CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 19, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

That consideration of this matter be deferred pending a report by staff to Council providing information with respect to whether the material fulfills the statement outlined in the OMB Minutes of Settlement.

19 OFFICIAL PLAN AMENDMENT FILE OP.08.013
ZONING BY-LAW AMENDMENT FILE Z.08.048
SITE DEVELOPMENT FILE DA.11.040
2174824 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

The Committee of the Whole recommends:

1) That Council support the request on the subject lands shown on Attachments #1 and #2 to amend the approved building elevations shown on Attachment #4 to complete the exterior of the building using a factory manufactured panelized Exterior Finished Insulation System (EFIS), as presented to Council by the applicant, with a brick appearance versus the use of an actual brick masonry veneer;

2) That the following deputations and Communication be received:

1. Mr. Gerry Borean, Parente Borean, and Communication C11; and
2. Mr. James Lischkoff; and

3) That the following report of the Commissioner of Planning, dated January 15, 2013, be received.

Recommendation

The Commissioner of Planning recommends:

> THAT Council NOT SUPPORT the request on the subject lands shown on Attachments #1 and #2 to amend the approved building elevations shown on Attachment #4 to complete the exterior of the building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick masonry veneer.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to respond to correspondence from the solicitor for the Owner (2174824 Ontario Inc.) of the subject lands shown on Attachments #1 and #2, a proposed change

…/2

to the Ontario Municipal Board Minutes of Settlement relating to the exterior cladding material for a 3 to 5-storey residential apartment building (Site Development File DA.11.040). Specifically, the Owner is proposing to amend the approved building elevations shown on Attachment #4 to complete the exterior of an approved building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick masonry veneer.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Islington Avenue, south of Langstaff Road, comprised of three separate properties municipally known as 8294, 8298 and 8302 Islington Avenue, being Lots 2, 3, and 4 on Plan M-1107, in Part of Lot 9, Concession 7, City of Vaughan. The proposed building is currently under construction. The surrounding land uses are shown on Attachment #2

Requested Deputation

On December 20, 2012, the City received correspondence from the Owner's solicitor requesting to appear as a deputation before the Committee of the Whole on January 15, 2013, with respect to an interpretation of provisions within Minutes of Settlement entered into by the Owner, the City of Vaughan and the Toronto and Region Conservation Authority dated February 2011.

OMB Decision & Minutes of Settlement

Official Plan Amendment File OP.08.013 and Zoning By-law Amendment File Z.08.048 (2174824 Ontario Inc.) were approved by the Ontario Municipal Board (OMB Files - PL 100348 and PL 100349) in an Order issued on February 22, 2011. At the OMB Hearing, on the consent of all parties (Owner, City, and Toronto and Region Conservation Authority), the Owner's Planner gave evidence with respect to a proposed settlement, which was formalized through Minutes of Settlement. It is also noted that in an OMB Order issued on August 20, 2010, respecting an OMB Pre-hearing, that approximately 30 people attended the Pre-hearing Conference, of which a number of them requested and were granted Participant status.

The February 22, 2011, OMB Order identified that the Owner's Planner testified that the Minutes of Settlement provided for the following (in part):

> "That the Applicant has agreed to complete a number of sustainability features listed in Schedule "C", and,
>
> "The Minutes of Settlement shall be registered on title to the subject lands."

The OMB accepted the planning evidence of the Planner and the Minutes of Settlement and approved the proposed Official Plan Amendment (OPA #718) and allowed the appeal to the Zoning By-law, but withheld its Order with respect to the amendment to the Zoning by-law pending execution of a Site Plan Agreement between the Applicant and the City. To date, a Site Plan Agreement has not been executed.

The Minutes of Settlement approved by the OMB specifically state and provide for the following:

> Section 2.7
>
> "The Parties acknowledge and agree that it has been instrumental to the negotiation that

Hartman has agreed to ultimately construct the building on the Hartman Site; such that, it shall have the sustainability features as listed on Schedule "C" attached hereto and shall also include the features set out in Section 2.2 herein. For greater clarity, Hartman acknowledges and agrees that it shall construct the building, such that, it shall have the sustainability features outlined in Schedule "C" and shall include the features as set out in Section 2.2 herein."

Schedule "C", A List of Sustainable Features (Attachment #5), identifies the following materials under Section 5, Building Materials"

"b) Brick and Ariscraft Stone (recycled material) cladding."

and,

Section 2.8

"Further, Hartman, hereby agrees that the building to be constructed on the Hartman site shall not include stucco or precast as exterior finishing materials."

Site Development File DA.11.040

On September 13, 2011, the Committee of the Whole considered the Site Development File DA.11.040 (2174824 Ontario Inc.) respecting the proposed development of the subject lands. In accordance with the Minutes of Settlement, the drawings submitted in support of the Site Development Application and considered by Staff, the Committee of the Whole and Vaughan Council included a building comprised of brick masonry veneer and glazing as shown on Attachment #4. In addition, the September 13, 2011, Staff Report included a copy of the List of Sustainable Development Features (Schedule "C") of the OMB Minutes of Settlement, shown on Attachment #5. The recommendation of the Committee of the Whole to approve Site Development File DA.11.040 was subsequently adopted by Vaughan Council on September 27, 2011.

Response to Request

The Owner is proposing to amend the approved building elevations to complete the exterior of the building using a factory manufactured panelized EFIS with a brick appearance versus the use of an actual brick masonry veneer. The proposed EFIS system is not in accordance with Schedule "C" of the Minutes of Settlement, which specifically requires brick and ariscraft stone cladding and which also states that the building shall not include stucco or precast as exterior finishing materials. The EFIS cladding material currently being proposed by the Owner was not considered by Staff, the Committee of the Whole or Council during their review of the Site Development Application.

The Owner agreed to construct the building in accordance with the Minutes of Settlement. The correspondence received by the Owner's solicitor does not provide any rationale or reasons with respect to the need for the proposed change. In addition, as noted above, there were several residents in the area that although were not Parties at the OMB Hearing, were granted Participant status and as a result expect a building facade constructed in accordance with the Minutes of Settlement. Furthermore, the proposed building is currently under construction and the Development Planning Department is unaware of whether the building was marketed with a masonry brick or EIFS facade and whether or not purchasers are aware of the requested change.

In consideration of the above, the Development Planning Department does not support the Owners request.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the request from the Owner to amend the approved plans to complete the exterior of the building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick veneer. The proposed change does not conform to specific requirements as set out in approved Ontario Municipal Board Minutes of Settlement with respect to the development of the subject lands and with the Site Development Application approved by Vaughan Council for this property. Accordingly, the Development Planning Department does not support the request.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan Approved by Council on September 27, 2011
4. Elevations Approved by Council on September 27, 2011
5. Schedule “C” - Minutes of Settlement (List of Sustainable Features)

Report prepared by:

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

VERO BOUTIQUE CONDOMINIUM

PRESENTATION OUTLINE

Distributed by Gerry Borean

Nature of Request

To replace brick veneer cladding with Lido – Drivit

Background – There are two separate issues

1. Issue of appearance
   - Reference Architect's letter and Borean request letter
   - Pictures

2. Issue of wording
   Schedule C "b) Brick and Arriscraft stone (recycled material) cladding"

   Section 2.8
   "shall not include stucco or precast as exterior finishing materials".

Core of the Issue – term "STUCCO"

Many kinds of stucco – Field Applied or Factory Panelized. There are many proprietary application systems for each.

We believe staff was concerned with the performance of field applied Stucco – we agree.

- Reference - Urban Design Email F. Jalili
- Reference – exp Services letter re EFIS Cladding and Longevity and Durability Option
- Reference - Benefits
- Reference - Compliance with request

intra architect inc.
2501 Rutherford Rd.
Building B, Suite 25
Vaughan, ON L4K 2N6
Tel: (905) 653 5370
Fax: (905) 653 5372
info@intrarch.com
www.intrarch.com

October 26, 2012

2174824 Ontario Inc. o/a Vero Boutique Condominium
8265 Islington Avenue
Woodbrige, Ontario
L4L 1W9

Attention: Mr. Lorenz Schmidt

Dear Lorenz:

RE: Brick Appearance DA.11.040 for
Vero Boutique Condominium
Project No. 3108

The purpose of this letter is to provide our opinion on whether the engineered, factory built, Drivit Custom Brick Finish coat panel system meets the appearance requirements of the Official Plan Amendment 718 (March 11, 2011) and the Draft Zoning By-law whose comments were then reflected in the Site Plan Letter of Undertaking.

