

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2005

SITE DEVELOPMENT FILE DA.03.071 **STONE MANOR DEVELOPMENTS**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.03.071 (Stone Manor Developments) BE APPROVED, to permit the development of 16 residential blocks, comprised of 82 townhouse units and 4 semi-detached units, for a combined total of 86 residential units as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
 - i) the final site plan, elevation plan, landscape plan, and Architectural Urban Design Guidelines shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all required road widenings and access onto Region Road #7 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - viii) the approved plan of subdivision 19T-04V03 shall be registered.
- b) That the site development agreement contain the following provisions:
 - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation; and
 - ii) the Owner shall agree to obtain the necessary easements (vehicular, pedestrian, maintenance, etc) to the satisfaction of the City.

Economic Impact

There are no requirements for new funding associated with this report. The development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to develop a 1.91 ha parcel of land (Attachment #2) with 16 residential townhouse blocks comprised of 82 units and 2 semi-detached units all served by a private condominium road, and two semi-detached units on Helen Street, for a combined total of 86 residential units. A total of 196 parking spaces will be provided for the development, of which 24 spaces are set aside for visitor parking.

Background – Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 5 separate lots and are located at the southwest corner of Regional Road #7 and Helen Street, being Lots 2 and 3 on Registered Plan 4319, and Lots 34, 35 and 36 on Registrar's Compiled Plan 9831 (4713, 4721, 4733, 4745 and 4751 Regional Road #7), in Lot 5, Concession 7, City of Vaughan.

The related draft plan of subdivision 19T-04V03 was approved by Council on April 25, 2005 and received final approval on July 18, 2005, and facilitates the site development application by assembling the lots into one large parcel under one 65M-Plan allowing the creation of individual freehold units. The surrounding land uses are:

- North - Regional Road #7; commercial (C3 Local Commercial Zone)
- South - Woodbridge College (A Agricultural Zone), detached residential (R1 Residential Zone)
- East - Helen Street; office building (C8 Office Commercial Zone) and detached residential (R2 Residential Zone)
- West - detached residential/proposed townhouse development (United People Corporation) (RM2 Multiple residential Zone)

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #616, which permits a residential townhouse development comprised of 82 units and 2 semi-detached units on a common element road, and 2 semi-detached units fronting onto Helen Street. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(700), which includes specific development standards to implement the site development application. The proposed development complies with the Zoning By-law.

Site Design

The subject lands are currently comprised of an assembly of five properties, two of which are under a registered plan, while three are part of a registrar's compiled plan. Council, on April 25, 2005 approved draft plan of subdivision 19T-04V03 to facilitate the merging of all the lots into one registered plan to allow the residential block to develop through the site development process and with the individual freehold lots to be created through Part Lot Control. The common element areas, including the amenity areas, visitor parking areas and road will be created through the subsequent Draft Plan of Condominium process. Prior to the registration of the site plan agreement, the plan of subdivision must be registered.

The plan proposes a total of 86 freehold residential units serviced by a common element condominium road with the exception of the two semi-detached dwelling units which will front onto Helen Street, being a public road. The centrally located amenity/park areas and visitor parking area are also under private ownership. The plan proposes some units along the periphery of the site fronting onto Regional Road #7 and Helen Street, while other units are located within the interior of the site around the main open space amenity area. A ring road with access from Helen Street provides the main egress and ingress for this site and adjacent sites to the west, while smaller north/south roads provide access to the internal lotting system. A shared access with the westerly (United Capital, et al) development provides a right-in/ right-out access on to Regional Road #7. A 1.5m wide sidewalk runs adjacent to the ring road and connect to walkways in the adjacent properties to the west (United Capital Investments and Forest Green Homes). The necessary easements are required to ensure appropriate servicing, vehicular and pedestrian connectivity of the site with the adjacent lands to the west. The site development agreement will contain wording requiring the Owner to obtain the appropriate servicing easements and cross-easements to ensure connectivity with the adjacent lands.

Parking and Access

The site plan proposes 196 parking spaces, which includes 2 spaces for each dwelling unit and 24 visitor parking spaces. Based on the residential parking standards in By-law 1-88, the required parking is calculated as follows:

86 units x 1.75 spaces/unit (Inc.) 0.25 spaces/unit for visitor parking) = 151 spaces

The site plan provides a total of 196 parking spaces, including 24 visitor spaces satisfying the minimum requirement in By-law 1-88.

Block Elevations

The proposed typical elevations are shown on Attachments #5 to #9 inclusive. The development proposes a total of 16 residential blocks each comprised of 3 to 6 units each with minimum widths of 6m. The design of the units are similar in appearance, with 10 different models proposed for the 86 unit project. The units will be constructed with a combination of stone and clay brick as the predominant wall cladding material with elements of stucco, precast and masonry detailing. The applicant has incorporated a variation of traditional roof types such as dormers and gables with the applicable roof pitches.

The elevations along Regional Road #7 and Helen Street have been treated with a double front façade, where the public street frontage is identical with the internal elevations which also include a garage. The grade along Helen Street drops considerably as one moves southwards away from Regional Road #7, and as a result, this elevation, while still attractive has raised front landings utilizing several risers (Attachment #7). The applicant has designed the homes by introducing a variety of different elevations for each model type, introducing detailing around the windows and doors, and by pairing the garage doors where possible. The elevations abutting laneways are constructed in a similar manner, but with much simpler detailing. The incorporation of additional architectural treatment will assist to enhance these elevations.

The Development Planning Department has requested the preparation of Architectural Guidelines for the subject lands and the two landholdings to the west (United Capital and Forest Green Homes). The guidelines will be reviewed and approved by the Development Planning Department to ensure that a high quality product is provided to compliment the existing community. The final building elevations will be approved by the Development Planning Department, in accordance with the approved Architectural Guidelines.

Landscaping

The proposed landscape plan shown on Attachment #3 consists of an abundance of landscaping material comprised of a mixture of deciduous and coniferous trees, and ornamental trees and shrubbery. The periphery of the site along Regional Road #7, Helen Street, and the Woodbridge College school yard property have been landscaped using a typical street tree planting plan including deciduous tree types, shrubbery, and embellished with an array of annual and perennial flowering plantings.

The highest concentration and level of planting is located at the northeast corner of the site (entry feature) and the centrally located amenity area where extensive landscaping, both soft and hard have been provided creating both passive and active areas.

