

COMMITTEE OF THE WHOLE MAY 11, 2010

**SITE DEVELOPMENT FILE DA.10.009
LINVEST PROPERTIES (BATHURST MACKENZIE) LIMITED
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.009 (Linvest Properties (Bathurst Mackenzie) Limited) BE APPROVED, to permit the construction of 58 street townhouse units, 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;
 - ii) the "(H)" Holding Symbol on the subject lands must be removed by a by-law enacted by Vaughan Council upon allocation of servicing capacity by Vaughan Council;
 - iii) Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes Blocks 29 to 38 inclusive, shall be registered;
 - iv) the 0.3 m reserve (Block 179) abutting the front lot line of Blocks 29 to Block 33 inclusive, shall be lifted; and
 - v) the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall also provide a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.
2. That the Owner shall pay cash-in-lieu of parkland dedication in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy."

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, vinyl casement windows;
- ii) metal insulated entry doors;
- iii) Energy Star rated high efficiency forced air gas furnace;
- iv) programmable setback thermostat;
- v) 6-Litre low flush toilets; and,
- vi) temperature and pressure control shower faucets.

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 58 two-storey street-townhouse units within eight townhouse blocks. Blocks 29 and 38 each contain 5 townhouse units and Blocks 30-37 inclusive, each contain 6 townhouse units, as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the south side of Major Mackenzie Drive and west of Bathurst Street, specifically on Lindvest Crescent (Blocks 29-33 inclusive) and Southdown Avenue (Blocks 34-38 inclusive) within Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The northern portion of the subject lands is designated "Medium Density Residential/Commercial" and the southern portion is designated "Low Density Residential" by OPA #600 (Carrville - Urban Village 2). The proposed residential street townhouse development conforms to the policies of the Official Plan.

The subject lands are zoned RT1(H) Residential Townhouse Zone with an "(H)" Holding Symbol by By-law 1-88, subject to Exception 9(1231). The proposed residential street townhouse development generally complies with By-law 1-88, as amended.

The Building Standards Department - Zoning Section and the Development Planning Department have identified the following issues that must be resolved, prior to the execution of the Site Plan Letter of Undertaking and issuance of a building permit:

- i. the 0.3 m reserve (Block 179) abutting the front lot line of Blocks 29 to Block 33 inclusive must be lifted to prevent land-locked parcels that do not front onto a public street. Driveways are not permitted to cross through a reserve;
- ii. as noted in By-law Exception 9(1231), "lands zoned with the "(H)" Holding Symbol shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 178-2005. The removal of the "(H)" Holding Symbol shall be contingent upon confirmation that water and sanitary servicing capacity is available to service lots or part thereof, in accordance with the Bathurst Development Charge Agreement". Prior to the execution of the Site Plan Letter of Undertaking and upon allocation of sewage capacity by Vaughan Council, the "(H)" Holding Symbol must be removed by a by-law enacted by Vaughan Council;
- iii. Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes Blocks 29 to 38 inclusive, shall be registered;
- iv. the Owner shall enter into the Block 11 Developers Group Agreement;
- v. the Owner shall have paid to the City, cash-in-lieu of parkland dedication; and,

- vi. prior to the issuance of a Building Permit, maintenance easements will be required to be obtained by the Owner where an exposed building face abuts neighbouring properties.

Site History

On December 6, 2004, Vaughan Council draft approved Plan of Subdivision 19T-04V05 (Lindvest Properties (Bathurst Mackenzie) Limited) to permit the development of 666 residential units, consisting of 370 single detached dwelling units and 296 street townhouse units. Phase 2 of the Draft Approved Plan of Subdivision was registered as Plan 65M-4110 on December 19, 2008. Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes the subject Blocks 29 to 38 inclusive, has not yet been registered and servicing capacity has not yet been allocated by Vaughan Council.

Site Plan Review

The Applicant has upgraded the rear elevations of Blocks 29-38 inclusive, to include a double precast band and stone veneer below the main floor windows. The upgraded rear elevations also include double precast bands and detailing around all of the windows as well as additional windows and detailing on the second floor. The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations as shown on Attachments #3 to #8 inclusive, and will continue working with the Applicant to finalize the details of the development proposal.

The subject lands are located within Planning Block 11 and subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 11 Control Architect, being John G. Williams Limited.

The Vaughan Engineering Department has approved the final grading and site-servicing plans for the proposed development, with the condition that Phase 2A of Draft Plan of Subdivision 19T-04V05 be registered by the City, prior to the execution of the Site Plan Letter of Undertaking.

