

COMMITTEE OF THE WHOLE JANUARY 13, 2009

SITE DEVELOPMENT FILE DA.08.081 SHELLSIMON CONSTRUCTION LTD.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.081 (Shellsimon Construction Ltd.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site grading, servicing, and storm water management plans shall be approved by the Vaughan Engineering Department.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.08.081) for the development of the subject lands shown on Attachment #1, consisting of 5 - three storey street townhouses with a combined unit area of 830.34 m² on Block 35, and 3 - two storey street townhouses with a combined unit area of 487 m² on Block 36, as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands are located on both Isaac Murray Avenue (Block 35) and D'Amato Crescent (Block 36), being south of Teston Road and west of Keele Street, in Part of Lot 25, Concession 4, City of Vaughan, Ward 1. The subject lands form part of an approved Plan of Subdivision 19T-05V09 (Shellsimon Construction Ltd.) for the development of 76 residential units. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by OPA #350 (Maple Community Plan). The proposed site development for street townhouses conforms to the Official Plan.

The subject lands are zoned RM1 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1193), which permits street townhouse dwelling units. The proposed site development complies with By-law 1-88.

Site History

On January 29, 2007, Council approved Draft Plan of Subdivision File 19T-05V09 (Shellsimon Construction Ltd.), to permit the development of 76 residential units consisting of 68 semi-

detached dwelling units and 8 street townhouse units. The approved Plan of Subdivision is an extension of the existing residential subdivision to the west. The Plan of subdivision must be registered, prior to the execution of the Site Plan Letter of Undertaking.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations as shown on Attachments #2 to #7 inclusive, and will continue to work with the applicant to finalize the details.

Servicing

The applicant has submitted site servicing, grading and stormwater management plans for review and approval by the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

Site Development File DA.08.081 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA #350, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is generally satisfied that the proposed development for 5 - three storey street townhouses and 3 - two storey street townhouses is appropriate and compatible with the existing and permitted uses in the surrounding area, and the lotting in the approved Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Site Plan - Block 35
4. Site Plan - Block 36
5. Landscape Plan
6. Elevations - Block 35
7. Elevations - Block 36

Report prepared by:

