

COMMITTEE OF THE WHOLE FEBRUARY 28, 2012

SITE DEVELOPMENT FILE DA.11.108 COUNTRYWIDE HOMES AT VAUGHAN INC. WARD 3

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.108 (CountryWide Homes at Vaughan Inc.) BE APPROVED, to permit the development of 15 street townhouse dwelling units within 3 townhouse blocks, as shown on Attachments #3 to #5.

Contribution to Sustainability

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

- i) low-E vinyl casement windows with argon gas filled cavity;
- ii) programmable EnergyStar thermostat;
- iii) high efficiency natural gas furnace with energy saving motor;
- iv) conventional air circulating Heat Recovery Ventilator;
- v) main heating and cooling ducts to be taped at all joints;
- vi) R-31 spray foam insulated garage ceilings; and,
- vii) R-12 full height basement insulation.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.108 on the subject lands shown on Attachments #1 and #2, to facilitate the development of 15, two-storey street townhouse dwelling units within 3 townhouse blocks, as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on Isherwood Crescent located north of Major MacKenzie Drive and west of Weston Road, being part of Blocks 71, 72 and 73 on Registered Plan 65M-4250, and part of Blocks 56, 57 and 58 on Registered Plan 65M-4275, in Planning Block 40 South, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 (Vellore Urban Village), and "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011), which is pending final approval from the Region of York. The

proposed street townhouse development conforms to the Official Plans. The proposed townhouse development also conforms to the approved Block 40 South Plan, which identifies the subject lands for Medium Density Residential uses (townhouses).

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to site-specific Exceptions 9(1333) and 9(1334). The proposed street townhouse development complies with Zoning By-law 1-88.

Site History

On April 14, 2009, Vaughan Council approved Plan of Subdivision File 19T-07V04 (Cal-Wood Developments Inc.) to permit the development of 73 lots for detached dwellings units; 3 part blocks for detached dwellings units; and, 3 part blocks for street townhouse units. This Plan of Subdivision was registered as Plan 65M-4250 on March 24, 2011, and facilitated the subject part Blocks (71, 72, and 73) for street townhouse dwelling units, which were combined with part Blocks 56, 57 and 58 on Registered Plan 65M-4275, to form full blocks as shown on Attachment #3.

On April 14, 2009, Vaughan Council also approved Plan of Subdivision File 19T-07V06 (1711479 Ontario Inc., formerly known as Majormack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) to permit the development of 57 lots for detached dwelling units; 32 part blocks for detached dwelling units; 14 blocks for 67 street townhouse units; and, 3 part blocks for street townhouse units. This Plan of Subdivision was registered as Plan 65M-4275 on August 9, 2011, and facilitated the subject part Blocks (56, 57, 58) for street townhouse dwelling units, which were combined with part Blocks 71, 72, and 73 on Registered Plan 65M-4250 to form full blocks as shown on Attachment #3.

Servicing for the proposed townhouse development has been allocated by Vaughan Council.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #5. The subject lands are located within Planning Block 40 South and are subject to Architectural Control. The building elevations were reviewed by John G. Williams, the Control Architect, and are in conformity with the Architectural Design Guidelines for Block 40 South.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is satisfied with the site servicing and grading drawings for the townhouse development.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The townhouse blocks 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.11.108 in accordance with OPA #600, City of Vaughan Official Plan 2010, the Block 40 South Plan,

Zoning By-law 1-88, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 15 street townhouse units within 3 townhouse blocks is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plans of Subdivision, and conforms to the Official Plan. 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. Typical Building Elevations

Report prepared by:

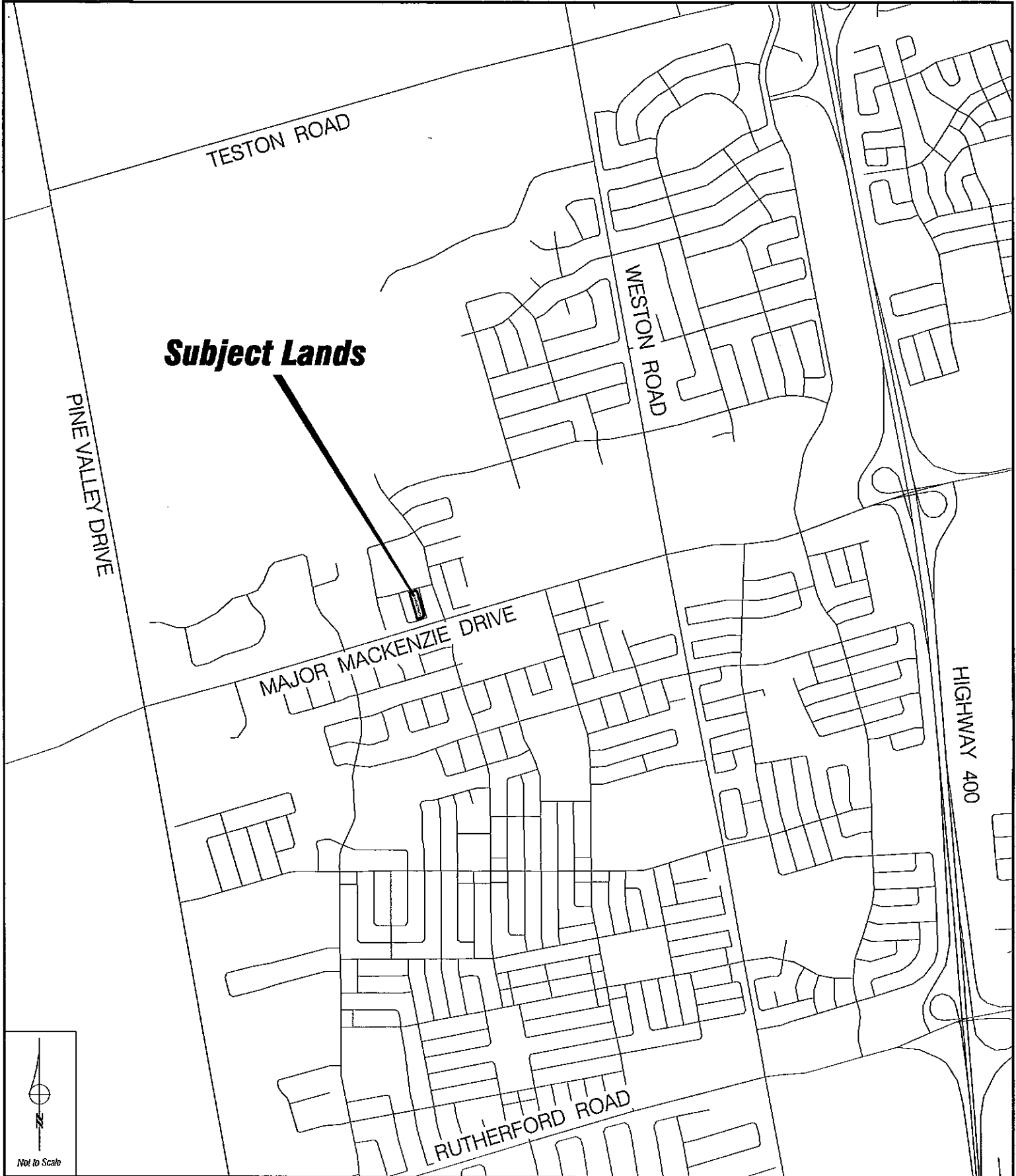
Mark Johnson, Planner, ext. 8353
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
CountryWide Homes at Vaughan Inc.

