

COMMITTEE OF THE WHOLE DECEMBER 1, 2009

**SITE DEVELOPMENT FILE DA.09.062
GARDENIA ORCHARD ESTATES
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.062 (Gardenia Orchard Estates) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department.

Contribution to Sustainability

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

- i) Low-E argon, double-paned windows;
- ii) water conserving low flow/reduced plumbing fixtures;
- iii) Energy Star rated high efficiency gas furnaces; and,
- iv) Energy Star rated appliances.

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 Attachments #1 and #2 with 6, two-storey street townhouse units within one townhouse block (Block 135 on Registered Plan 65M-4107), as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands are located north of Major Mackenzie Drive, west of Highway 400, specifically at the southwest corner of Cityview Boulevard and Canada Drive within Planning Block 33 West, in Part of Lot 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 (Vellore Village 1). The proposed residential street townhouse development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1218). The proposed residential street townhouse development complies with By-law 1-88.

Site History

On June 28, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V10 (Weston-400 Holdings Inc.) to permit the development of 488 residential units consisting of 328 single-detached dwelling units, 52 semi-detached units and 108 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4107 on November 18, 2008, and facilitates the subject block for 6 street townhouse dwelling units. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations as shown on Attachments #3 to #6 inclusive, and will continue working with the Applicant to finalize details of the development proposal.

The subject lands are located within Planning Block 33 West and are subject to Architectural Control. The site plan and elevation plans have been reviewed and approved by the Block 33 West Control Architect, being The Planning Partnership Limited.

The Vaughan Engineering Department has approved the final grading and site servicing plans for the proposed development.

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

The Vaughan Development Planning Department has reviewed Site Development File DA.09.062 (Gardenia Orchard Estates) in accordance with OPA #600, By-law 1-88, the Block 33 West Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 6 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with 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. Site Plan
4. Landscape Plan
5. Elevations
6. Rendered Elevation

Report prepared by:

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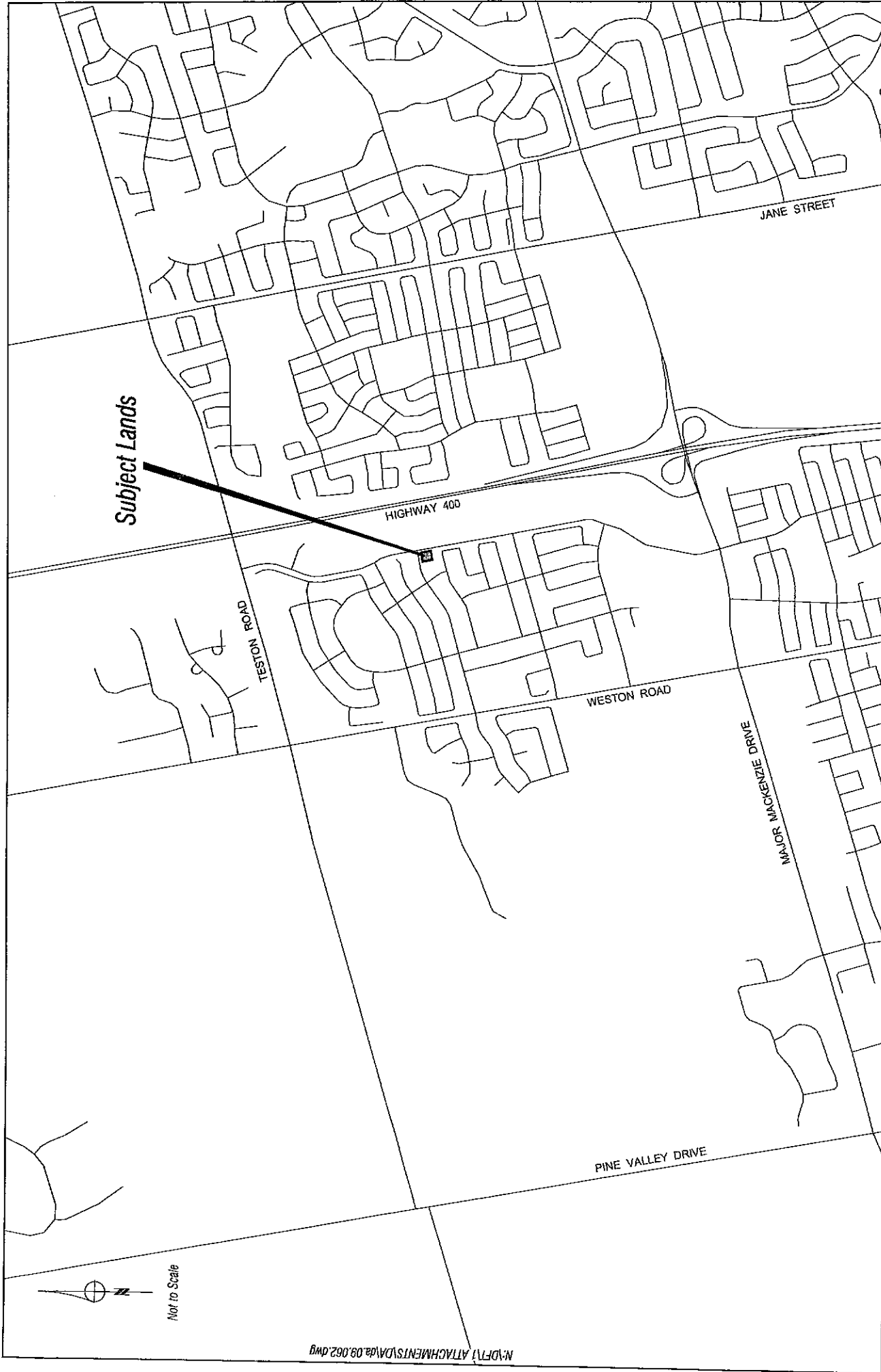
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment 1

