

## **COMMITTEE OF THE WHOLE JULY 6, 2010**

### **SITE DEVELOPMENT FILE DA.10.034 BELMONT PROPERTIES (WESTON) INC. WARD 1**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.034 (Belmont Properties (Weston) Inc.) BE APPROVED, to permit the development of two street townhouse blocks (Blocks 162 and 174) comprising 6 and 5 units, respectively, and 2-storeys in height, 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; and,
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department.

#### **Contribution to Sustainability**

The Owner has advised the following sustainable features will be provided within the building design:

- i) Low-E argon vinyl windows and patio doors;
- ii) steel insulated doors;
- iii) basement insulation;
- iv) R-40 blown insulation in the roof; and,
- v) high efficiency furnaces.

#### **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 11, two-storey street townhouse units within 2 townhouse blocks (Blocks 162 and 174 on Registered Plan 65M-4145), as shown on Attachments #3 to #8 inclusive.

#### **Background - Analysis and Options**

##### Location

The subject lands are located northwest of Major Mackenzie Drive and Weston Road, on Wardlaw Place (Block 162) and on Lindbergh Drive (Block 174) in Part of Lot 22, Concession 6, 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 and are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1291). The proposed residential street townhouse development conforms to the Official Plan and complies with By-law 1-88.

### Site History

On June 25, 2007, Vaughan Council approved Draft Plan of Subdivision File 19T-06V07 (Belmont Properties (Weston) Inc.) to permit the development of 786 residential units consisting of 641 single-detached dwelling units and 145 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4145 on September 17, 2009, and facilitates the subject blocks for 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 #8 inclusive, and will continue to work with the Applicant to finalize the details of the development proposal.

The subject lands are located within Planning Block 40 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 40 Control Architect, John G. Williams Limited.

### Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed application. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is included in the recommendation of this report.

### **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.10.034 (Belmont Properties (Weston) Inc.) in accordance with OPA #600, By-law 1-88, the Block 40 South Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 11 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, and conforms to the Official Plan and complies with By-law 1-88. 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 - Blocks 162 & 174
4. Landscape Plan - Blocks 162 & 174
5. Elevations - Block 162
6. Elevations - Block 174
7. Rendered Front Elevation - Block 162
8. Rendered Front Elevation - Block 174

**Report prepared by:**

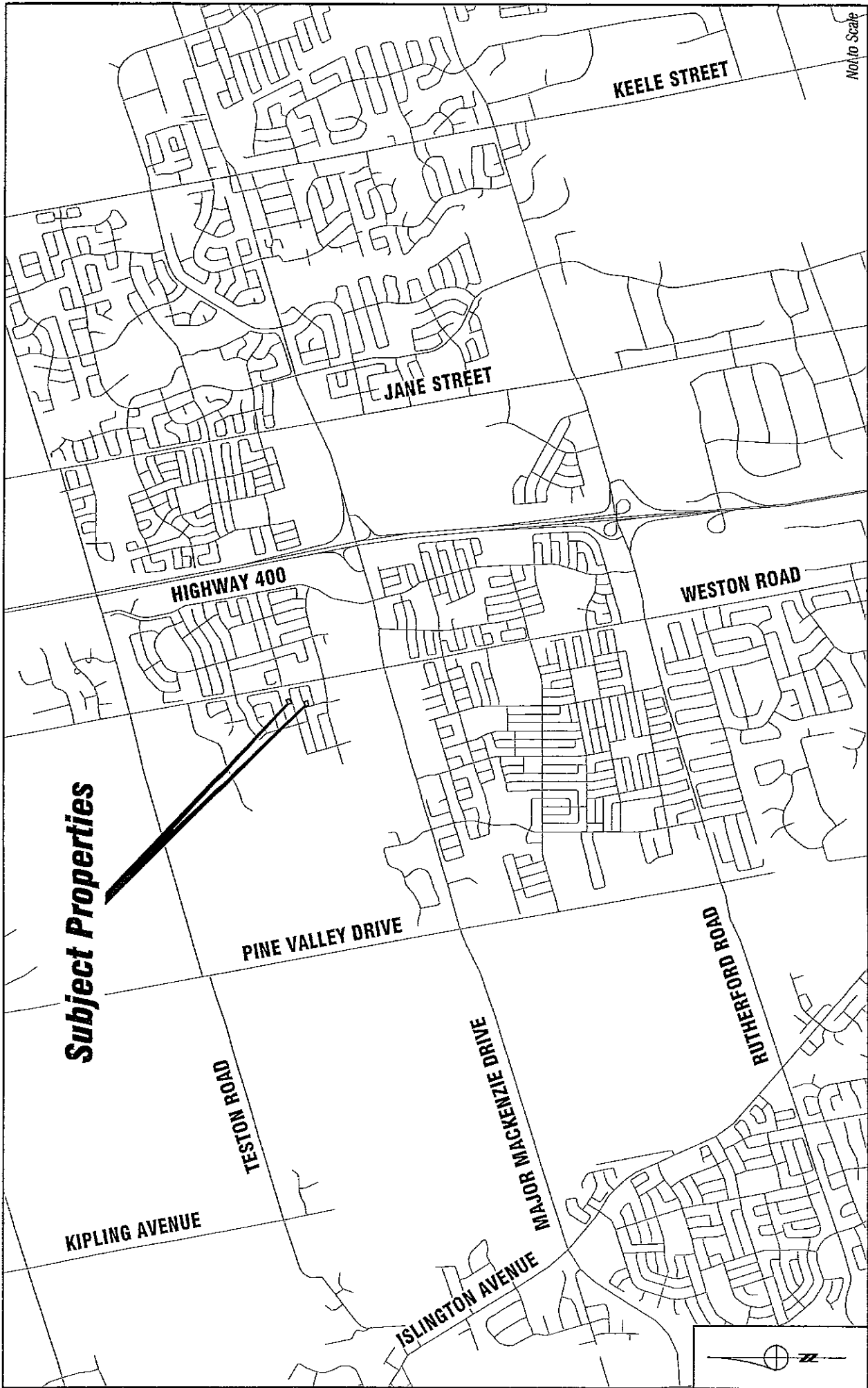
Mary Serino, Planner 1 ext. 8215  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Attachment

