

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 12, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

12

SITE DEVELOPMENT FILE DA.14.027

DENISE DE CICCO

WARD 1 - VICINITY OF ISLINGTON AVENUE AND REGIONAL ROAD 27

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, Manager of Development Planning, and Manager of Urban Design, dated June 3, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, Manager of Development Planning, and Manager of Urban Design recommend:

1. THAT Site Development File DA.14.027 (Denise De Cicco) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit:
 - i. the Vaughan Planning Department shall approve the final site plan and building elevations;
 - ii. the Cultural Heritage Division of the Vaughan Planning Department shall approve the final building materials; and,
 - iii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plan.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

In accordance with the goal and objective identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i. EnergyStar qualified high efficiency furnace with a heat recovery ventilation system
- ii. EnergyStar qualified equipment for the water heater with a drainwater heat recovery system power pipe
- iii. Low flush toilets

Economic Impact

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

Communications Plan

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 12, CW Report No. 26 – Page 2

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.027 to permit the development of a 328.61 m² two-storey residential detached dwelling as shown on Attachments #3 to #5, and located on the subject lands shown on Attachments #1 and #2. The site is also located within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located north of Nashville Road, between Islington Avenue and Regional Road 27, municipally known as 20 Bell Court, City of Vaughan.

Kleinburg-Nashville Heritage Conservation District

The subject property is Designated Part V under the Ontario Heritage Act as it is located within the Kleinburg-Nashville Heritage Conservation District Plan (KNHCD). On June 28, 2007, Vaughan Council approved OPA #658, which requires Site Plan Control for new detached dwellings located within the KNHCD. As the subject lands are located within the KNHCD, site plan approval is required to permit the proposed dwelling. All new construction, alteration, and demolition applications within the KNHCD are subject to the District's Guidelines and require the approval of a Heritage Permit with Heritage Vaughan Committee approval in addition to any other City approvals.

The existing dwelling on the subject property is a 1960s one-storey ranch-style bungalow, which is considered a non-heritage style in the KNHCD Guidelines and demolition of the existing building can be supported by the Cultural Heritage Division of the Vaughan Planning Department. The new infill replacement dwelling, however, must conform to the Heritage District's Guidelines massing and design requirements. The proposed development has been designed in conformity with the KNHCD guidelines. Through the site plan process, the owner has made several design changes to bring the proposal in conformity with the KNHCD guidelines, as discussed in this report.

Background

i. Heritage Vaughan Committee

An application to construct a new residential detached dwelling at 20 Bell Court was considered and refused by the Heritage Vaughan Committee at its meeting of March 26, 2014. During the meeting, there were two main issues discussed by the Heritage Vaughan Committee related to lot coverage and architectural design. The owner at the March meeting also presented a petition to the Heritage Vaughan Committee with 457 signatures in support of the application. There was one individual at the meeting in opposition to the application. There was no objection to the demolition of the existing bungalow on the site. Through Delegation By-law 155-2010, if the Committee does not approve the heritage project, the matter is referred to Committee of the Whole and Council for final consideration.

ii. Committee of Adjustment

On March 27, 2014, the Vaughan Committee of Adjustment approved File A052/14 to permit a minimum front yard setback of 8 metres and a maximum lot coverage of 14%, whereas Zoning By-law 1-88 requires a minimum 15 metre front yard setback and a maximum lot coverage of 14%. There was no appeal of the Committee's decision, which is now final and binding.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 12, CW Report No. 26 – Page 3

iii. Committee of the Whole Meeting

On April 29, 2014, the Committee of the Whole considered a report from the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and the Manager of Urban Design, which recommended that the Committee of the Whole and Council's review of the heritage application for new construction at 20 Bell Court be deferred until the report on the required Site Development application for the same property can be considered by the Committee of the Whole and Council. The Committee of the Whole's recommendation was ratified by Vaughan Council on May 6, 2014.

Official Plan

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits a detached dwelling on the subject lands. The proposal conforms to VOP 2010.

Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits a residential detached dwelling use. The proposed development complies with the requirements of the RR Rural Residential Zone, as amended by the approved in-effect variances for front yard setback and lot coverage.