FILE: DA 09 062
 DATE: November 2, 2009

Context Location Map



LOCATION:
 Part Lot 24, Concession 5
 APPLICANT:
 Gardinia Orchard Estates

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Not to Scale



Not to Scale

Attachment

FILE: DA 09.062
DATE: November 2, 2009



Development Planning Department

Location Map

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Gardania Orchard Estates

Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE



Subject Lands

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CANADA DRIVE

SAN: 235.40
STN: 235.58

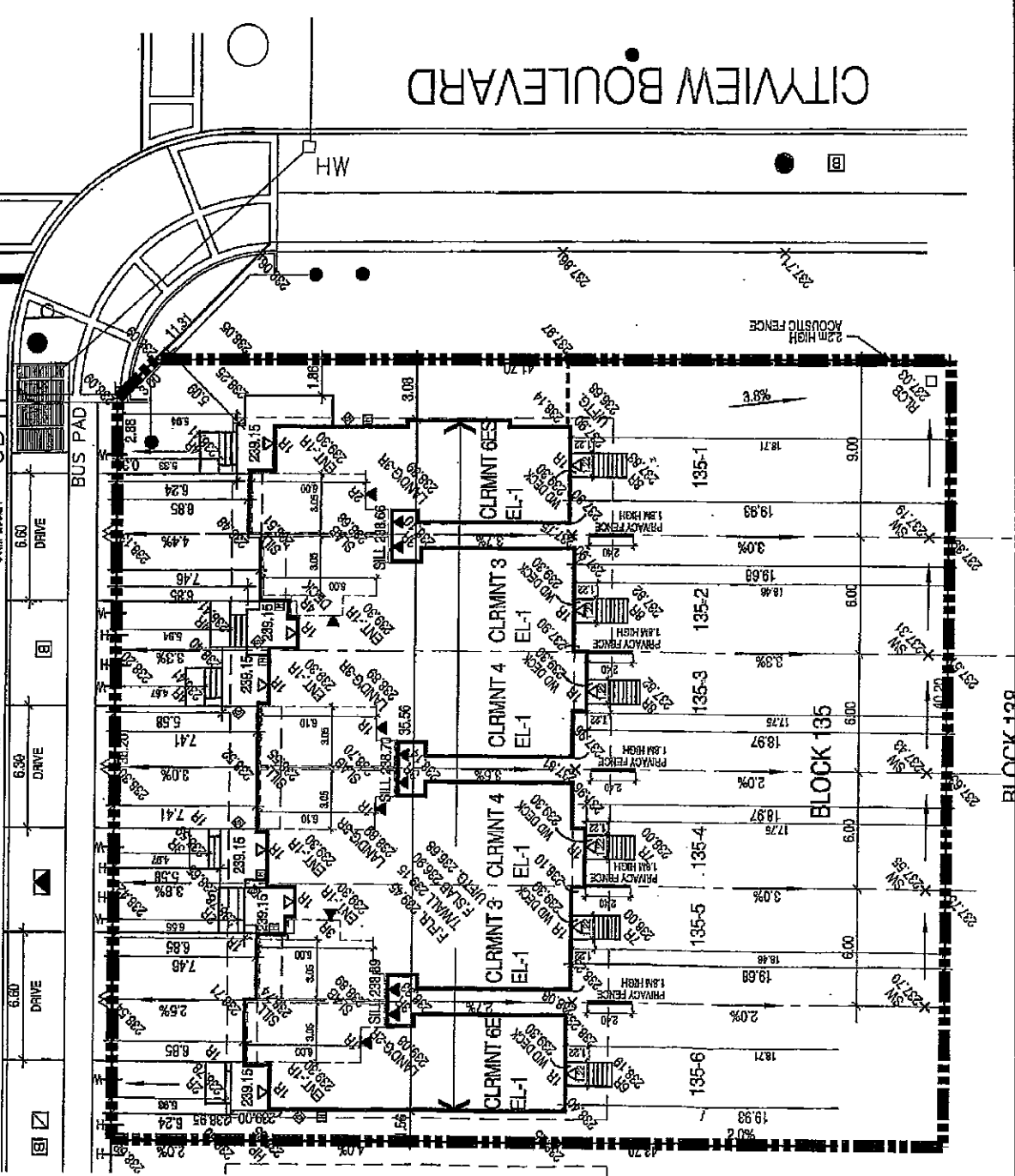
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Subject Lands

