

COMMITTEE OF THE WHOLE JANUARY 5, 2004

SITE DEVELOPMENT FILE DA.03.062 **DONATO DIBENEDETTO**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.062 (Donato DiBenedetto) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Urban Design Department;
 - ii) the final site servicing and grading plan shall be to the satisfaction of the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department.
- b) NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed site plan development application DA.03.062 is allocated water capacity from Pressure District No. 5 of the York Water Supply System for a total of 3 residential units following the execution of a site plan agreement to the satisfaction of the City.

Purpose

On September 26, 2003, the Owner submitted a site development application for 3 new detached dwellings, and one existing dwelling, fronting on a private (condominium) road.

Background - Analysis and Options

The subject lands are located southwest of Rutherford Road and Highway #27 (110 Simmons Street), in Lot 15, Concession 9, City of Vaughan. The 1.67 ha site has 53 m frontage on Simmons Street and is developed with one residence. The site is flat and mainly grassy, with scattered mature trees around the perimeter. The surrounding land uses are:

- North - detached residential (RR Rural Residential Zone)
- South - detached residential (RR Rural Residential Zone)
- East - Simmons Street; detached residential (RR Rural Residential Zone)
- West - railway line, farmland (A Agricultural Zone)

On September 8, 2003, Council approved Zoning By-law Amendment Application Z.01.031 (Donato DiBenedetto) to facilitate a condominium development consisting of four detached residential units (including the existing residence), having access via a 6.0 m wide private road. The approval required that prior to the enactment of the zoning by-law, Council approve a site plan application.

Official Plan

The lands are designated "Hamlet" by OPA #600. The "Hamlet" designation permits limited infilling development, which economizes the use of urban space without extending the boundaries of the hamlet area. The primary use in "Hamlets" must be residential and should be serviced by private wells and septic systems. The development must protect the rural and historic character of the hamlets.

The proposed development does not form an extension to the existing hamlet. The development is infill development that respects the rural and historic character of the area through the design of the lots and the small cul-de-sac private road. The proposed development conforms to the policies of the Official Plan.

Zoning

The lands are zoned RR Rural Residential Zone by By-law 1-88. On September 8, 2003, Council approved a zoning amendment application to permit 4 residential dwellings (including the existing dwelling). The zoning by-law for these lands will provide an exception to the RR Rural Residential Zone standards to permit the 4 dwellings and any exceptions identified through the site plan process. The by-law will also establish a 30m setback from the railway line.

Site Plan

The proposed development will consist of 4 detached dwellings, including the existing dwelling. The proposed lots will range in size from 3733 m² to 4125 m². The size of the new dwellings will be approximately 420 m², not including the garage area. The existing house has a floor area of 296 m².

The development will be based around a private cul-de-sac road from Simmons Street. The existing house will continue to have direct access from Simmons Street, while the 3 new dwellings will have access from the private road.

Servicing

The new dwellings will be serviced by municipal water and septic systems. The site plan identifies both primary and reserve locations for the septic systems, to provide for the long-term sewage requirements of the dwellings.

The Engineering Department has approved the Site Servicing and Grading Plan and the On-Site Sewage Disposal System Design plan.

Elevations

The new houses will be 2-storeys with main entrances facing the private road. The garage entrances will be at the side of the house, not directly facing the street. The houses will feature a combination of stucco and stone, with asphalt shingles.

Relationship to Vaughan Vision 2007

The proposed development is consistent with the "Hamlet" policies of OPA #600, in that it is infill development within an established development area. Vaughan Vision 2007 encourages managed growth through the implementation of OPA #600.

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

The proposed development conforms to the policies of the Official Plan and represents appropriate in-fill development in an established Hamlet. The development is in keeping with the surrounding area and is appropriate for these lands.

For these reasons, Staff recommends approval of the site plan application. Should Committee concur, the Recommendation section of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Site Servicing and Grading Plan
- 4a. Elevations
- 4b. Elevations
- 4c. Elevations
- 4d. Elevations
- 4e. Elevations
- 4f. Elevations