It is our opinion in this process that the City of Vaughan was concerned with the overall appearance or community image of the project. Therefore, they proscribed the use of the stucco and precast because it was a flat uniform appearance. Rather they wished to have a brick like appearance for all future building in the Woodbridge Core Study Area. Such an appearance request / condition is of course consistent with the purposes of planning and the Planning Act.

In our opinion, the Drivit Custom Brick Finish panel system meets the planning requirement with regard to appearance only. In our opinion, the suitability, durability or nature of the material in its panel composition is not a planning matter but an issue in regard to its acceptability under the Ontario Building Code. The staff of the Planning Department have views on its efficacy and such issues are not in our view in their purview.

Indeed Vaughan Planning has approved projects where brick appearance has been applied to precast and used as an exterior finishing material. Our client's proposal is substantively the same except it uses a Drivit panel as an alternate to a precast panel.

Yours sincerely

INTRA ARCHITECT INC.

Joseph Salvatore, Principle

Alan Zuker, Architect

JS/rs

Please confirm that I have been scheduled, on behalf of Vero Boutique Condominium, to make a deputation before the Committee of the Whole/Council. As you can appreciate this is time sensitive and must be addressed forthwith.

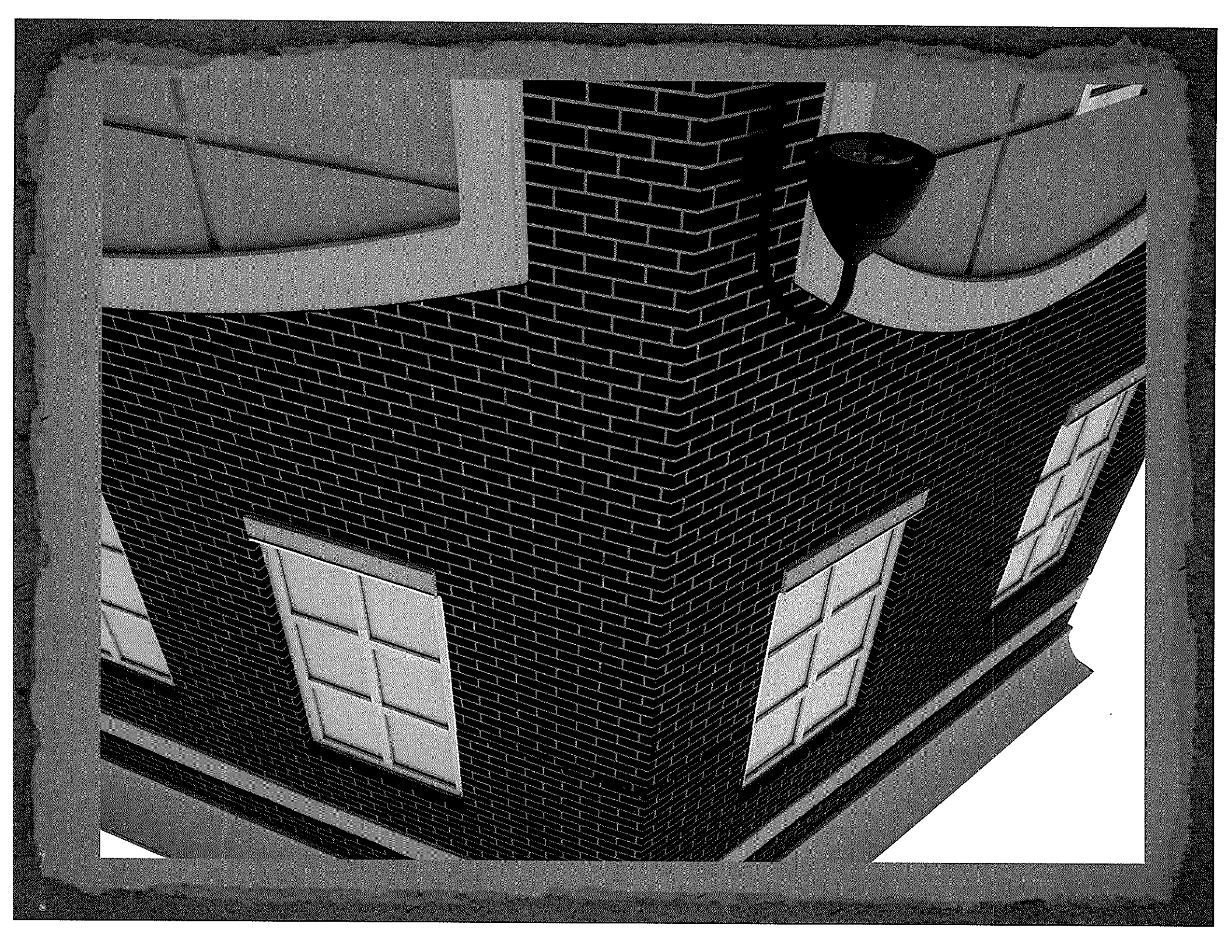
Once again, thank you for your consideration.

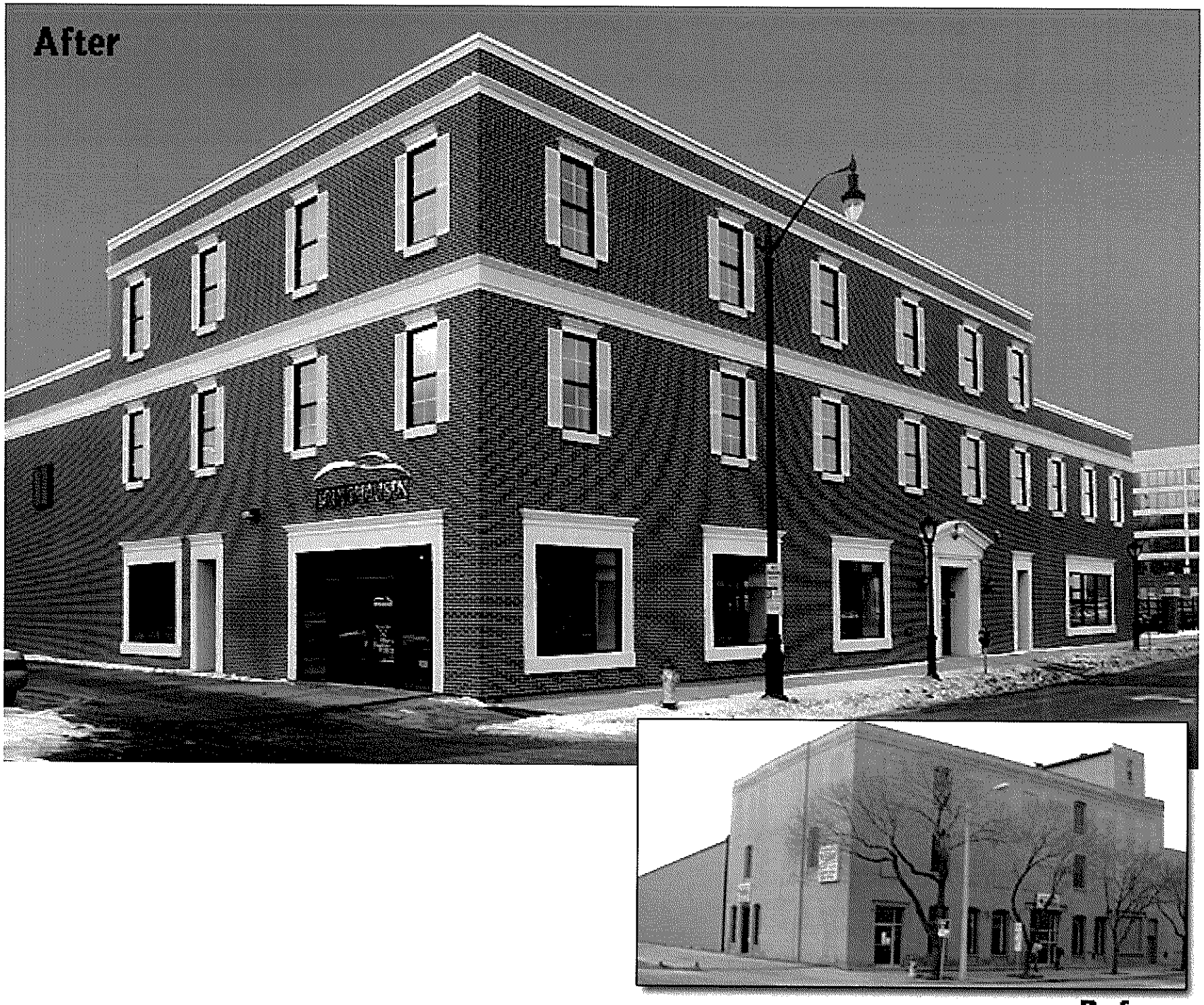
Yours truly,

Gerard C. Borean

Parente, Borean LLP
3883 Highway 7, Suite 207
Woodbridge, Ontario
L4L 6C1
Tel: (905) 850-6066 Ext. 228
Fax: (905) 850-6069