Site Plan

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Gardinia Orchard Estates

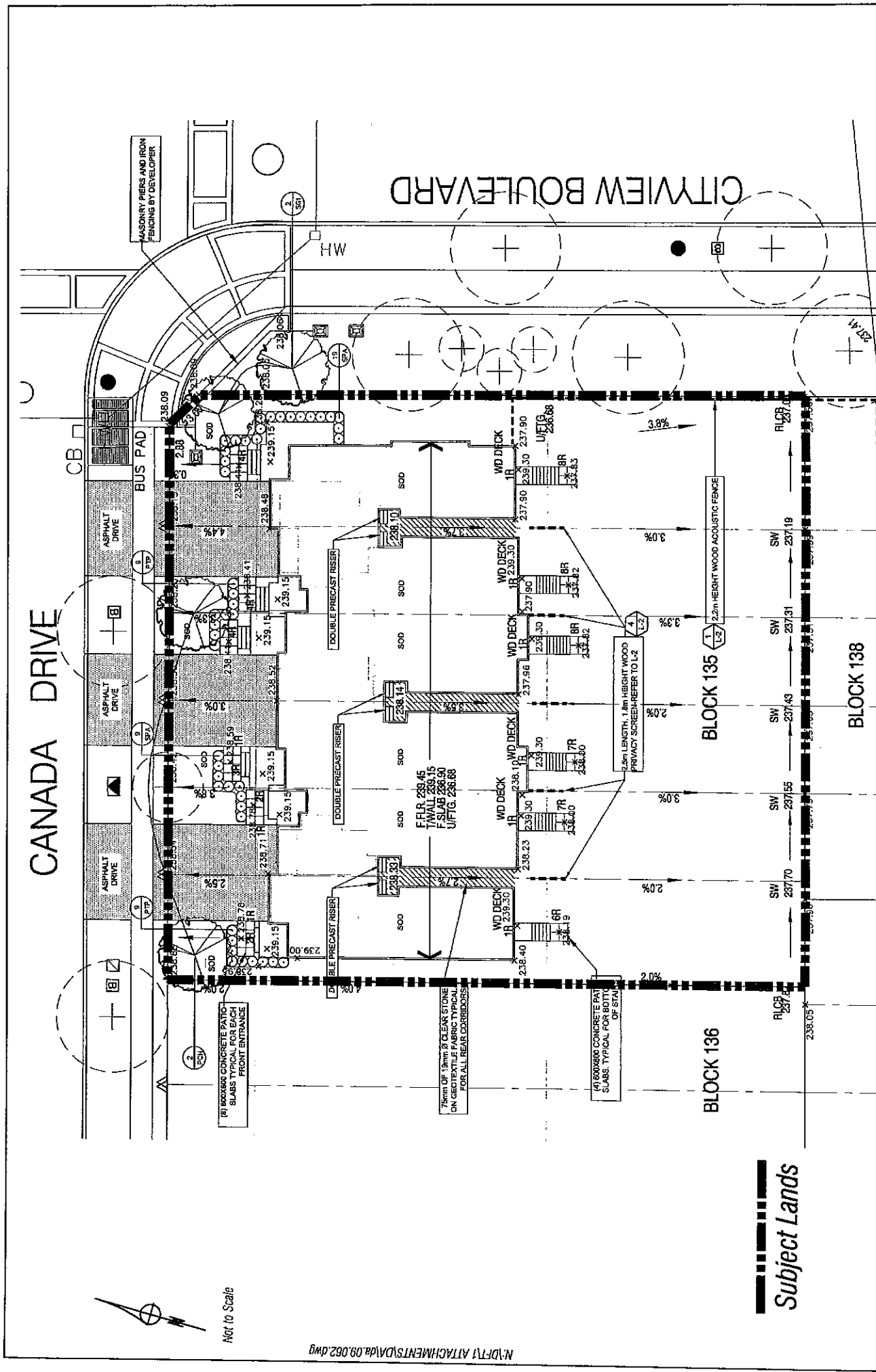


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Attachment

FILE: DA.09.062
DATE: November 2, 2009

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CANADA DRIVE

CITYVIEW BOULEVARD

BLOCK 136

BLOCK 135

BLOCK 138

Subject Lands

Landscape Plan

Attachment