FILE: DA.10.034  
 DATE: May 18, 2010



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# Context Location Map

LOCATION: Part Lot 22, Concession 6

APPLICANT: Belmont Properties (Weston) Inc.


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**Legend**

- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

 Subject Lands



# Location Map

**LOCATION:**  
Part Lot 22, Concession 6

**APPLICANT:**  
Belmont Properties (Weston) Inc.

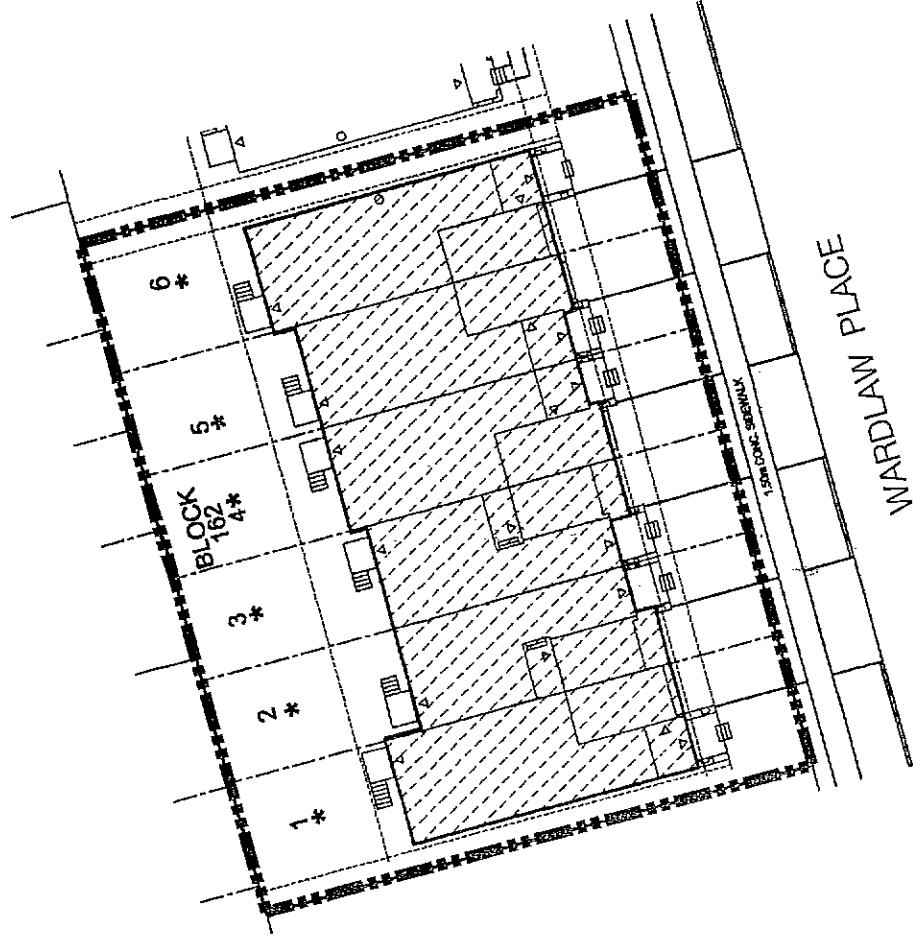


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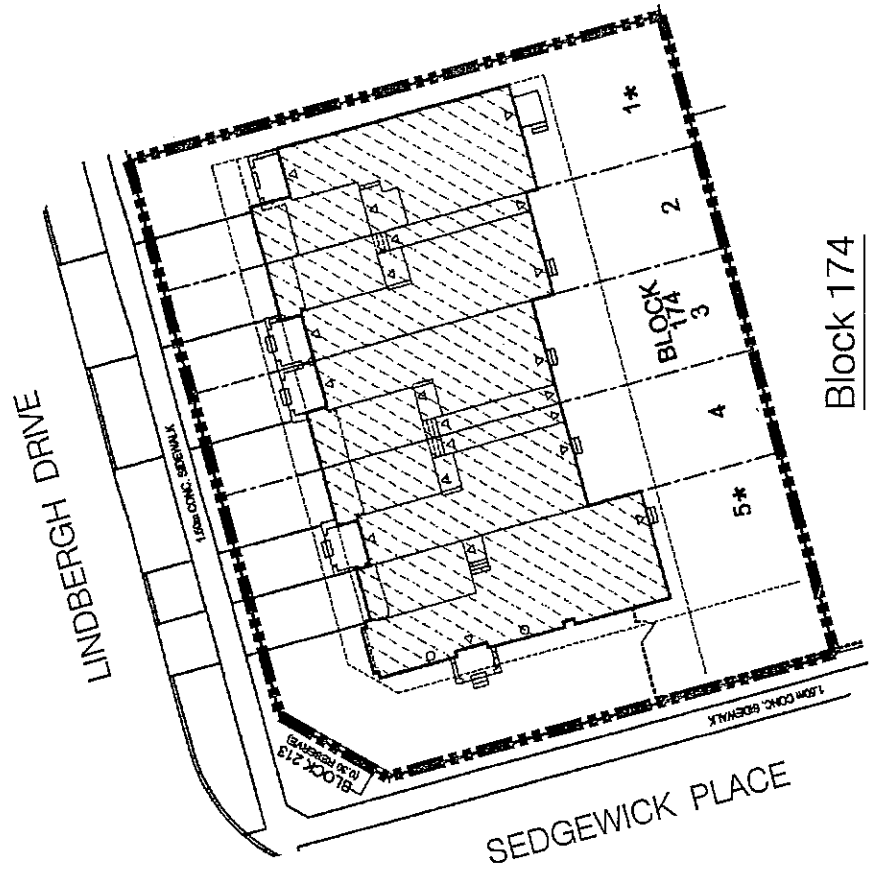
**FILE:** DA.10.034  
**DATE:** May 18, 2010

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WARDLAW PLACE

Block 162



Block 174

Subject Lands

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# Site Plan - Blocks 162 & 174

LOCATION:  
Part Lot 22, Concession 6

APPLICANT:  
Belmont Properties (Weston) Inc.