Hilton
Garden Inn

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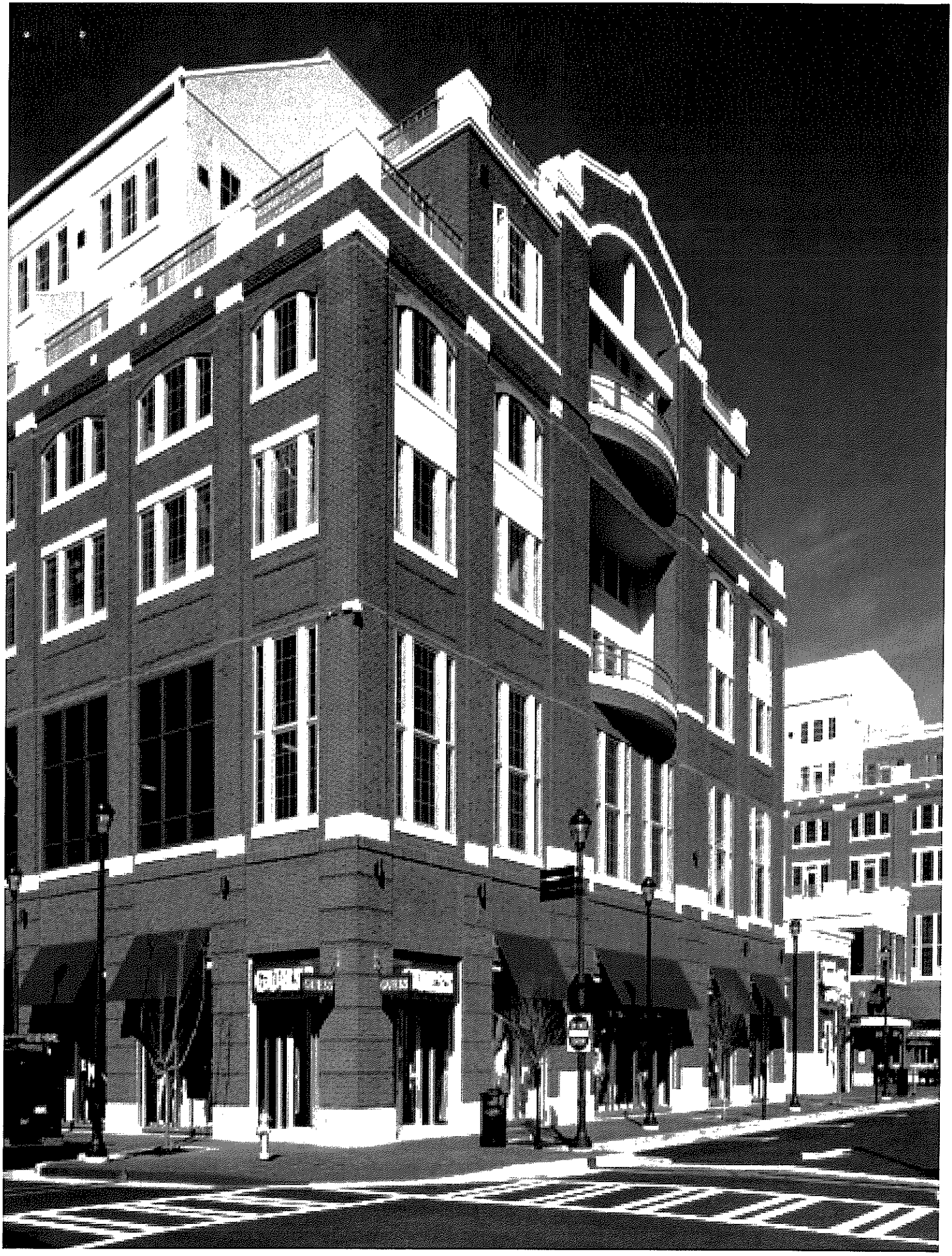


INNOVATIVE BUILDINGS

Tatry-Pathway Housing Non-profit Co-operative

Mississauga, Ontario, Canada

Completed in 1994 on a Mississauga main street, the Tatry-Pathway won the 1995 World Habitat Design Award. The complex, consisting of two mixed-use (retail and apartments), sets a new standard for quality suburban intensification. The environmentally friendly design provides high indoor-air quality and reduces energy consumption by reducing loads and co-generating energy.

Highlights

- Reduced energy consumption up to 50 per cent of ASHRAE 90.1 through energy-efficiency measures.
- Fresh air is drawn into each suite through balanced heat recovery ventilator (HRV).
- Up to 80 per cent of electrical demand is supplied through a gas co-generation system.
- Envelope RSI value was improved by 70 per cent over conventional construction.
- The value of windows (triple-glazed, argon-filled) was doubled over conventional construction.
- Envelope and ventilation techniques allow smaller mechanical equipment to be used.
- Cooling loads are reduced on the south-east and west sides with selective window glazing that rejects infra-red radiation.
- Absorption and reciprocating chillers have a combined ozone depletion of 20 per cent for a conventional building.

Building type: 13 and stepped 4- to 7-storey multi-residential, concrete frame

Location: 3015 / 3023 Parkerhill Road, Mississauga, Canada

Status: completed in 1993

Construction Cost: $25M or $602/$m^2$

Owner: Tatry Non-Profit Housing Corporation

Site area: 10,070m^2, formerly-serviced, non-agricultural lot.

Gross floor area: 22.842 m^2

Typical population: 248 units total–Tatry: 300 people (150 units), Pathway: 200 people

Designers:

Architects: Quadrangle Architects

Structural, electrical, mechanical: Anrep Associates

Heating/cooling: Allen Associates

Planners and urban design: Michael Gagnon Consulting

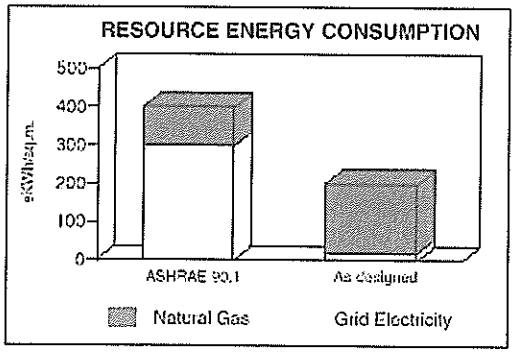
Landscape: The Landplan Collaborative

Other vital information:

Automobile Parking: 235 underground spaces, including 31 for retail customers.

Budget/design challenge: Funded by the Ontario Ministry of Housing, the project had to meet the province's stringent budget limitations.

Projected energy production: Two gas-fired electrical co-generators are supplemented by the hydro grid when necessary at very low demand (<15kW). The system cannot supply energy back to the grid. Waste heat runs the absorption chiller or provides space heating through hot water. Electricity generation is about 30 per cent efficient and with waste heat-recovery is expected to be about 90 per cent efficient. Energy consumption was reduced by up to 50 per cent of ASHRAE 90.1.



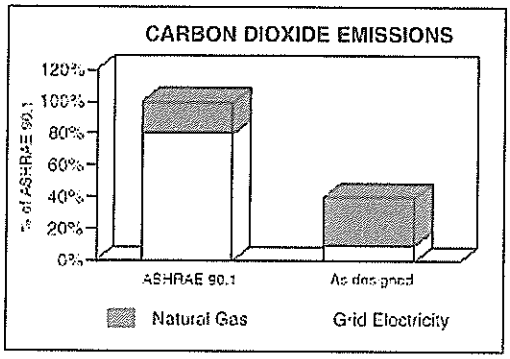
Projected annual operating energy consumption: 15ekWh/ft^2/yr.

Projected annual operating water consumption (laundry and condensers): 5,800,000L/yr or 24.5L/ft^2/yr.