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Gardena Orchard Estates



Development Planning Department

FILE:
DA.09.062

DATE:
November 2, 2009

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Not to Scale

MASONRY PIERS AND IRON
FENCING BY DEVELOPER

(B) BOUGER CONCRETE PATIO
SLABS TYPICAL FOR EACH
FRONT ENTRANCE

75mm OF 15mm Ø CLEAR STONE
ON GEOTEXTILE FABRIC TYPICAL
FOR ALL REAR CORRIDORS

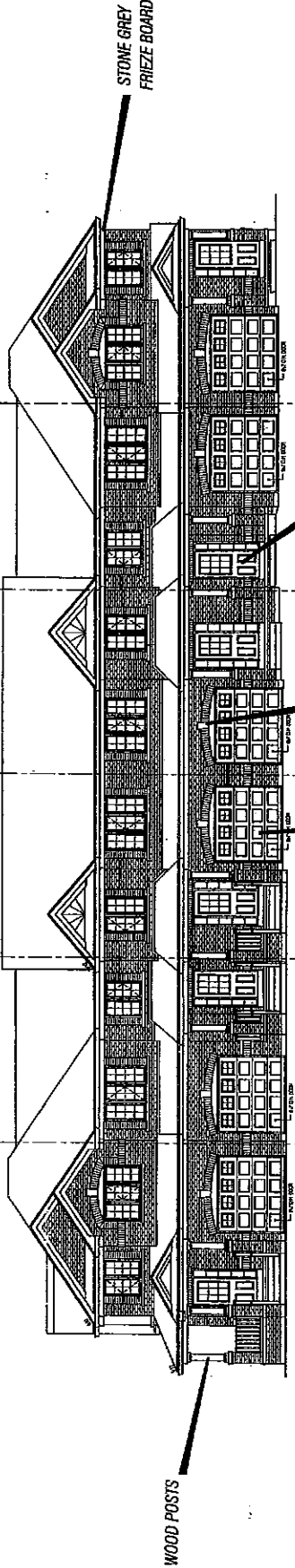