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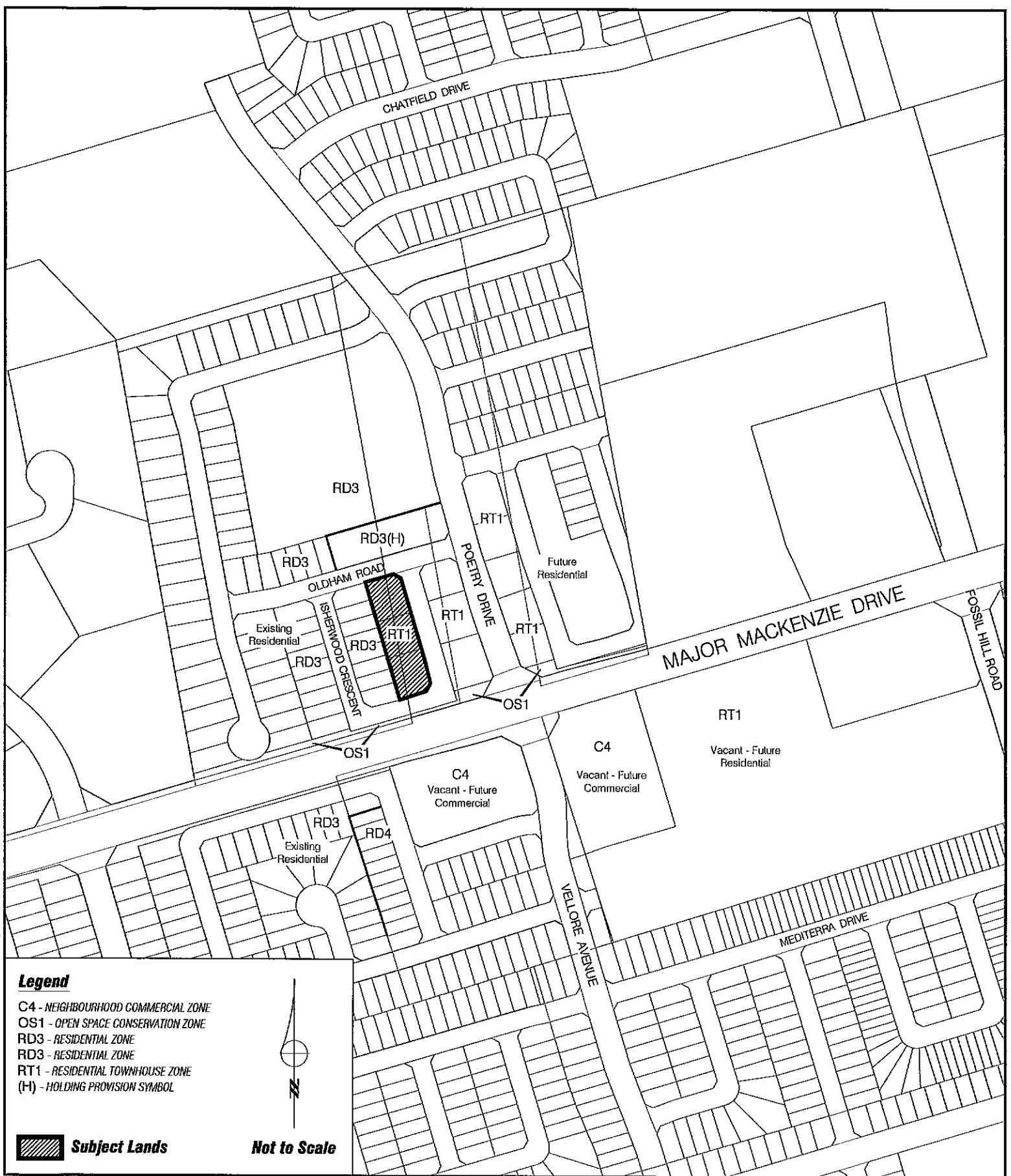
Development Planning Department

Attachment

FILE:
DA.11.108

DATE:
February 28, 2012

1



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
CountryWide Homes at Vaughan Inc.



