

COMMITTEE OF THE WHOLE APRIL 3, 2012

SITE DEVELOPMENT FILE DA.11.110 EAST MAPLE CREEK LAND LTD. C/O TIFFANY PARK HOMES WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.110 (East Maple Creek Land Ltd. c/o Tiffany Park Homes) BE APPROVED, to permit the development of 5, two-storey street townhouse dwelling units within one street townhouse block (Block 67 on Registered Plan 65M-4046), as shown on Attachments #3 to #7.

Contribution to Sustainability

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

- i) low "e" argon windows and patio doors;
- ii) steel insulated doors;
- iii) R50 blown insulation in roof;
- iv) R12 insulation in basement;
- v) low flow toilets and faucets;
- vi) high efficiency furnace;
- vii) permeable pavers; and,
- viii) drought tolerant planting.

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.11.110 for the subject lands shown on Attachments #1 and #2 to facilitate the development of 5, two-storey street townhouse dwelling units within one townhouse block (Block 67 on Registered Plan 65M-4046), as shown on Attachments #3 to #7, inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Major Mackenzie Drive and Peter Rupert Avenue, with frontage and flankage onto Chayna Crescent, being Block 67 on Registered Plan 65M-4046, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600; and, "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which is pending approval from the Ontario Municipal Board. The proposed street townhouse development conforms to the Official Plans.

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to Exception 9(1223), which permits the proposed street townhouse dwelling use.

Site History

On June 21, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V15 (East Maple Creek Land Ltd.) to permit the development of 357 residential units consisting of 337 single-detached dwelling units and 20 street townhouse dwelling units. The plan of subdivision was registered on April 10, 2008, as Plan 65M-4046, and facilitates street townhouse dwelling units. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations shown on Attachments #3 to #7. The subject lands are located within Planning Block 18 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 18 Control Architect (The Planning Partnership Ltd.), to the satisfaction of the Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is satisfied with the grading and servicing plan, which is in accordance with the approved construction drawings for the East Maple Creek Subdivision File 19T-00V15 (Phase 2).

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 Well-being".

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.11.110 in accordance with OPA #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, the Block 18 Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 5 street townhouse dwelling units within a single block is appropriate and compatible with the existing and planned uses in the surrounding area, 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. West and North Elevations - Block 67
6. East and South Elevations - Block 67
7. Rendered Elevations

Report prepared by:

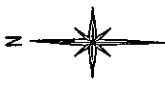
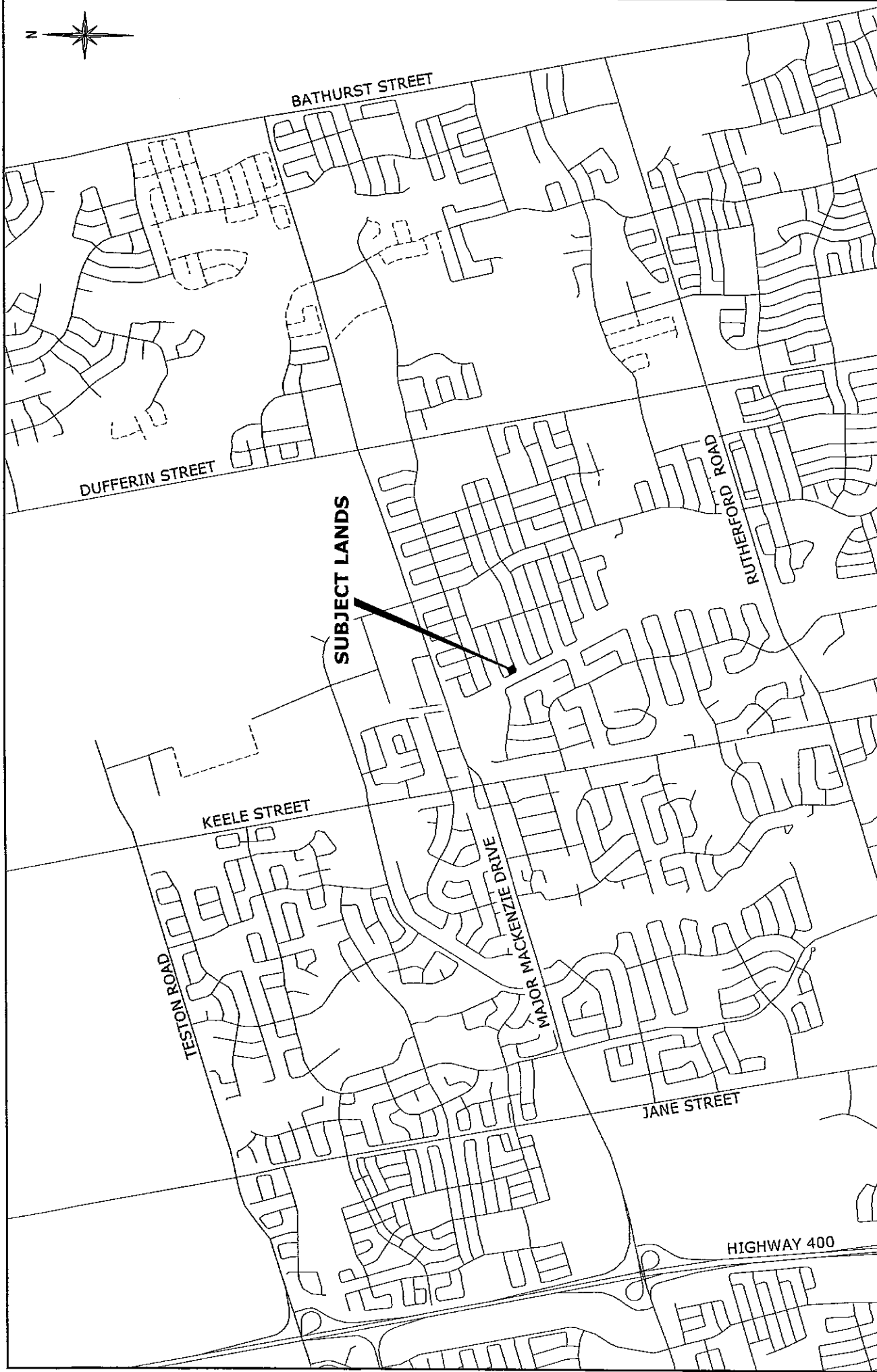
Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 19,
Concession 3
Applicant: East Maple Creek Land Ltd.
c/o Tiffany Park Homes
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File: DA.11.110
Not to Scale
Date: February 29, 2012

