

COMMITTEE OF THE WHOLE SEPTEMBER 8, 2009

**SITE DEVELOPMENT FILE DA.09.044
JRN HOLDINGS INC./EDEN OAK (VELLORE PARK) INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.044 (JRN Holdings Inc./Eden Oak (Vellore Park) Inc.) 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.

Contribution to Sustainability

The applicant has advised the City that the following sustainable features will be provided within the building design:

- i) high efficiency forced air gas furnace;
- ii) ENERGY STAR certified Low E coated argon filled vinyl casement windows;
- iii) ENERGY STAR qualified draft proof sealed electrical outlet and switches;
- iv) fully sodded front and rear yard; and,
- v) aerated low flow faucets in kitchen and bathrooms.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachment #1 with 10, two-storey street townhouse dwelling units within 2 townhouse blocks (Blocks 70 and 71 on Plan 65M-4105), as shown on Attachment #2.

Background - Analysis and Options

Location

The property is located on the north side of Venice Gate Drive, west of Cityview Boulevard, specifically on Summit Drive, in Part of Lot 23 and 24, Concession 5, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600. The proposed residential street townhouse development conforms to the Official Plan.

The property is currently zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1224). The proposed residential street townhouse development complies with By-law 1-88.

Site History

On December 15, 2003 Vaughan Council approved Draft Plan of Subdivision File 19T-00V09 (JRN Holdings Inc.) to permit the development of 221 residential units consisting of 84 single detached dwellings units, 104 semi-detached dwelling units and 33 street townhouse units. The above noted Plan of Subdivision was registered as Plan 65M-4105 (JRN Holdings Inc.) on November 10, 2008.

Site Plan Review

The overall site plan, typical building elevations for Block 70, and overall landscape plan are shown on Attachments #3, #4, and #5 respectively. The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, and will continue to work with the applicant to finalize the details.

Servicing

The applicant has submitted site servicing and grading plans which have been reviewed and approved 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.09.044 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA #600, By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 10 street townhouse dwelling units 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. Context Location Map
2. Location Map
3. Overall Site Plan – Blocks 70 & 71
4. Typical Elevation Plan – Block 70
5. Overall Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lots 23 & 24,
Concession 5

Applicant: JRN Holdings Inc. /
Eder Oak (Vellore Park) Inc.