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.10.009 (Lindvest Properties (Bathurst Mackenzie) Limited) in accordance with OPA #600, By-law 1-88, Draft Approved Plan of Subdivision 19T-04V05, the Block 11 Community Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 58 street townhouse units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the Draft Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report, which must be satisfied, prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Elevations – Block 33
6. Block 33 – Front Elevation
7. Typical Elevations – Block 35
8. Block 35 – Front Elevation

Report prepared by:

Erika Ivanic, Planner 1, ext. 8485

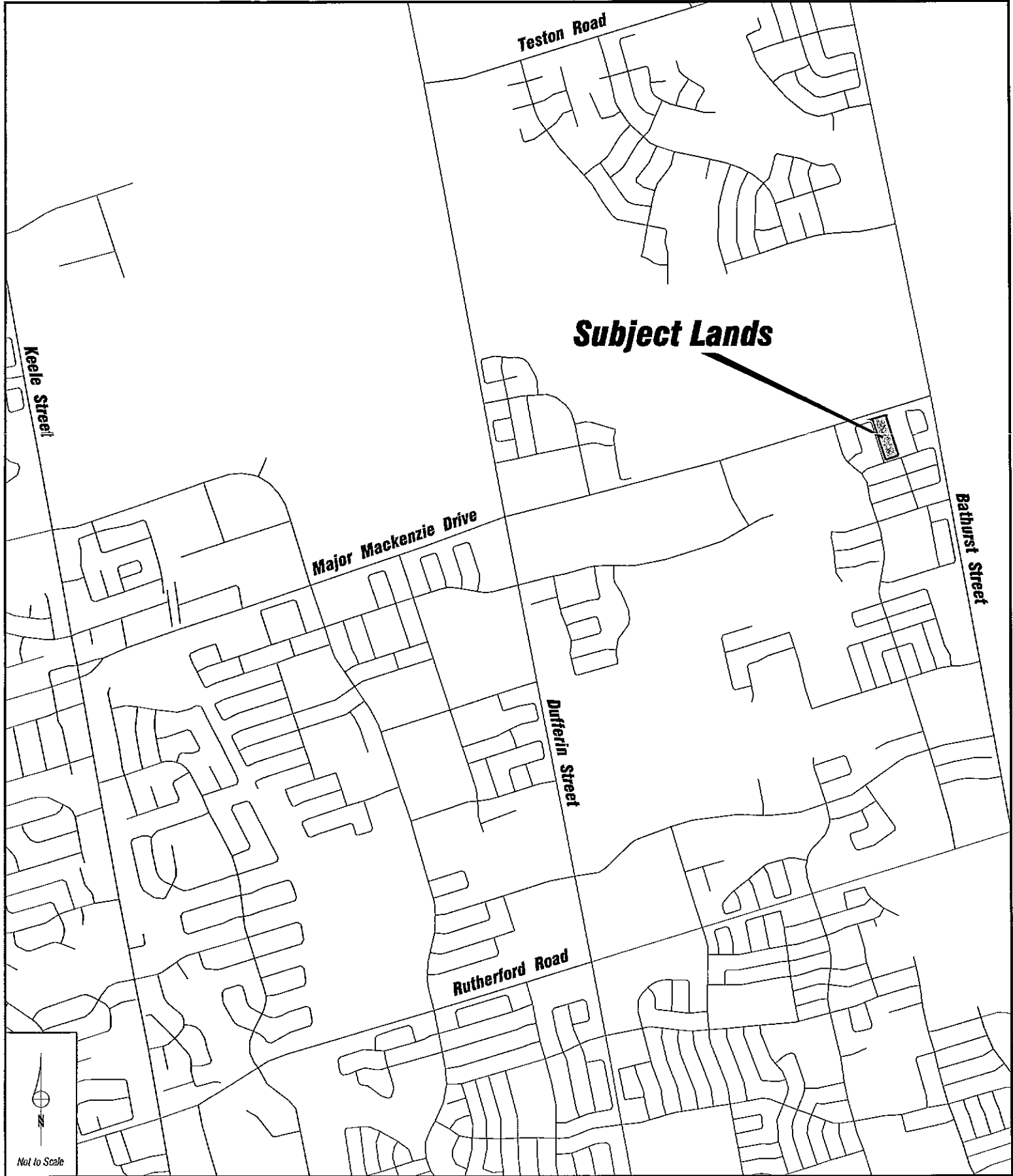
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Lindvest Properties (Bathurst MacKenzie) Limited