Attachment



Location Map

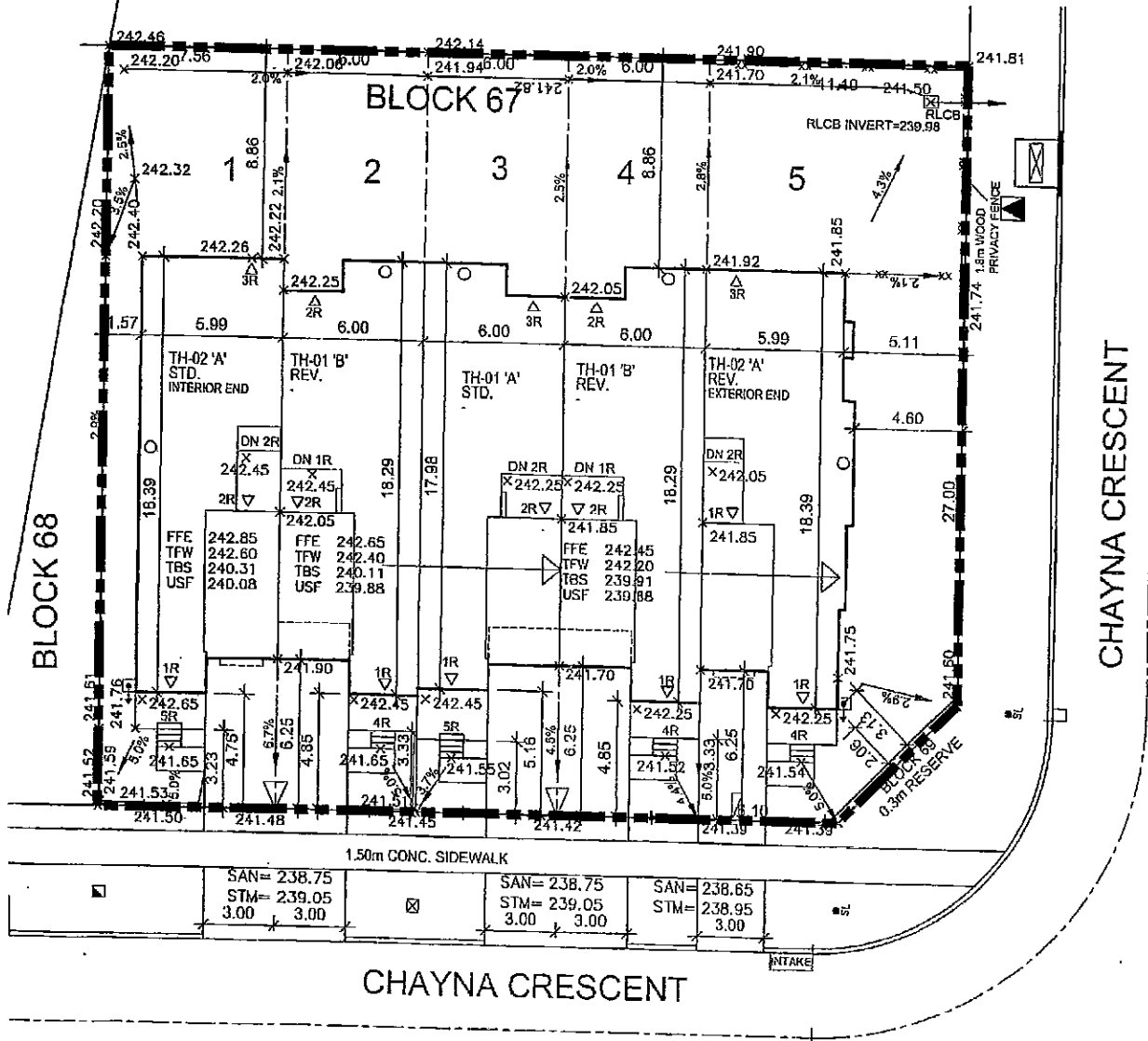
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Concession 3