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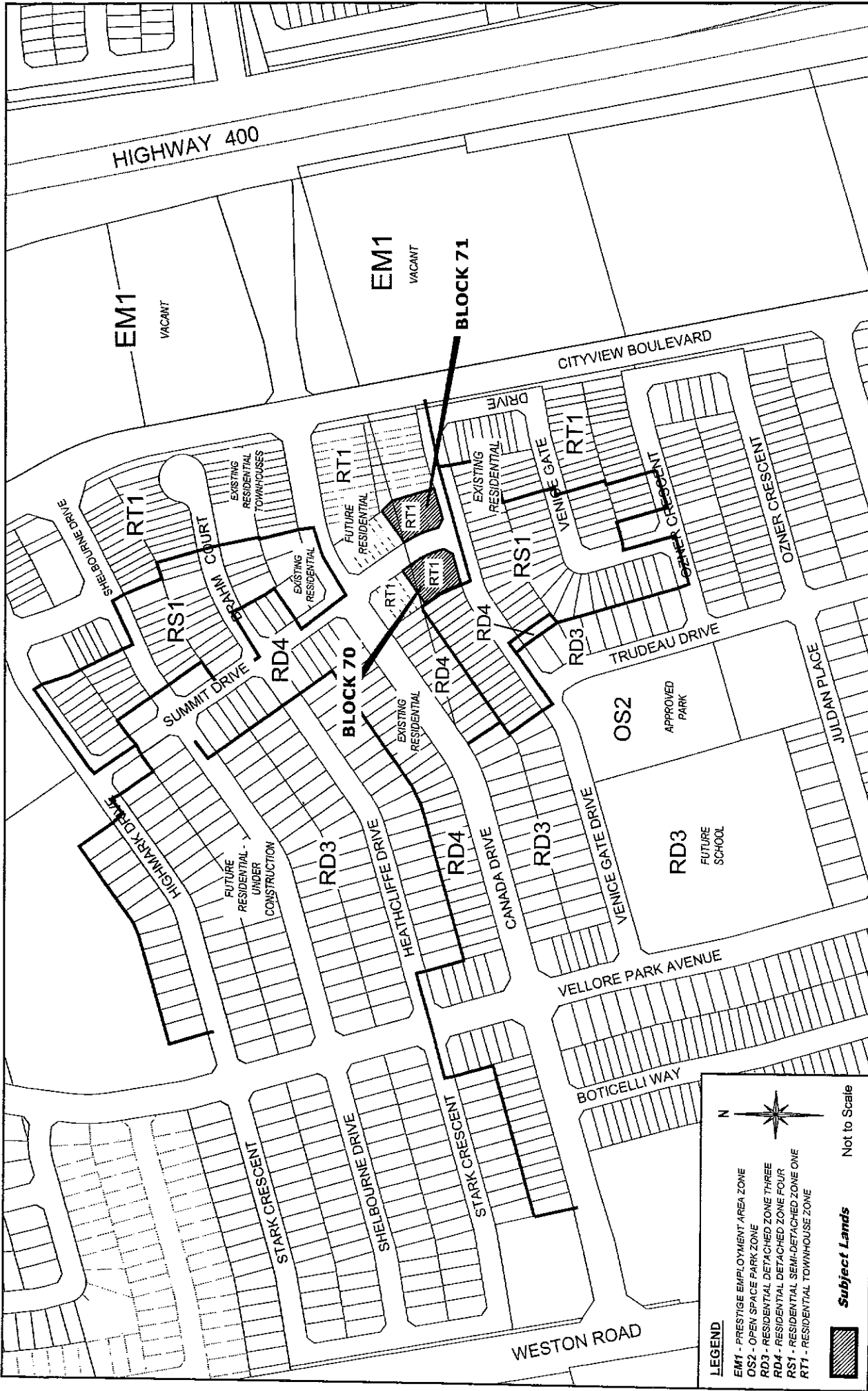


Development Planning Department

Attachment

File: DA.09.044
Related Files:
19T-00V09 & Z.00.043
Date: August 12, 2009

1



Location Map

Location: Part of Lots 23 & 24,
Concession 5

Applicant: JRN Holdings Inc. /
Eden Oak (Vellore Park) Inc.