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The City Above Toronto

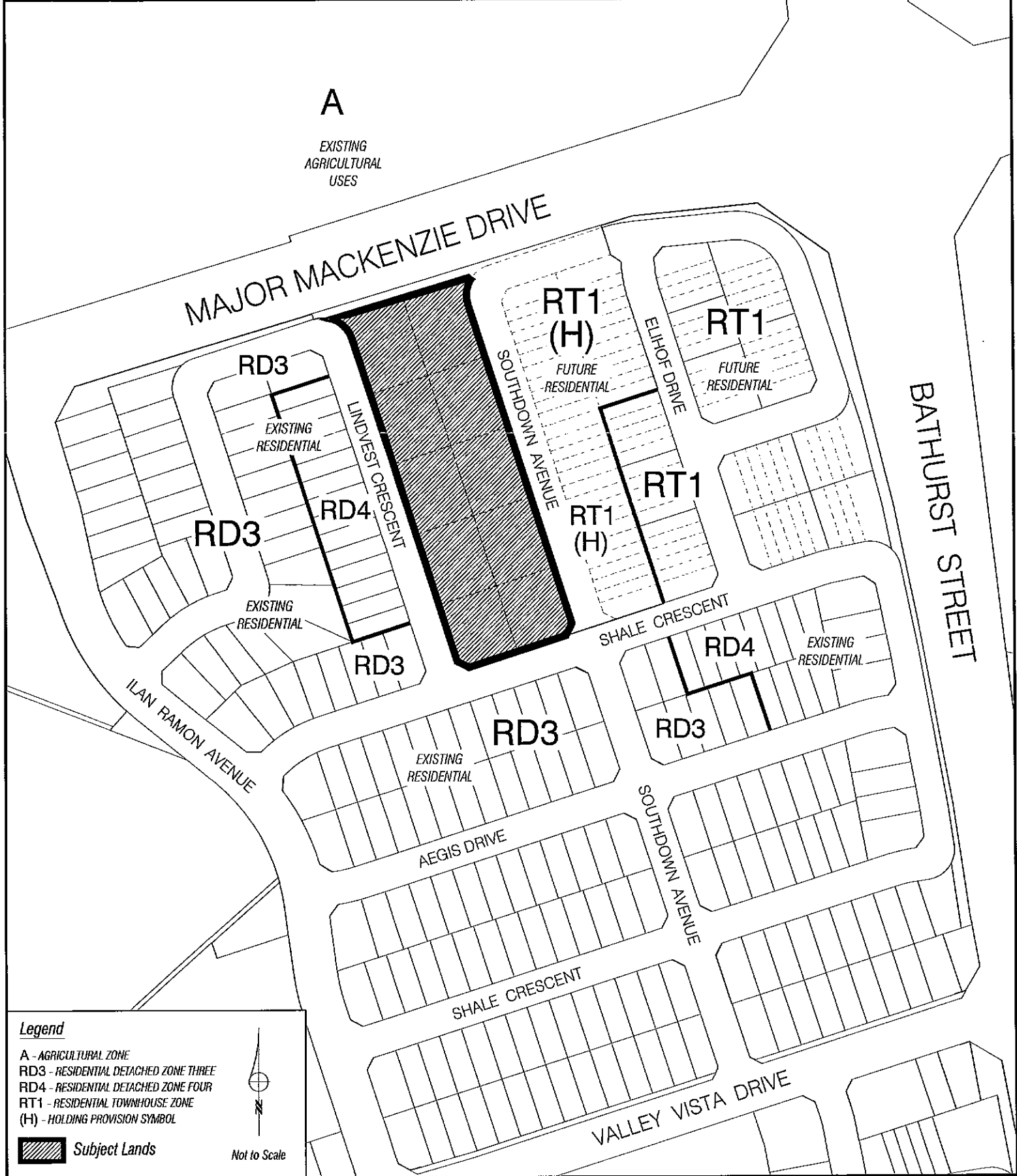
Development Planning Department

Attachment

FILE:
DA.10.009

DATE:
April 01, 2010

1



Location Map

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Linvest Properties (Bathurst MacKenzie) Limited

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MAJOR MACKENZIE DRIVE

EXISTING RESIDENTIAL

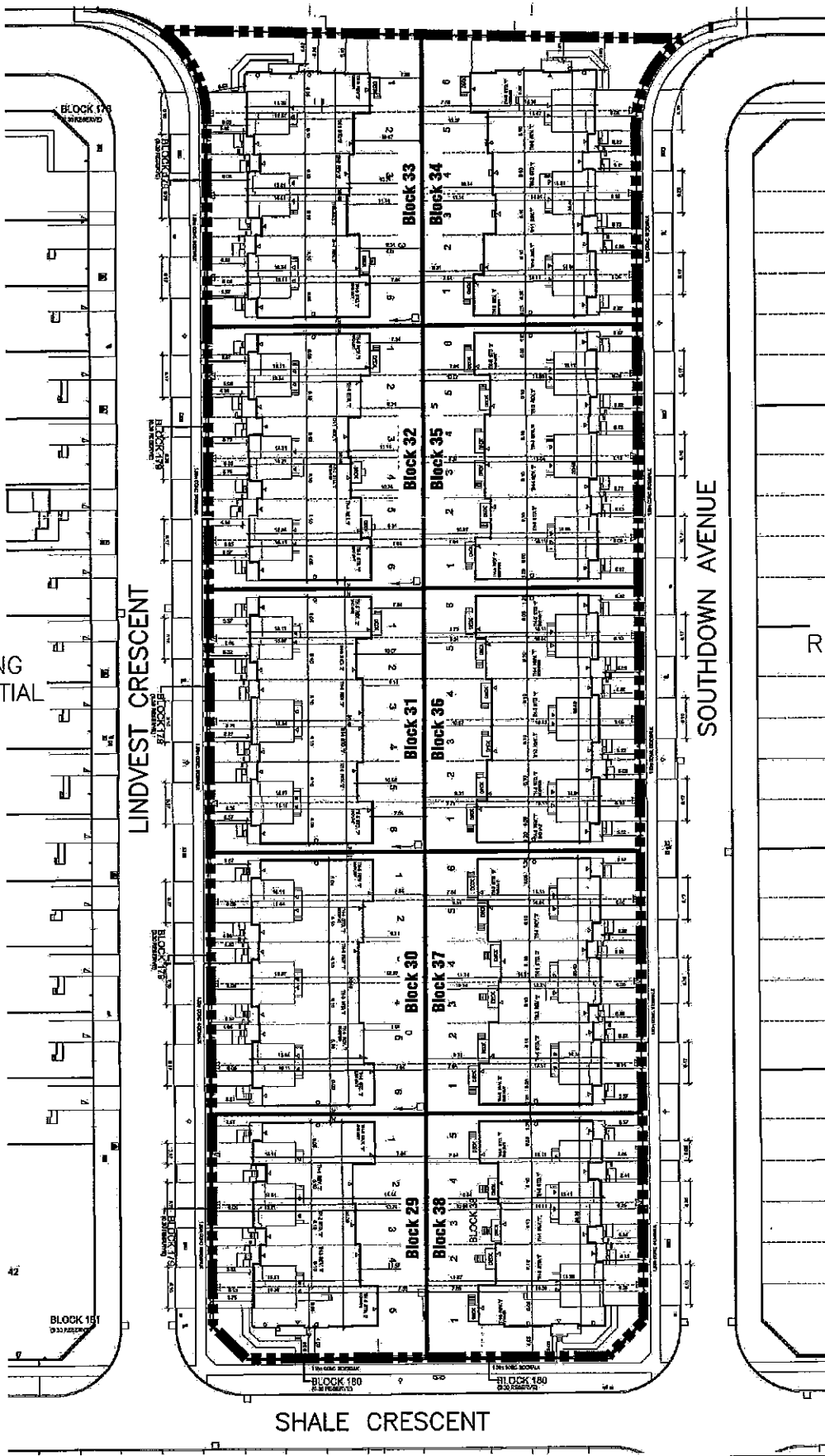
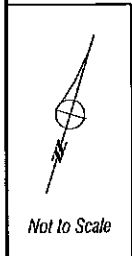
LINVEST CRESCENT