Thermal envelope: Insulation values were greater than conventional construction. Exterior insulation finish walls were designed to RSI 4 and roof to RSI 5 increasing typical values by 70 per cent. Triple-glazed, argon-filled, low E windows of RSI 0.5 doubled those typical values. Solariums were built instead of balconies to avoid costly thermal bridging.

Lighting: High-efficiency, compact fluorescent.

Projected annual operating energy consumption: 0.72 GJ/m^2 , about one-third of a conventional project.



Projected annual emissions (mg/ft^2/year): About one-third of a conventional project:

CO_2 33kg/m^2 /yr

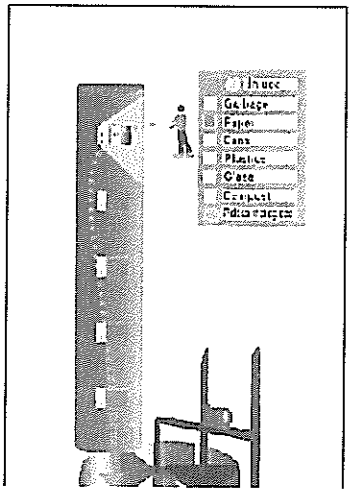
SO_2 6.7g/m^2/yr

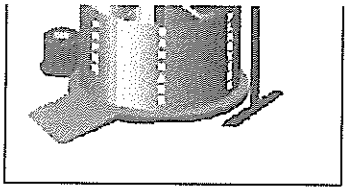
NOx 28.6g/m^2/yr

TPM 1.0g/m^2/yr

Ozone-depleting potential index: 6.7 x 10-6 (equivalent CFC -11kg/ft 2).

Projected annual consumption of potable water: operations 24.5/sq.ft./year; landscaping 35.31/sq.ft. of landscaped area; 104L/person/year in dwellings.





Recycling: Each floor has a 0.6m 2 area for waste collection and sorting. A mechanical separator chute system simplifies recycling for occupants.

Measures to reduce the use of automobiles by occupants: Shelter under building for public buses, which stop every five minutes at rush hour. Bicycle racks are provided in a locked room.

Measures to maximize the quality of indoor environment: Suites have limited window openings, and are ventilated by individual, balanced, heat recovery ventilators (HRV). The HRV units use washable rather than disposable foam filters. The suite doors are sealed to prevent noise and cooking smells in the corridors from entering. Smoking is not allowed in the public spaces.

Thermal comfort: Airtightness complying with ASHRAE 90.1 reduces drafts caused by air infiltration/exfiltration through the walls. Insulation values of RSI 4 for walls and 5 for roofs provide more comfortable living spaces over conventional buildings in the region.

Lighting quality: Large window area maximizes natural lighting in the suites and common areas. No incandescent lights are included in the suite design. High-frequency electronic ballasts were installed.

Acoustic quality: Exterior walls designed for STC55. Design isolated sources of mechanical noise and minimized residual noise.

System maintenance: All mechanical and electrical systems have regular maintenance documented.

Measures to ensure longevity of building: Prevention of air leakage reduces chances of condensation within walls.

Innovative Buildings highlights multi-family projects and ideas that contribute better technologies, design and construction processes, financing or other innovations which improve the housing sector.

You can propose your innovative projects for acknowledgement by submitting the project particulars to smarshal@cmhc-schl.gc.ca.

From: Fera, Eugene [mailto:EUGENE.FERA@vaughan.ca]
Sent: November 15, 2012 9:52 AM
To: BALOR (living@ecowerks.ca)
Cc: Jalilli, Farhad
Subject: FW: DA.11.040 - Hartman Heights

Lorenz please see below.

From: Jalilli, Farhad
Sent: Thursday, November 15, 2012 9:39 AM
To: 'living@ecoworks.ca'
Cc: Fera, Eugene; Bayley, Rob
Subject: DA.11.040 - Hartman Heights

Hello Lorenz,
I have discussed your proposed finishing material with Rob and explained the difference between the Lido panelized and field applied EIFS systems. We agreed to consider your proposed panel system in substitution for the approved brick veneer under the following conditions:

5'0

1. Only solid masonry materials with minimum height of 1.5 metres should be placed on the ground level of the proposed building facades.
2. Provide documents that prove the Lido paneling system is utilized and implemented.
3. Provide certification by an ECC (EIFS Council of Canada) third party member to perform a moisture infiltration, mold prevention and quality control review.

Thank you and have a great day,

Farhad Jalili B Arch , M Arch , M PI , M C I P , R P P
Urban Designer/Architect

City of Vaughan, Development Planning Department, Urban Design Division
2141 Major Mackenzie Drive, Vaughan, Ontario

T 905 832 8585 x 8653
F 905 832 6080
E farhad.jalilli@vaughan.ca

From: Bayley, Rob [mailto:Rob.Bayley@vaughan.ca]
Sent: November 26, 2012 3:30 PM
To: 'BALOR'
Subject: FW: DA.11.040 - Hartman Heights

From: Bayley, Rob
Sent: Monday, November 26, 2012 3:20 PM
To: 'living@ecoworks.ca'
Cc: Fera, Eugene; Jalilli, Farhad; Uyeyama, Grant; Peverini, Mauro; Storto, Claudia
Subject: RE: DA.11.040 - Hartman Heights

Good Afternoon Lorenz,

Following a internal staff meeting on your proposed use of the Lido panel system as a substitution for the approved masonry brick veneer, which is the approved material outlined in the OMB Minutes of Settlement Case No. PL 100348 & 100349 on the above referenced project.

Please be advised should you want to continue to pursue this substitution in material, you will need go before City Council on deputation to request the amendment to the Minutes of Settlement as it relates to the approved building materials. Please contact our City Clerk's Department to request deputation.

Trusting this is of assistance, should you require any further clarification on this matter do not hesitate to contact me at 905-832-8585 ext. 8254.

Sincerely,

Rob Bayley, O.A.L.A., C.S.L.A.
Manager of Urban Design

exp. *The new identity of Trow Associates Inc.*

January 08, 2013

Mr. Lorenz Schmidt
Project Managers
2174824 Ontario inc.
c/oVero Boutique Condominium
8265 Islington Avenue,
Woodbridge ON L4L 1W9

Via Email: BALOR living@ecowerks.ca

Re: 00306292-C0 Vero Boutique Condominiums

EIFS Cladding Longevity and Durability Opinion

Dear Mr. Schmidt:

Exp has been requested to opine on the longevity and durability of exterior insulated finish systems, commonly known as EIFS. This letter outlines the author's specific experience and views regarding EIFS cladding.

EIFS CLADDING DESCRIPTION

EIFS typically includes the following components

- Weatherproof barrier (sheet or troweled applied to substrate)
- Vertical drainage space
- Expanded polystyrene insulation (sometimes mineral wool is used) adhered to the substrate with adhesive
- Cementitious base coat (usually polymer modified)

- Reinforcement mesh imbedded within the base coat
- Lamina finish coat including acrylic polymers and pigments

EIFS can be field applied directly to a substrate (such as gypsum panels, wood or concrete) or can be manufactured off site. EIFS panels manufactured off site typically employ steel framing and gypsum based panels as the substrate. The structural design of these factory manufactured panels is provided by a structural engineer registered in the province of Ontario.

AUTHOR'S EXPERIENCE

Mr. Lischkoff has been working as professional engineer with exp for over 25 years with specific focus on the review of cladding systems for both new high rise residential projects and the remediation of both masonry and EIFS cladding on existing buildings.

Specifically Mr. Lischkoff has

- Reviewed (over 100) problematic masonry clad buildings in Ontario and British Columbia;
- reviewed problematic EIFS clad buildings in West Virginia, and across Canada in Newfoundland, Nova Scotia, Ontario and British Columbia;
- provided building science cladding consulting and inspection services on over 50 buildings (high-rise residential and commercial) for masonry cladding, field applied EIFS and pre-manufactured EIFS Panels; and,
- headed up the Best Practice Guide for EIFS publication for CMHC.

BUILDER PREFERENCE

Although exp has positive experience with both field applied EIFS and factory supplied EIFS panels, the author has observed that most builders prefer to install factory manufactured EIFS panels rather than field applied EIFS. In addition the author understands that the EIFS panels to be installed at the Vero project will have a brick faced look. The preference to

use manufactured EIFS panels with a masonry look and feel has some specific advantages over conventional masonry.

- Much less risk of water penetration due to a significantly less number of joints;
- Much easier to control quality of panels manufactured in a climate controlled environment as compared to field applied EIFS or field applied masonry;
- Entire building can be made water tight in about 10 weeks compared to 16 to 20 weeks for field applied masonry; and,
- EIFS manufactured panels result in a much more efficient thermal envelope.