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

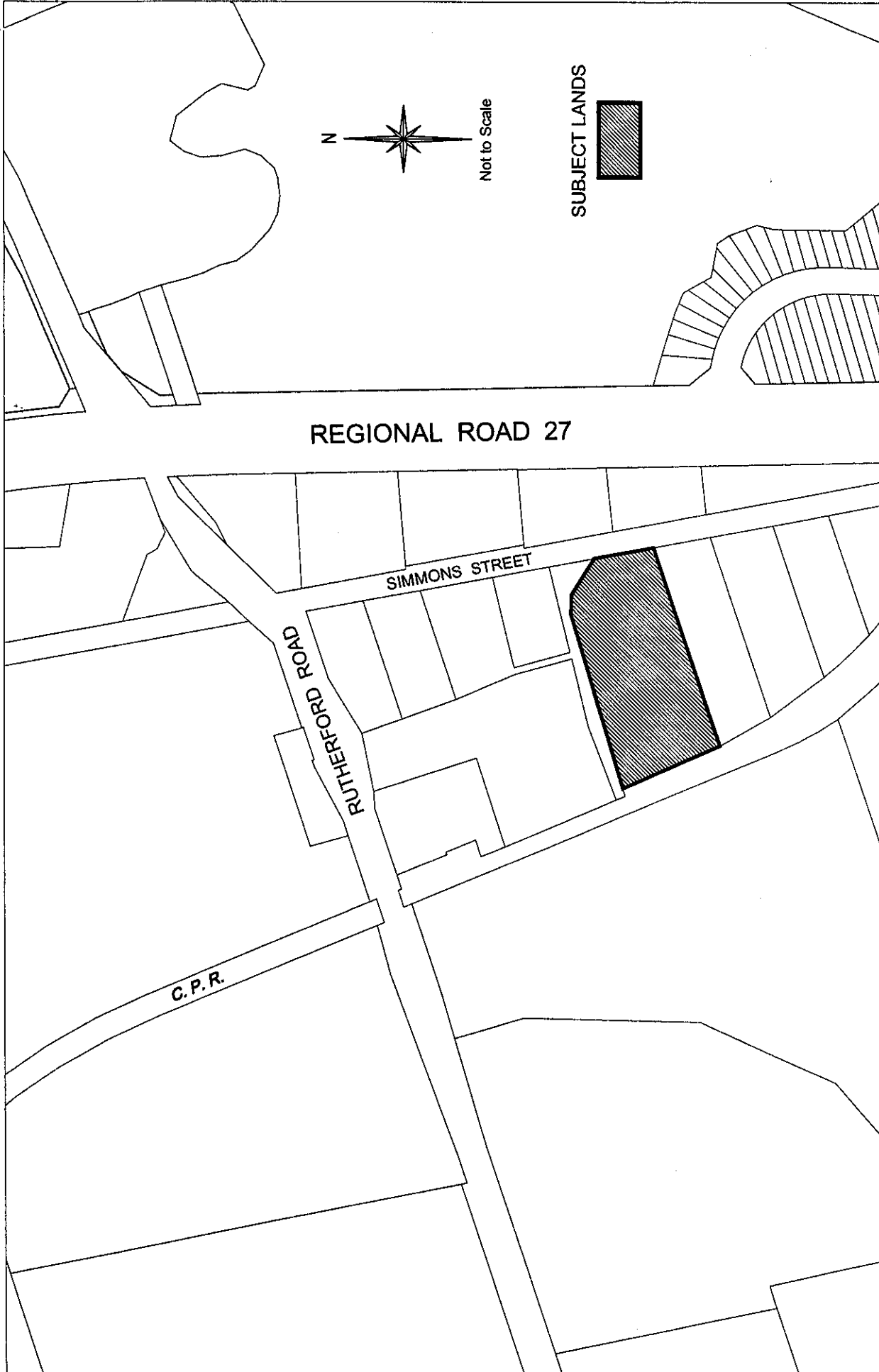
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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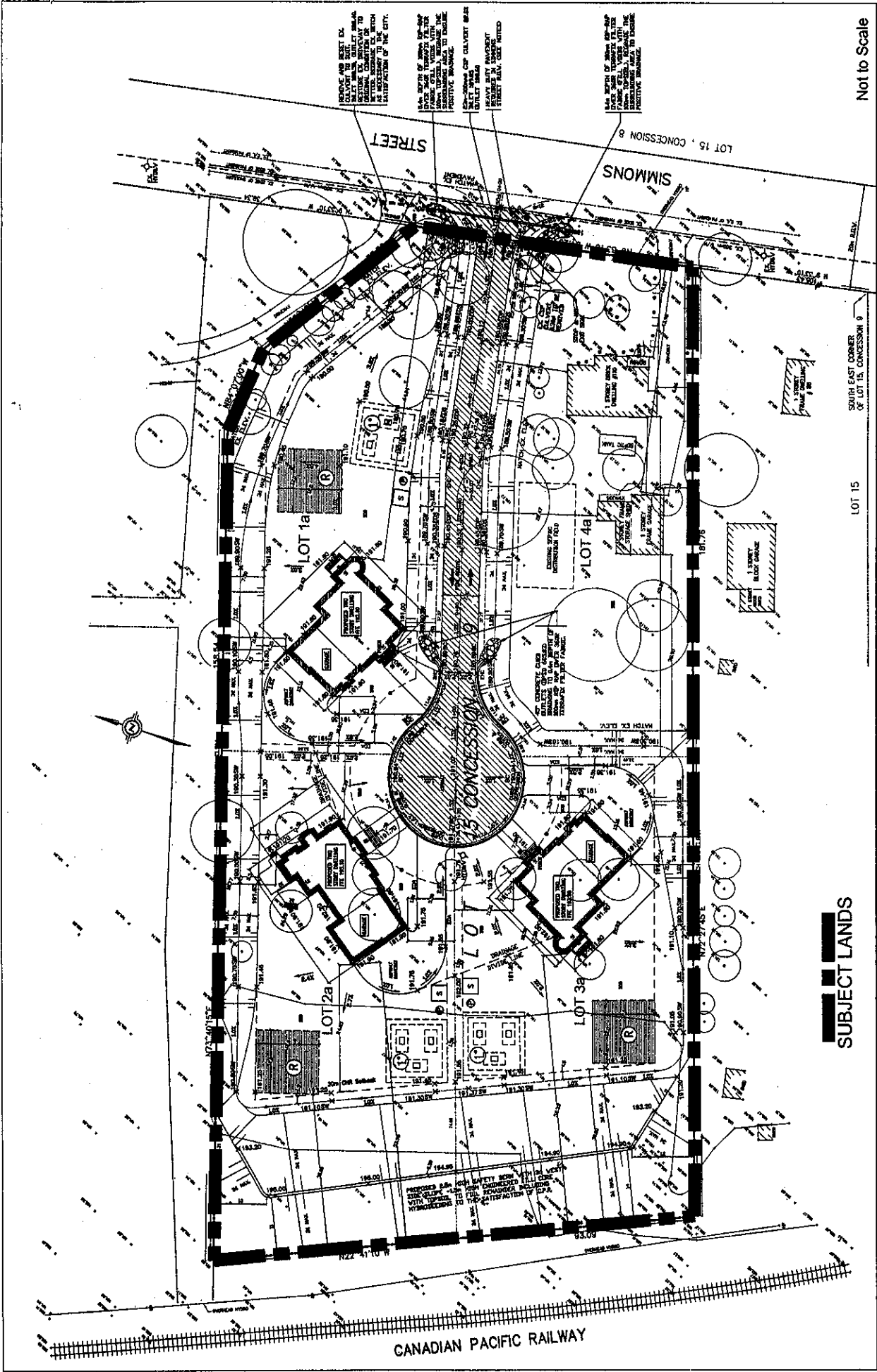
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Attachment 1
 FILE No.: DA.03.062
 RELATED FILE No.: Z.01.031
 October 6, 2003