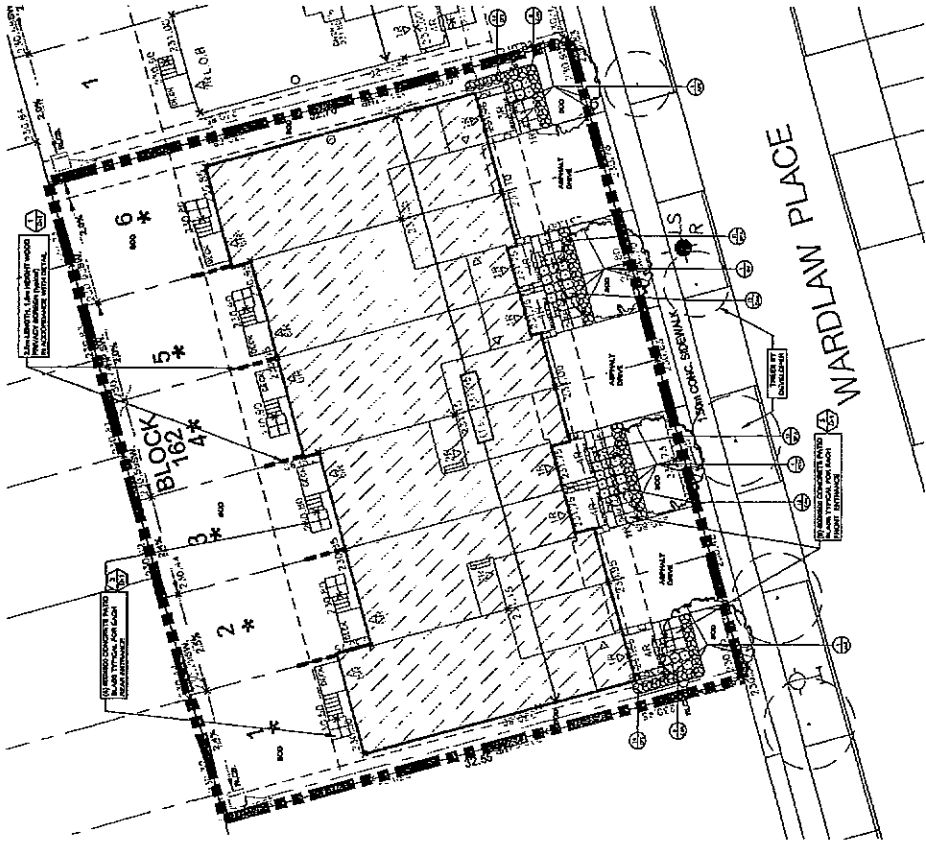
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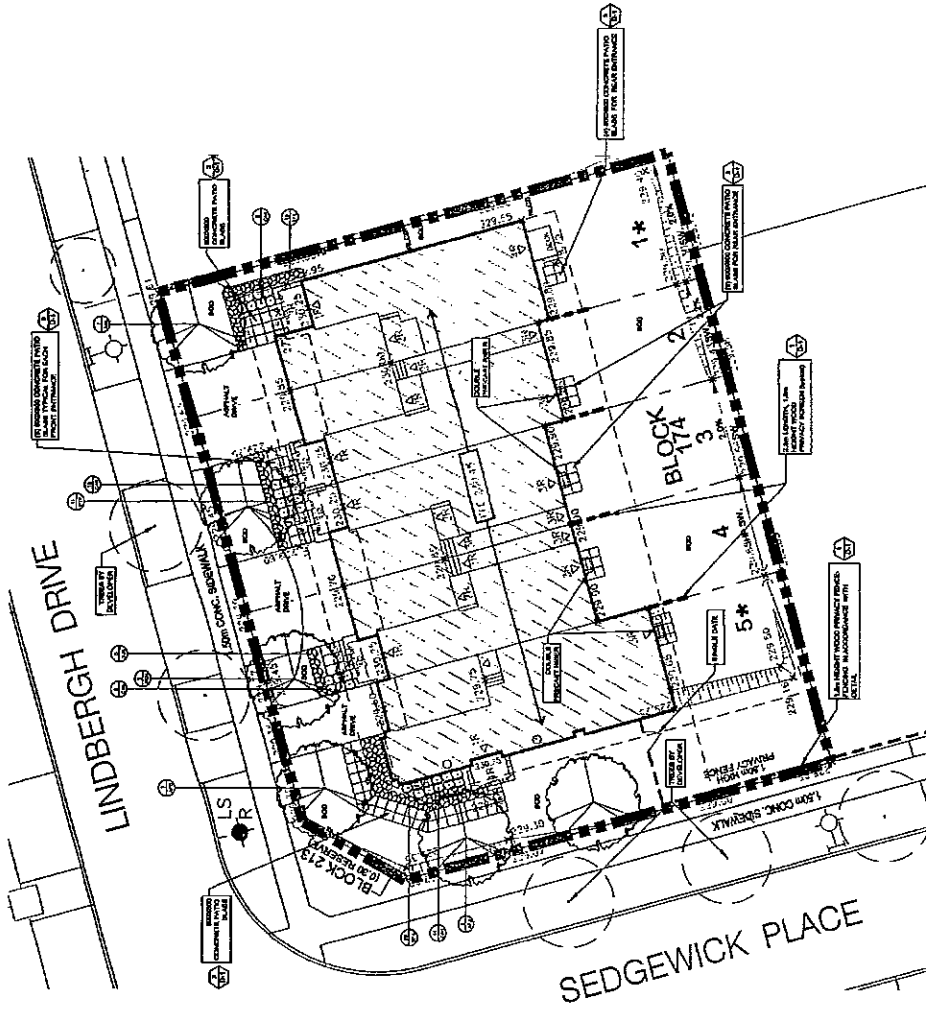
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Block 162