Development Planning Department

Attachment

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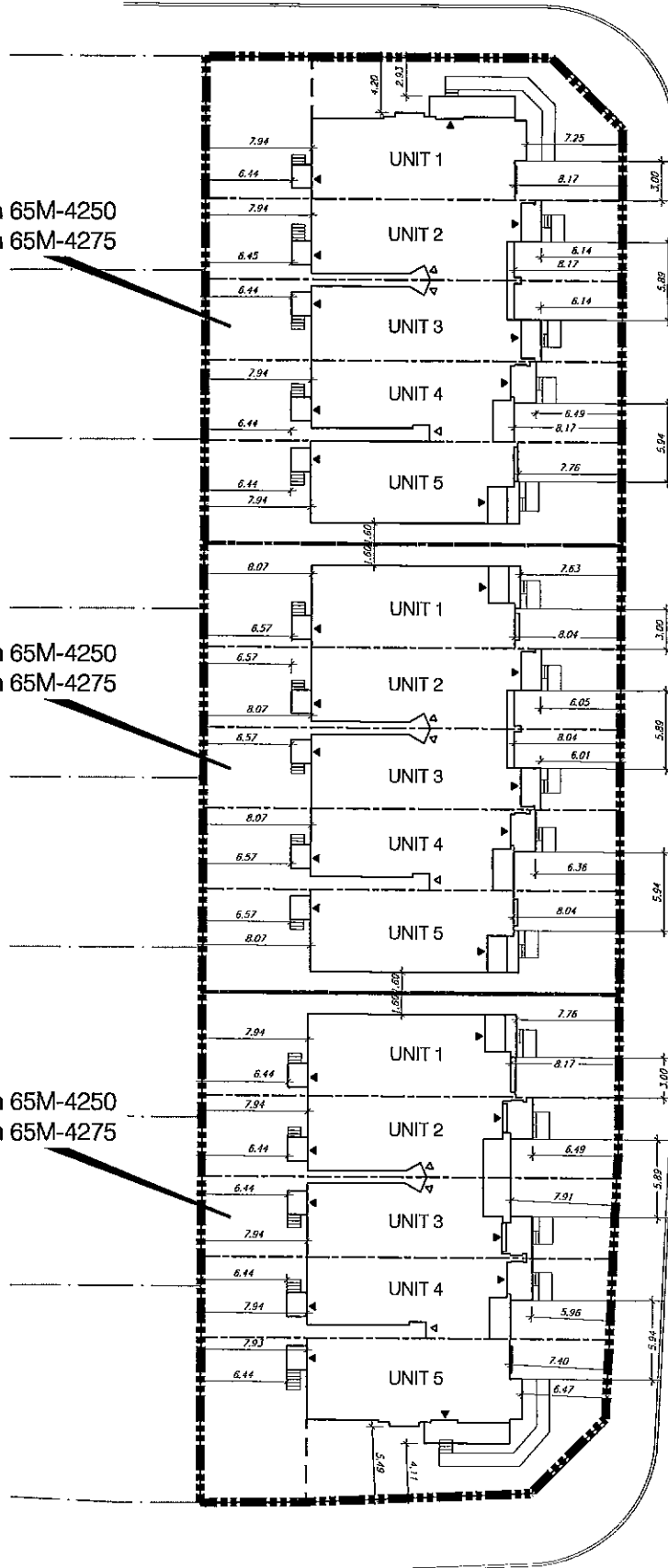
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OLDHAM ROAD

Block 71, Plan 65M-4250
Block 56, Plan 65M-4275

Block 72, Plan 65M-4250
Block 57, Plan 65M-4275

Block 73, Plan 65M-4250
Block 58, Plan 65M-4275



ISHERWOOD CRESCENT

Subject Lands



Site Plan

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
CountryWide Homes at Vaughan Inc.