Morgan Jones, Planner 1, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407

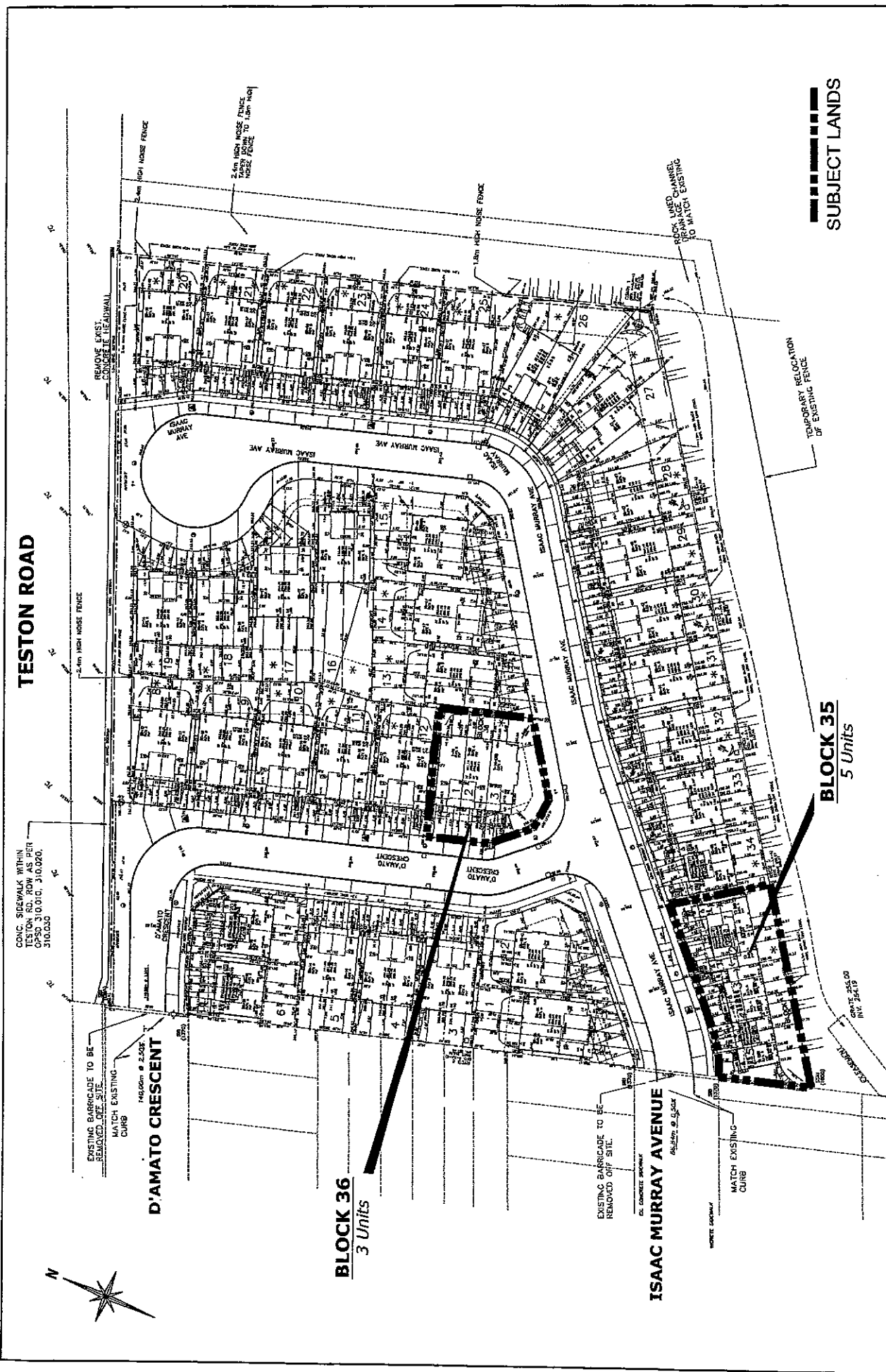
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG





--- SUBJECT LANDS



BLOCK 35
 5 Units

BLOCK 36
 3 Units

TESTON ROAD

D'AMATO CRESCENT

ISAAC MURRAY AVENUE

TEMPORARY RELOCATION OF EXISTING FENCE

ROCK LINED CHANNEL DRAINAGE TO MATCH EXISTING

1.8m HIGH NOISE FENCE MATCH EXISTING TO 1.8m HIGH

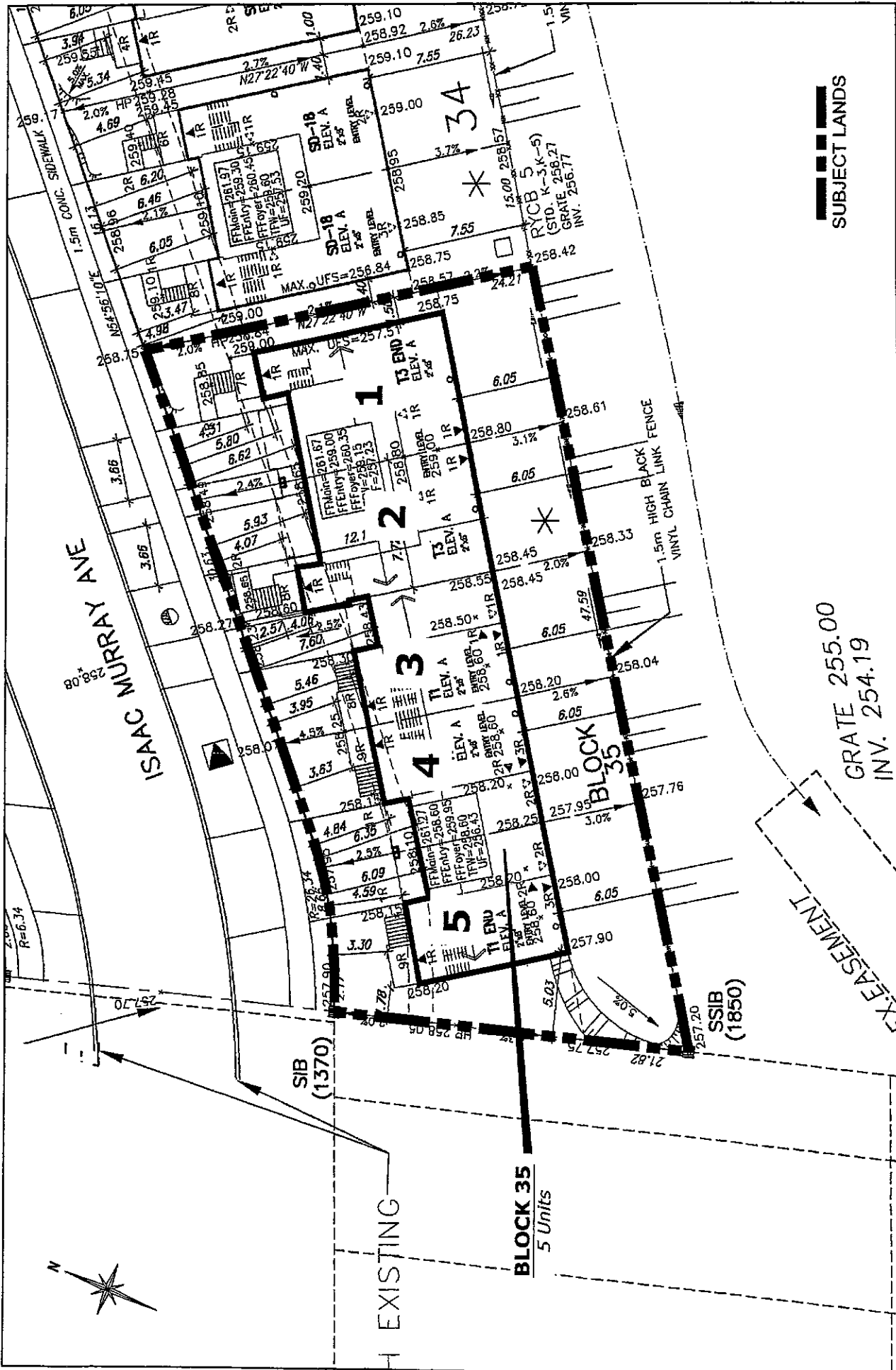
REMOVE EXISTING CONCRETE LEADWALL

1.8m HIGH NOISE FENCE

EXISTING BARRIERS TO BE REMOVED OFF SITE
 MATCH EXISTING CURB