A master landscape has been submitted to fulfill a condition of subdivision approval, which will be utilized to ensure that landscaping is consistent throughout the block, specifically with the future developments to the west. A chain link fence landscape planting has been provided for those lots abutting the school yard. Additional landscape material in the form of coniferous trees should be placed along this lot line in order to provide an appropriate buffer from the school activities. A wood privacy fence should also be provided along the rear lot line of the proposed

lots abutting the existing single detached dwelling on Helen Street. The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

Servicing

The Vaughan Engineering Department has reviewed the site plan and has indicated that the municipal services for this development shall be in accordance with the approved Servicing Report and any subsequent plan and reports as amended for the Regional Road and Helen Street comprehensive townhouse development. Engineering Staff have red-lined the site servicing and grading plans for revision, respecting the subject lands.

The development is located within the Woodbridge Service Area, which is a natural tributary to the Islington Avenue Collector and within the servicing area of Pressure District 4 (PD4) of the York Water Supply System. On April 25, 2004, Council approved the draft plan of subdivision for this property and passed a resolution, which allocated sewage capacity for a total of 86 residential units. The final servicing and grading plans shall be approved to the satisfaction of the Engineering Department.

All hydro requirements must be approved to the satisfaction of PowerStream Inc. Snow removal and garbage pick-up will be privately administered and the responsibility of the condominium corporation.

The parkland dedication requirement under the Planning Act will be satisfied through cash-in-lieu to be paid through the registration of the related subdivision plan.

Region of York

The Owner will be required to satisfy all requirements of the Region of York Transportation and Works Department, including access and road widenings on Regional Road #7.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Site Development application in accordance with the site-specific Official Plan and Zoning By-law Amendments, and the comments provided by City Departments and external public agencies. The proposed infill development is consistent with the site-specific policies of the Official Plan and the development standards in the Zoning By-law. The development of the site for townhouse units is an appropriate development form for this site. The proposed building elevations and site plan layout are satisfactory, subject to the comments in this report. For these reasons, Staff can support the approval of the site plan application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Comprehensive Development Plan
5. Elevations (Block 1- Regional Road #7 and Rear)
6. Elevations (Block 4 - Helen Street)
7. Elevations (Block 5 - Helen Street grade change)
8. Elevations (Lots 22 and 23 Semi-detached on Helen Street)
9. Typical Elevation (Block 11 - Fronting onto Open Space amenity area)

Report prepared by:

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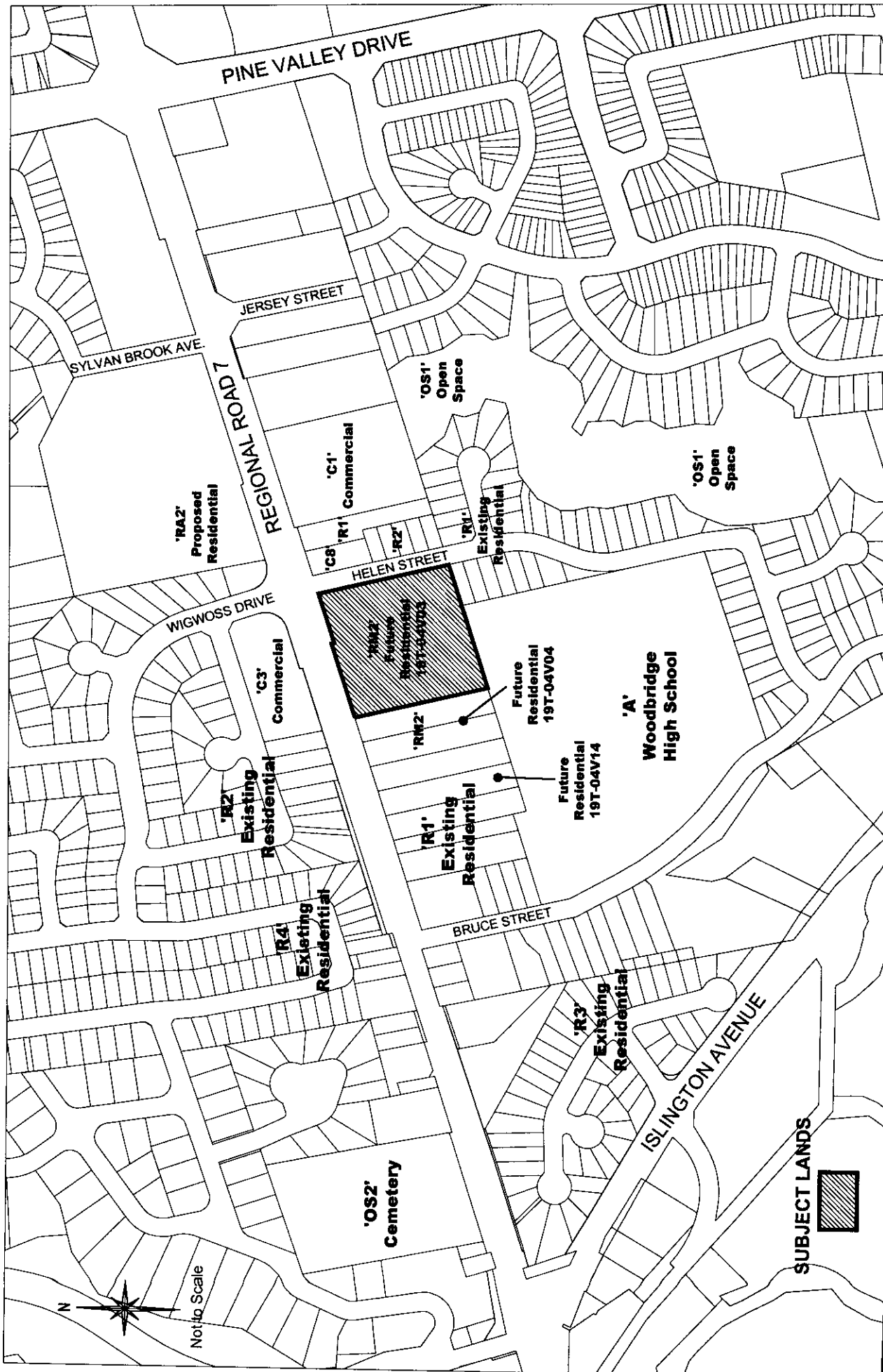
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