Applicant: East Maple Creek Land Ltd.
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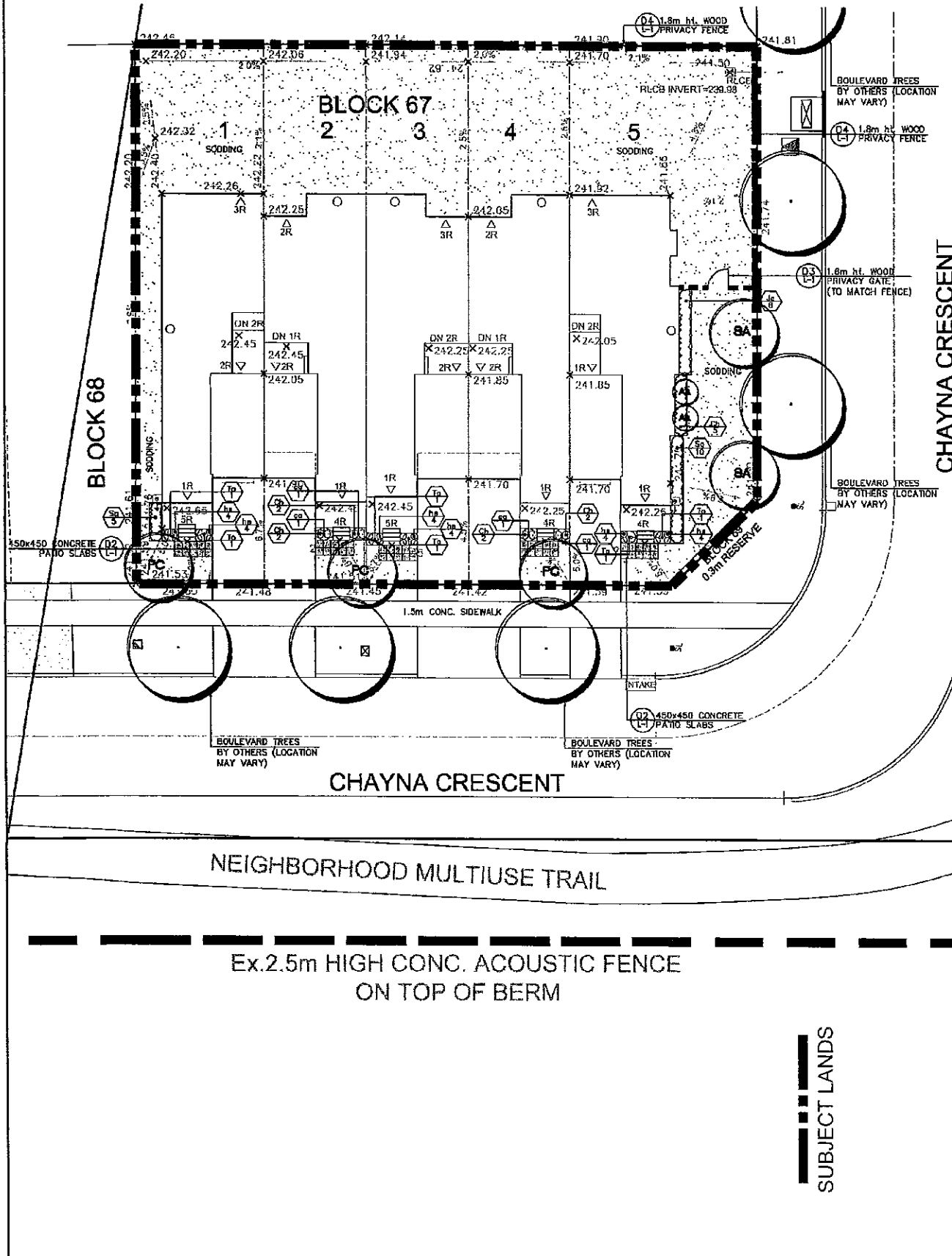