EXISTING BARRIERS TO BE REMOVED OFF SITE
 MATCH EXISTING CURB

CRUST 25430 INV. 26+10



SUBJECT LANDS

Attachment 3

FILE No.: DA.08.081
 Not to Scale
 December 01, 2008

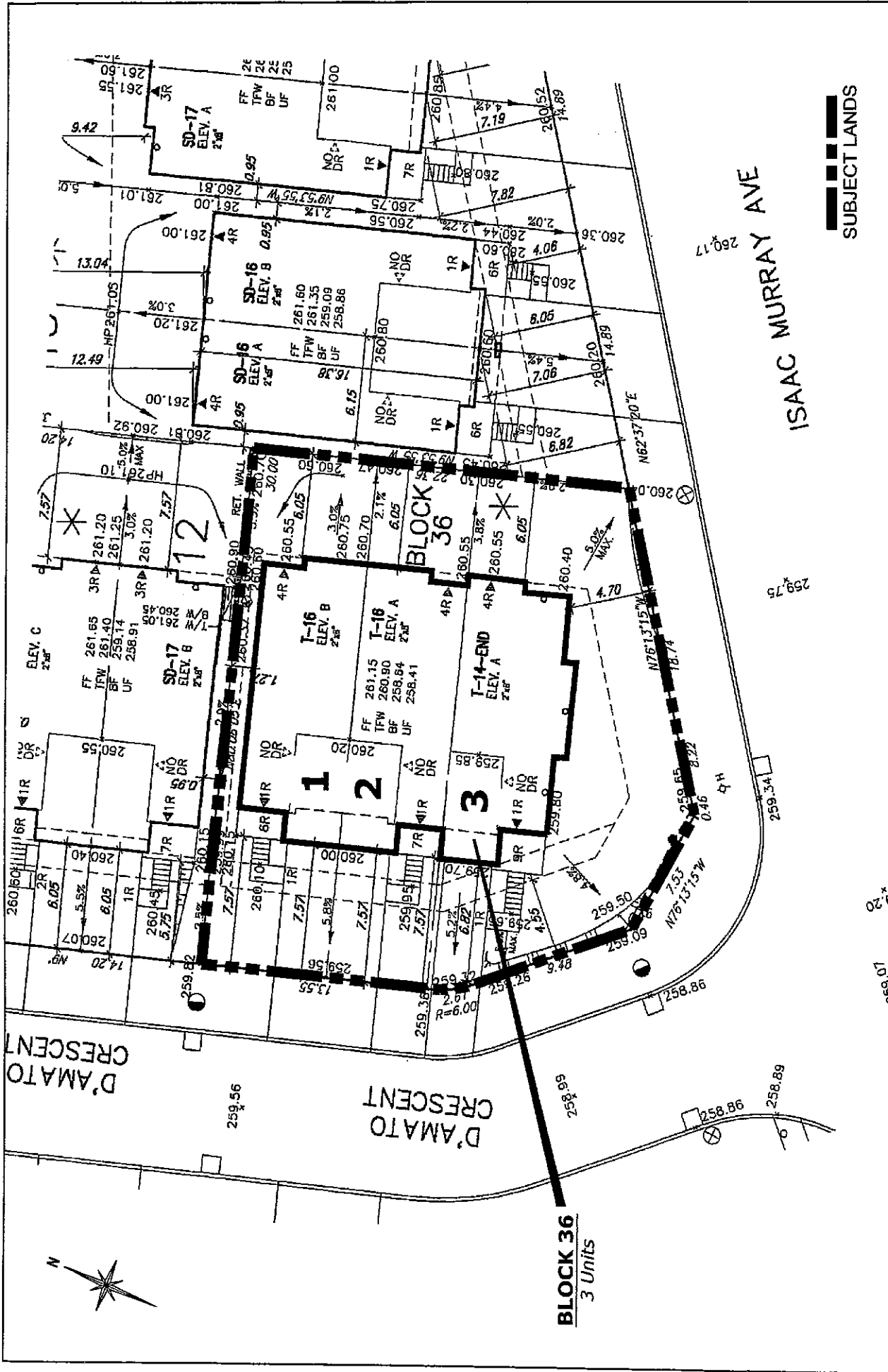


The City Above Toronto

Development Planning Department

Site Plan - Block 35

Part of Lot 25, Concession 4
 APPLICANT: SHELLSIMON CONSTRUCTION LTD.
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■ SUBJECT LANDS

