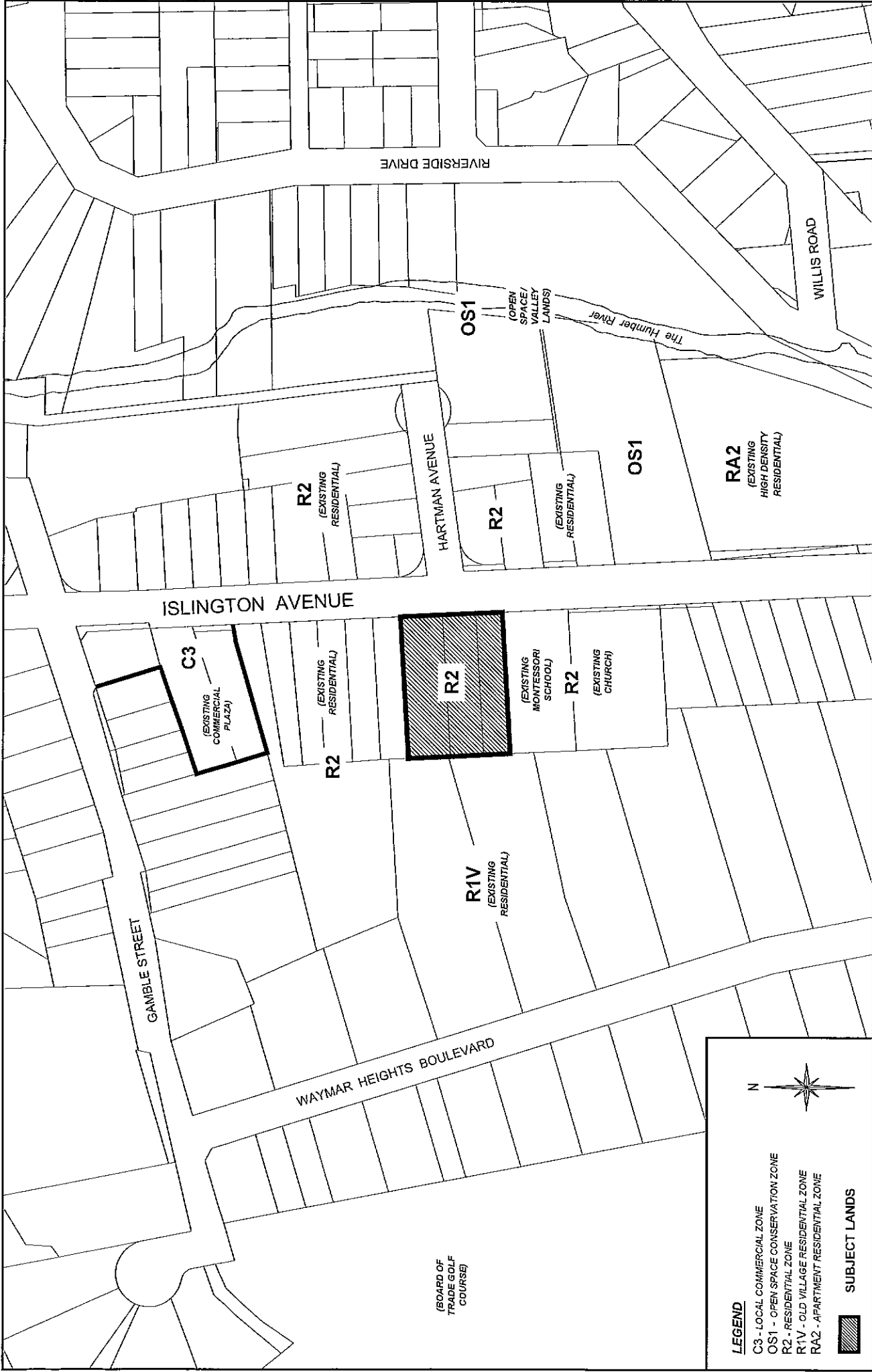
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# Attachment

File: DA.11.040  
Related Files: OP.08.013 & Z.08.048  
Not to Scale

Date: August 8, 2011



**LEGEND**

- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R2 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS

N

# Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
2174824 Ontario Inc.