Block 174

— ■ ■ ■ — Subject Lands

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# Landscape Plan - Blocks 162 & 174

LOCATION:  
Part Lot 22, Concession 6

APPLICANT:  
Belmont Properties (Waston) Inc.

M:\DPT\1 - ATTACHMENTS\DA\166 - BLOCK 162



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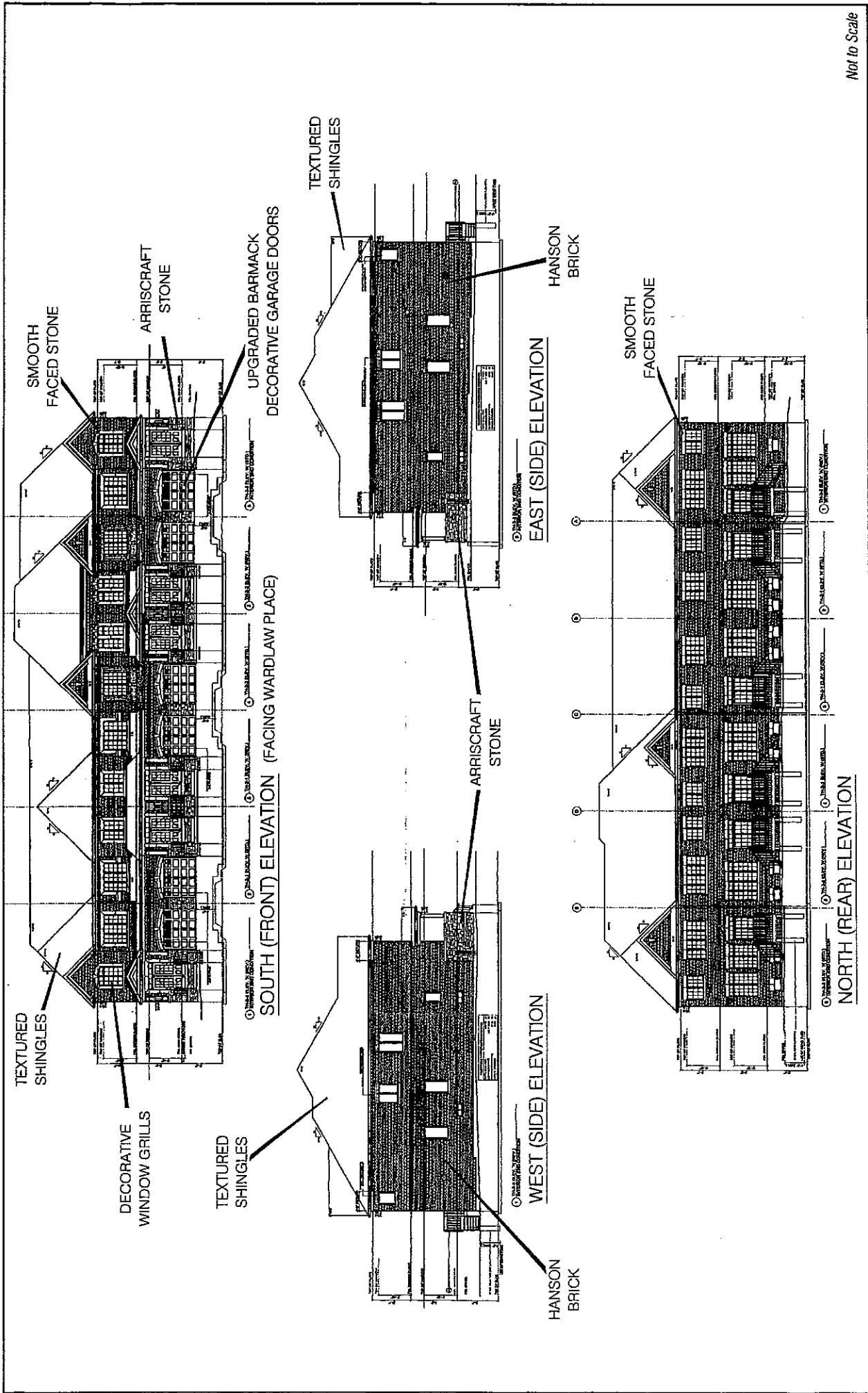