Attachment 4

FILE No.:
DA.08.081
Not to Scale
December 01, 2008



The City Above Toronto

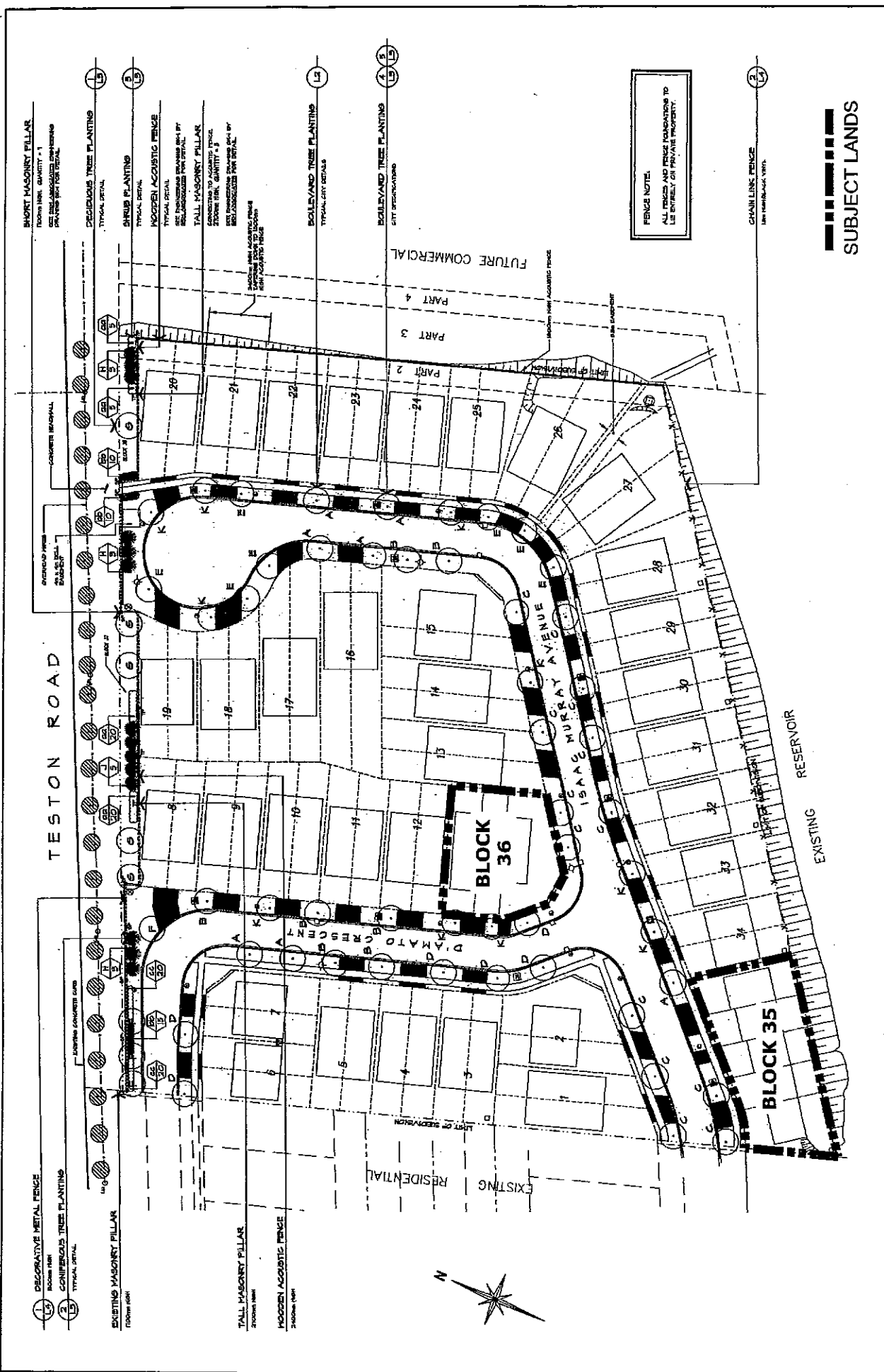
Development Planning Department

Site Plan - Block 36

Part of Lot 25,
Concession 4

APPLICANT:
SHELLSIMON CONSTRUCTION LTD.