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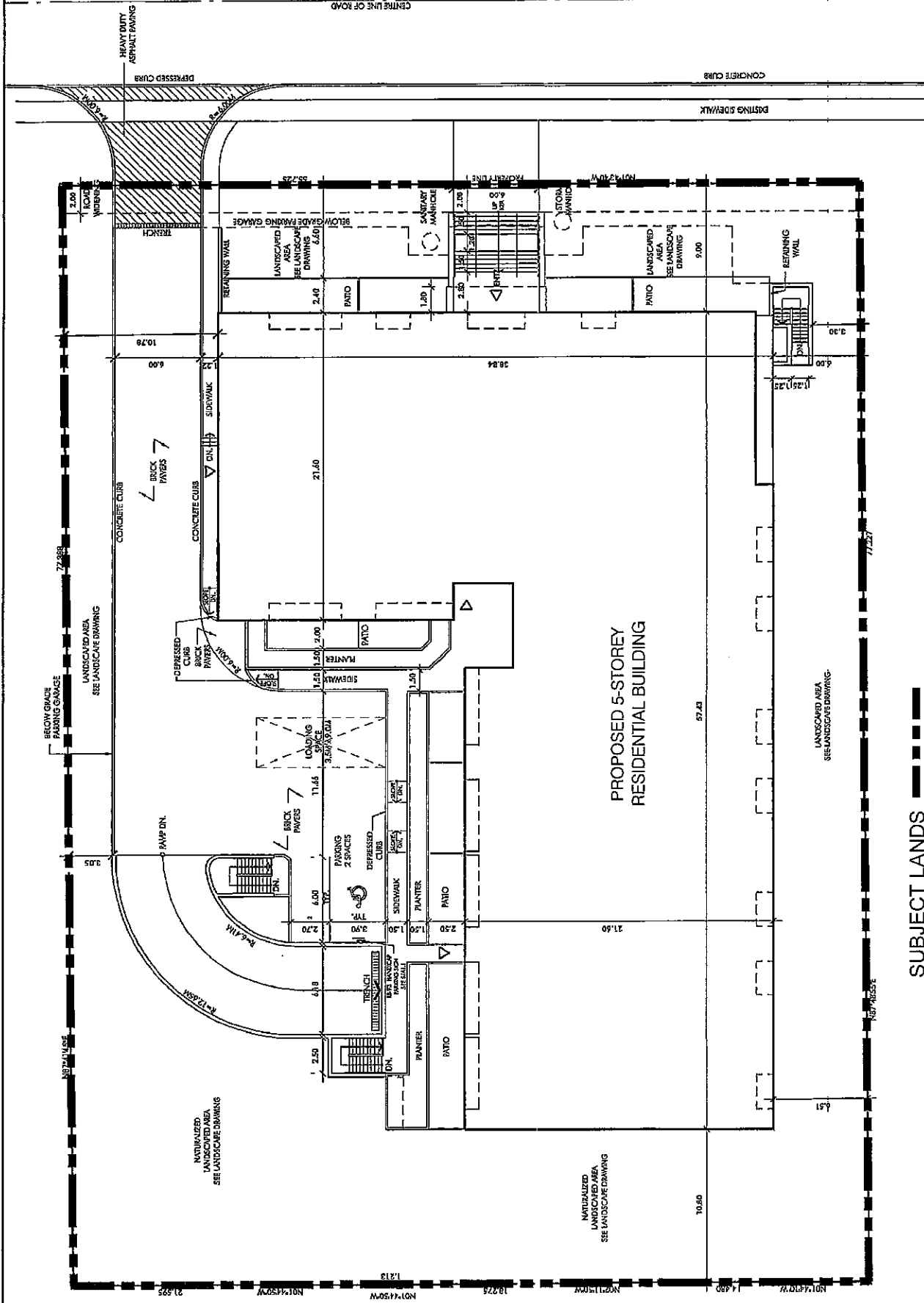


# Attachment

File: DA.11.040  
 Related Files: OP.08.013 & Z.08.048  
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 Date: August 8, 2011