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DATE:  
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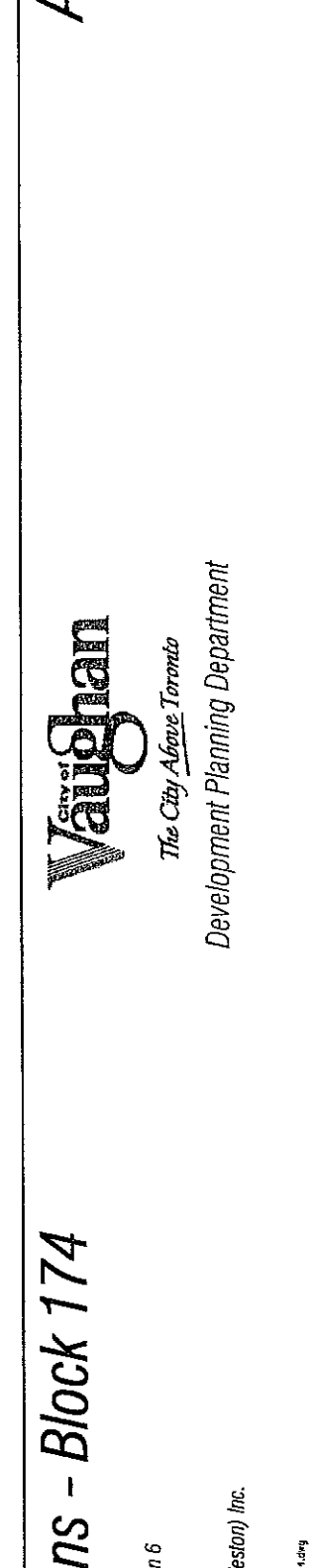
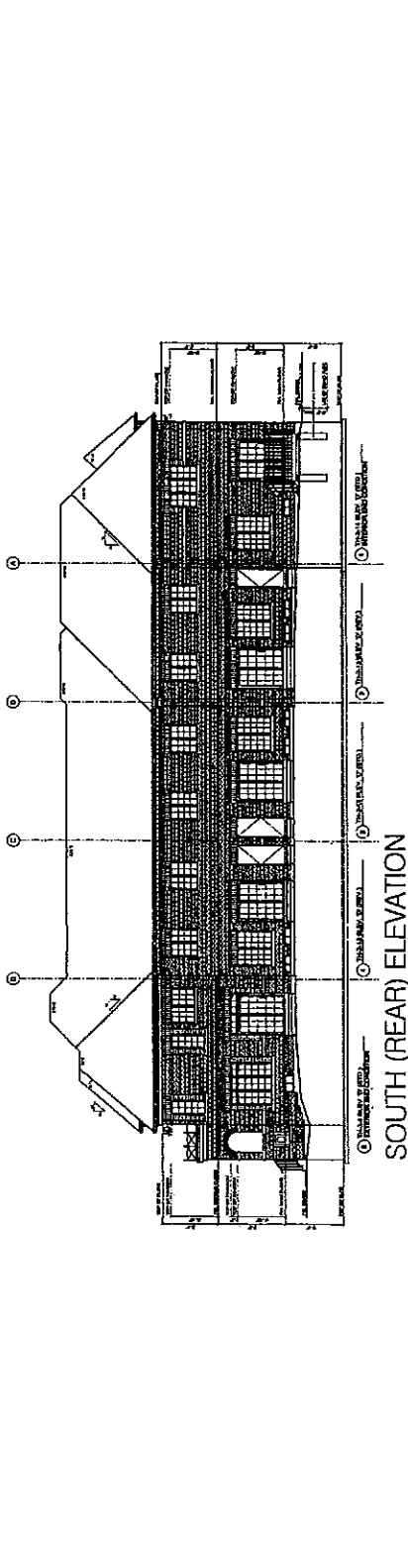
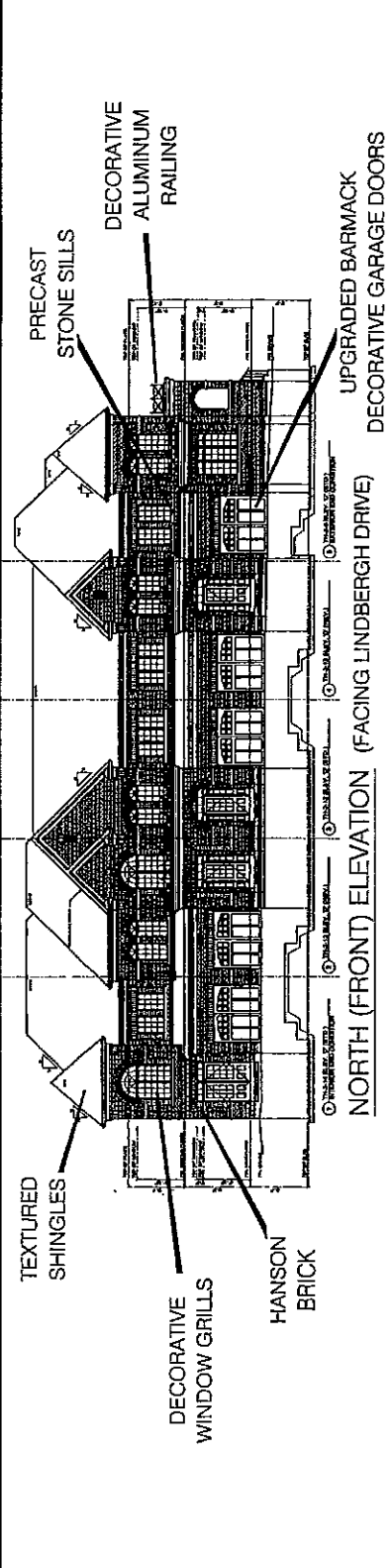
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**Elevations - Block 162**