LONGEVITY AND DURABUILITY

The EIFS industry in North America began to expand in North America circa 1970 sometime after EIFS was developed in Europe. During the early 1980s in the United States mid east and in the lower main land of British Columbia a serious durability problem developed with the application of EIFS primarily with low rise construction. Water penetration primarily through caulked joints with less than acceptable workmanship of the EIFS installation were identified as the main culprits. (One should remember that water penetration through sealed joints has been the primary cause of window, wall and roof cladding failures including precast and curtain wall systems.)

Consequently the EIFS industry improved the basic design and enforced much stricter quality control procedures for EIFS contractors. Most of the EIFS today is produced by a handful of large well experienced manufacturers. In addition third party inspection firms such as exp became much more proficient in the review and inspection of EIFS applications. Today millions upon millions of square feet of EIFS has been successfully installed across North America in virtually all types of climates.

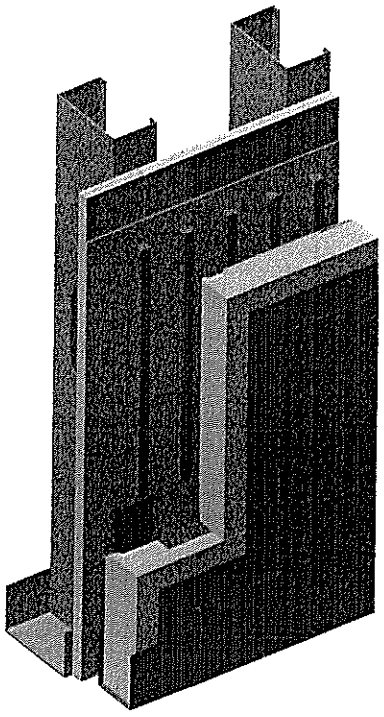
With respect to the anticipated longevity and durability of EIFS one can say that in North America the EIFS industry has a successful track record of at least 35 years or more. The author's own personal experience with EIFS clad buildings is 25 years or more and the author can confidently predict even much longer service life for EIFS cladding if the following 6 conditions are met:

1. The EIFS is manufactured by a manufacturer with significant track record and experience. Dryvit is such a manufacturer;
2. When EIfS is employed in close proximity to pedestrian and/or vehicular traffic such as on ground floor locations immediately adjacent to traffic areas, a higher impact resistant reinforcement mesh is employed. The author understands that Ariscraft stone material will be used at ground level to a height of about 2 metres in high traffic areas;
3. The EIFS is installed by a manufacturer accredited contractor with significant experience. Lido is such a contractor;
4. Particular attention is paid to the quality of the sealant joints between EIFS and adjacent cladding components. The author understands that this work will be part of the EIFS contract;
5. Proper quality control during manufacturing and/or installation is provided by a third party inspection firm with significant EIFS experience. Exp is such a firm; and this building is covered under the Tarion monitored warranty; and,
6. Normal maintenance by the building owner over the service life of the building is diligently carried out.

OUTSULATION® PD SYSTEM DSC600NC

Commercial EIF System incorporating an air and water-resistive barrier coating with a means of positive moisture drainage

Outsulation PD (Positive Drainage) is part of Dryvit's family of high-performance exterior insulation and finish systems and has been designed specifically to meet the provisions of the Ontario Association of Architects Wall Exclusions and Endorsements, released September 2009. Since 1969, architects and owners have looked to Dryvit for excellence in EIFS' solutions to their design challenges. For over 35 years the core of Class PB, Outsulation System technology has set the industry standard and has been installed on over 350,000 buildings worldwide. Outsulation PD is another example of how Dryvit understands what makes EIFS work better than any of its contemporaries.



Components - A look inside the Outsulation PD System

1. Backstop™ NT / Dryflex™ or Airsulation™ Water-Resistive Barrier Coating
2. Dryvit Grid Tape™ / AquaFlash® Mesh
3. Dryvit AquaFlash System or Flashing Tape™ and Flashing Tape Surface Conditioner™(not shown)
4. Dryvit Vent Assembly™
5. Dryvit AquaDuct
6. Dryvit Adhesive in Vertical Notched Trowel Configuration
7. Insulation Board with Channels
8. Dryvit Reinforced Base Coat
9. Dryvit Finish

Positive Drainage Technology

Outsulation PD offers the most comprehensive, easy-to-install drainage system available for commercial use today. It provides three lines of defense against water intrusion. The first is Dryvit's time-tested combination of reinforced base coat and finish. The second is our specially-designed, grooved EPS, starter strip, AquaDuct and vent assembly. The third is Backstop NT, an air and water-resistive barrier. A waterproof flashing material such as Dryvit AquaFlash System or flashing tape is also used to protect sills of wall openings (such as windows). A compatible sealant must be utilized at all system terminations.

Why the different choices for Water Resistive Barriers?

The drainage channels present in Outsulation PD will evacuate "incidental" water that, for a variety of reasons, may find its way behind the EPS insulation. Water Resistive Barriers (WRBs) prevent this moisture from coming into contact with the substrate, as it drains. All Dryvit WRBs are Classified in Canada as a Type III air barrier, but offer a range of vapour permeability. From highly permeable Backstop NT, to Airsulation's Type I vapour barrier classification (less than 15 metric perms), allowing the designer to balance exterior wall system properties with the building's mechanical and interior climate controls. All WRBs are specially formulated, flexible, polymer-based, coatings providing air and moisture barrier function. Dryvit's WRBs are an essential element of the Outsulation PD System. Details regarding the performance of Dryvit barriers are available upon request from Dryvit.

Warranty

Dryvit Systems Canada shall provide a written moisture drainage and limited materials warranty against defective material upon written request. Dryvit shall make no other warranties, expressed or implied. Dryvit does not warrant workmanship. Full details are available from Dryvit Systems Canada.

Dryvit Systems Canada
129 Ringwood Drive
Stouffville, Ontario
Canada L4A 8A2
1-800-263-3308
www.dryvit.com

DRYVIT SYSTEMS CANADA

Printed in Canada R1 : 01-05-10

VERO BOUTIQUE CONDOMINIUM

BENEFITS OF LIDO'S DRIVIT OUTSULATION PLUS MD PANELIZED SYSTEM IN RELATION TO BRICK CLADDING

1. More effective method for energy savings. Energy savings currently 32%. Based on 29% current brick veneer plus 3% photovoltaic. Panelization will add at minimum 3% for insulation thickness = 35% less. Energy cost approximately 29% less.

2. As is full panel system, eliminates more joints and all steel shelf angles (which are also cold bridges) therefore provides more air tightness.

3. Single caulking responsibility for system by the manufacturer (Lido).

4. Panels are manufactured in temperature and quality controlled factory environment not field applied.

5. Entire building process accelerated as the outside can be clad in about 10 weeks compared to 16 to 20 weeks of conventional brick work. (No scaffolds, no planks, no tarping and no weather effect – temperature or moisture.)

VERO BOUTIQUE CONDOMINIUM

COMPLIANCE WITH REQUEST

1. Solid masonry (Arriscraft) with height of 2.05 M (6'8") not 1.5 M (5'0") on ground level of façade where there is access or traffic.

2. Lido has received a letter of Intent conditional on City of Vaughan approval.

3. Certification will be provided by exp Services which company is the TARION mandated Field Review consultant (FRC) as required by TARION Bulletin 19.

LIDO WALL SYSTEMS INC.
582 Bowes Road, Concord, Ontario L4K 1K2
CHANGING THE FACE OF YOUR WORLD!