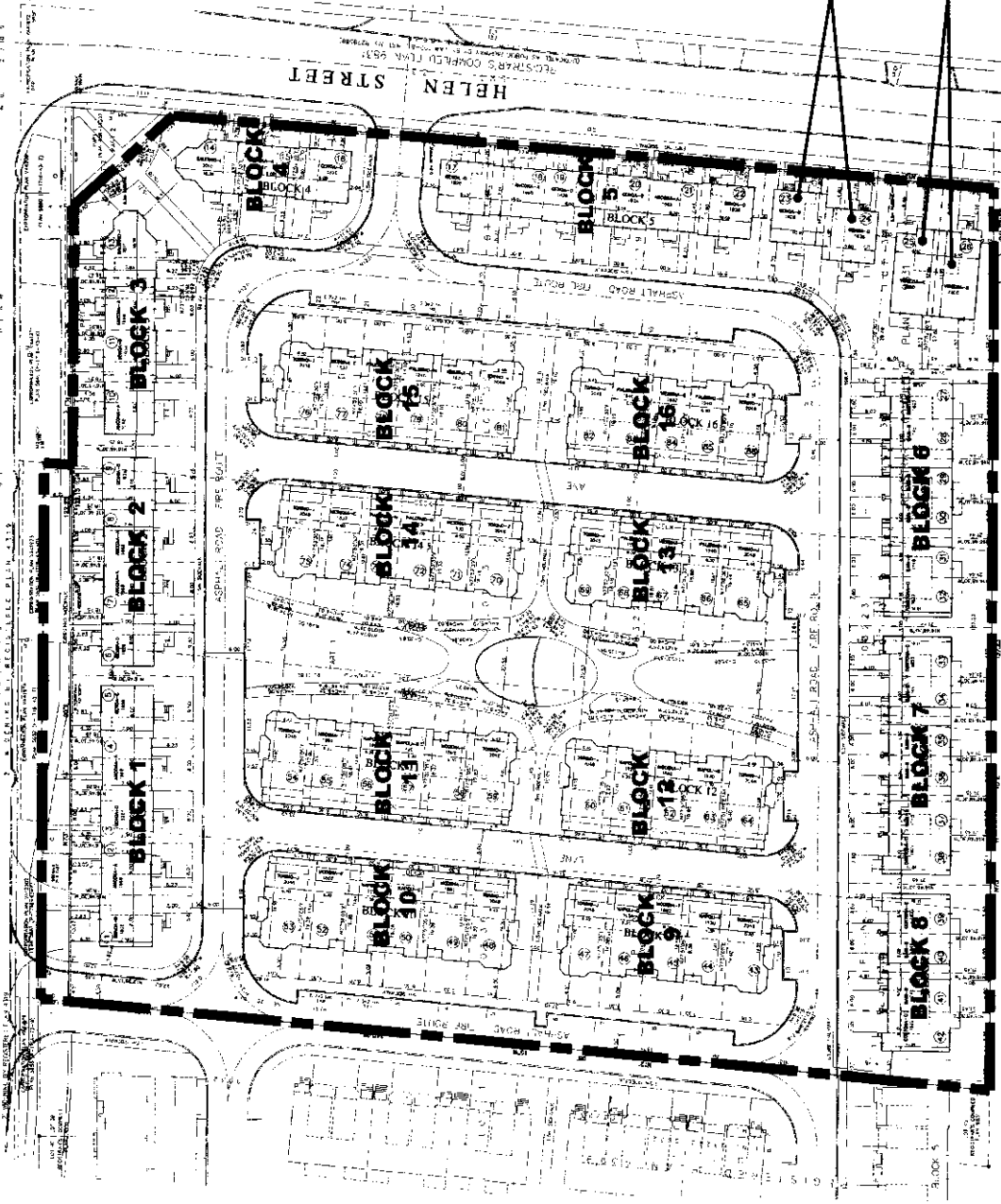
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REGIONAL ROAD 7

LO 7, 8, 9, 10 STRAITS COMPLED HELEN ST. FROM BAYVIEW TO SHEPPARD AVE. EAST. THE DEVELOPMENT IS A 100% CONCRETE ON 11' ALLEY WITH PARKING



BLOCKS 1-15
(82 TOWNHOUSE UNITS)

SUBJECT LANDS

UNITS 23 & 24
(SEMI-DETACHED)

UNITS 25 & 26
(SEMI-DETACHED)

