

COMMITTEE OF THE WHOLE JUNE 20, 2005

**SITE DEVELOPMENT FILE DA.04.047
TEMPLE KOL AMI
REPORT #P.2003.71**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.047 for a 32 unit townhouse development BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan, building elevations, tree inventory and preservation plan, and landscape plan and detailed cost estimate shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plans, stormwater management report and noise report shall be approved by the Engineering Department;
 - c) the Owner shall make arrangements to acquire Block 392 from the adjacent subdivision developer in order to permit access for the site onto a municipal road and service connections from Summeridge Drive;
 - d) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - e) all hydro requirements of PowerStream Inc. shall be satisfied.
2. That the site plan agreement include the following provisions:
 - a) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.
 - b) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, or the rate per unit applicable for high density lands whichever is higher in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment
3. That Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Development Application DA.04.047 (Temple Kol Ami) is allocated sewage and water capacity for a total of 32 residential units."

Economic Impact

There are no requirements for a new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of a 8,726.83m² site with 5 townhouse blocks consisting of a total of 32 townhouse units, and access on a private road. The subject lands were recently severed and rezoned to permit the proposed development.

Background - Analysis and Options

The subject lands (Attachment #1) are located at the northeast corner of Summeridge Drive and Dufferin Street (Planning Block 10), in Part of Lot 12, Concession 2, City of Vaughan. The 8,726.83m² site has 66.46m frontage on Dufferin Street, and 124m frontage on Summeridge Drive. The surrounding land uses are:

- North - approved synagogue (A Agricultural Zone)
- South - Summeridge Drive; commercial (C4 Neighbourhood Commercial Zone)
- East - residential (RVM1 (WS-A) Residential Urban Village Multiple Zone One
- West - Dufferin Street; commercial (C4 Neighbourhood Commercial Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600, which permits townhouse uses at a density of between 17-40 units/ha. At a net residential density of 36.66 units/ha, the subject proposal consisting of 32 townhouse units conforms to the Official Plan.

Zoning

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone One by By-law 1-88 subject to site-specific Exception 9(1210). The RVM2 Zone permits the proposed block townhouse dwellings. The proposed development complies with the Zoning By-law.

Site Design

The site plan is shown on Attachment #3. The rectangular-shaped lot has one full-movement access on Summeridge Drive, located at the southeast corner of the lot. A shared private lane marked "Lane A" on Attachment #3, provides access to both the proposed townhouse development and the approved synagogue lands to the north. Lane A intersects with Lane B running parallel to Summeridge Drive between the two rows of townhouses, and ending in a cul-de-sac. Townhouse Blocks D and E front onto Summeridge Drive and are comprised of 8 and 7 units, respectively. Driveways and garages for the units in Blocks "D" and "E" are at the rear of the units with access to Lane B. Blocks "A", "B" and "C" (5, 6 and 6 units, respectively) are on the north side of the property and all front onto Lane B. Garages and driveways for Blocks "A", "B" and "C" are located at the front of the units and accessible from Lane B. Pedestrian access to the site will be provided from the public sidewalks on Dufferin Street and Summeridge Drive, which will connect to the private walkways to be located on the west side of Lane A and on the north side of Lane B.

The townhouse development will be served by private garbage collection. Snow will be removed off-site, given the limited areas for snow storage on the property.

Access

The site is to be serviced by a 7.5m wide full-movement access on Summeridge Drive, which is intended for use by the residents of the development and the users of the synagogue to the north. An easement in favour of the lands to the north for access to a right-of-way is required to be registered on title ensuring the users of the synagogue are legally permitted to use the driveway leading to the synagogue as shown on the composite plan on Attachment #2. The final design details of the driveway access will be subject to the approval of the Region of York Transportation and Works Department and the City of Vaughan Engineering Department.

Parking

The required number of residential parking spaces for the townhouse units is 2 spaces/unit, plus 0.25 spaces/unit for visitor parking. Each townhouse unit will be providing the required 2 parking spaces, with one in the driveway and a the other in the garage. The site plan shows a total of 9 visitor parking spaces located along Lane B, and between the end townhouse unit and the entry feature wall located at the southwest corner of the site, whereas a minimum of 8 spaces are required.