TEL:905.738.1444
FAX:905.738.1292
WWW.LIDOWALLSYSTEMS.COM
EMAIL:DATA@LIDOWALLSYSTEMS.COM

Prefabricated Panels Project List

New York Towers (Completed 2003)
Rean Dr, North York
Daniels Corporation
Sam Tassone

76 Shutter (Completed 2007)
Toddglen Group
John Todd

Bloor Street Neighborhood (Completed 2010)
35 Charles St. Toronto
Toddglen Group
John Todd

Chicago Condominium (Completed 2010)
365 Prince of Wales Dr, Mississauga
Daniels Corporation
Sam Tassone

Chateau Royal Condominium (Completed 2008)
650 Mount Pleasant Road, Toronto
Graham Askew

80 – 100 Hayden Street, Toronto (Completed 2004)
Philmor Development
Irena Bombard

70 High Park Condominium (Completed 2004)
Daniels Corporation
Sam Tassone

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Hotel & Conference Centre Casino Rama (Completed 2005)
Rambots Construction
Ralph Tulipano

Westbury Arms Senior – (Completed 2004)
515 The West Mall, Etobicoke
Maystar Construction
Alex Paspallis

Spectrum Senior – (Completed 2008)
Oak Park Boulevard, Oakville
Succession Development
Steven Cohen

Capital Condominiums (Completed 2006)
4080 Living Arts Dr. Mississauga
Daniels Corporation
Sam Tassone

250 Richmond Street Lofts (Completed 2002)
Ledcor Construction

The Courtyard Condominiums (Completed 1991)
Concorde Place, Don Mills, Ontario
Windleigh Development
Lorenz Schmidt

Amica Bayiew
Rean Drive, North York (Completed 2003)
Daniel Corporation
Sam Tassone

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Chelsea Condominium (Completed 2004)
Barbarry Place North York, Ontario
Daniels Corporation
San Tassone

600 Matheson Blvd. (Completed 2000)
Orlando Corporation
Jim Turner

100 Becket Ave., Mississauga (Completed 2000)
Orlando Corporation
Jim Turner

954 King St., W. Toronto (Completed 2000)
Urbancorp Development
Rudy Tervisan

1029 King St., W. Toronto (Completed 2002)
Urbancorp Development
Rudy Trevisan

5800 McLaughlin Road, Mississauga (Completed 2000)
Orlando Corporation
Jim Turner

Marriott Hotel Toronto Airport Completed 1982)
Dixon Road & Carlingview Drive
Eastern Construction

Bell Canada Call Centre (Completed 2002)
Kingston, Ontario
Signium Corporation
Peter Gregory

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4960 Clifton Hill, Niagara Falls, Ontario (Completed 2002)
HOCO Corporation
Richard Spironello

Space Condominium 9Complerted 2003)
250 Richmond St. E., Toronto
Ledcor Construction
Robert Kunder

Tatry & Pathway Non Profit Housing (Completed 1993)
3015 Dundas Street West, Mississauga, Ontario
Windleigh Developments
Lorenz Schmit

The Bay Store Sherway Gardens (Completed 2003)
Dineen Corporation

COMMITTEE OF THE WHOLE JANUARY 15, 2013

OFFICIAL PLAN AMENDMENT FILE OP.08.013
ZONING BY-LAW AMENDMENT FILE Z.08.048
SITE DEVELOPMENT FILE DA.11.040
2174824 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

Recommendation

The Commissioner of Planning recommends:

> THAT Council NOT SUPPORT the request on the subject lands shown on Attachments #1 and #2 to amend the approved building elevations shown on Attachment #4 to complete the exterior of the building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick masonry veneer.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to respond to correspondence from the solicitor for the Owner (2174824 Ontario Inc.) of the subject lands shown on Attachments #1 and #2, a proposed change to the Ontario Municipal Board Minutes of Settlement relating to the exterior cladding material for a 3 to 5-storey residential apartment building (Site Development File DA.11.040). Specifically, the Owner is proposing to amend the approved building elevations shown on Attachment #4 to complete the exterior of an approved building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick masonry veneer.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Islington Avenue, south of Langstaff Road, comprised of three separate properties municipally known as 8294, 8298 and 8302 Islington Avenue, being Lots 2, 3, and 4 on Plan M-1107, in Part of Lot 9, Concession 7, City of Vaughan. The proposed building is currently under construction. The surrounding land uses are shown on Attachment #2

Requested Deputation

On December 20, 2012, the City received correspondence from the Owner's solicitor requesting to appear as a deputation before the Committee of the Whole on January 15, 2013, with respect to an interpretation of provisions within Minutes of Settlement entered into by the Owner, the City of Vaughan and the Toronto and Region Conservation Authority dated February 2011.

OMB Decision & Minutes of Settlement

Official Plan Amendment File OP.08.013 and Zoning By-law Amendment File Z.08.048 (2174824 Ontario Inc.) were approved by the Ontario Municipal Board (OMB Files - PL 100348 and PL 100349) in an Order issued on February 22, 2011. At the OMB Hearing, on the consent of all parties (Owner, City, and Toronto and Region Conservation Authority), the Owner's Planner gave evidence with respect to a proposed settlement, which was formalized through Minutes of Settlement. It is also noted that in an OMB Order issued on August 20, 2010, respecting an OMB Pre-hearing, that approximately 30 people attended the Pre-hearing Conference, of which a number of them requested and were granted Participant status.

The February 22, 2011, OMB Order identified that the Owner's Planner testified that the Minutes of Settlement provided for the following (in part):

> "That the Applicant has agreed to complete a number of sustainability features listed in Schedule "C", and,
>
> "The Minutes of Settlement shall be registered on title to the subject lands."

The OMB accepted the planning evidence of the Planner and the Minutes of Settlement and approved the proposed Official Plan Amendment (OPA #718) and allowed the appeal to the Zoning By-law, but withheld its Order with respect to the amendment to the Zoning by-law pending execution of a Site Plan Agreement between the Applicant and the City. To date, a Site Plan Agreement has not been executed.

The Minutes of Settlement approved by the OMB specifically state and provide for the following:

> Section 2.7
>
> "The Parties acknowledge and agree that it has been instrumental to the negotiation that Hartman has agreed to ultimately construct the building on the Hartman Site; such that, it shall have the sustainability features as listed on Schedule "C" attached hereto and shall also include the features set out in Section 2.2 herein. For greater clarity, Hartman acknowledges and agrees that it shall construct the building, such that, it shall have the sustainability features outlined in Schedule "C" and shall include the features as set out in Section 2.2 herein."
>
> Schedule "C", A List of Sustainable Features (Attachment #5), identifies the following materials under Section 5, Building Materials"
>
> > "b) Brick and Ariscraft Stone (recycled material) cladding."
>
> and,
>
> Section 2.8
>
> "Further, Hartman, hereby agrees that the building to be constructed on the Hartman site shall not include stucco or precast as exterior finishing materials."

Site Development File DA.11.040

On September 13, 2011, the Committee of the Whole considered the Site Development File DA.11.040 (2174824 Ontario Inc.) respecting the proposed development of the subject lands. In accordance with the Minutes of Settlement, the drawings submitted in support of the Site Development Application and considered by Staff, the Committee of the Whole and Vaughan Council included a building comprised of brick masonry veneer and glazing as shown on Attachment #4. In addition, the September 13, 2011, Staff Report included a copy of the List of

Sustainable Development Features (Schedule "C") of the OMB Minutes of Settlement, shown on Attachment #5. The recommendation of the Committee of the Whole to approve Site Development File DA.11.040 was subsequently adopted by Vaughan Council on September 27, 2011.

Response to Request

The Owner is proposing to amend the approved building elevations to complete the exterior of the building using a factory manufactured panelized EFIS with a brick appearance versus the use of an actual brick masonry veneer. The proposed EFIS system is not in accordance with Schedule "C" of the Minutes of Settlement, which specifically requires brick and ariscraft stone cladding and which also states that the building shall not include stucco or precast as exterior finishing materials. The EFIS cladding material currently being proposed by the Owner was not considered by Staff, the Committee of the Whole or Council during their review of the Site Development Application.

The Owner agreed to construct the building in accordance with the Minutes of Settlement. The correspondence received by the Owner's solicitor does not provide any rationale or reasons with respect to the need for the proposed change. In addition, as noted above, there were several residents in the area that although were not Parties at the OMB Hearing, were granted Participant status and as a result expect a building facade constructed in accordance with the Minutes of Settlement. Furthermore, the proposed building is currently under construction and the Development Planning Department is unaware of whether the building was marketed with a masonry brick or EIFS facade and whether or not purchasers are aware of the requested change.