Vaughan Cultural Heritage Division

As previously mentioned, this owner's proposal was refused by the Heritage Vaughan Committee on March 26, 2014. The proposed 14% lot coverage, the massing of the three-car garage on the front façade of the building, and the turret tower proposed on the rear elevation were the main design and massing issues identified by the Heritage Vaughan Committee.

The owner has been working with Planning, Urban Design and Cultural Heritage Staff to revise the original proposal. Overall, the Cultural Heritage Division is satisfied with the design revisions proposed by the owner, which include a rear 2-storey bay window (removal of the turret tower), the relocation of the third garage set further back into the building to lessen the impact of the façade to the streetscape, the continuation of the stone skirting along all elevations, and the placement of arched windows on the front elevation. These revisions bring the proposed dwelling design into conformity with the KNHCD guidelines.

While the proposed lot coverage remains at 14% as approved by the Committee of Adjustment, the design changes to the building are acceptable and conform to the design issues identified by the Vaughan Cultural Heritage Division and the Heritage Vaughan Committee.

The Planning Department is satisfied with the proposed site plan and building elevations for the proposed dwelling, as shown on Attachments #3 to #5.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has confirmed that the final site servicing and grading plans must be approved to the satisfaction of this department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 12, CW Report No. 26 – Page 4

i. **Manage Growth and Economic Well-Being**

The proposed development conforms to the in-effect Vaughan Official Plan 2010 (VOP 2010) and the KNHCD Guidelines, and therefore, implements the City's Strategic Plan.

Regional Implications

The subject lands comprise an established residential lot that fronts onto a local internal road (Bell Court). Although the property backs onto Regional Road 27, there are no Regional implications.

Conclusion

Site Development File DA.14.027 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines, and comments from City Departments. The Vaughan Planning Department is satisfied that the proposed two-storey detached dwelling is appropriate and compatible with the existing and permitted uses within the Kleinburg-Nashville Heritage Conservation District, the KNHCD guidelines, and conforms to the Official Plan and complies with the Zoning By-law. Accordingly, the Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. East and South Elevations
5. West and North Elevations

Report prepared by:

Brandon Correia, Planner I, ext. 8634
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE JUNE 3, 2014

SITE DEVELOPMENT FILE DA.14.027

DENISE DE CICCO

WARD 1 - VICINITY OF ISLINGTON AVENUE AND REGIONAL ROAD 27

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, Manager of Development Planning, and Manager of Urban Design recommend:

1. THAT Site Development File DA.14.027 (Denise De Cicco) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit:
 - i. the Vaughan Planning Department shall approve the final site plan and building elevations;
 - ii. the Cultural Heritage Division of the Vaughan Planning Department shall approve the final building materials; and,
 - iii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plan.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

In accordance with the goal and objective identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i. EnergyStar qualified high efficiency furnace with a heat recovery ventilation system
- ii. EnergyStar qualified equipment for the water heater with a drainwater heat recovery system power pipe
- iii. Low flush toilets

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.027 to permit the development of a 328.61 m² two-storey residential detached dwelling as shown on Attachments #3 to #5, and located on the subject lands shown on Attachments #1 and #2. The site is also located within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located north of Nashville Road, between Islington Avenue and Regional Road 27, municipally known as 20 Bell Court, City of Vaughan.

Kleinburg-Nashville Heritage Conservation District

The subject property is Designated Part V under the Ontario Heritage Act as it is located within the Kleinburg-Nashville Heritage Conservation District Plan (KNHCD). On June 28, 2007, Vaughan Council approved OPA #658, which requires Site Plan Control for new detached dwellings located within the KNHCD. As the subject lands are located within the KNHCD, site plan approval is required to permit the proposed dwelling. All new construction, alteration, and demolition applications within the KNHCD are subject to the District's Guidelines and require the approval of a Heritage Permit with Heritage Vaughan Committee approval in addition to any other City approvals.

The existing dwelling on the subject property is a 1960s one-storey ranch-style bungalow, which is considered a non-heritage style in the KNHCD Guidelines and demolition of the existing building can be supported by the Cultural Heritage Division of the Vaughan Planning Department. The new infill replacement dwelling, however, must conform to the Heritage District's Guidelines massing and design requirements. The proposed development has been designed in conformity with the KNHCD guidelines. Through the site plan process, the owner has made several design changes to bring the proposal in conformity with the KNHCD guidelines, as discussed in this report.