TOTAL RESIDENTIAL UNITS = 86

Not to Scale

Site Plan

Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

MAP/PTV: ATTACHMENTS\DA\da03.071



Development Planning Department

Attachment

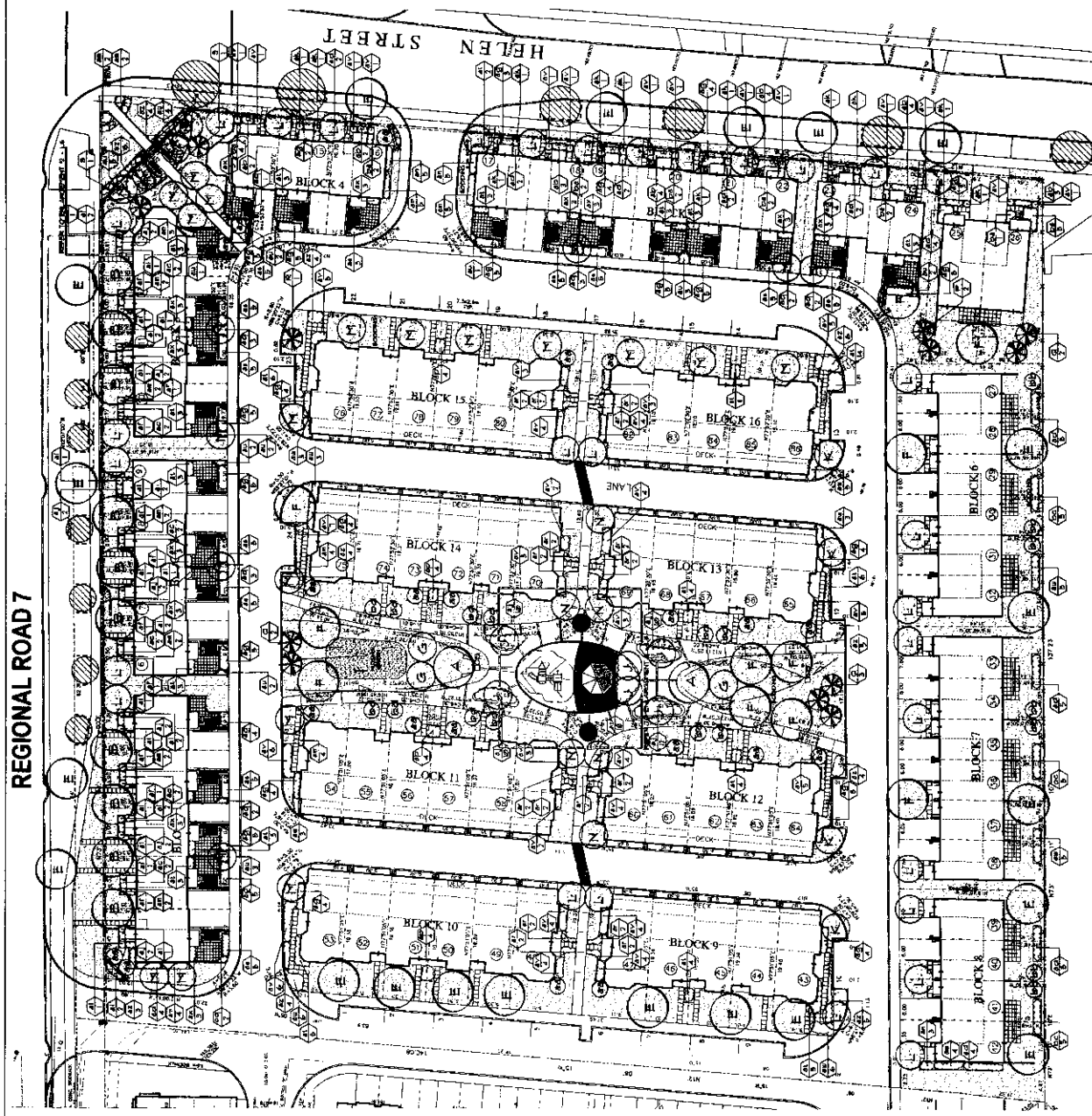
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FILE No.:
DA.03.071
RELATED FILE:
19T-04V03

September 1, 2005



Not to Scale



Landscape Plan

Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

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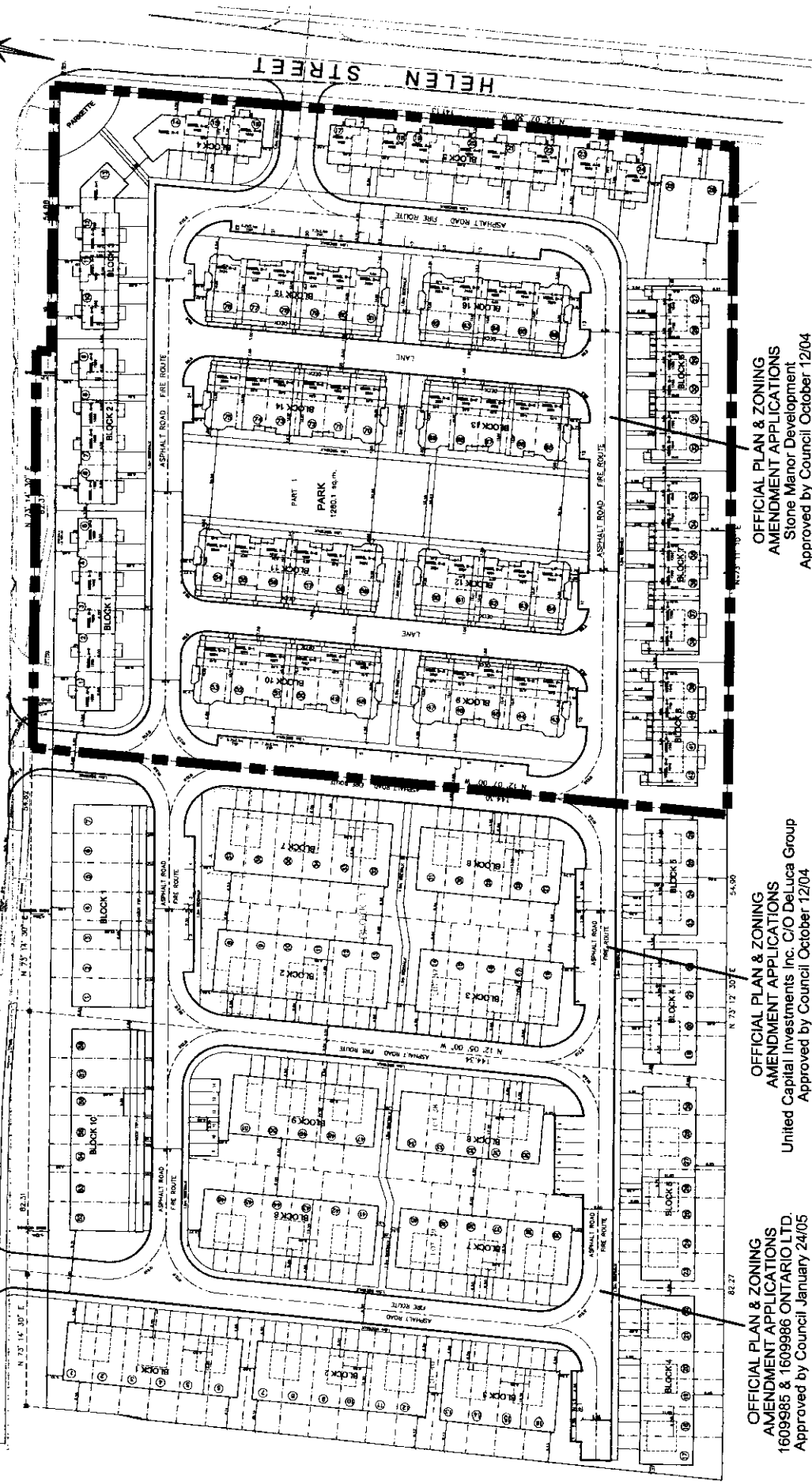
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Attachment 3

FILE No.:
DA.03.071
RELATED FILE:
19T-04V03
August 25, 2005



REGIONAL ROAD 7



Not to Scale

OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
Stone Manor Development
Approved by Council October 12/04

DRAFT PLAN OF SUBDIVISION
19T-04V03 Approved by
Council April 25/05

OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
United Capital Investments Inc. C/O DeLuca Group
Approved by Council October 12/04