The proposed development meets the minimum Parking requirements of the Zoning By-law.

Building Elevations

The building elevations for all 5 townhouse blocks are provided on Attachments #5 to #8. The townhouse units are constructed with pitched roofs to the maximum height of 11m, and constructed with either brown or driftwood coloured shingles. The main building material used is either a light brown or dark brown coloured brick with a complementary coloured stone base along the main elevations fronting on Summeridge Drive, Dufferin Street and Lane B.

The streetscape view along Summeridge Drive, Dufferin Street and Lane B is provided on Attachment #5. Blocks "D" and "E" (Attachments #7 and #8, respectively) will be constructed with a front porch and steps that connect directly with the public sidewalk on Summeridge Drive. The garages for these townhouse blocks are located on the north façade. The internal Blocks "A", "B" and C (Attachment #6) will be constructed with the front porch and steps that will access the internal private walkway on Lane B. The garages for these townhouse blocks will be flush with the front wall. The front entrances for the end units for Blocks "A" and "D" will face Dufferin Street.

The east facades for the end units for Blocks "C" and "E" were not available, but must be architecturally treated and should include window openings to provide an attractive building face at the main entrance to the site and along Lane A.

The final building elevations for each townhouse block will be approved to the satisfaction of the Development Planning Department, including the end unit entrance facing Lane A for Blocks "C" and "E".

Landscaping

The site will be landscaped with an extensive mix of deciduous and coniferous trees and shrubs, as well as, planting and sodded areas between the townhouse blocks and along Lane B as shown on Attachment #4. Specific attention has been given to the planting at the southwest corner of the site, where the entry feature wall for Block 10 is located. An acoustic fence varying in height will be provided and is a requirement along Dufferin Street and adjacent to the site triangle.

City Staff are reviewing the landscape plan to ensure a level of co-ordination in landscaping details by using complementary treatment for the area surrounding the entry feature wall element and the southeast corner of Dufferin and Summeridge Drive, adjacent to the approved Red Birch commercial plaza to the south. The final landscape plan and detailed cost estimate and tree inventory and preservation plan, must be approved to the satisfaction of the Development Planning Department.

Servicing

The site will have access to hydro, water and sanitary and storm water services once the transaction to acquire Block 392, which is a triangular sliver of land along the entire frontage of Summeridge Drive (shown on Attachment #3) is finalized with the developer of the subdivision to the east. Water and sewage allocation for a total of 32 units has been reserved for the subject development. The Applicant has submitted detailed engineering drawings, including servicing and grading plans and a storm water management report, and the final drawings/report must be approved to the satisfaction of the Engineering Department. In addition, the Engineering Department requires a noise report addressing the levels and impact of noise in the area on the proposed residential development be submitted for review and approval. The recommendations of the noise report will be incorporated into the final site and building design, if required.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly priority "A-5", "Plan and Manage Growth".

Conclusion

The proposed Site Plan application has been reviewed in accordance with the Official Plan and Zoning By-law, and there are no objections to its approval, subject to conditions. The proposed site plan would facilitate the development of 32 block townhouse units on a private internal road system. It is recommended that Site Development Application DA.04.047 be approved subject to conditions.

Attachments

1. Location Map
2. Composite Site Plan
3. Site Plan
4. Landscape Plan
5. Streetscape Plan
6. Elevations – Blocks A, B and C
7. Elevations – Blocks D
8. Elevations – Block E

Report prepared by:

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Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment **1**
 FILE No.: DA.04.047
 Not to Scale
 June 1, 2005