(4) 600X600 CONCRETE PATIO
SLABS TYPICAL FOR BOTTO
M OF STAIRS

F.FLR. 239.45
F.WALL. 239.15
F.SLAB. 236.50
U.F.LG. 236.88

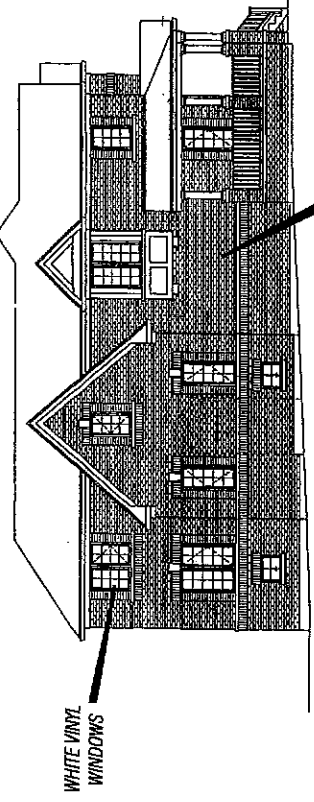
2.5m LENGTH, 1.8m HEIGHT WOOD
PRIVACY SCREEN-REFER TO L2

2.2m HEIGHT WOOD ACOUSTIC FENCE

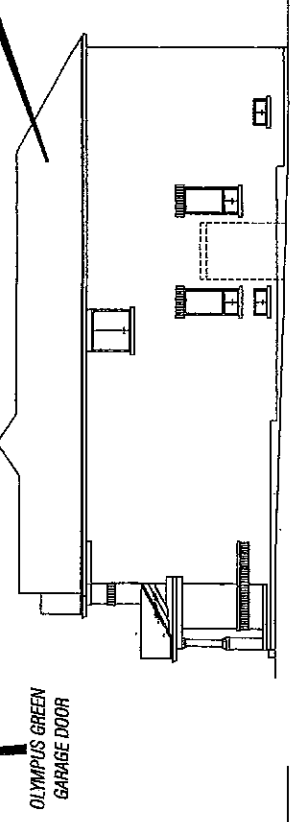
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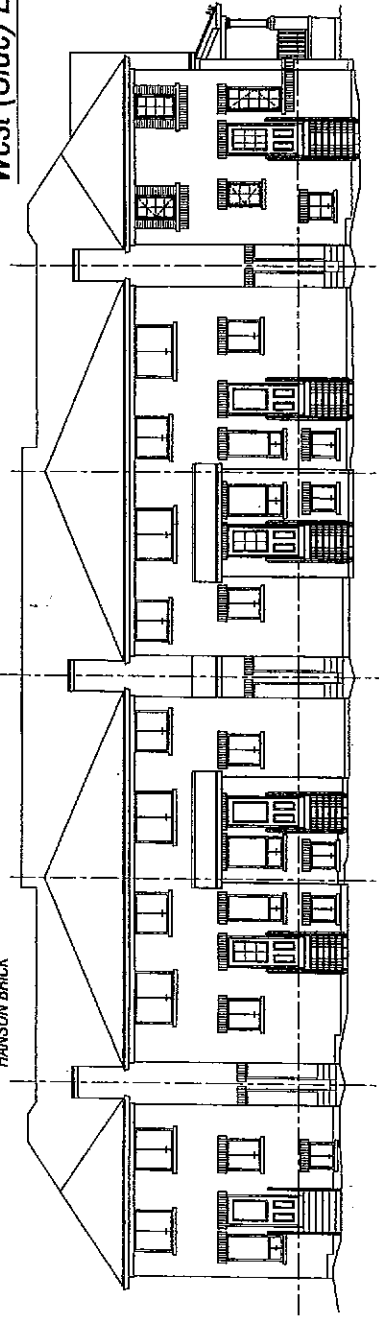
North (Front) Elevation - Canada Drive