LOCATION:  
 Part Lot 22, Concession 6  
 APPLICANT:  
 Belmont Properties (Weston) Inc.





Not to Scale

# Elevations - Block 174

LOCATION:  
Part Lot 22, Concession 6

APPLICANT:  
Belmont Properties (Weston) Inc.

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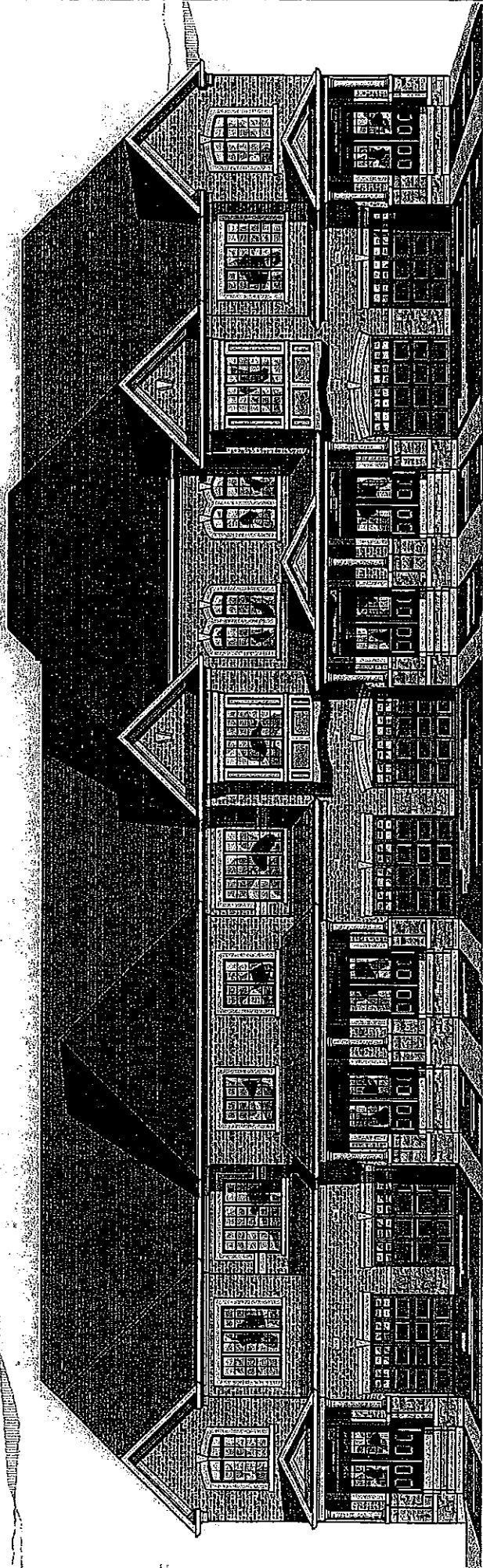


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# Attachment

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# 6



① TH-2-3 ELEV. 'A' (REV.)  
EXTERIOR END CONDITION

② TH-2-1 ELEV. 'A' (STD.)