City of **Vaughan**

Development Planning Department

Location Map

Part of Lot 12,
 Concession 2
 APPLICANT:
 TEMPLE KOL AMI
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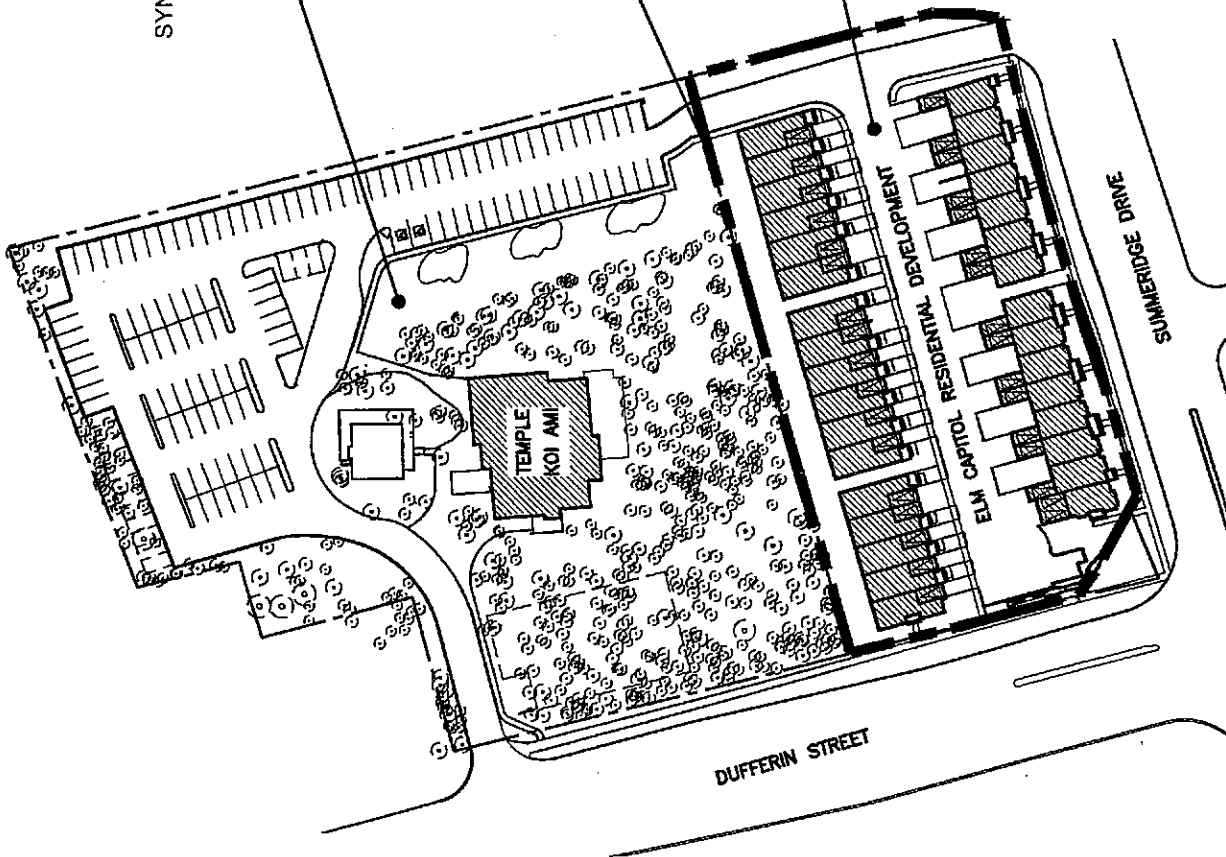


TEMPLE KOL AMI
SYNAGOGUE DEVELOPMENT (DA.04.042)
APPROVED BY COUNCIL ON
APRIL 11, 2005

SEVERANCE LINE APPROVED
BY COMMITTEE OF ADJUSTMENT

LANDS OWNED BY
TEMPLE KOL AMI,
TO BE SOLD & DEVELOPED
BY ELM CAPITAL GROUP INC.