Background

i. Heritage Vaughan Committee

An application to construct a new residential detached dwelling at 20 Bell Court was considered and refused by the Heritage Vaughan Committee at its meeting of March 26, 2014. During the meeting, there were two main issues discussed by the Heritage Vaughan Committee related to lot coverage and architectural design. The owner at the March meeting also presented a petition to the Heritage Vaughan Committee with 457 signatures in support of the application. There was one individual at the meeting in opposition to the application. There was no objection to the demolition of the existing bungalow on the site. Through Delegation By-law 155-2010, if the Committee does not approve the heritage project, the matter is referred to Committee of the Whole and Council for final consideration.

ii. Committee of Adjustment

On March 27, 2014, the Vaughan Committee of Adjustment approved File A052/14 to permit a minimum front yard setback of 8 metres and a maximum lot coverage of 14%, whereas Zoning By-law 1-88 requires a minimum 15 metre front yard setback and a maximum lot coverage of 14%. There was no appeal of the Committee's decision, which is now final and binding.

iii. Committee of the Whole Meeting

On April 29, 2014, the Committee of the Whole considered a report from the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and the Manager of Urban Design, which recommended that the Committee of the Whole and Council's review of the heritage application for new construction at 20 Bell Court be deferred until the report on the required Site Development application for the same property can be considered by the Committee of the Whole and Council. The Committee of the Whole's recommendation was ratified by Vaughan Council on May 6, 2014.

Official Plan

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits a detached dwelling on the subject lands. The proposal conforms to VOP 2010.

Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits a residential detached dwelling use. The proposed development complies with the requirements of the RR Rural Residential Zone, as amended by the approved in-effect variances for front yard setback and lot coverage.

Vaughan Cultural Heritage Division

As previously mentioned, this owner's proposal was refused by the Heritage Vaughan Committee on March 26, 2014. The proposed 14% lot coverage, the massing of the three-car garage on the front façade of the building, and the turret tower proposed on the rear elevation were the main design and massing issues identified by the Heritage Vaughan Committee.

The owner has been working with Planning, Urban Design and Cultural Heritage Staff to revise the original proposal. Overall, the Cultural Heritage Division is satisfied with the design revisions proposed by the owner, which include a rear 2-storey bay window (removal of the turret tower), the relocation of the third garage set further back into the building to lessen the impact of the façade to the streetscape, the continuation of the stone skirting along all elevations, and the placement of arched windows on the front elevation. These revisions bring the proposed dwelling design into conformity with the KNHCD guidelines.

While the proposed lot coverage remains at 14% as approved by the Committee of Adjustment, the design changes to the building are acceptable and conform to the design issues identified by the Vaughan Cultural Heritage Division and the Heritage Vaughan Committee.

The Planning Department is satisfied with the proposed site plan and building elevations for the proposed dwelling, as shown on Attachments #3 to #5.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has confirmed that the final site servicing and grading plans must be approved to the satisfaction of this department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Manage Growth and Economic Well-Being

The proposed development conforms to the in-effect Vaughan Official Plan 2010 (VOP 2010) and the KNHCD Guidelines, and therefore, implements the City's Strategic Plan.

Regional Implications

The subject lands comprise an established residential lot that fronts onto a local internal road (Bell Court). Although the property backs onto Regional Road 27, there are no Regional implications.

Conclusion

Site Development File DA.14.027 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines, and comments from City Departments. The Vaughan Planning Department is satisfied that the proposed two-storey detached dwelling is appropriate and compatible with the existing and permitted uses within the Kleinburg-Nashville Heritage Conservation District, the KNHCD guidelines, and conforms to the Official Plan and complies with the Zoning By-law. Accordingly, the Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. East and South Elevations
5. West and North Elevations

Report prepared by:

Brandon Correia, Planner I, ext. 8634
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