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Attachment 5

FILE No.: DA.08.081
 Not to Scale
 December 01, 2008

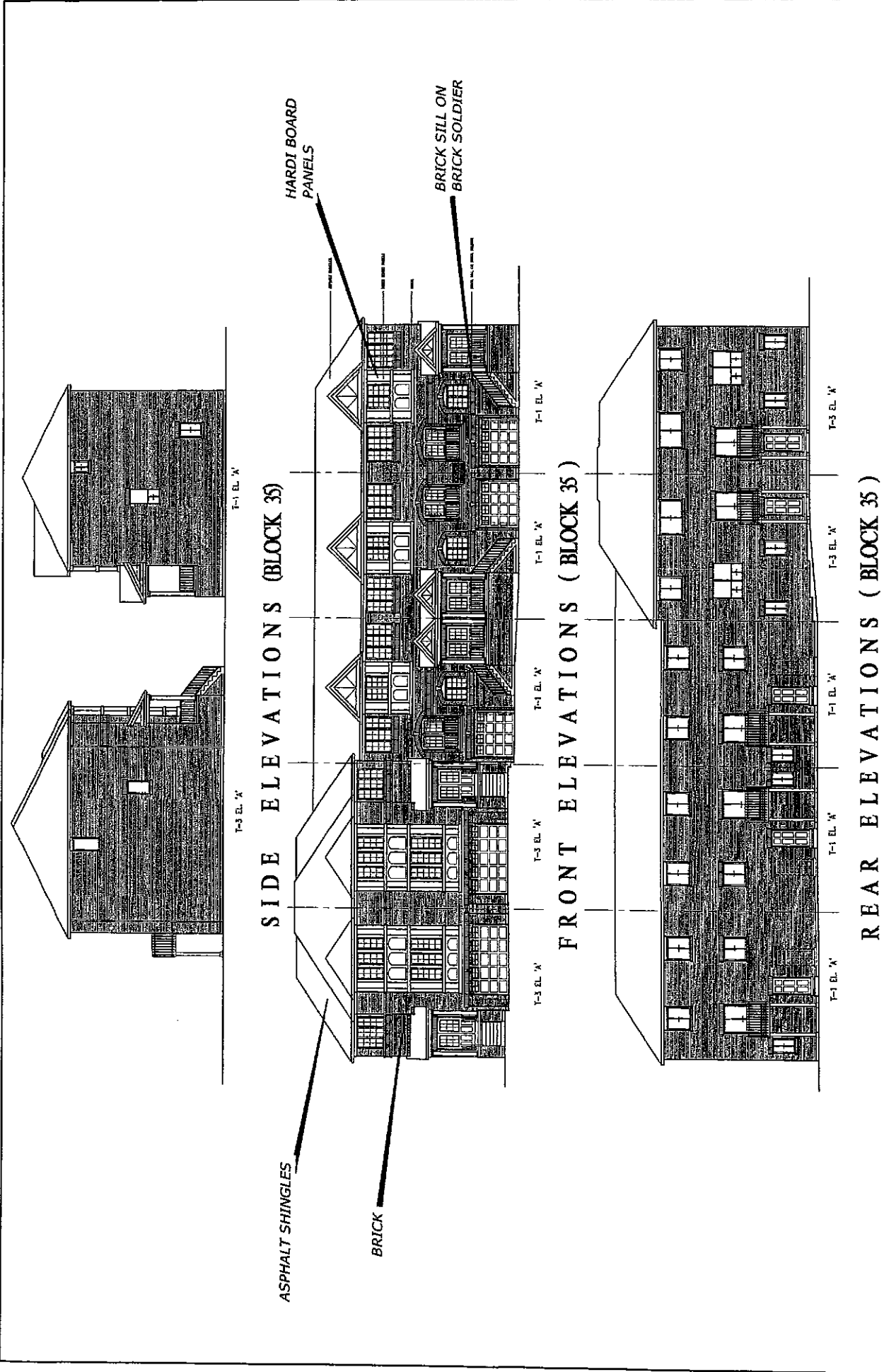


Landscape Plan

Part of Lot 25,
 Concession 4

APPLICANT:
SHELLSIMON CONSTRUCTION LTD.
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Development Planning Department