SOUTHDOWN AVENUE

FUTURE RESIDENTIAL

SHALE CRESCENT

Subject Lands



Site Plan

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Linvest Properties (Bathurst MacKenzie) Limited

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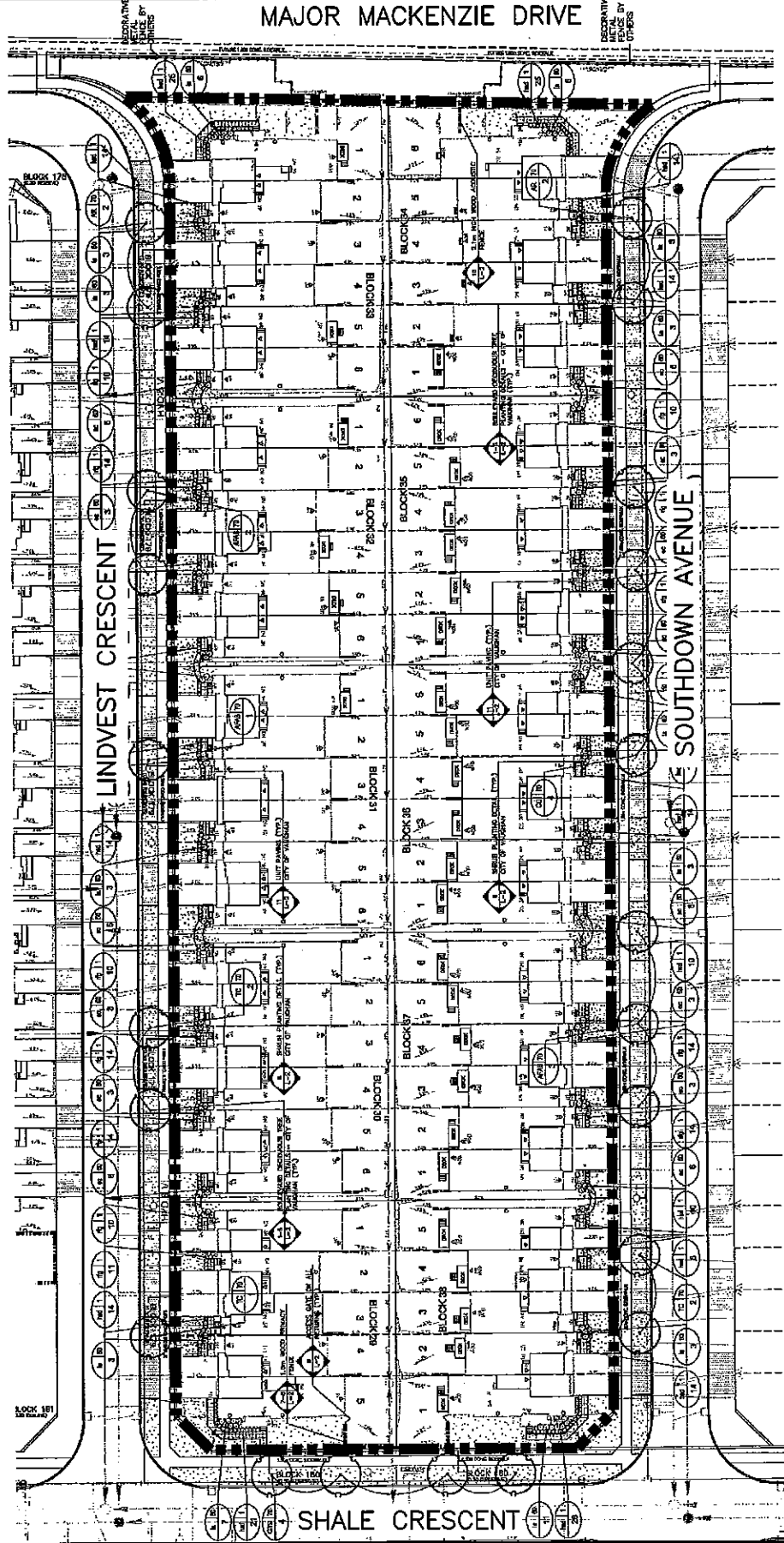
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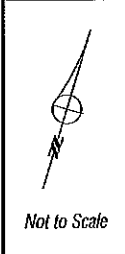
MAJOR MACKENZIE DRIVE