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The City Above Toronto

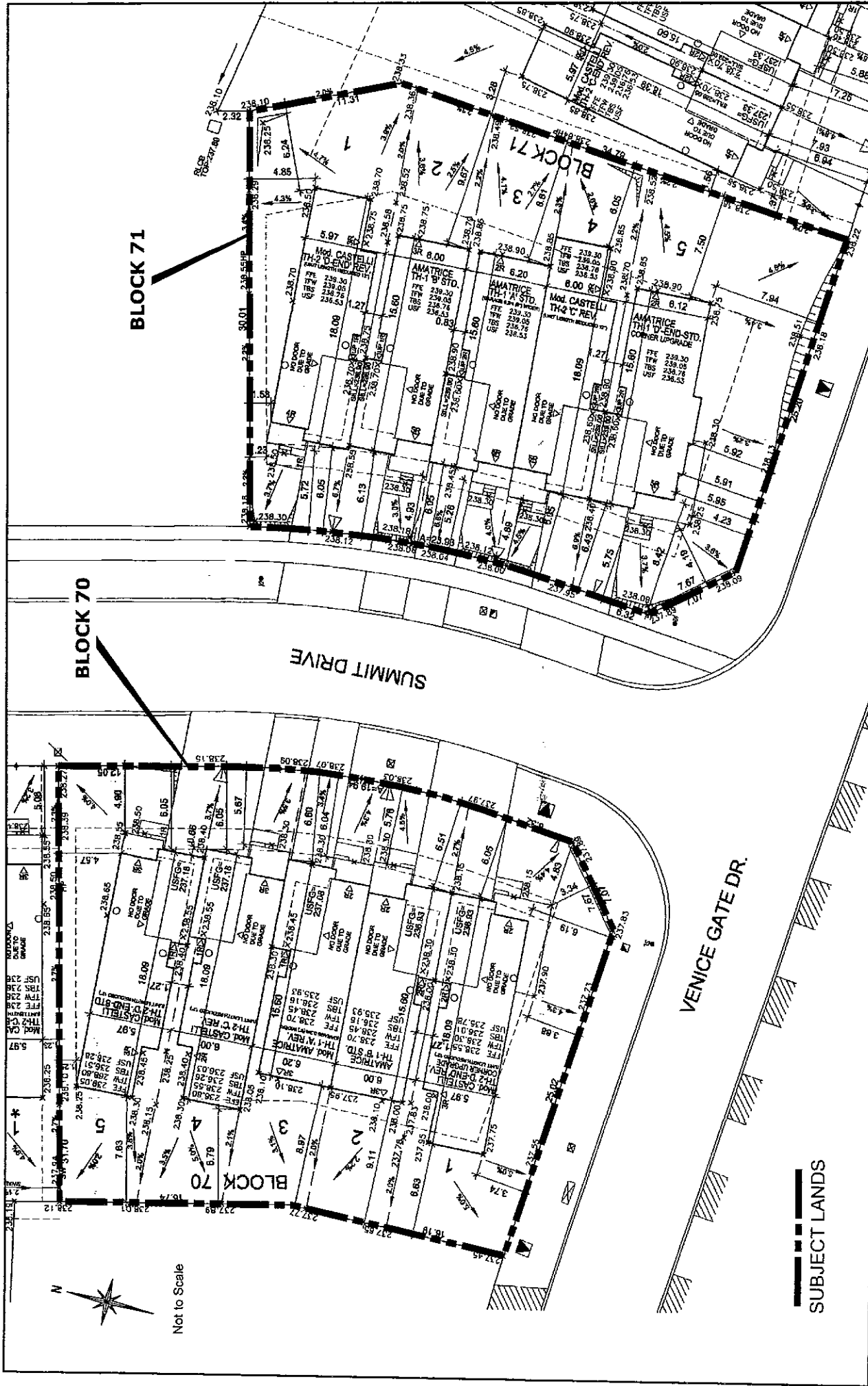
Development Planning Department

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19T-00V09 & Z.00.043

Date: August 12, 2009

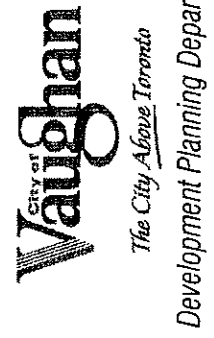
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Attachment