East (Side) Elevation - Cityview Boulevard



West (Side) Elevation



South (Rear) Elevation

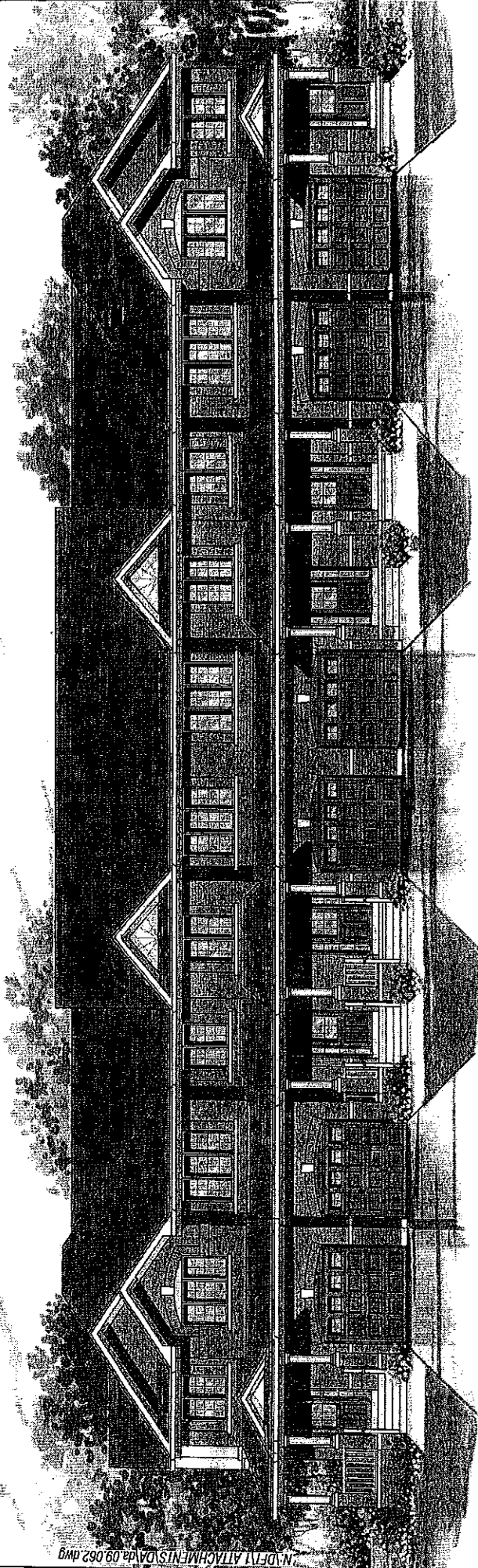
Elevations

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Gardenia Orchard Estates



Development Planning Department



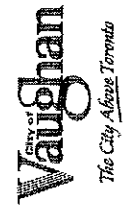
BLOCK 135

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Rendered Elevation

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Gardenia Orchard Estates



Development Planning Department

Attachment

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FILE:
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