DRAFT PLAN OF SUBDIVISION
19T-04V04 Approved by
Council April 25/05

OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
1609985 & 1609986 ONTARIO LTD.
Approved by Council January 24/05

DRAFT PLAN OF SUBDIVISION
19T-04V14 Approved by
Council June 27/05

--- SUBJECT LANDS

Attachment 4
FILE No.: DA-03.071
RELATED FILE: 19T-04V03
August 25, 2005

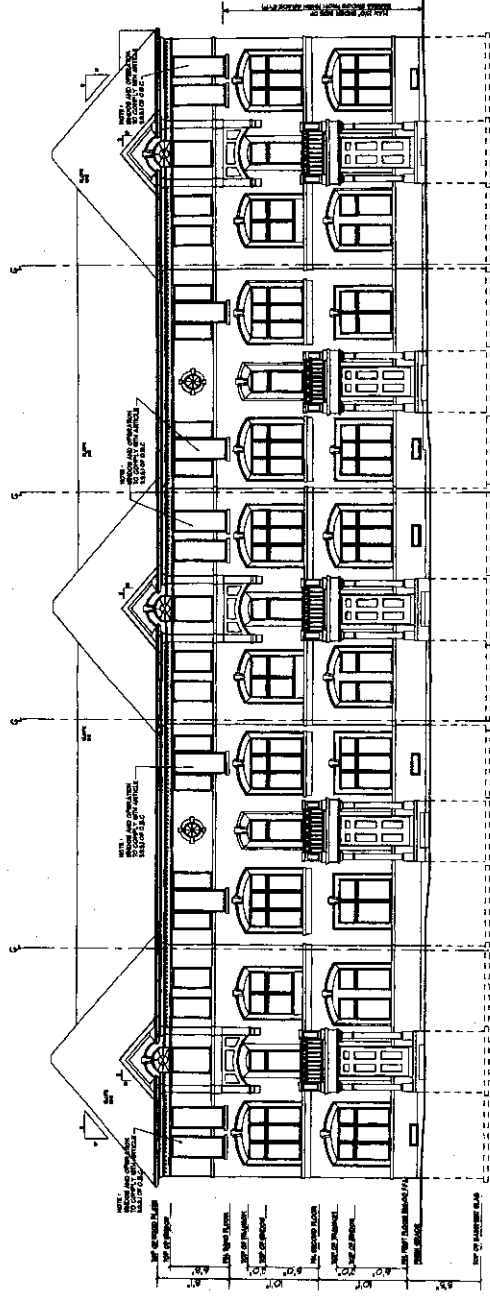
City of **Vaughan**

Development Planning Department

Comprehensive Development Plan

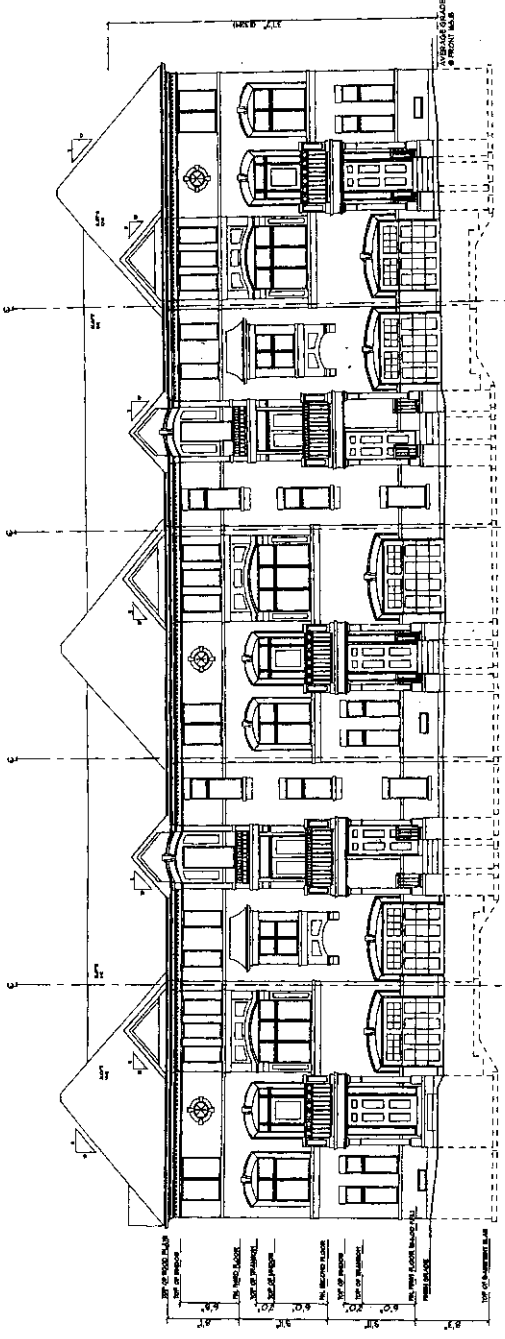
Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS



LOT 5
 "GENOA" - "D" / STD.
 ELE "A"
 LOT 4
 "ANCONA" - "A" / REV.
 ELE "A"
 LOT 3
 "GENOA" - "D" / REV.
 ELE "A"
 LOT 2
 "ANCONA" - "A" / STD.
 ELE "A"
 LOT 1
 "GENOA" - "D" / REV.
 ELE "A"

6 STREET SIDE ELEVATION BLOCK 1



LOT 5
 "GENOA" - "D" / STD.
 ELE "A"
 LOT 4
 "ANCONA" - "A" / REV.
 ELE "A"
 LOT 3
 "GENOA" - "D" / REV.
 ELE "A"
 LOT 2
 "ANCONA" - "A" / STD.
 ELE "A"
 LOT 1
 "GENOA" - "D" / REV.
 ELE "A"