In consideration of the above, the Development Planning Department does not support the Owners request.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the request from the Owner to amend the approved plans to complete the exterior of the building using a factory manufactured panelized Exterior Finished Insulation System (EFIS) with a brick appearance versus the use of an actual brick veneer. The proposed change does not conform to specific requirements as set out in approved Ontario Municipal Board Minutes of Settlement with respect to the development of the subject lands and with the Site Development Application approved by Vaughan Council for this property. Accordingly, the Development Planning Department does not support the request.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan Approved by Council on September 27, 2011
4. Elevations Approved by Council on September 27, 2011
5. Schedule "C" - Minutes of Settlement (List of Sustainable Features)

Report prepared by:

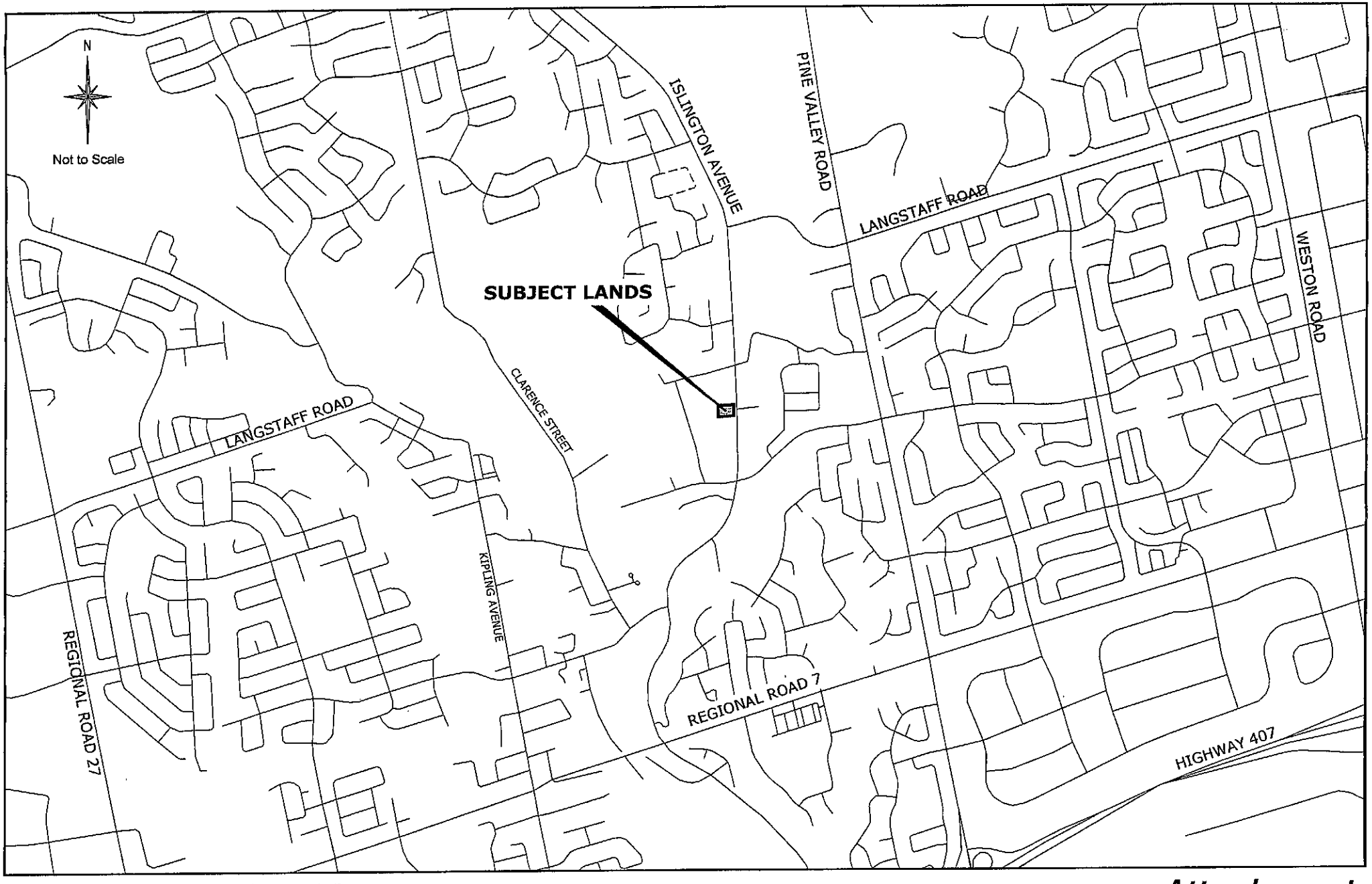
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 9, Concession 7

Applicant: 2174824 Ontario Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.040a.dwg

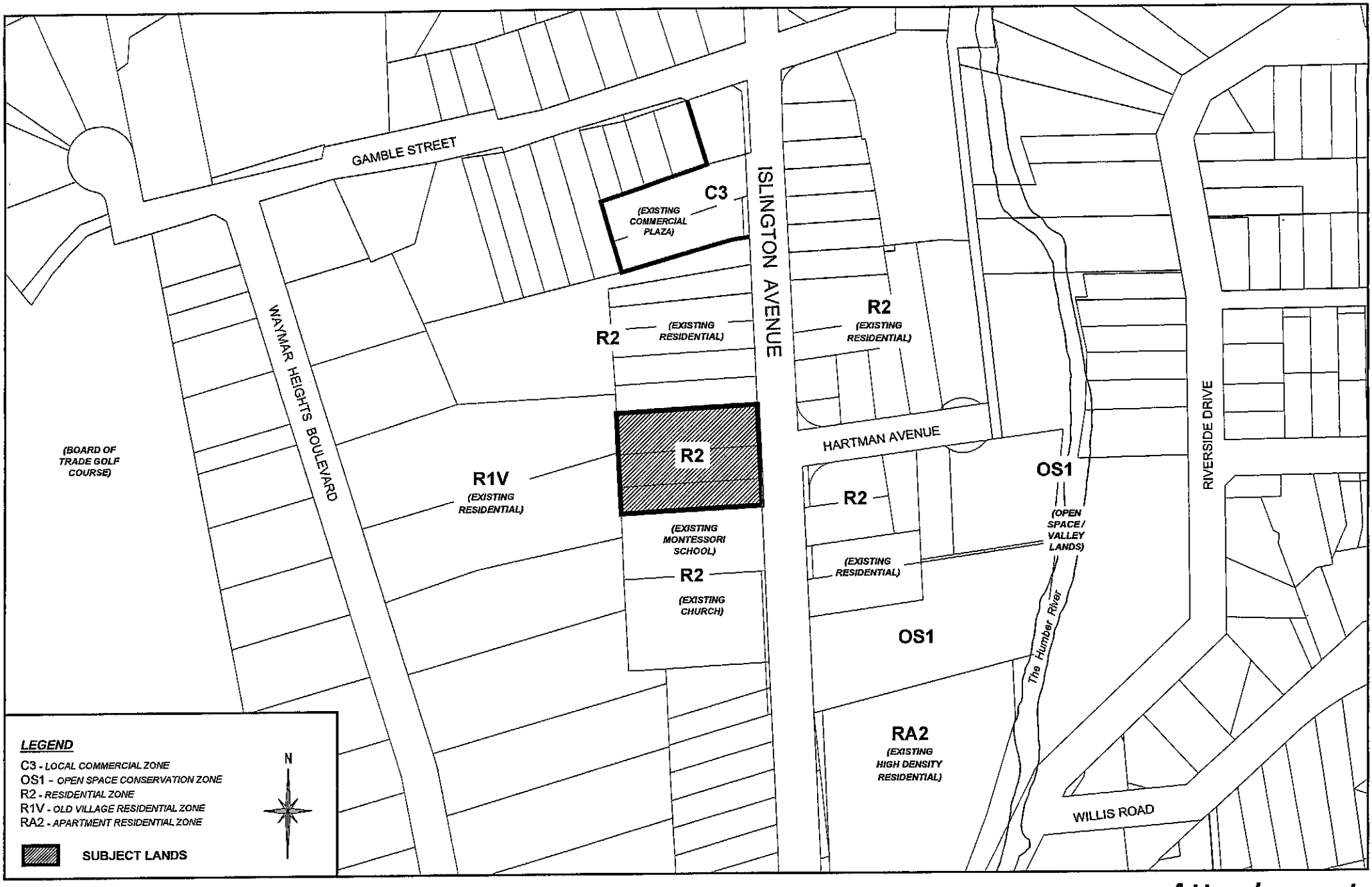
VAUGHAN
Development Planning Department

Attachment

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

Date: January 3, 2013

1



Location Map

Location: Part of Lot 9, Concession 7

Applicant: 2174824 Ontario Inc.