City of Vaughan
 Community Planning Department

Location Map
 Part of Lot 15,
 Concession 9
 APPLICANT:
 DONATO DIBENEDETTO
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Not to Scale

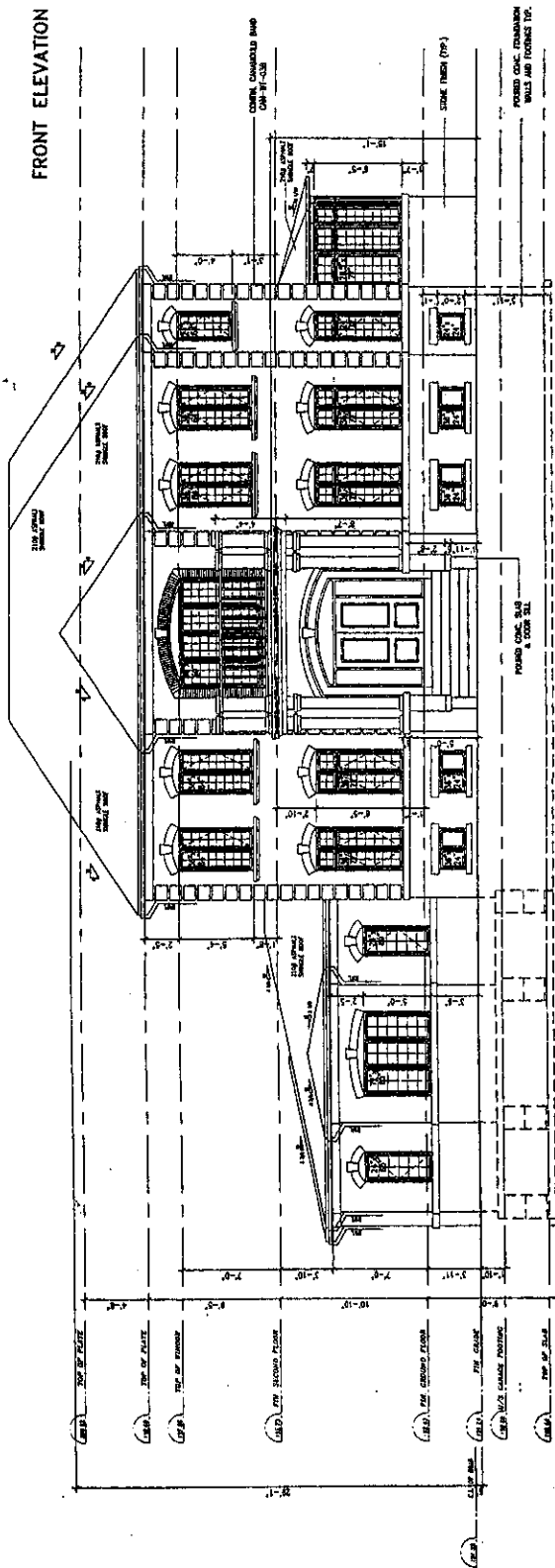
Attachment 2
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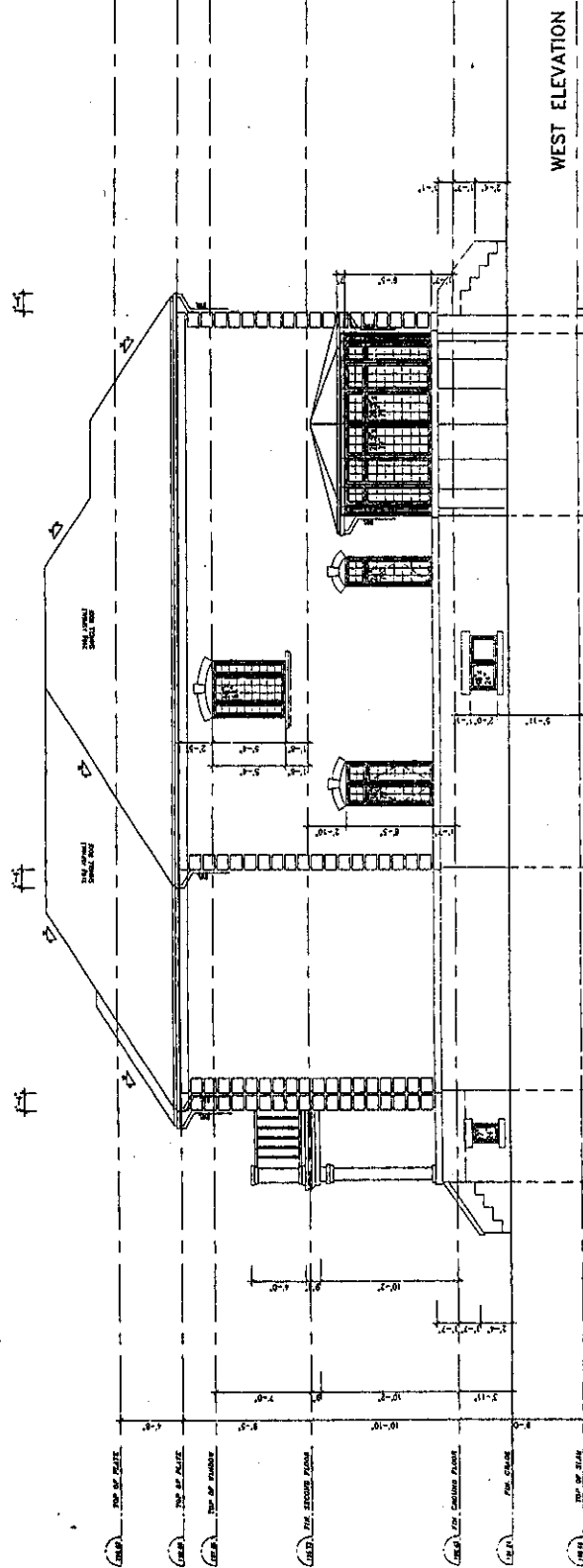
Site Plan
 Part of Lot 15,
 Concession 9
 APPLICANT:
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 N:\DFT\1 ATTACHMENTS\DA\06.03.062