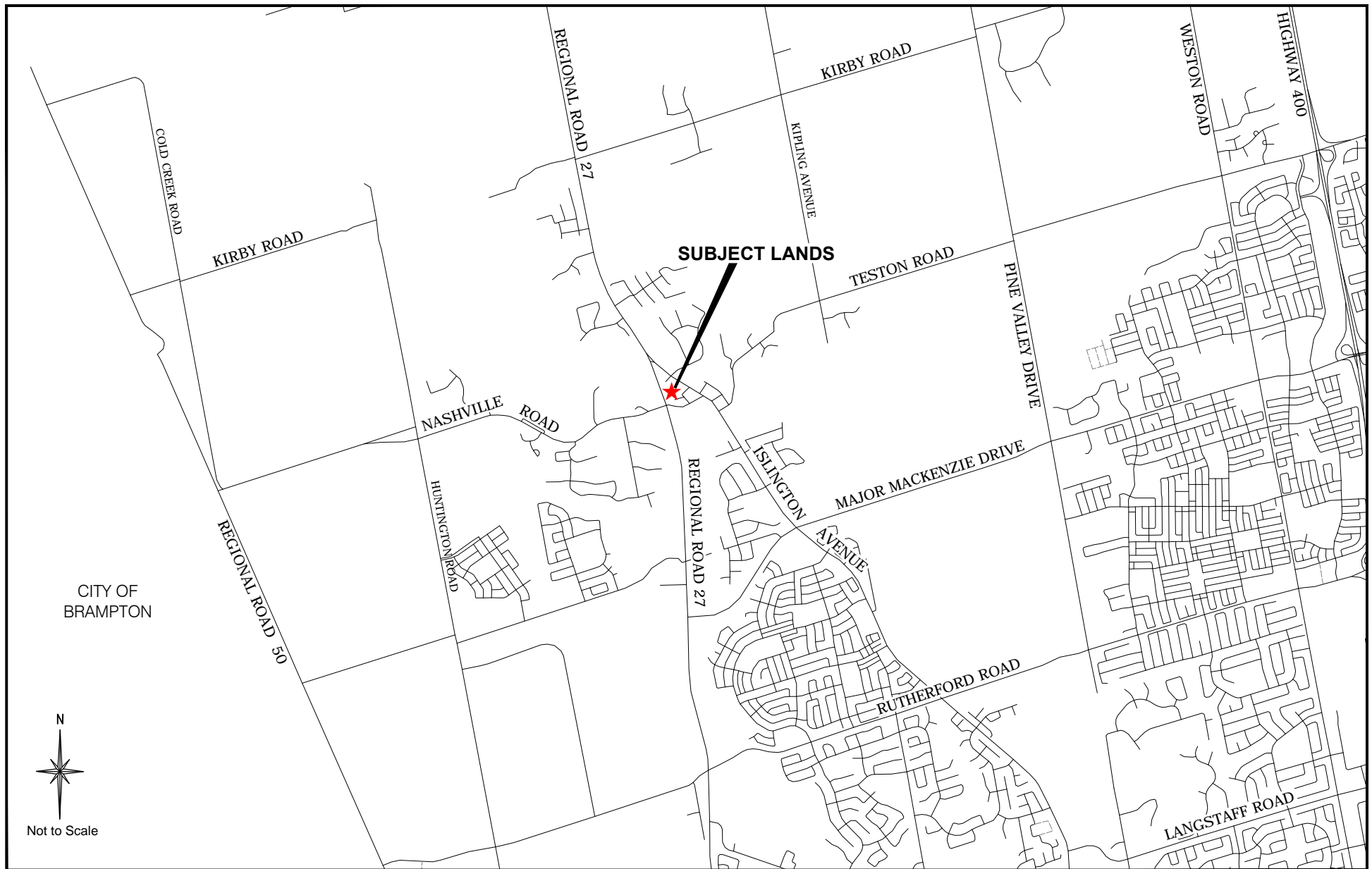
JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