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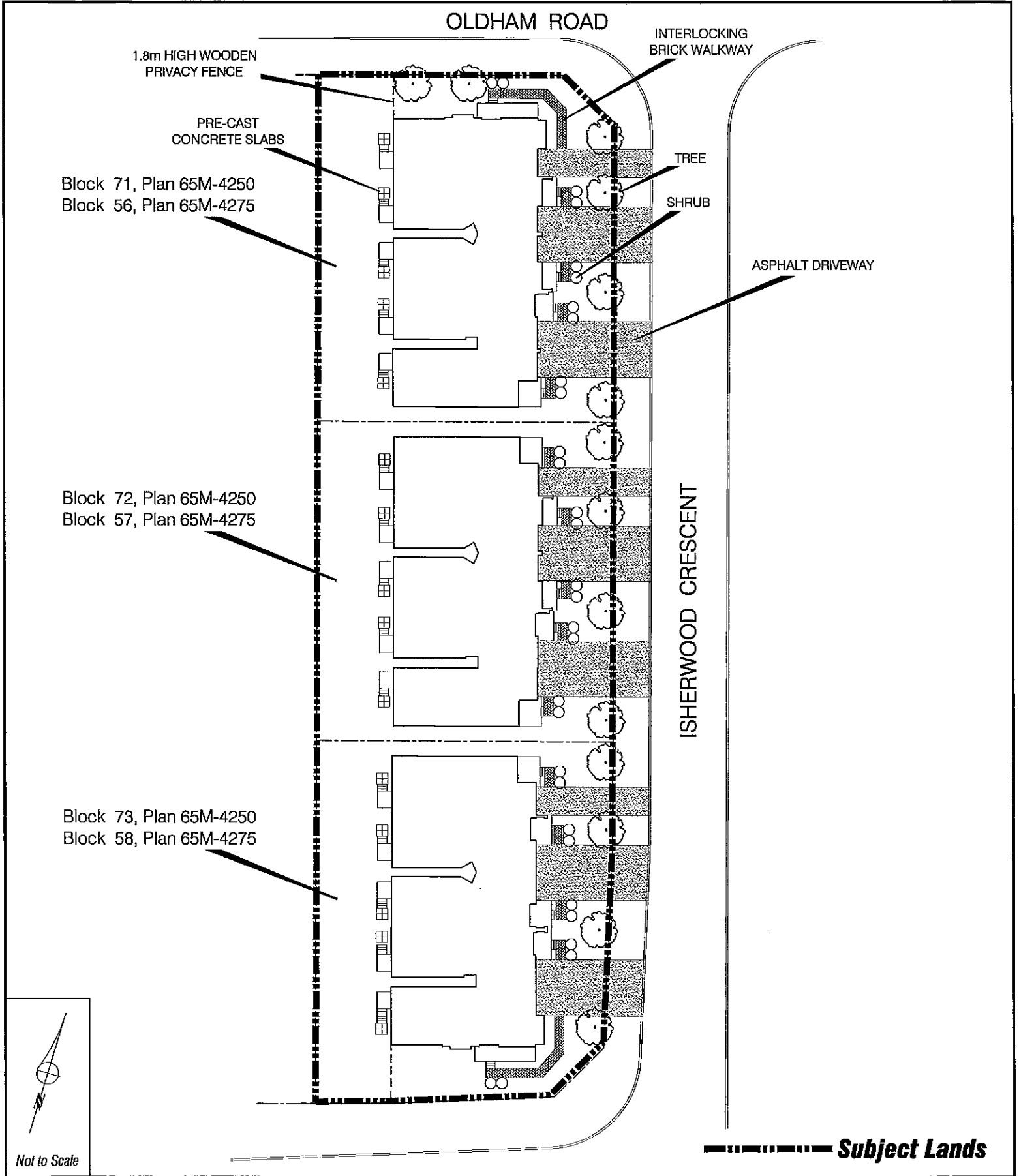
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3



Landscape Plan

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
CountryWide Homes at Vaughan Inc.