LINVEST CRESCENT

SOUTHDOWN AVENUE

SHALE CRESCENT

Subject Lands



Landscape Plan

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Linvest Properties (Bathurst MacKenzie) Limited

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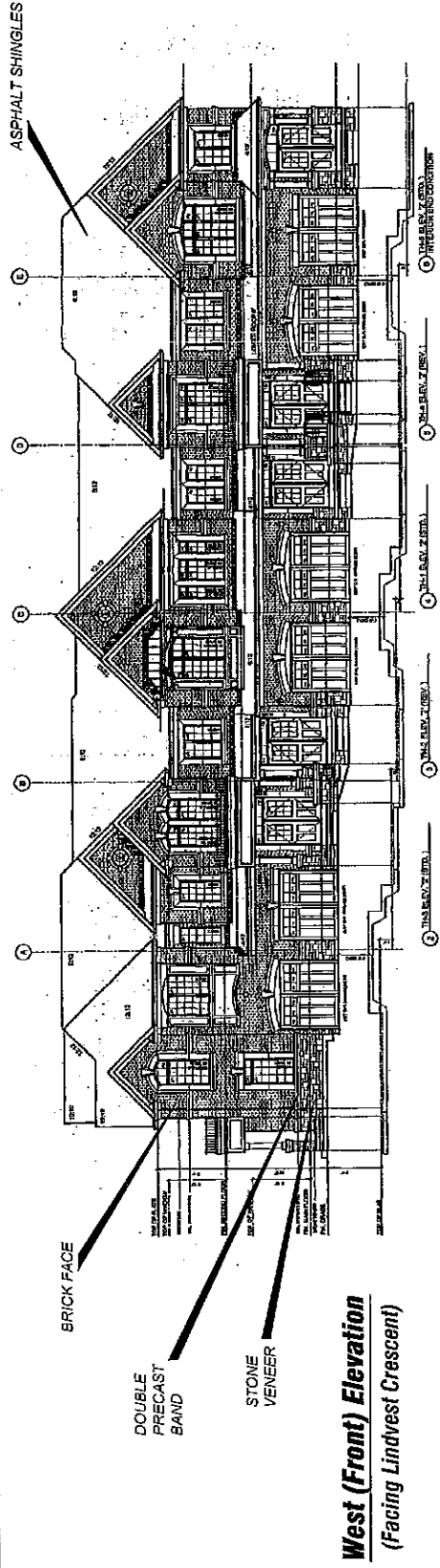
Development Planning Department

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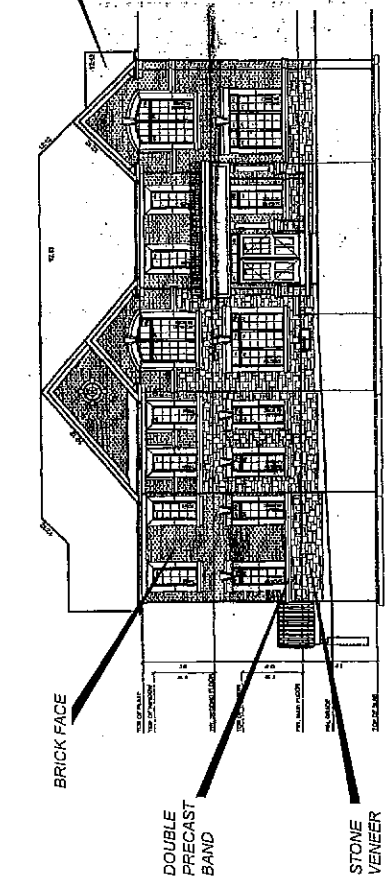
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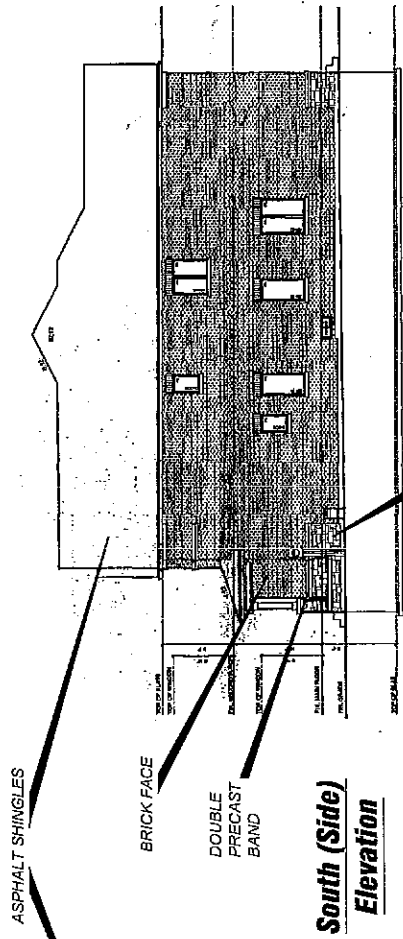
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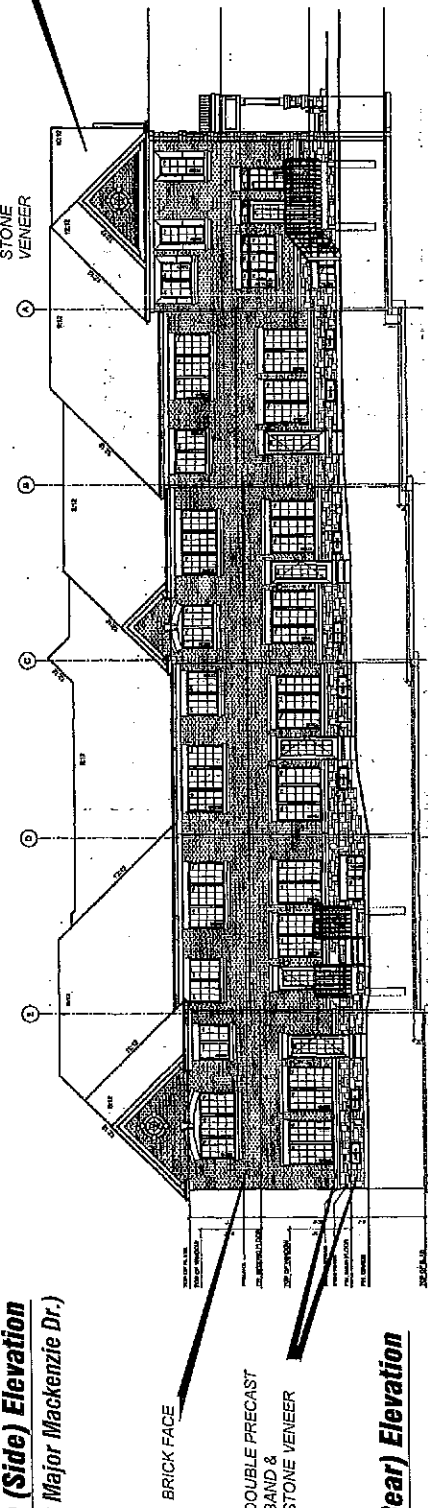
West (Front) Elevation
(Facing Lindvest Crescent)