ROB BAYLEY
Manager of Urban Design

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

Location: Part of Lot 25,
Concession 8

Applicant:
Denise DeCicco

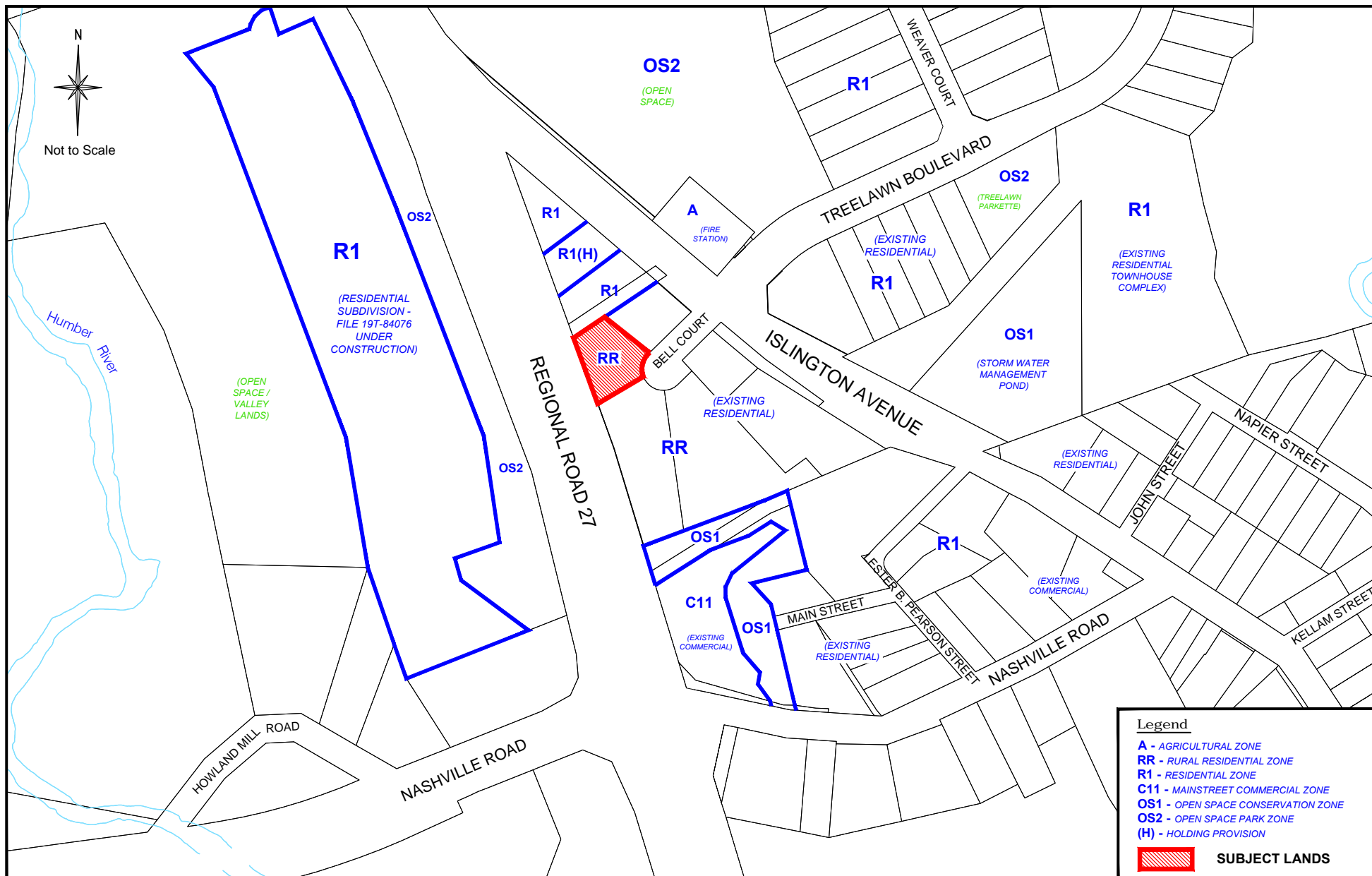


Attachment

File:
DA.14.027

Date: June 3, 2014

1



Location Map

Location: Part of Lot 25,
Concession 8

Applicant:
Denise DeCicco

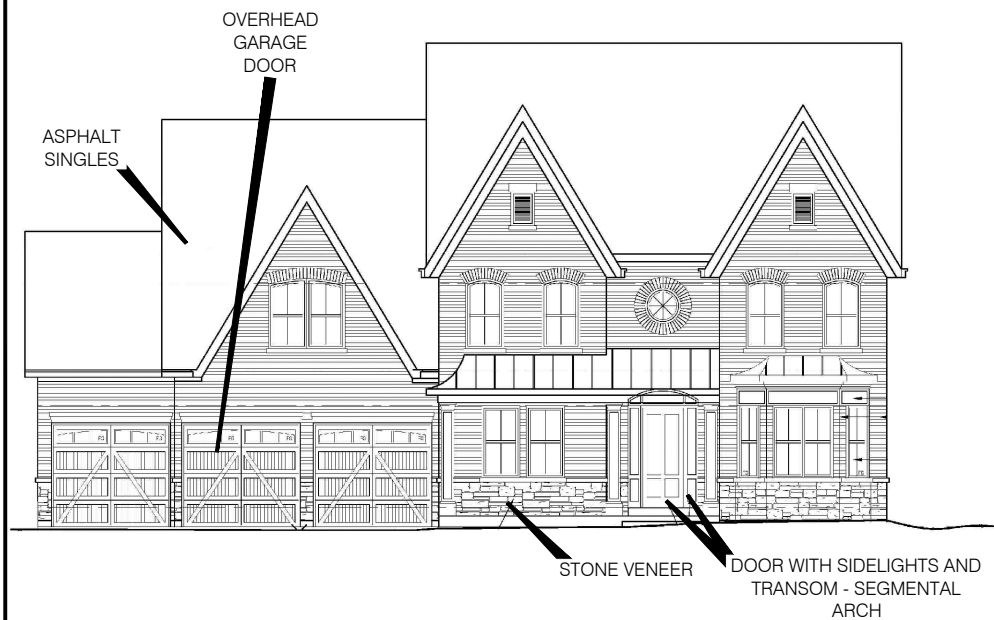


Attachment

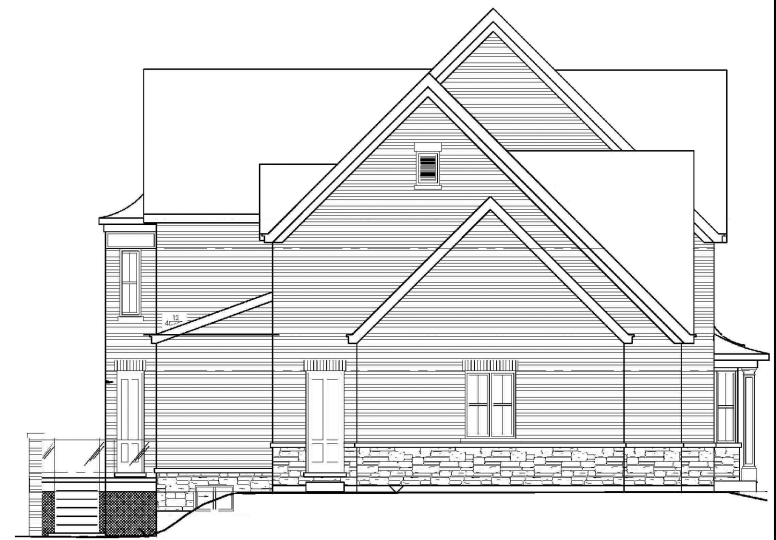
File:
DA.14.027

Date: June 3, 2014

2



EAST ELEVATION (FACING BELL COURT)



SOUTH ELEVATION

Not To Scale

East and South Elevations

Location: Part of Lot 25,
Concession 8

Applicant:
Denise DeCicco

N:\DFT\1 ATTACHMENTS\DA\do.14.027.dwg



Attachment

File:
DA.14.027

Date: June 3, 2014

4



OPTIONAL MAN DOOR IF
GRADE PERMITS

WEST ELEVATION (FACING REGIONAL ROAD 27)



NORTH ELEVATION

Not To Scale

West and North Elevations

Location: Part of Lot 25,
Concession 8

Applicant:
Denise DeCicco

N:\DFT\1 ATTACHMENTS\DA\do.14.027.dwg



Attachment

File:
DA.14.027

Date: June 3, 2014

5