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FILE:
DA.11.108

DATE:
February 28, 2012

4

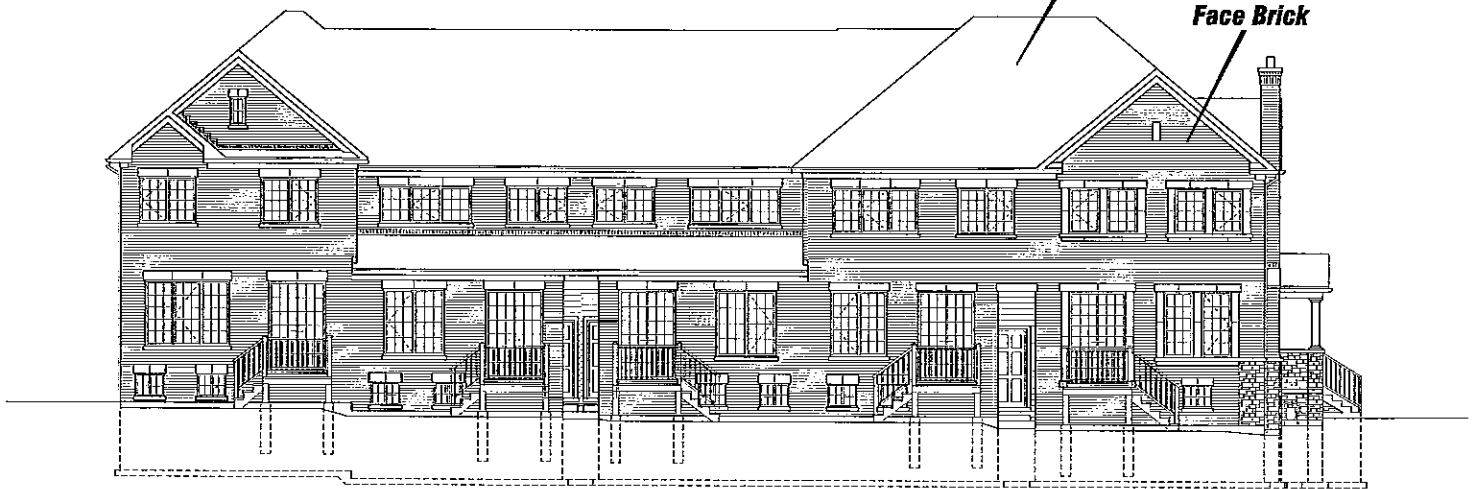


EAST (FRONT) ELEVATION

Stone Veneer

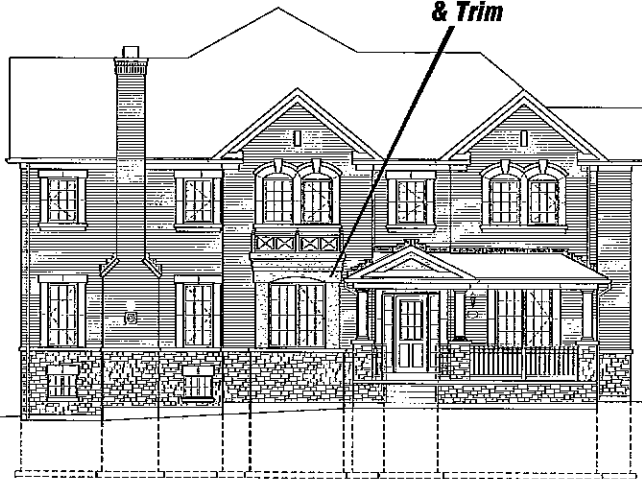
Asphalt Shingles

Face Brick



WEST (REAR) ELEVATION

Hardie Panel & Trim



SOUTH (CORNER) ELEVATION



NORTH (RIGHT SIDE) ELEVATION

Not to Scale

Typical Building Elevations



APPLICANT:
CountryWide Homes at Vaughan Inc.

LOCATION:
Part of Lot 21, Concession 6

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5