# 2

ISLINGTON AVENUE



PROPOSED 5-STORY  
RESIDENTIAL BUILDING

SUBJECT LANDS

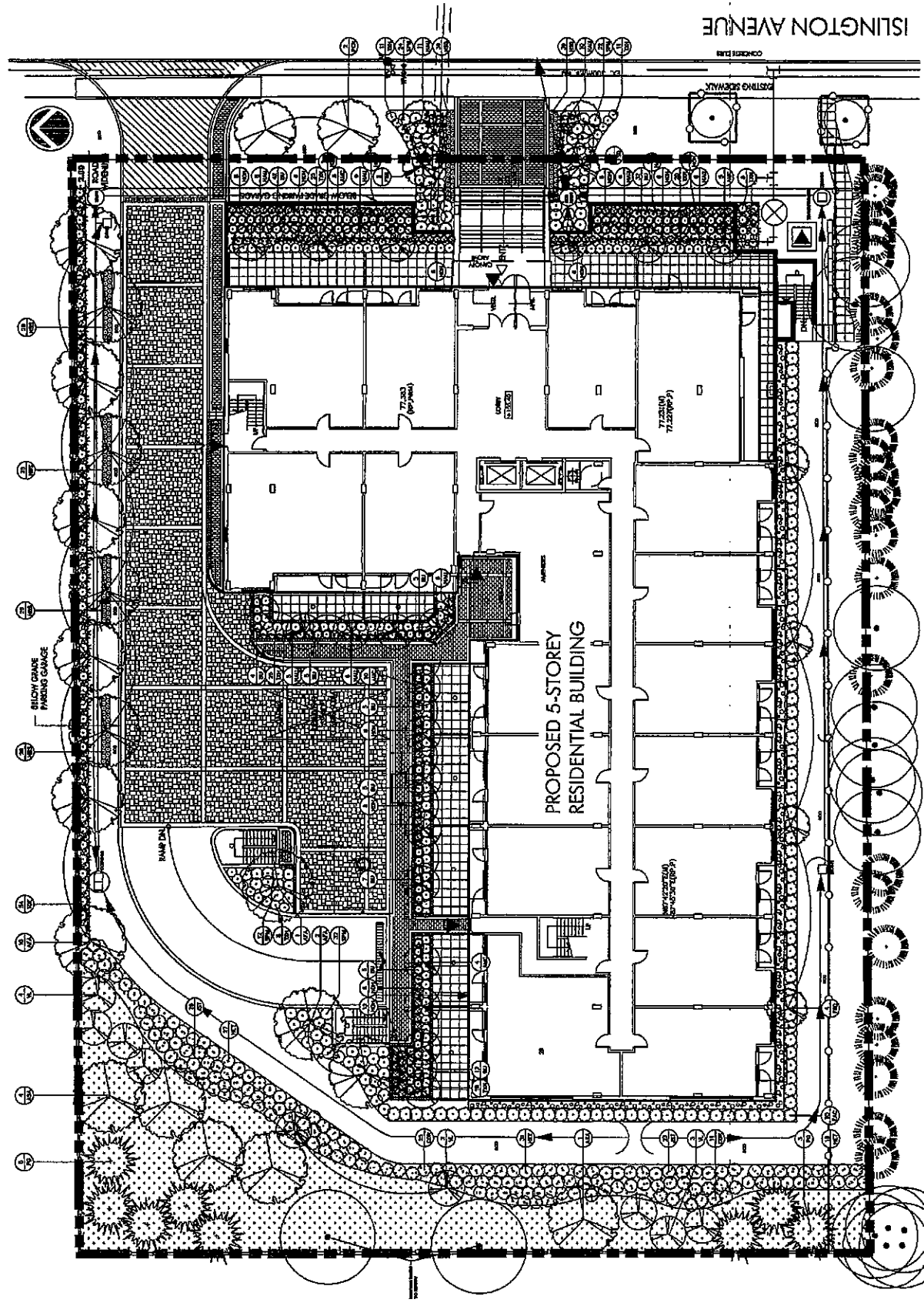
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Related Files: OP.08.013 & Z.08.048  
Not to Scale  
Date: August 8, 2011



Site Plan  
Location: Part of Lot 9,  
Concession 7

Applicant:  
2174824 Ontario Inc.