③ TH-2-1 ELEV. 'A' (REV.)

④ TH-2-2 ELEV. 'A' (STD.)

⑤ TH-2-2 ELEV. 'A' (REV.)

⑥ TH-2-3 ELEV. 'A' (STD.)  
INTERIOR END CONDITION

**SOUTH (FRONT) ELEVATION**  
(FACING WARDLAW PLACE)

Not to Scale

# Rendered Front Elevation - Block 162

LOCATION:  
Part Lot 22, Concession 6

APPLICANT:  
Belmont Properties (Weston) Inc.

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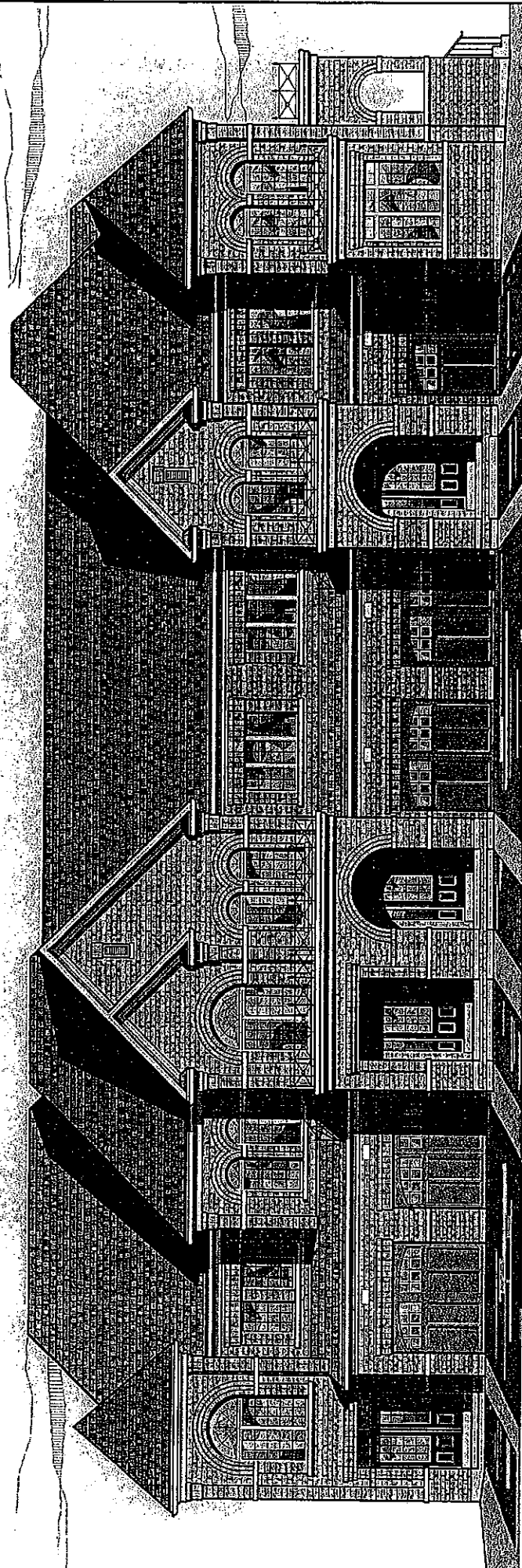
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① TH-2-14 ELEV. 'D' (STD.)  
INTERIOR END CONDITION

② TH-2-13 ELEV. 'D' (REV.)

③ TH-2-12 ELEV. 'D' (STD.)

④ TH-2-12 ELEV. 'D' (REV.)

⑤ TH-2-5 ELEV. 'D' (STD.)

⑥ TH-2-14 ELEV. 'C' (REV.)  
INTERIOR END CONDITION

**NORTH (FRONT) ELEVATION**  
(FACING LINDBERGH DRIVE)

Not to Scale

# Rendered Front Elevation - Block 174

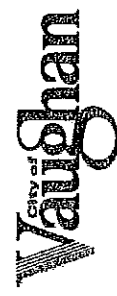
LOCATION:  
Part Lot 22, Concession 6

APPLICANT:  
Belmont Properties (Weston) Inc.

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FILE: **8**  
DA.10.034  
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