SUBJECT LANDS

FRONT ELEVATION



WEST ELEVATION



Not to Scale

Elevations

Part of Lot 15,
Concession 9
APPLICANT:
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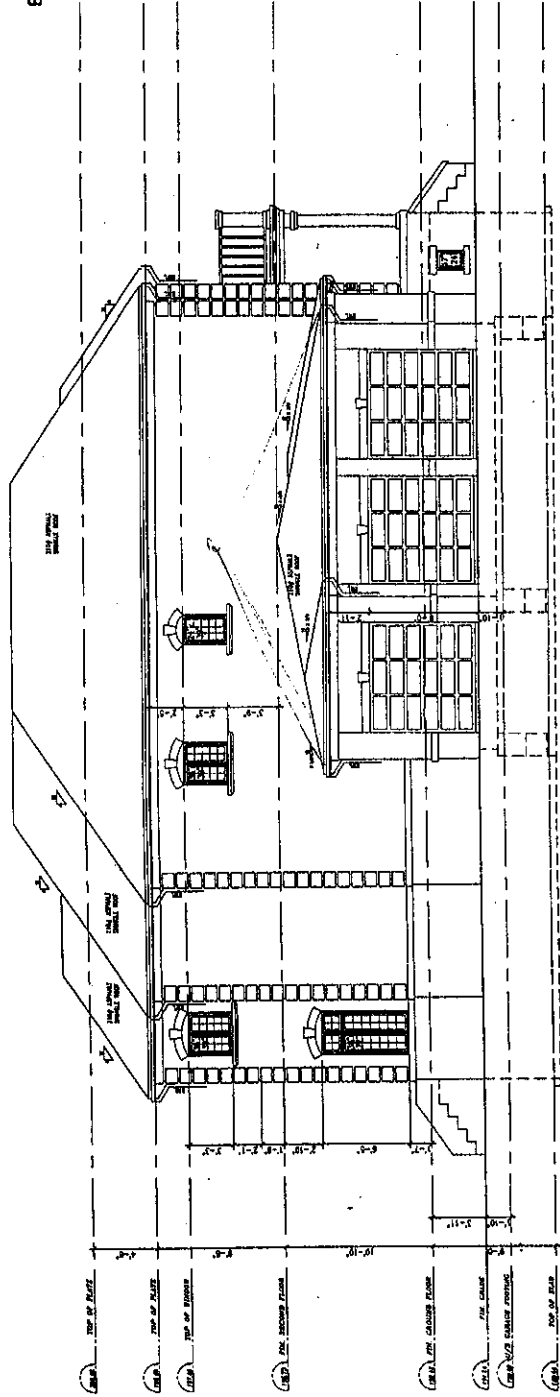
Community Planning Department

Attachment

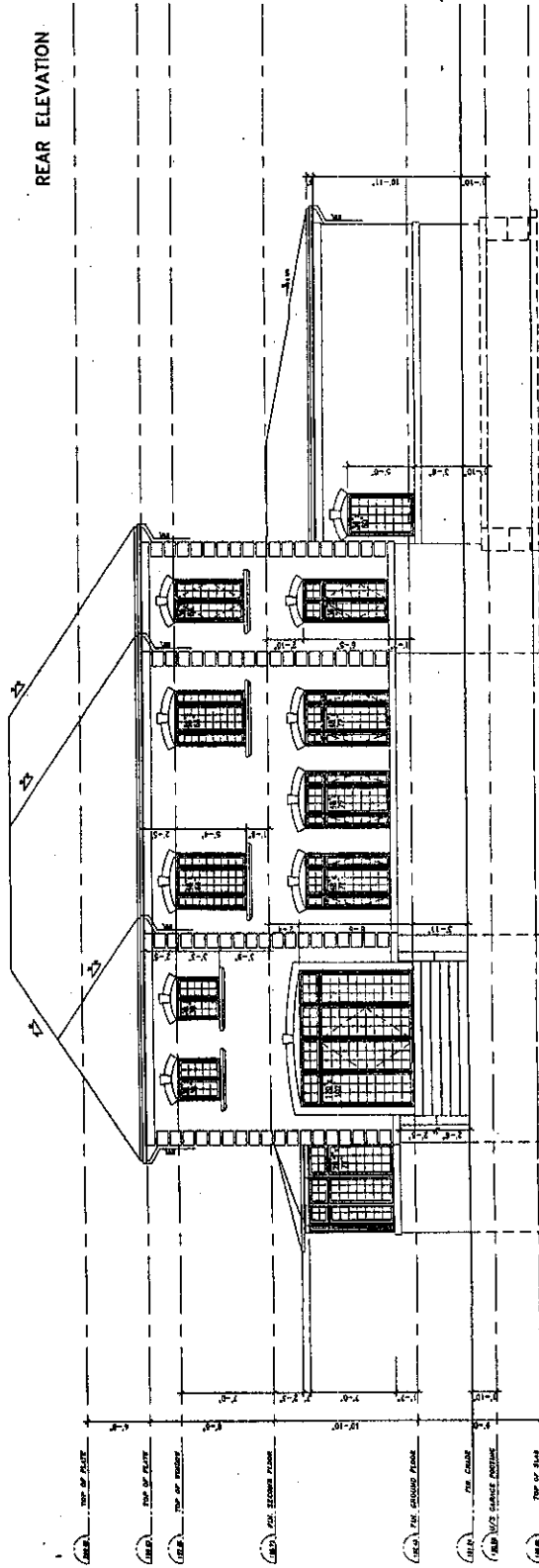
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EAST ELEVATION