Development Planning Department



SUBJECT LANDS





Landscape Plan

Location: Part of Lot 19,
Concession 3

Applicant: East Maple Creek Land Ltd.
c/o Tiffany Park Homes

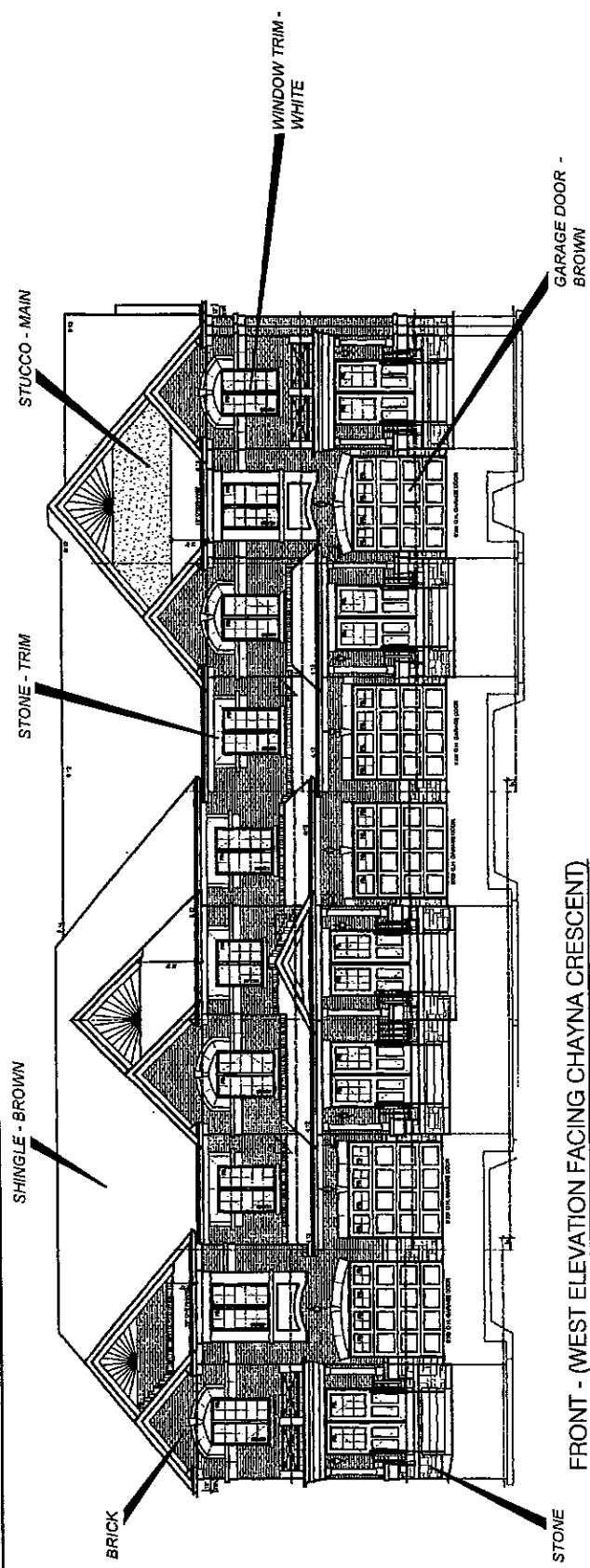
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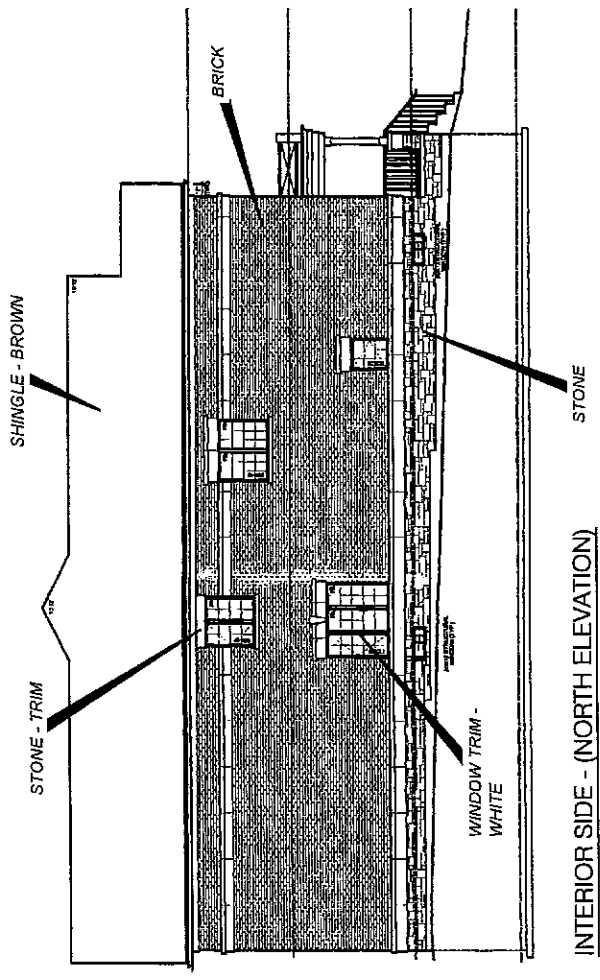
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FRONT - (WEST ELEVATION FACING CHAYNA CRESCENT)