— — —
SUBJECT LANDS



Composite Site Plan

Part of Lot 12,
Concession 2

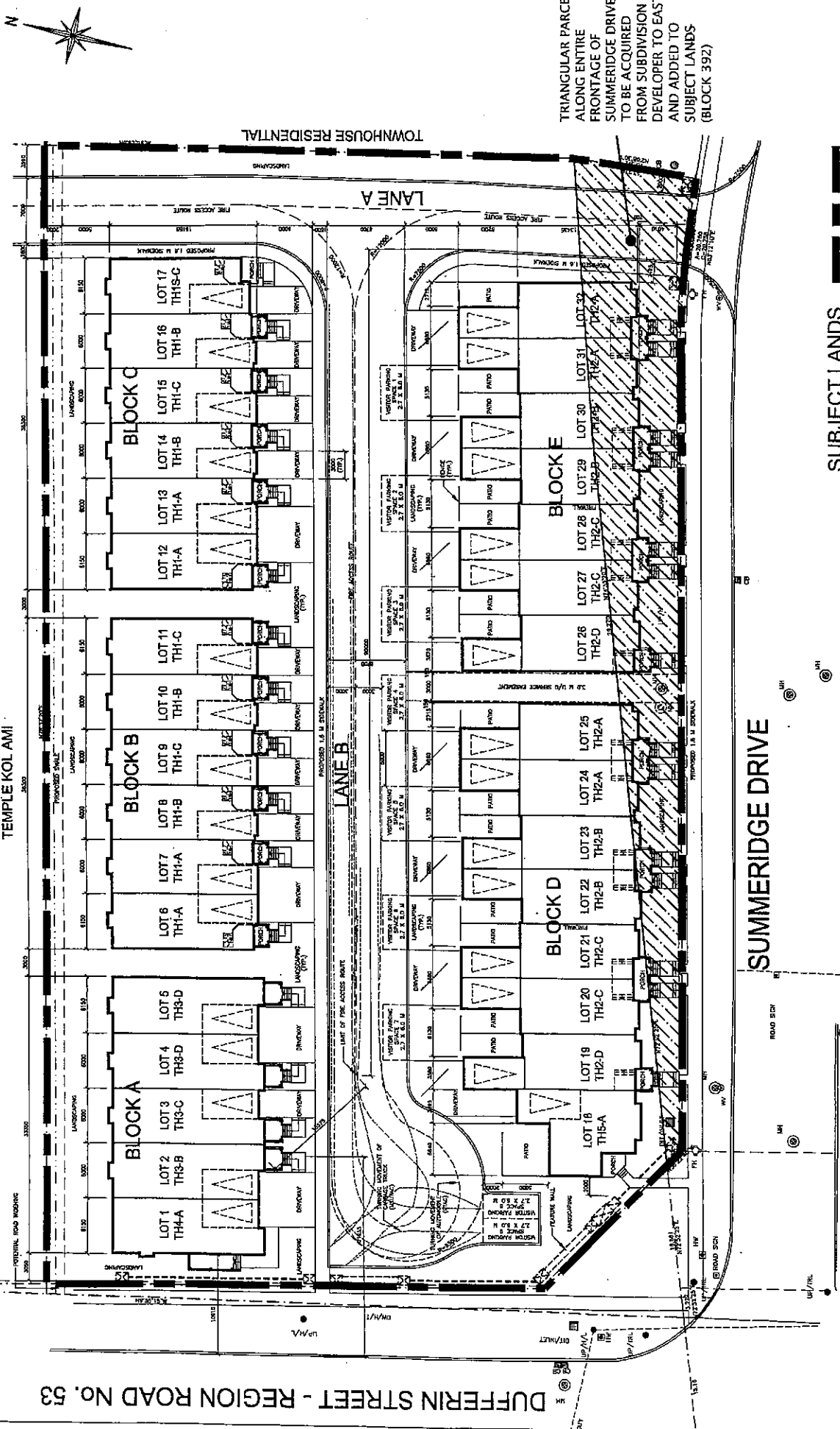
APPLICANT:
TEMPLE KOL AMI

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City of
Vaughan

Development Planning Department

Attachment 2
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DA.04.047
Not to Scale
June 14, 2005