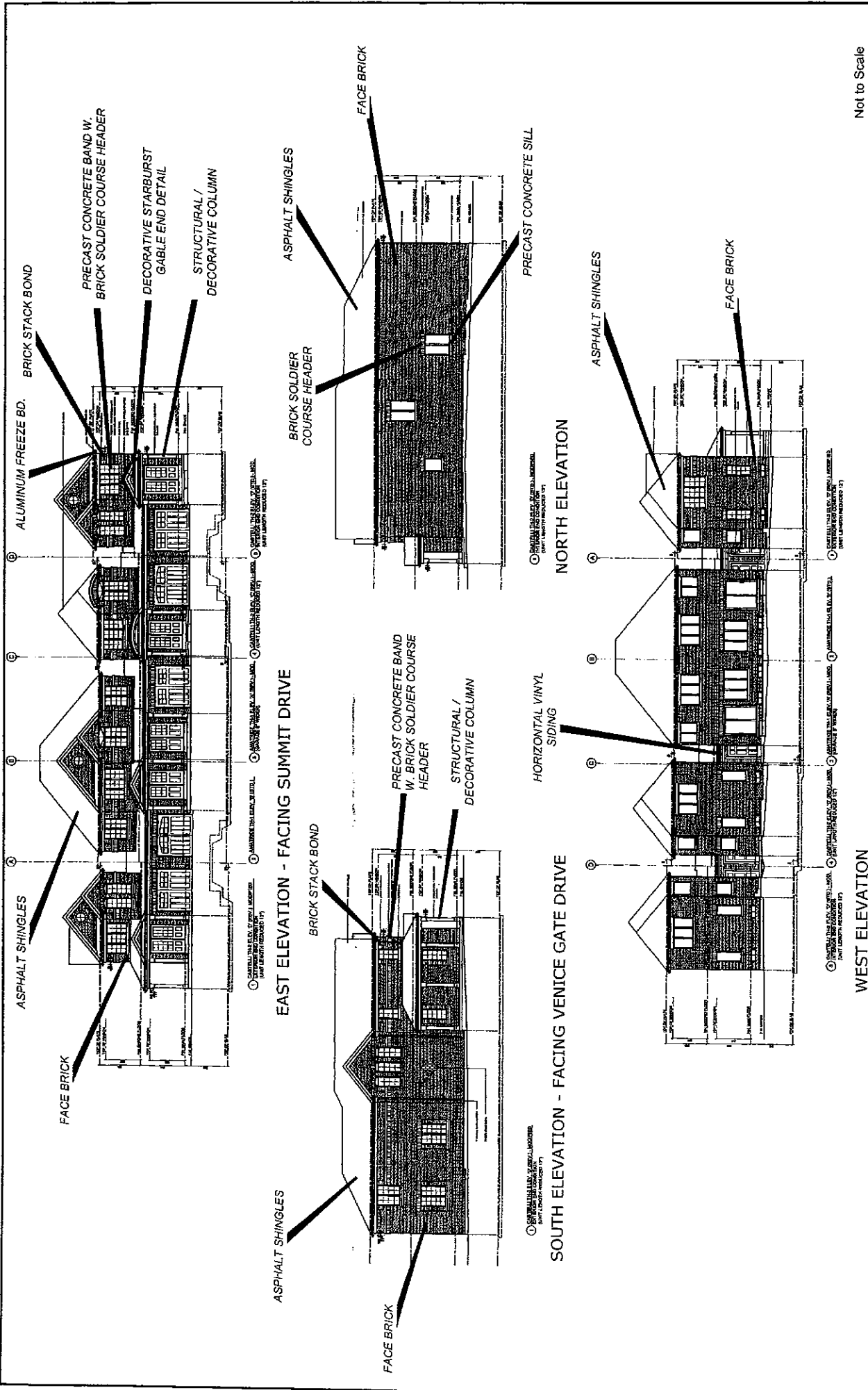
File: DA.09.044
 Related Files:
 19T-00V09 & Z.00.043
 Date: August 12, 2009

3



Overall Site Plan - Blocks 70 & 71

Location: Part of Lots 23 & 24,
 Concession 5
 Applicant: JRN Holdings Inc. /
 Eden Oak (Vellure Park) Inc.
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Not to Scale

Typical Elevation Plan - Block 70

Location: Part of Lots 23 & 24, Concession 5

Applicant: JRW Holdings Inc. / Eden Oak (Vellore Park) Inc.