REAR ELEVATION



Not to Scale

Elevations

Part of Lot 15,
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APPLICANT:
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City of
Vaughan

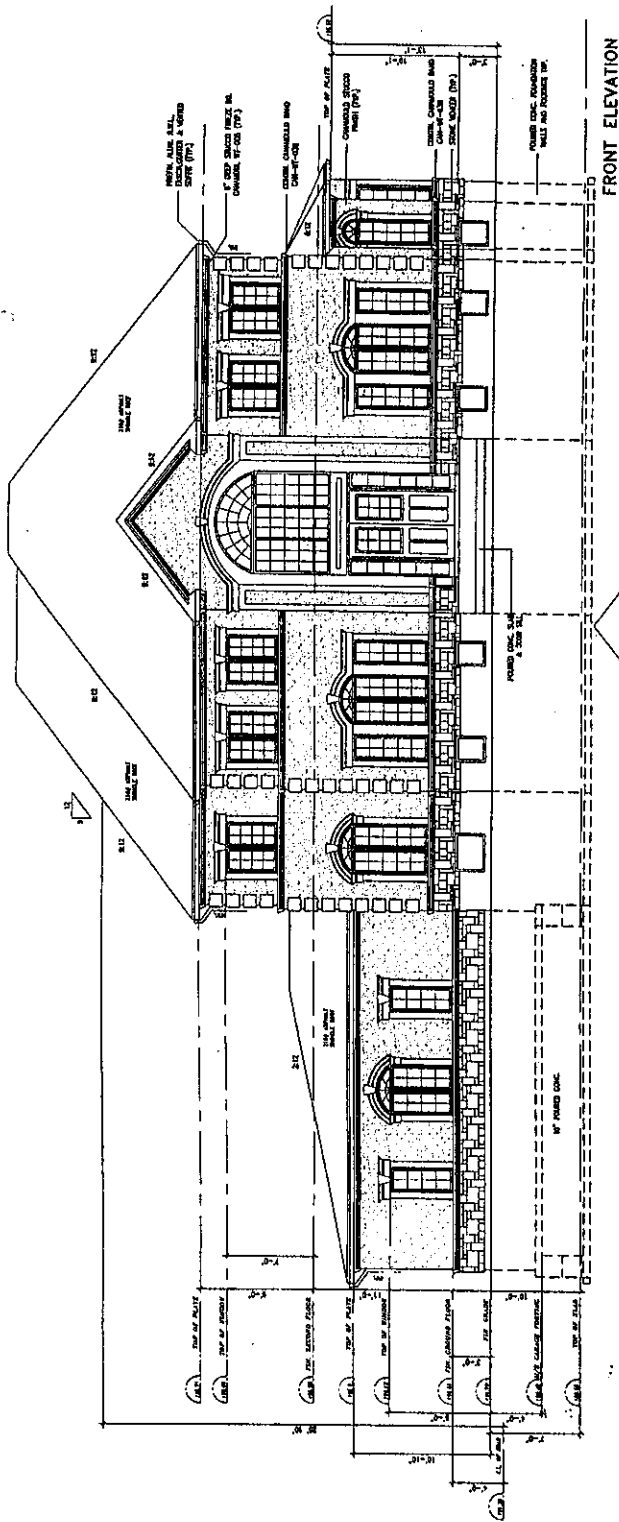
Community Planning Department

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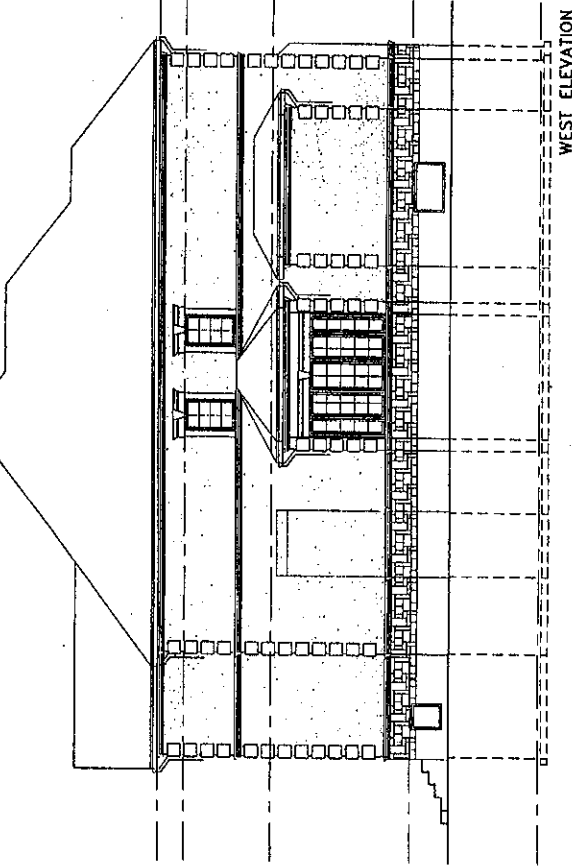
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DA.03.062