TRIANGULAR PARCEL
ALONG ENTIRE
FRONTAGE OF
SUMMERIDGE DRIVE
TO BE ACQUIRED
FROM SUBDIVISION
DEVELOPER TO EAST,
AND ADDED TO
SUBJECT LANDS
(BLOCK 392)

Attachment 3

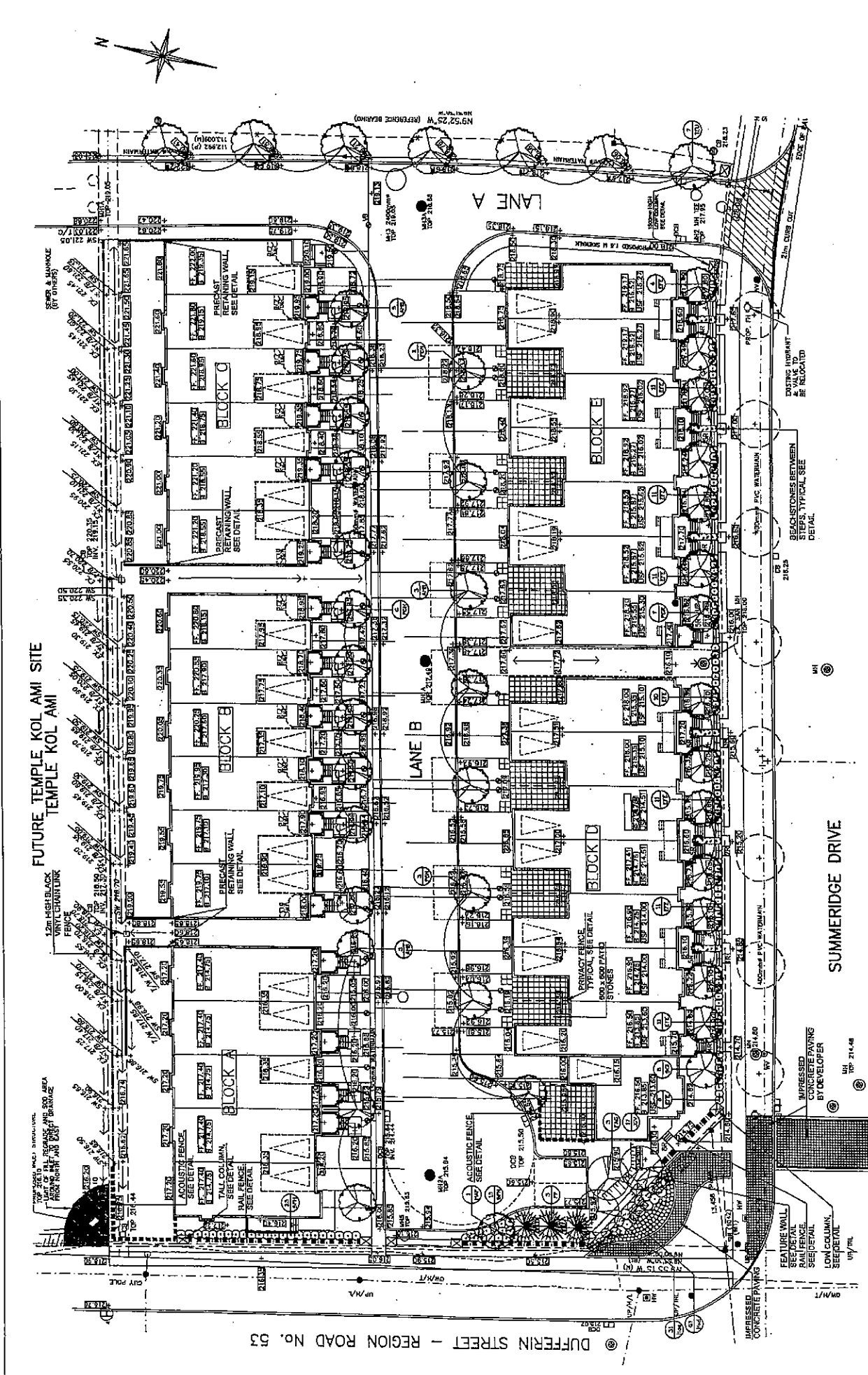
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DA-04-047
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June 15, 2005