PRIVATE ROAD ELEVATION BLOCK 1

Elevations - Block 1

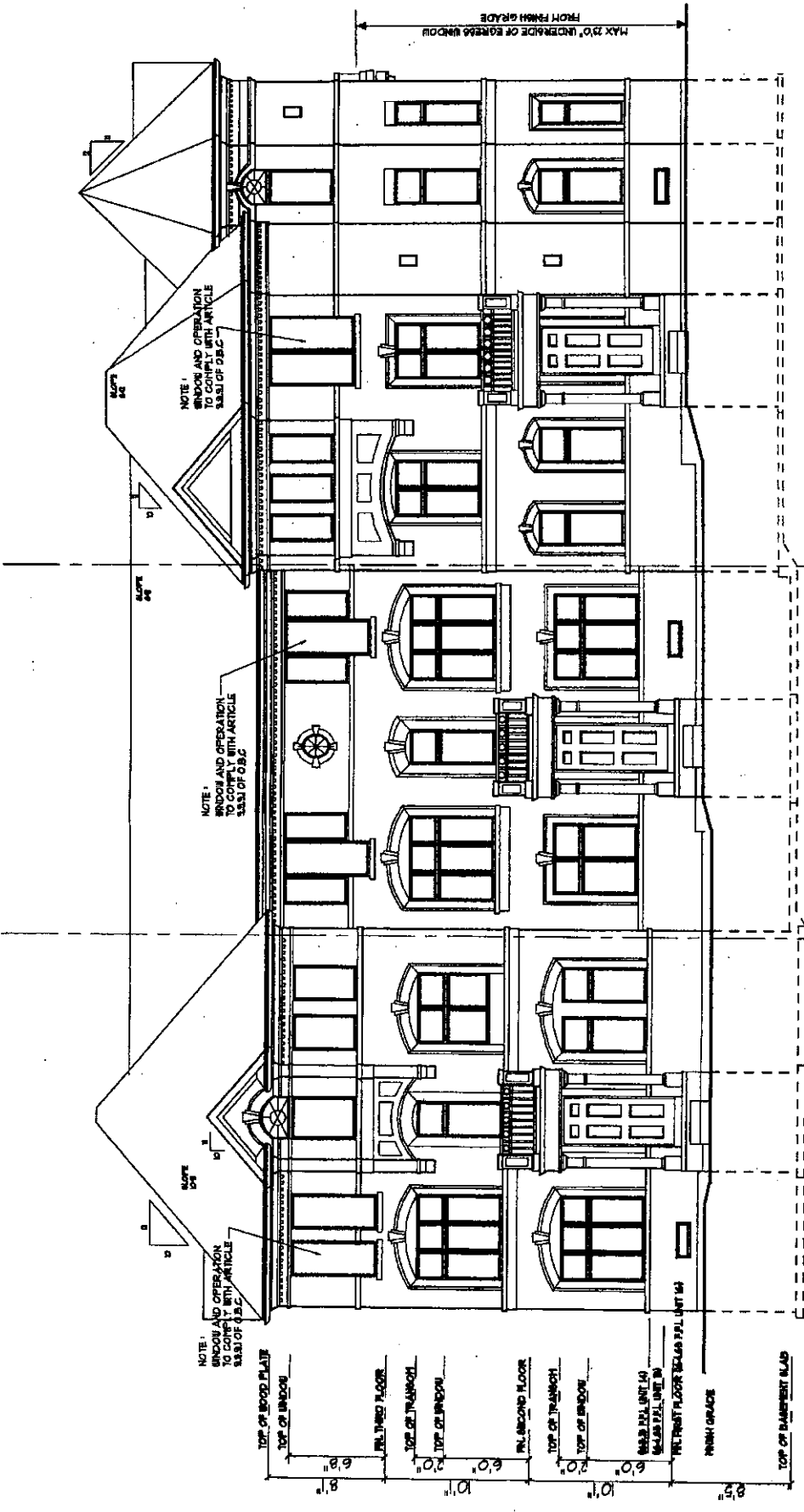
Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

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Development Planning Department



LOT 14
"SALERNO" - "I" / REV.
ELE "A"

LOT 15
"ANCONA" - "A" / REV.
ELE "A"

LOT 16
"GENOA" - "D" / STD.
ELE "A"

STREET ELEVATION BLOCK 4 (HELEN STREET)

Elevations - Block 4

Part Lot 5,
Concession 7
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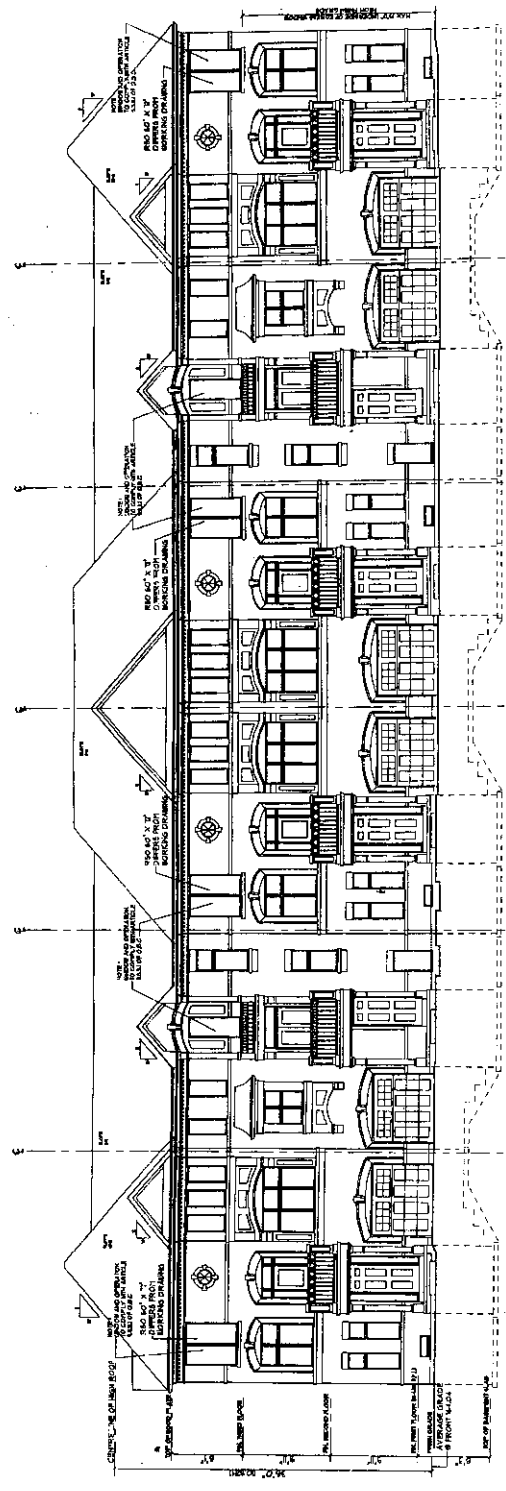