RELATED FILE No.:
Z.01.031

October 6, 2003



FRONT ELEVATION



WEST ELEVATION

Not to Scale

Elevations

Part of Lot 15,
Concession 9
 APPLICANT:
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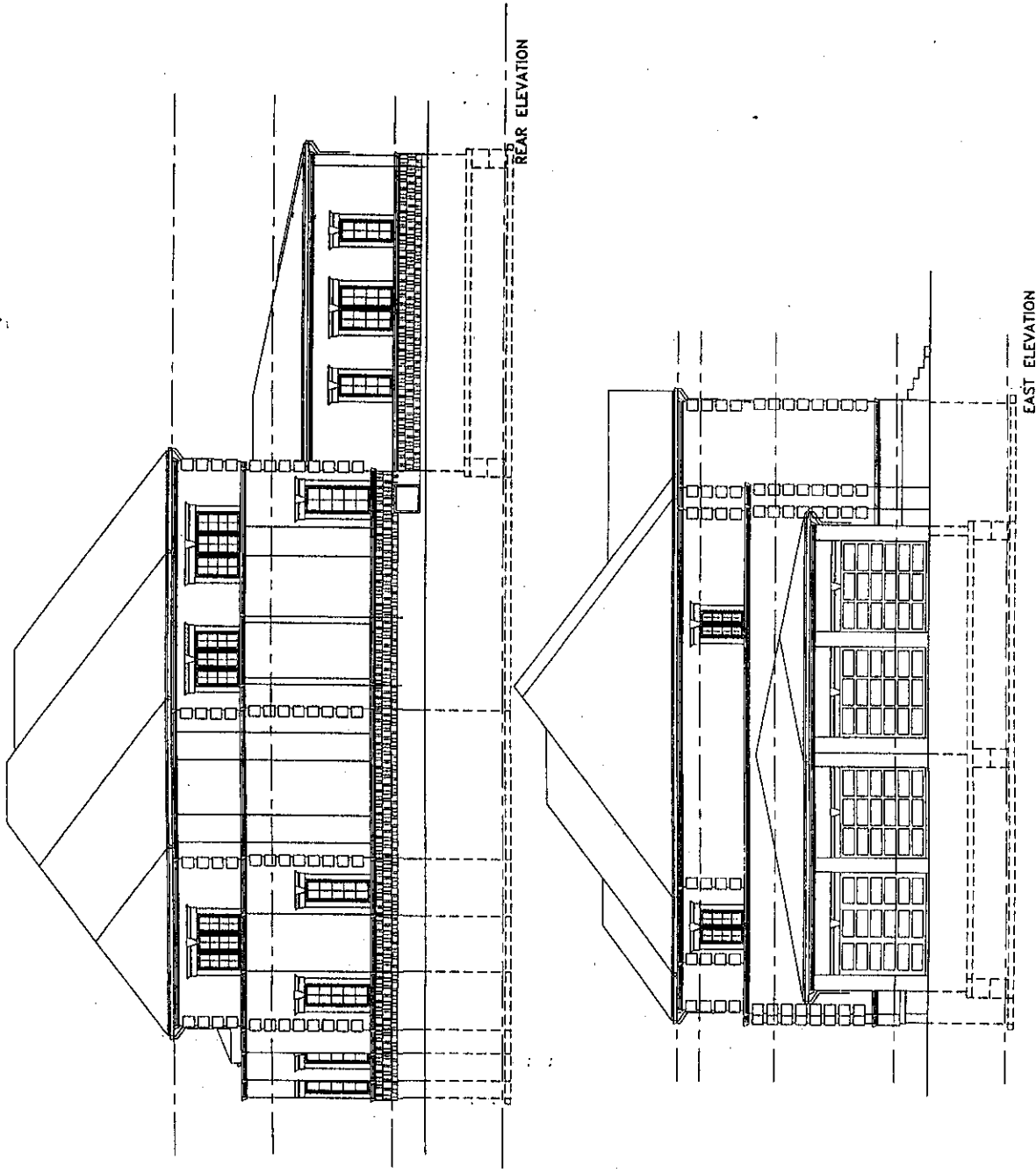


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 Z.01.031
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REAR ELEVATION