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SUBJECT LANDS - - - - -

## HARTMAN HEIGHTS

### A LIST OF SUSTAINABLE FEATURES

#### 1. RESIDENT SELF MANAGEMENT

- a) Each suite has own electric, gas and water meter
- b) Each suite has own HWWT and condenser tied to High Efficiency fan coil
- c) No central system except cold water supply
- d) Water fixture requirements reduced by 30%

#### 2. BUILDING ENERGY CONTROL

- a) Lighting control in garage for off hours
- b) Lighting control in stair wells for off hours
- c) Sensor lighting in hallways
- d) Rooftop fresh air units with A/C and free cooling
- e) Low voltage high efficiency PL's
- f) Achieve daylight and views for residents from 75% of space in units
- g) Target 24% energy reduction from Ashrae 90.1 - 2007

#### 3. LANDSCAPE

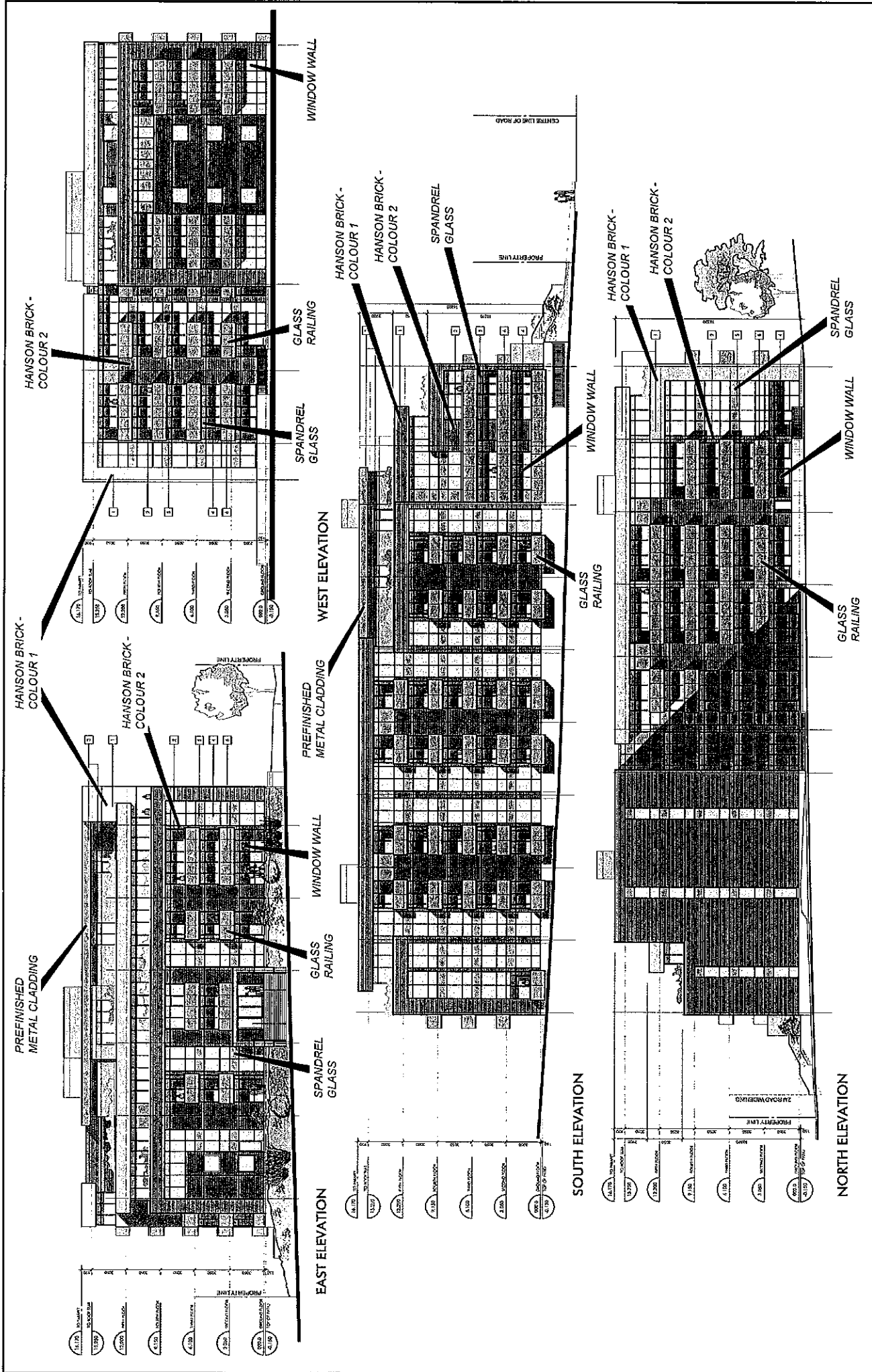
- a) Manage rate and quantity of storm water runoff
- b) Use local drought resistant plant material
- c) Use storm water storage as source for irrigation - no use of potable water
- d) Reduce heat island effect through plantings particularly in patios on ground floor and choice of colour of walking and parking surfaces
- e) Patio, walking and parking surfaces with open grid for water infiltration