Development Planning Department

Site Plan

Part of Lot 12,
Concession 2
APPLICANT:
TEMPLE KOL AMI
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DUFFERIN STREET - REGION ROAD NO. 53

FUTURE TEMPLE KOL AMI SITE
TEMPLE KOL AMI

Attachment 4

FILE No.: DA.04.047

Not to Scale

June 1, 2005

City of Vaughan Vaughan

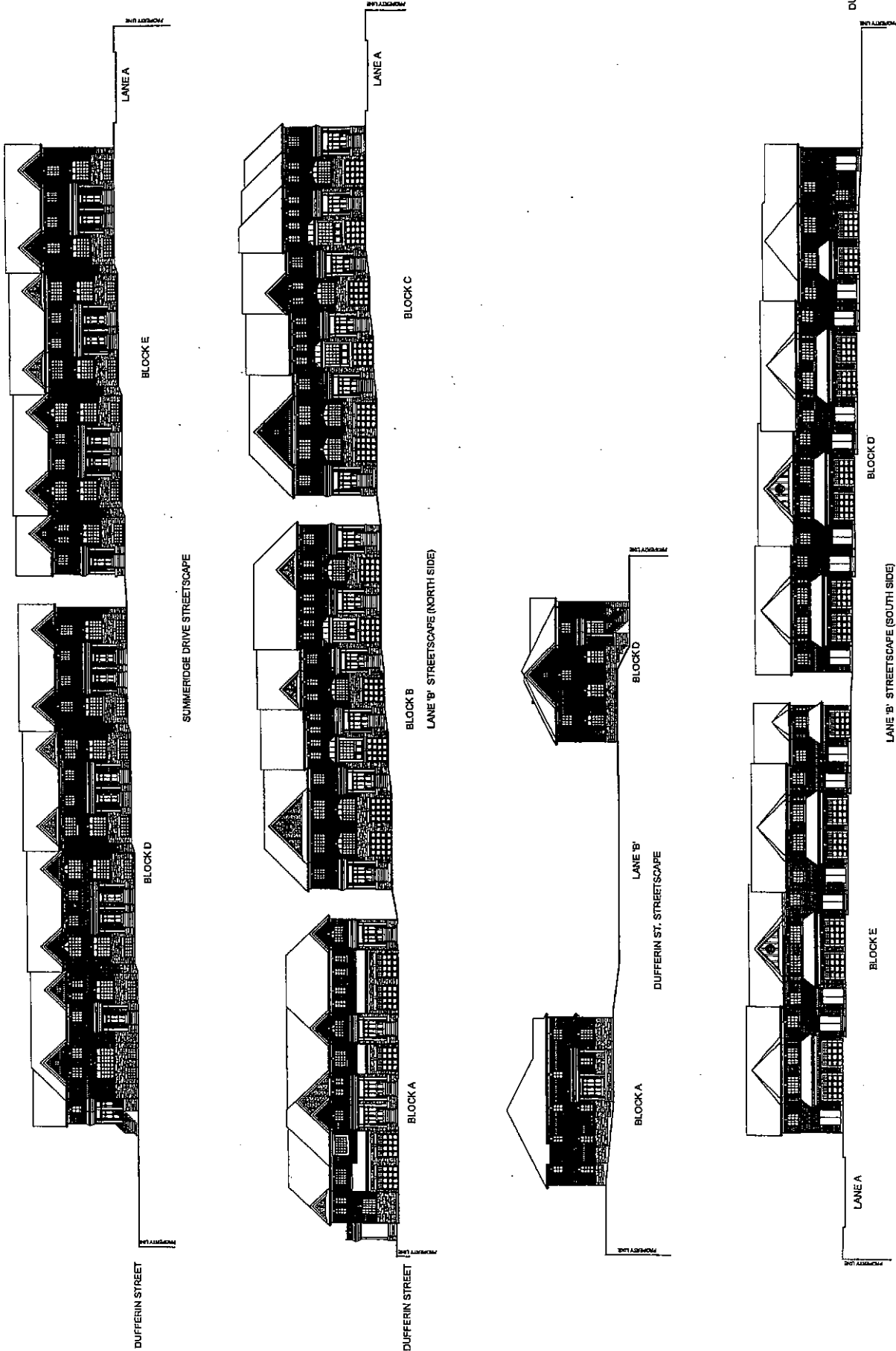
Landscape Plan

Development Planning Department

Part of Lot 12,
Concession 2

APPLICANT:
TEMPLE KOL AMI

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Streetscapes

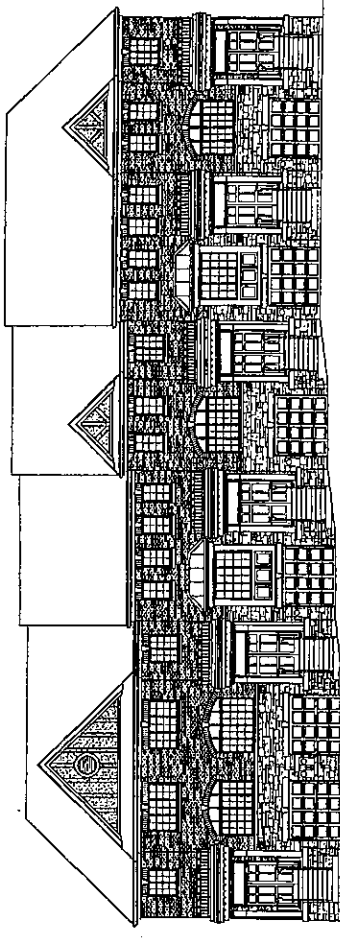
Part of Lot 12,
Concession 2
 APPLICANT:
 TEMPLE KOL-AMI
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Development Planning Department

Attachment 5