EAST ELEVATION

Not to Scale

Elevations

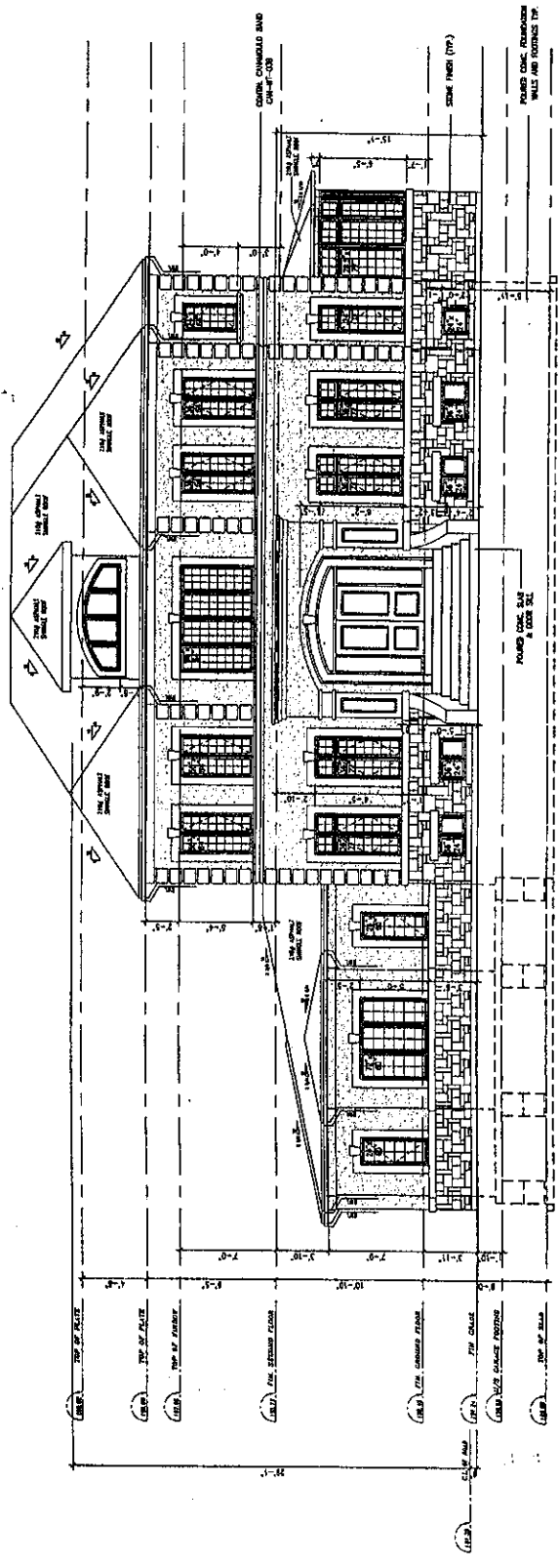
Part of Lot 15,
Concession 9
APPLICANT:
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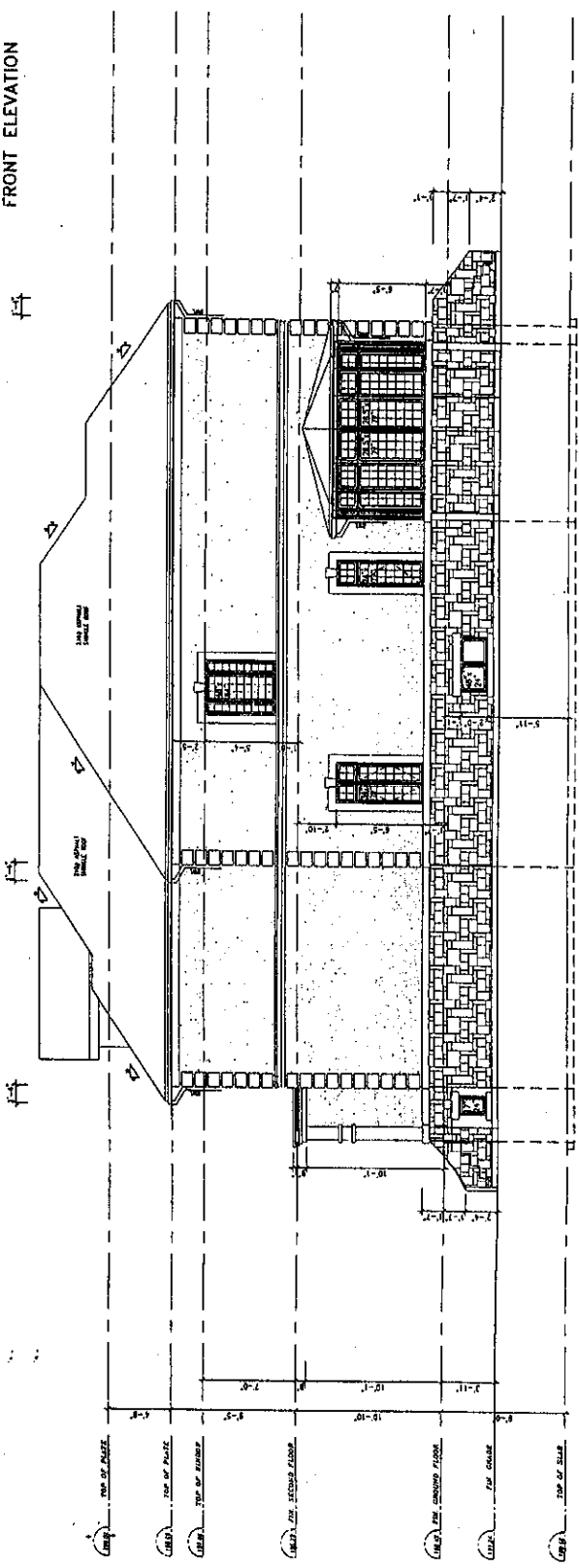
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FRONT ELEVATION