#### 4. BUILDING ENERGY MANAGEMENT - OPTIMIZE ENERGY PERFORMANCE

- a) Effective insulation and air tightness standards *to Ont. Bldg Code std.*
- b) Windows with reflective surfaces and low E coatings
- c) Provide for 20% of resident windows and glass doors to be open able
- d) Reduction in CFC based refrigerants

#### 5. BUILDING MATERIALS

- a) Reinforced concrete structure
- b) Brick and Ariscraft Stone (recycled material) cladding
- c) Expect 20% of material to be locally sourced
- d) Effective use of low toxicity - VOC emitting materials



# Elevation Plan

Location: Part of Lot 9,  
Concession 7

Applicant:  
2174824 Ontario Inc.

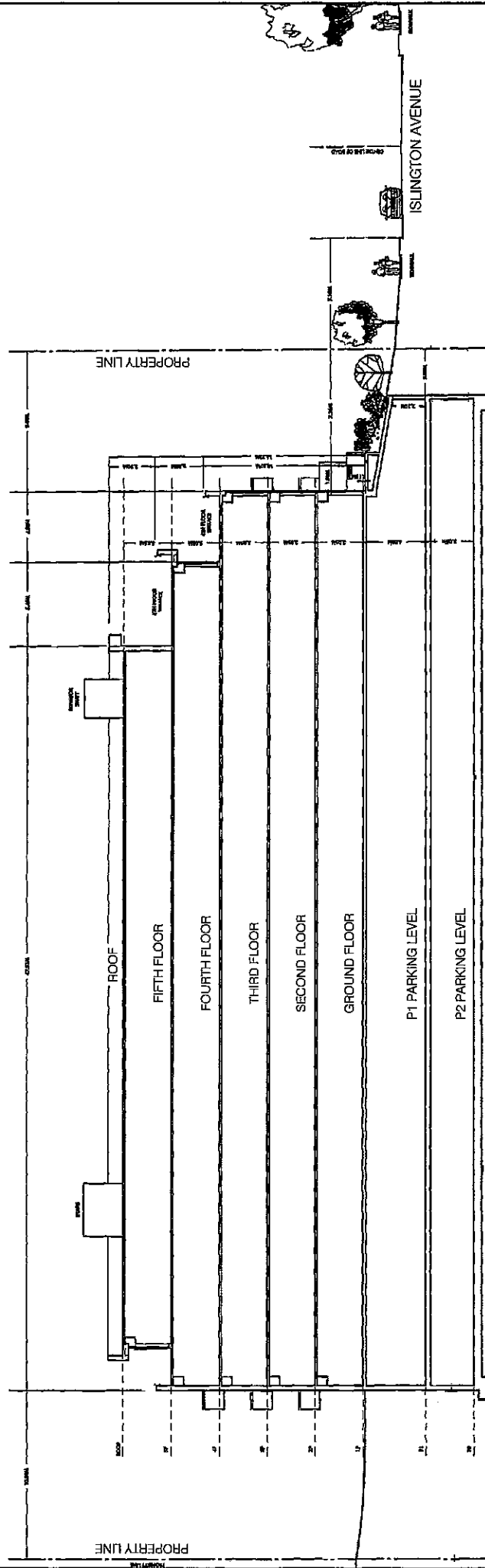
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# Attachment

File: DA.11.040  
Related Files: OP-08.013 & Z.08.048  
Not to Scale  
Date: August 8, 2011

# 6



# Cross-Section

Location: Part of Lot 9,  
Concession 7

Applicant:  
2174824 Ontario Inc.

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# Attachment

File: DA.11-040  
Related Files: OP.08.013 & Z.08-048  
Not to Scale

Date: August 8, 2011

# 7