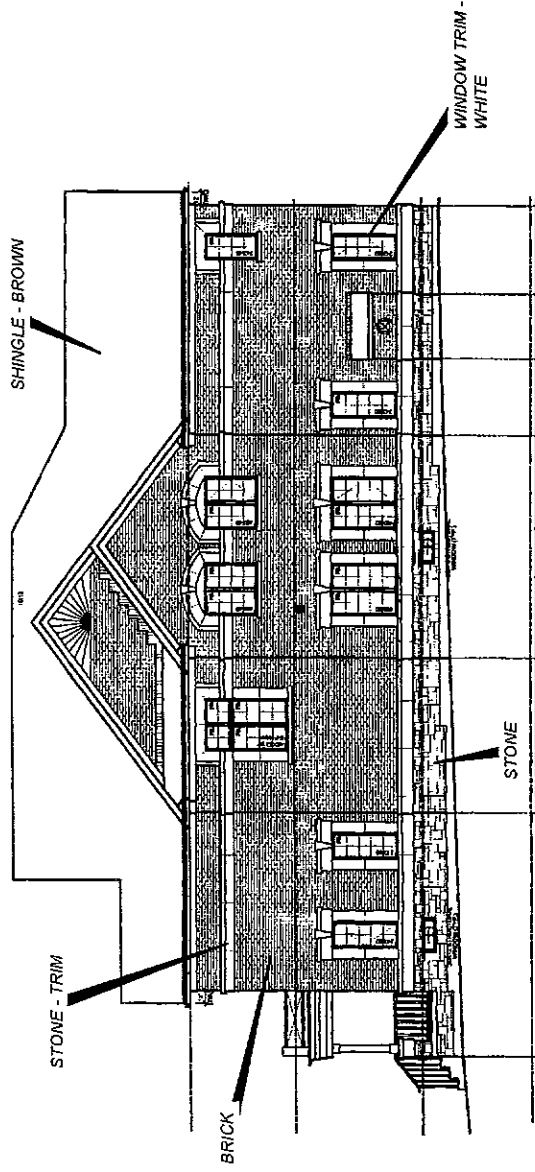
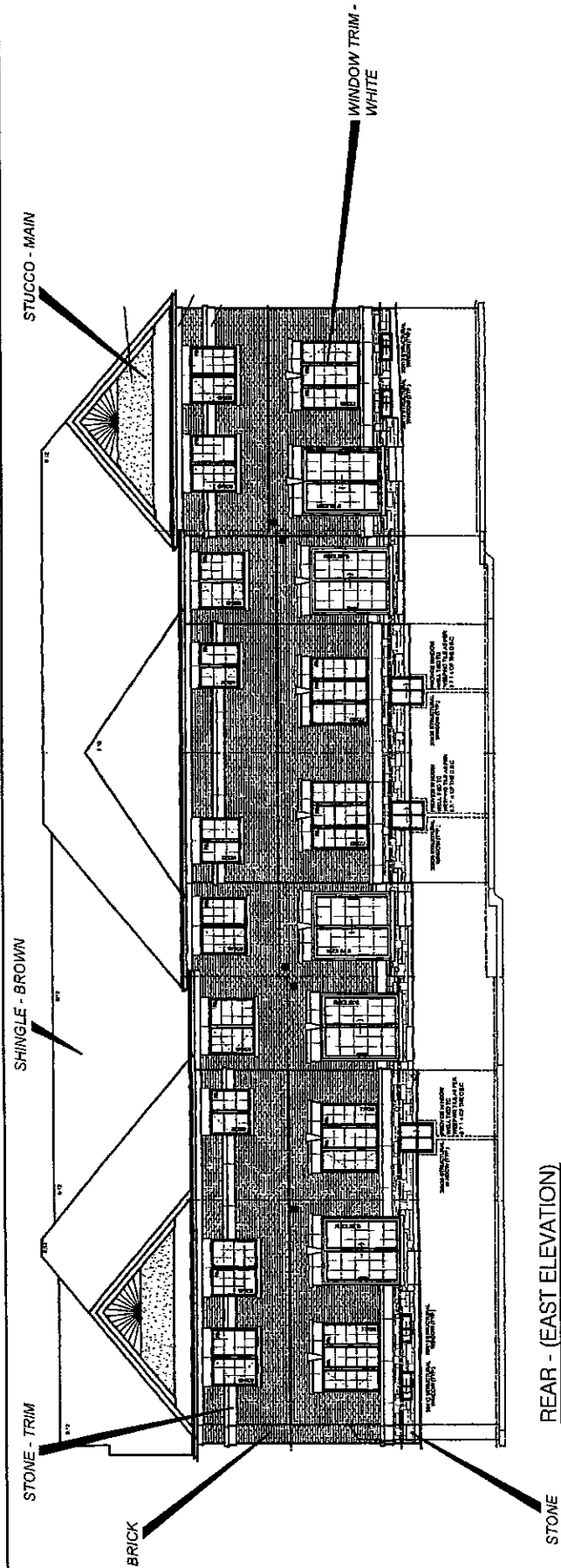


INTERIOR SIDE - (NORTH ELEVATION)

West & North Elevations - Block 67

Applicant: East Maple Creek Land Ltd.
c/o Tiffany Park Homes
Location: Part of Lot 19,
Concession 3