PROJECT: ATTACHMENTS DA 09.09.044.dwg



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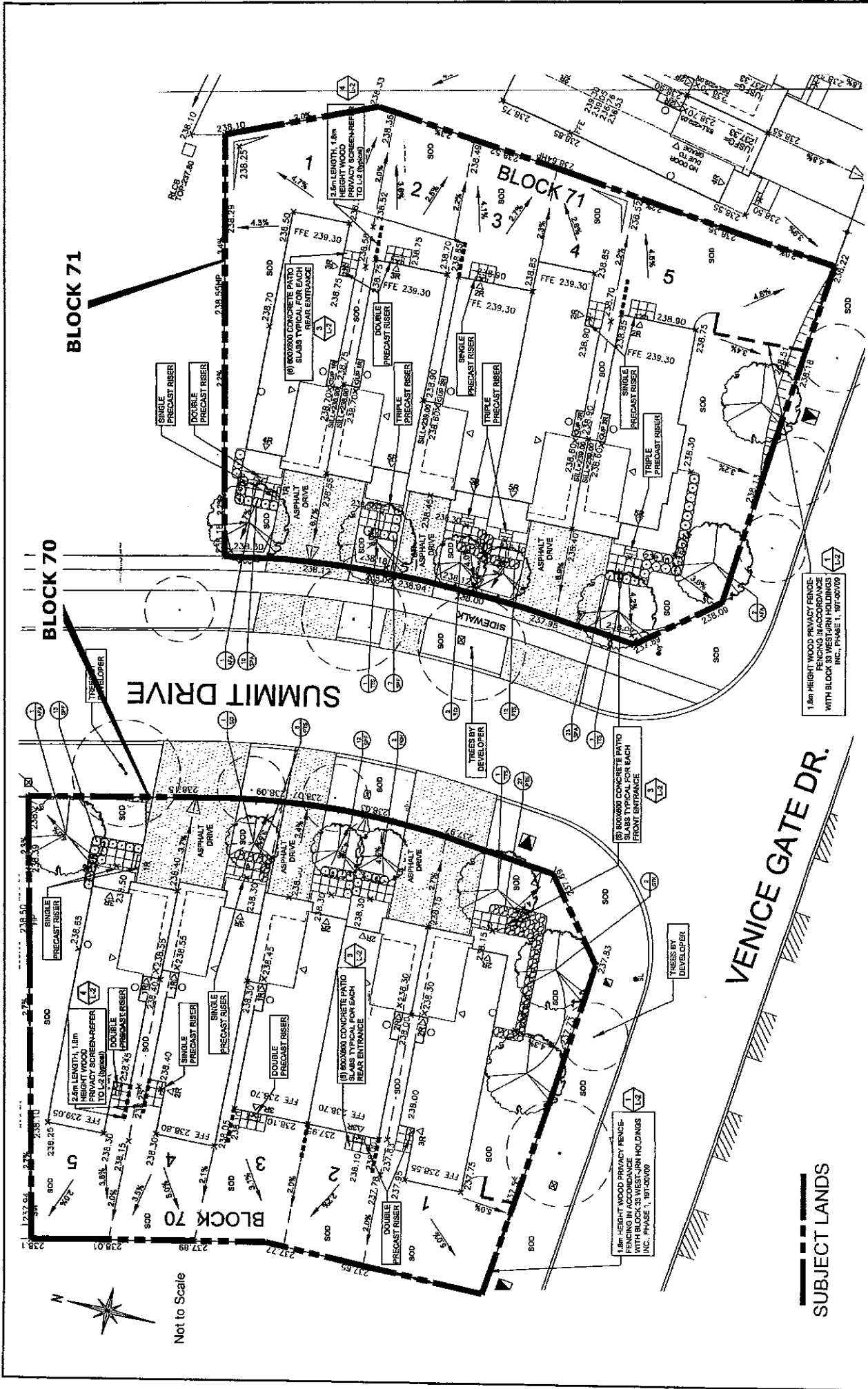
Development Planning Department

Attachment

File: DA 09.044
Related Files:
197-00V09 & Z.00.043

Date: August 14, 2009

4



Overall Landscape Plan

Location: Part of Lots 23 & 24,
 Concession 5
 Applicant: JRN Holdings Inc. /
 Eden Oak (Vellore Park) Inc.
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 Development Planning Department

Attachment

File: DA.09.044
 Related Files:
 197-00/09 & Z.00.043
 Date: August 14, 2009