EAST ELEVATION

Not to Scale

Elevations

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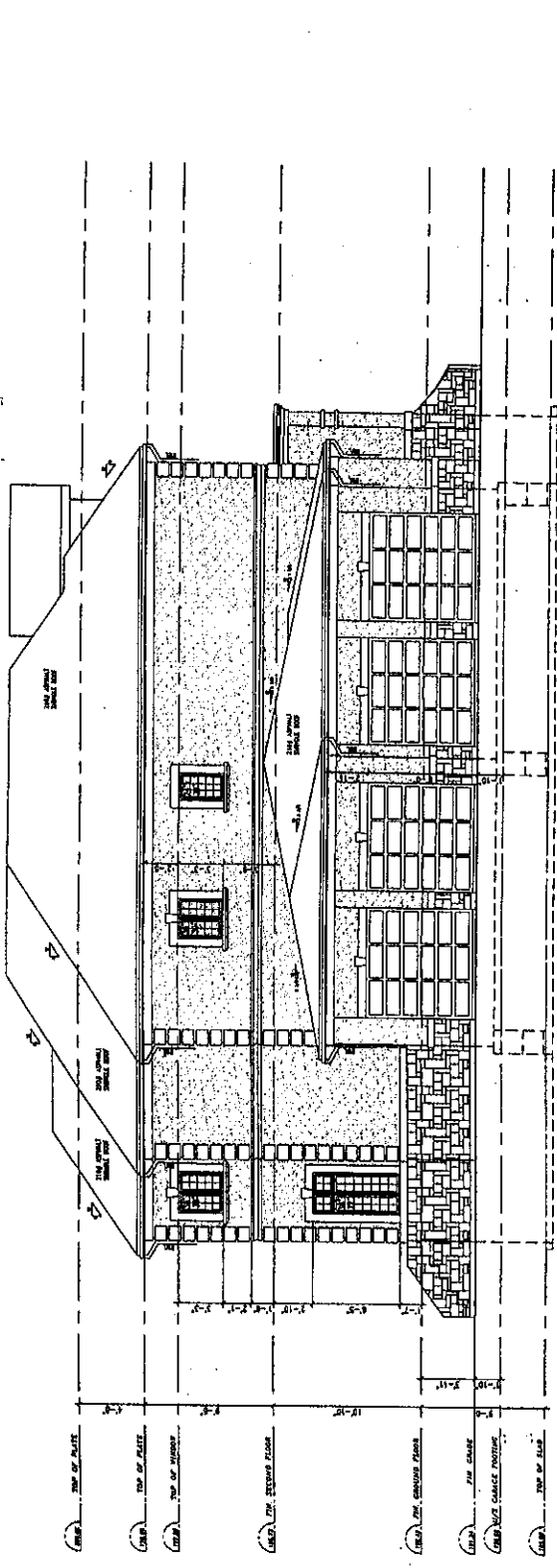


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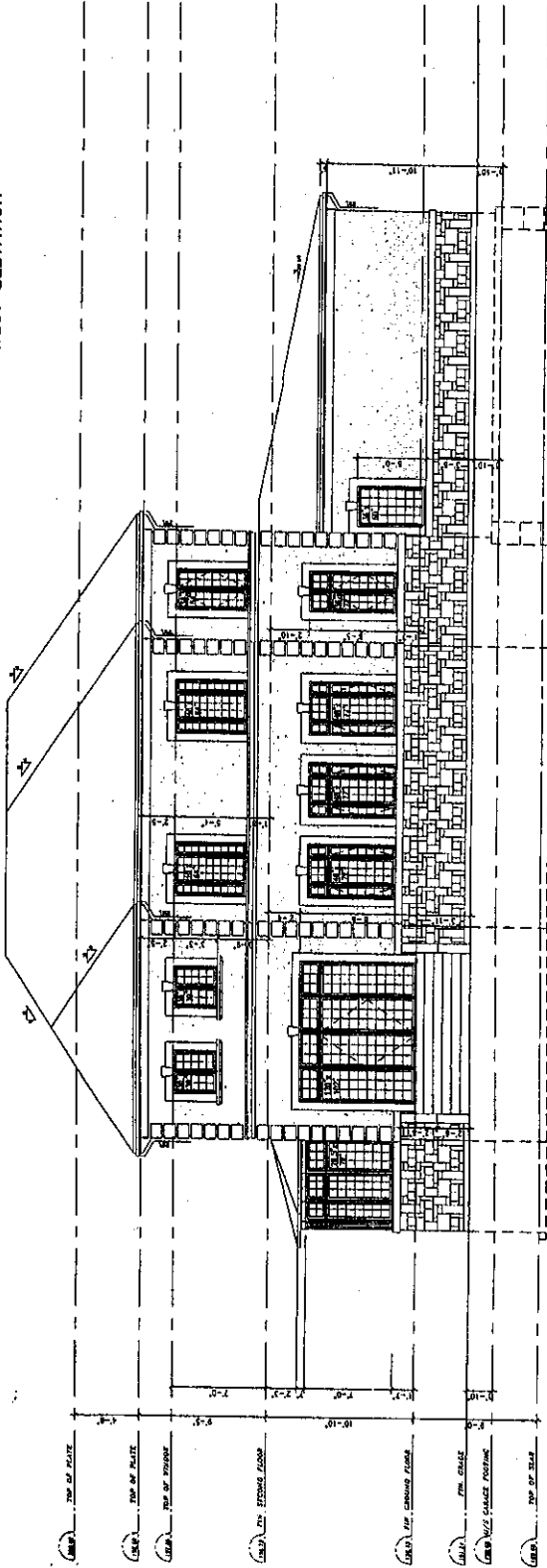
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WEST ELEVATION



REAR ELEVATION
Not to Scale

Elevations

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City of
Vaughan

Community Planning Department

**Attachment
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