East & South Elevations - Block 67

Applicant: East Maple Creek Land Ltd.
c/o Tiffany Park Homes

Location: Part of Lot 19,
Concession 3



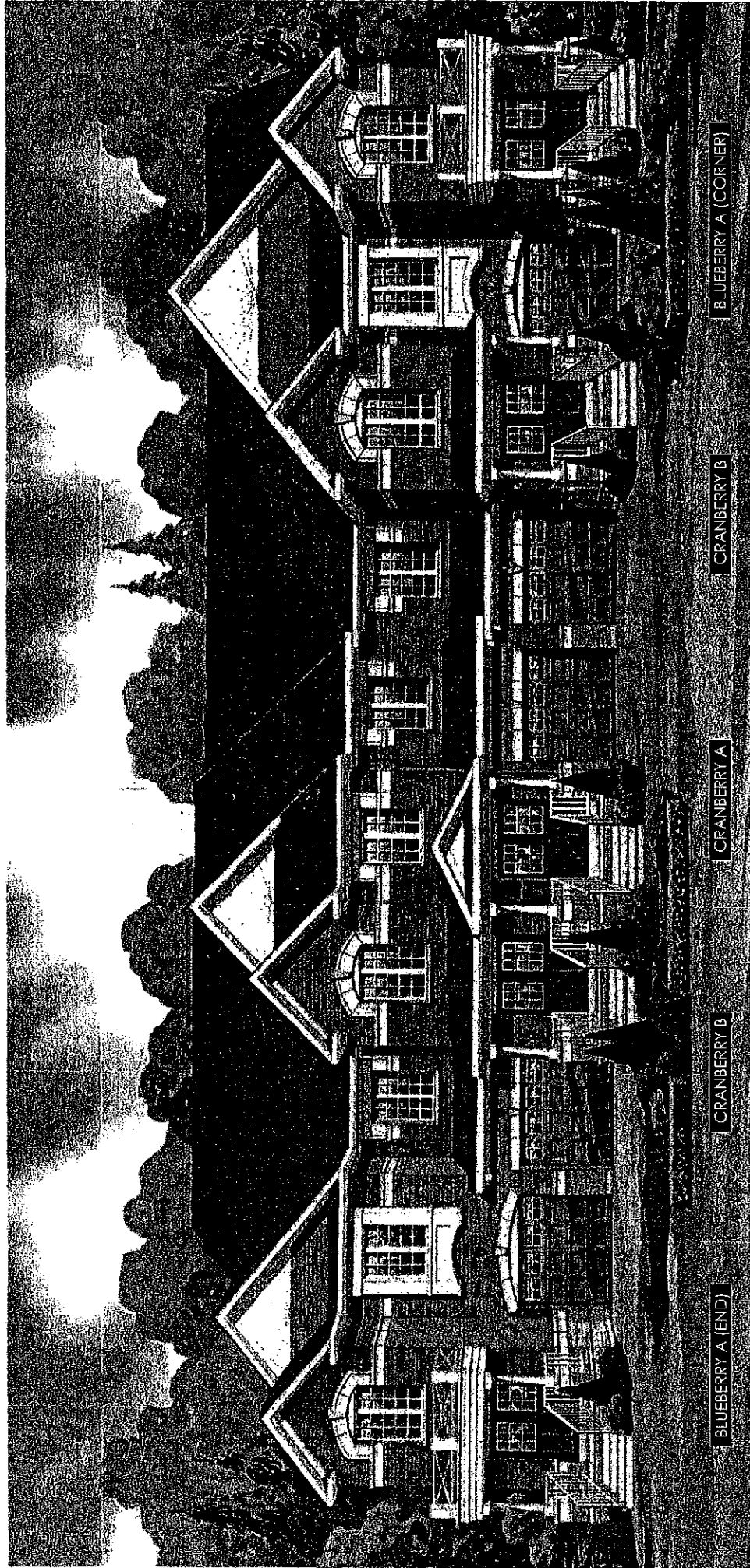
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Date: February 29, 2012

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Rendered Elevations

Location: Part of Lot 19,
Concession 3

Applicant: East Maple Creek Land Ltd.
c/o Tiffany Park Homes

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Attachment

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Not to Scale
Date: February 29, 2012