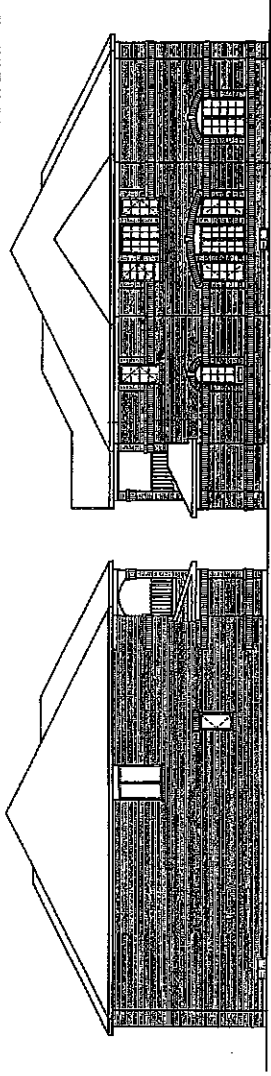
Elevations - Block 35

Part of Lot 25,
Concession 4
APPLICANT:
SHELLSIMON CONSTRUCTION LTD.
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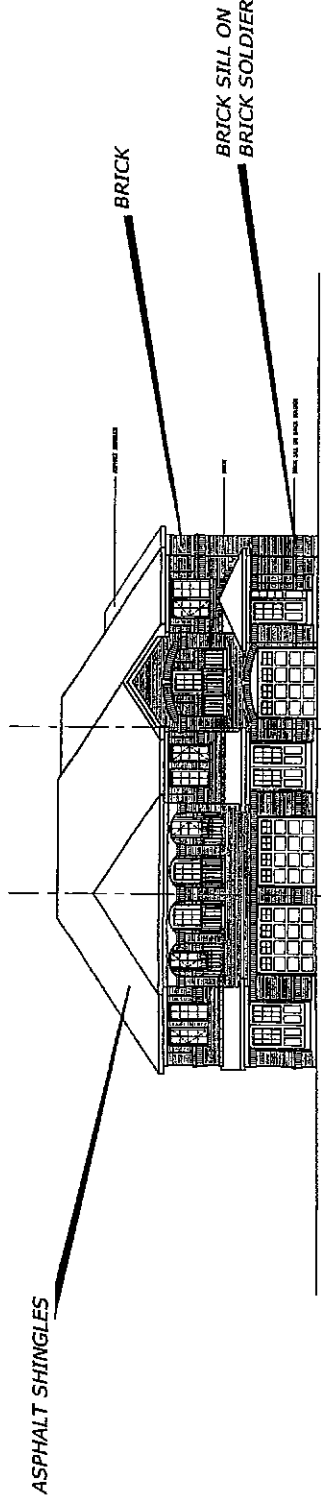


The City Above Toronto

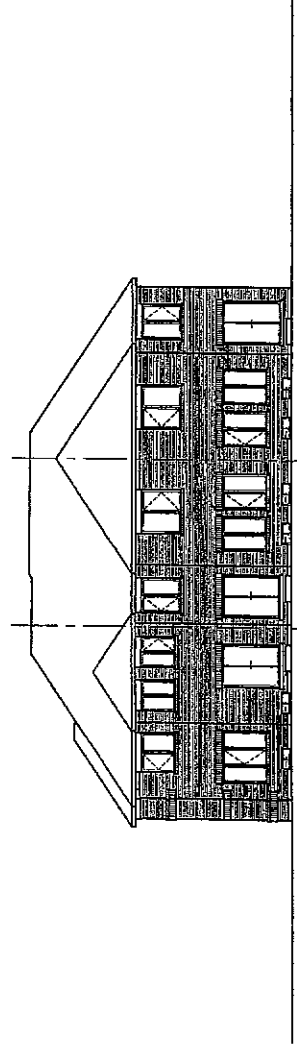
Development Planning Department



T-16 EL. 'X'
SIDE ELEVATIONS (BLOCK 36)
 T-14 EL. 'X'



T-15 EL. 'X'
FRONT ELEVATIONS (BLOCK 36)
 T-14 EL. 'X'



T-14 EL. 'X'
REAR ELEVATIONS (BLOCK 36)
 T-15 EL. 'X'

Elevations - Block 36

Part of Lot 25,
 Concession 4
 APPLICANT:
 SHELLSIMON CONSTRUCTION LTD.
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Development Planning Department