North (Side) Elevation
(Facing Major Mackenzie Dr.)



South (Side) Elevation



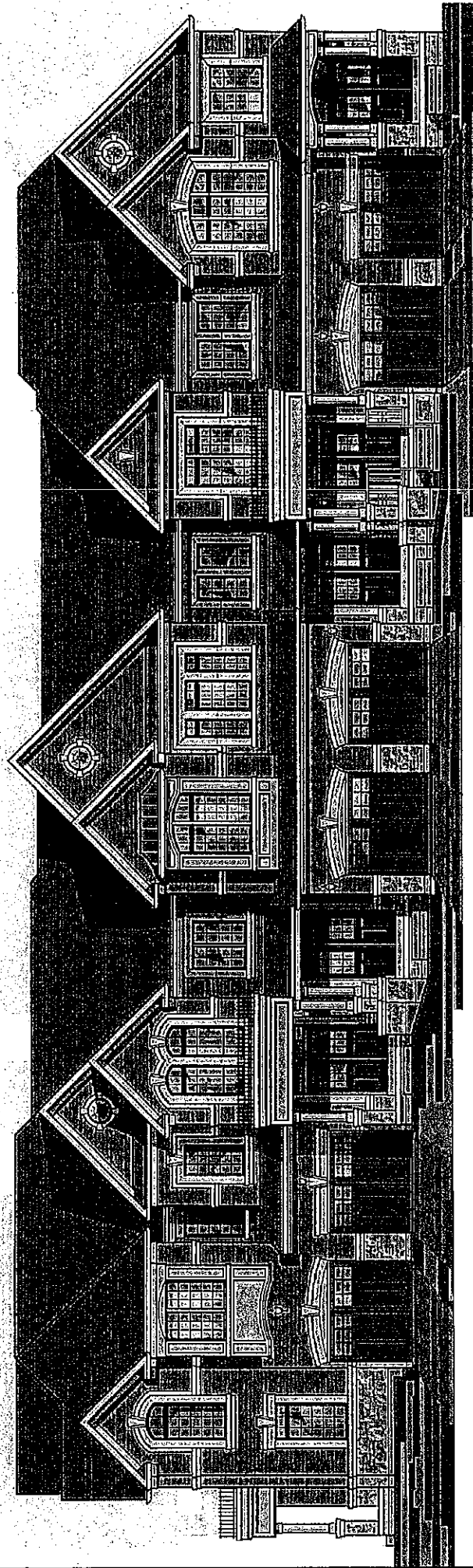
East (Rear) Elevation

Not to Scale

Typical Elevations - Block 33

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Unrest Properties (Bathurst Mackenzie) Limited
VAJ0171 - ATTACHED/DRAWING 10-209-849



① TH-6 ELEV. 2' (REV.)
 1 EXTERIOR END CONDITION
 FRONT ELEVATION - BLOCK 33
 WEST

② TH-3 ELEV. 2' (STD.)

③ TH-2 ELEV. 2' (REV.)

④ TH-1 ELEV. 2' (STD.)