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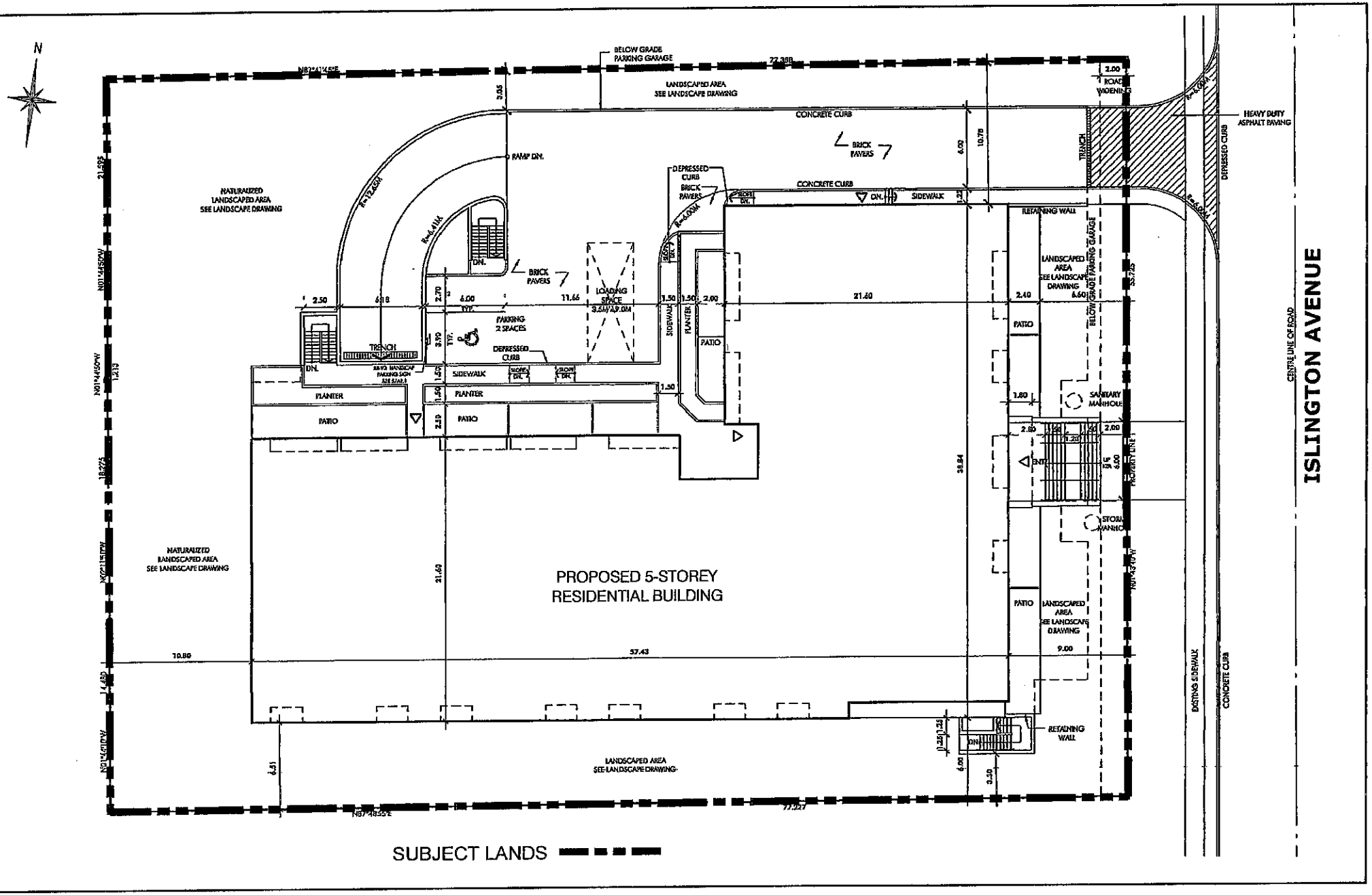
VAUGHAN
Development Planning Department

Attachment

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

Date: January 3, 2013

2



Site Plan Approved by Vaughan Council on September 27, 2011

Applicant:
2174824 Ontario Inc.

Location: Part of Lot 9, Concession 7

VAUGHAN
Development Planning Department

Attachment 3

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

Date: January 3, 2013

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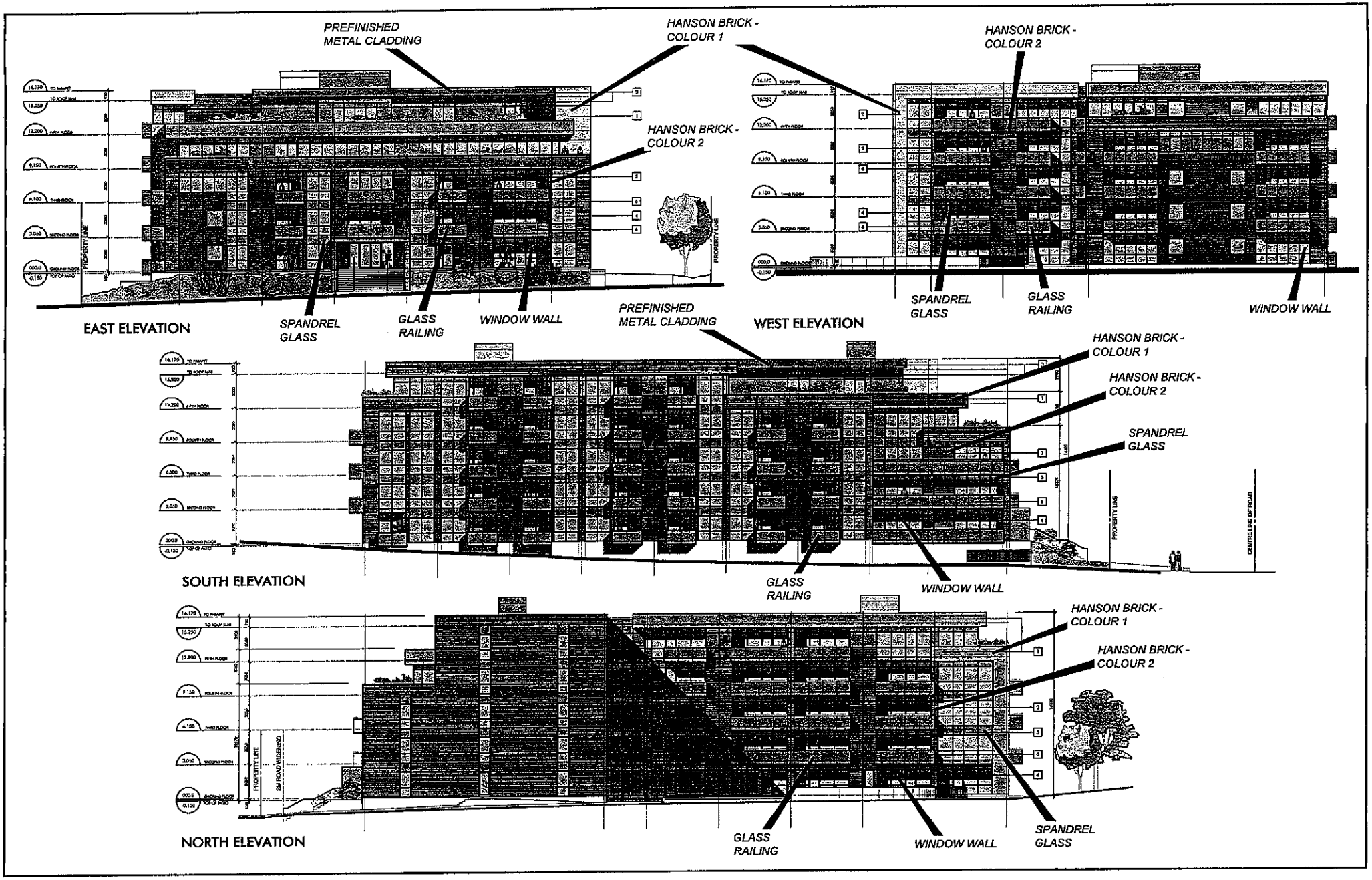

Elevations Approved by Vaughan Council on September 27, 2011

Applicant:
2174824 Ontario Inc.

Location: Part of Lot 9, Concession 7

VAUGHAN
Development Planning Department

Attachment 4

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

Date: January 3, 2013

N:\DFT\1 ATTACHMENTS\DA\da.11.040a.dwg

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 HWT 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

Attachment 5
File: DA.11.040
Related Files: OP.08.013 & Z.08.048
Not to Scale
Date: January 3, 2013

VAUGHAN
Development Planning Department

Schedule 'C' - Minutes of Settlement
(List of Sustainable Features)

Applicant: 2174824 Ontario Inc.
Location: Part of Lot 9, Concession 7

N:\DFT\1 ATTACHMENTS\DA\da.11.040c.dwg