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Attachment

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RELATED FILE:
191-04V03
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LOT 11
"GENOA" - "D" / REV.
ELEV. "A"

LOT 12
"GENOA" - "D" / STD.
ELEV. "A"

LOT 13
"GENOA" - "D" / REV.
ELEV. "A"

LOT 14
"GENOA" - "D" / STD.
ELEV. "A"

LOT 15
"GENOA" - "D" / REV.
ELEV. "A"

LOT 16
"GENOA" - "D" / STD.
ELEV. "A"

LOT 17
"GENOA" - "D" / REV.
ELEV. "A"

LOT 18
"GENOA" - "D" / STD.
ELEV. "A"

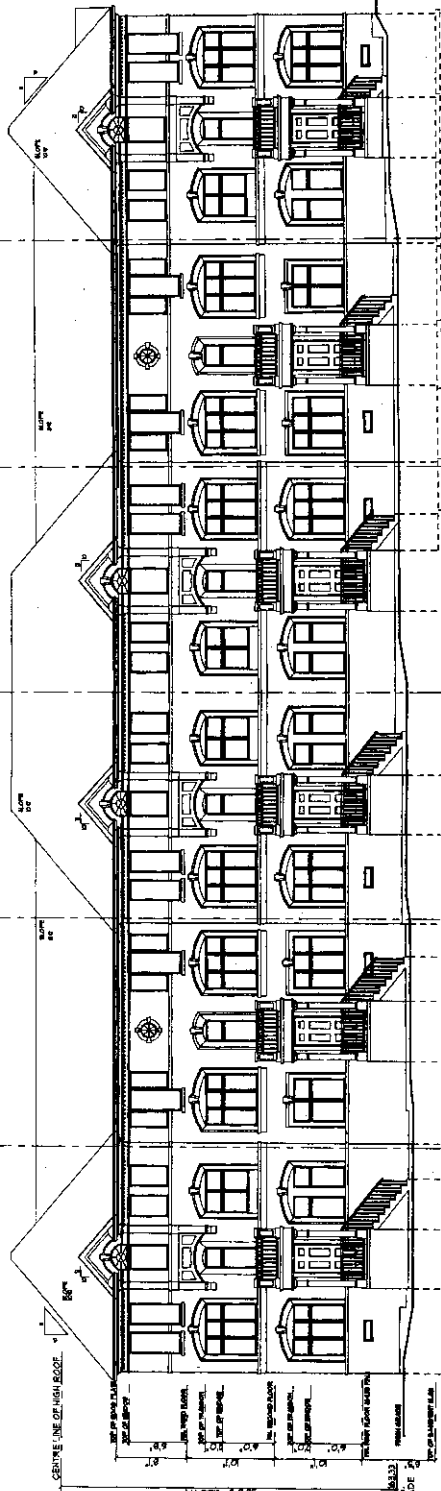
LOT 19
"GENOA" - "D" / REV.
ELEV. "A"

LOT 20
"GENOA" - "D" / STD.
ELEV. "A"

LOT 21
"ANCONA" - "A" / REV.
ELEV. "A"

LOT 22
"GENOA" - "D" / STD.
ELEV. "A"

PRIVATE ROAD ELEVATION BLOCK 5



LOT 21
"ANCONA" - "A" / REV.
ELEV. "A"

LOT 20
"GENOA" - "D" / STD.
ELEV. "A"

LOT 19
"GENOA" - "D" / REV.
ELEV. "A"

LOT 18
"GENOA" - "D" / STD.
ELEV. "A"

LOT 17
"GENOA" - "D" / REV.
ELEV. "A"

LOT 16
"ANCONA" - "A" / STD.
ELEV. "A"

LOT 15
"GENOA" - "D" / REV.
ELEV. "A"

LOT 14
"GENOA" - "D" / STD.
ELEV. "A"

LOT 13
"GENOA" - "D" / REV.
ELEV. "A"

LOT 12
"GENOA" - "D" / STD.
ELEV. "A"

LOT 11
"GENOA" - "D" / REV.
ELEV. "A"

STREET SIDE ELEVATION BLOCK 5 (HELEN STREET)

Elevations - Block 5

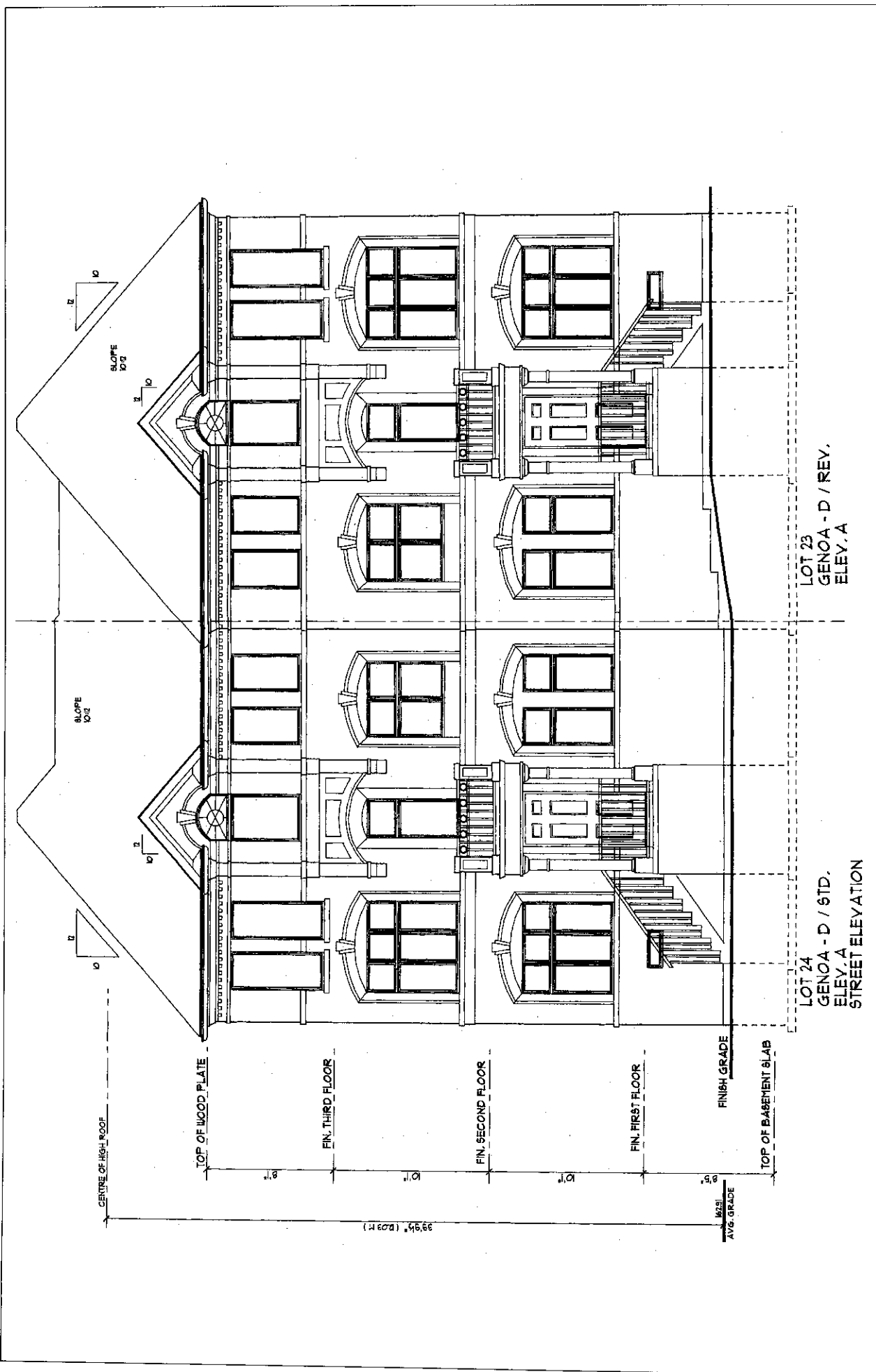
Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENTS

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Development Planning Department



LOT 23
GENOA - D / REV.
ELEV. A

LOT 24
GENOA - D / STD.
ELEV. A
STREET ELEVATION

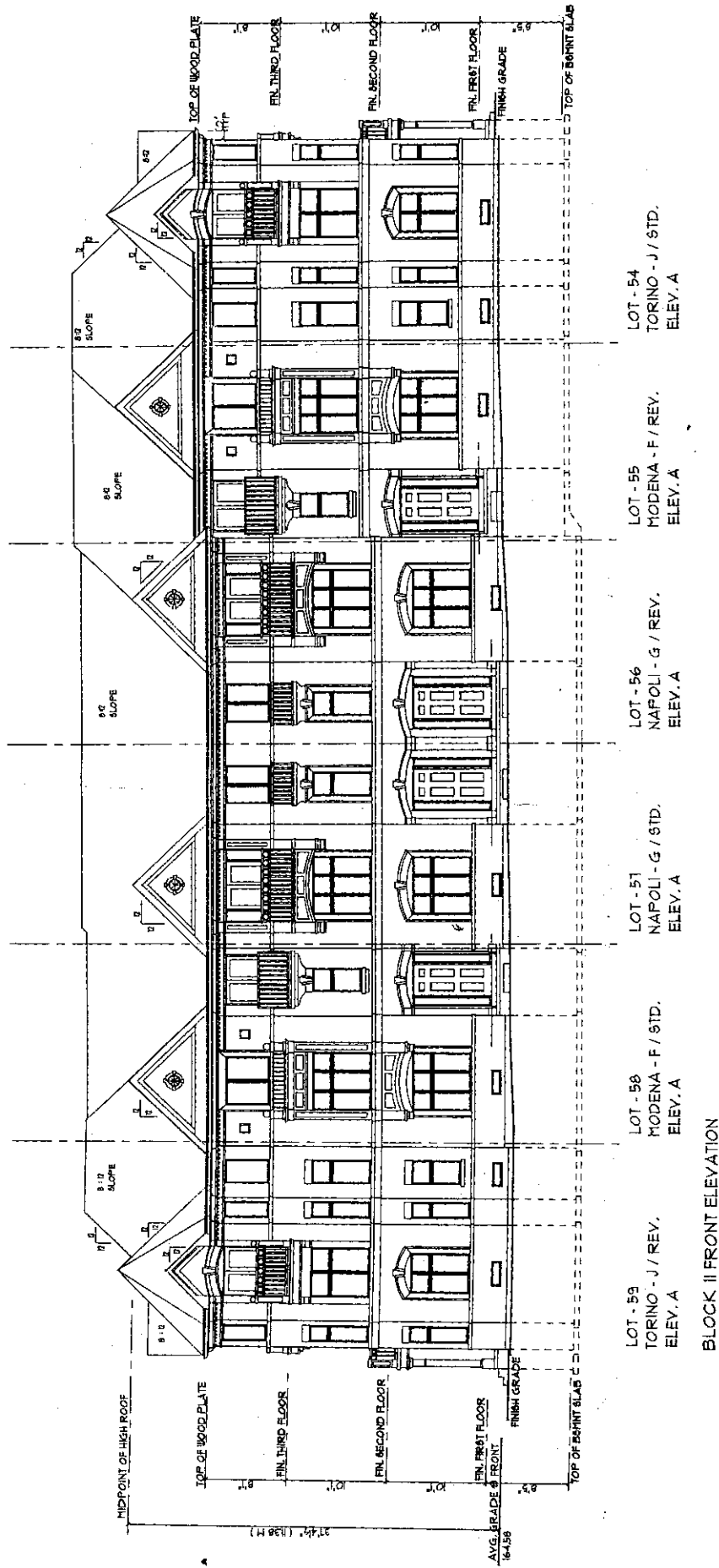
Elevations - Lots 23 & 24

Part Lot 5,
Concession 7
APPLICANT:
STONE MANOR DEVELOPMENTS
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Attachment 8
FILE No.: DA.03.071
RELATED FILE: 19T-04V03
August 25, 2005



- LOT - 59 TORINO - J / REV. ELEV. A
- LOT - 58 MODENA - F / STD. ELEV. A
- LOT - 51 NAPOLI - G / STD. ELEV. A
- LOT - 56 NAPOLI - G / REV. ELEV. A
- LOT - 55 MODENA - F / REV. ELEV. A
- LOT - 54 TORINO - J / STD. ELEV. A

BLOCK 11 FRONT ELEVATION

Typical Elevation - Block 11

Part Lot 5,
Concession 7
APPLICANT:
STONE MANOR DEVELOPMENTS
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