⑤ TH-4 ELEV. 2' (REV.)

⑥ TH-5 ELEV. 2' (STD.)
 6 INTERIOR END CONDITION

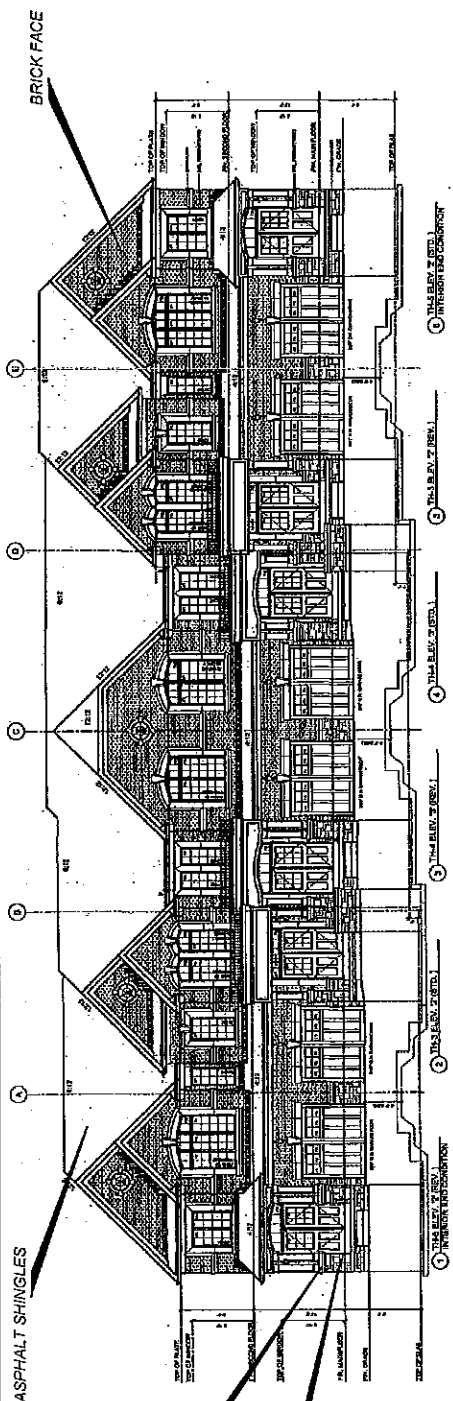
West (Front) Elevation
 (Facing Lindvest Crescent)

Not to Scale

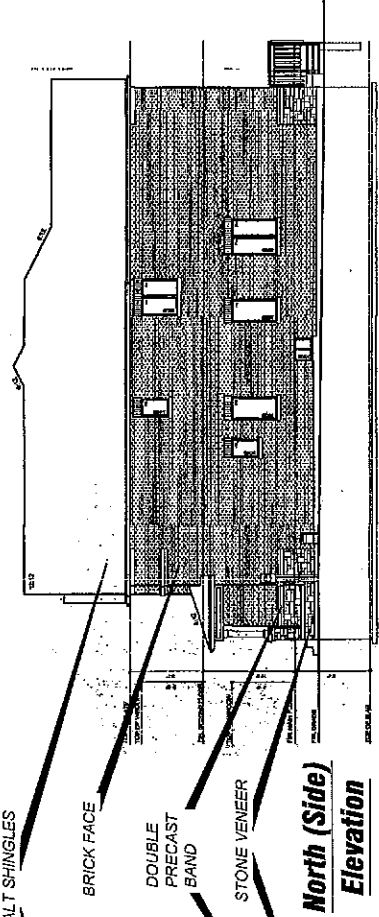
Block 33 - Front Elevation

LOCATION:
 Part of Lot 20, Concession 2
 APPLICANT:
 Lindvest Properties (Bairdurst MacKenzie) Limited
 PROJECT: 11/04/06/15/00/VA/01.007.049

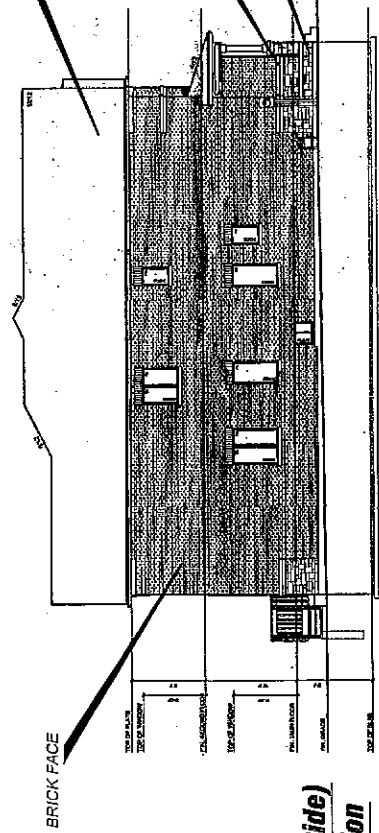




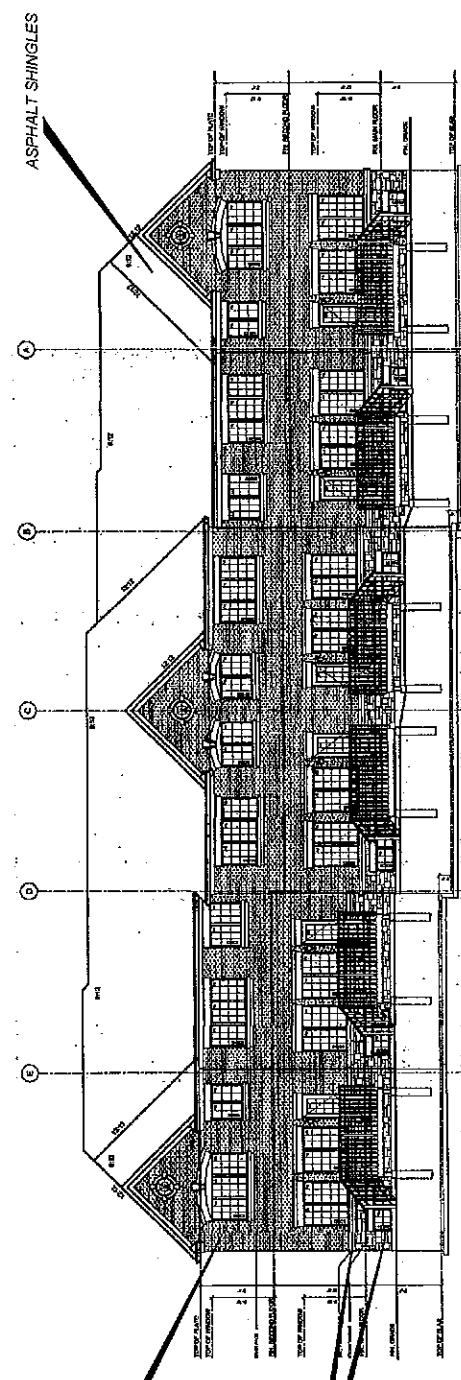
East (Front) Elevation
(Facing Southdown Avenue)



North (Side) Elevation



South (Side) Elevation



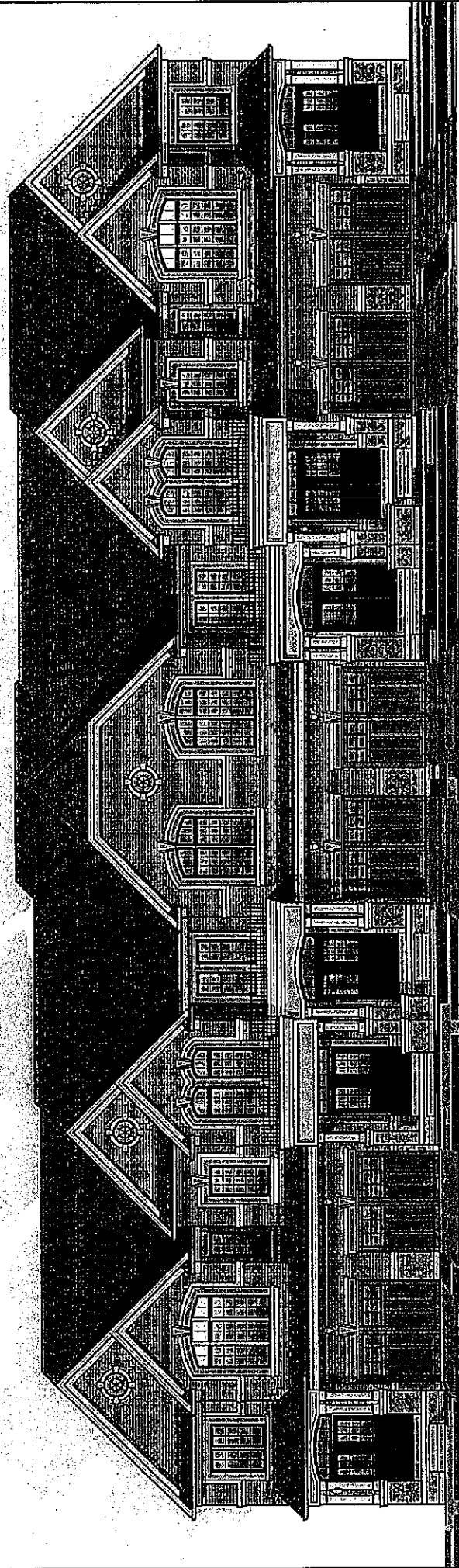
West (Rear) Elevation

Not to Scale

Typical Elevations - Block 35

LOCATION:
Part of Lot 20, Concession 2
APPLICANT:
Lynch Properties (Bathurst MacKenzie) Limited
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Development Planning Department



- ① TH-5 ELEV. '2' (REV.)
INTERIOR END CONDITION
FRONT ELEVATION - BLOCK 35
EAST
- ② TH-3 ELEV. '2' (STD.)
- ③ TH-4 ELEV. '3' (REV.)
- ④ TH-4 ELEV. '3' (STD.)
- ⑤ TH-3 ELEV. '2' (REV.)
- ⑥ TH-5 ELEV. '2' (STD.)
INTERIOR END CONDITION

East (Front) Elevation
(Facing Southdown Avenue)

Not to Scale

Block 35 - Front Elevation

LOCATION:
Part of Lot 20, Concession 2

APPLICANT:
Lindvest Properties (Bathurst/Mackenzie) Limited
MAPTV ATTACHED TO DA 10.009.445

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The City Above Toronto
Development Planning Department

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