FILE No.:
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 June 1, 2005



MODEL T11
ELEVATION D

MODEL T11
ELEVATION E

MODEL T11
ELEVATION F

MODEL T11
ELEVATION G

MODEL T11
ELEVATION H

MODEL T11
ELEVATION I

MODEL T11
ELEVATION J

MODEL T11
ELEVATION K

MODEL T11
ELEVATION L

MODEL T11
ELEVATION M

MODEL T11
ELEVATION N

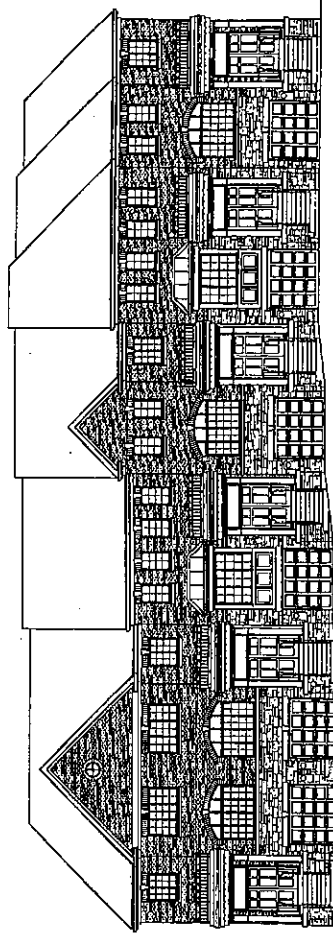
MODEL T11
ELEVATION O

MODEL T11
ELEVATION P

MODEL T11
ELEVATION Q

MODEL T11
ELEVATION R

MODEL T11
ELEVATION S



MODEL T11
ELEVATION D

MODEL T11
ELEVATION E

MODEL T11
ELEVATION F

MODEL T11
ELEVATION G

MODEL T11
ELEVATION H

MODEL T11
ELEVATION I

MODEL T11
ELEVATION J

MODEL T11
ELEVATION K

MODEL T11
ELEVATION L

MODEL T11
ELEVATION M

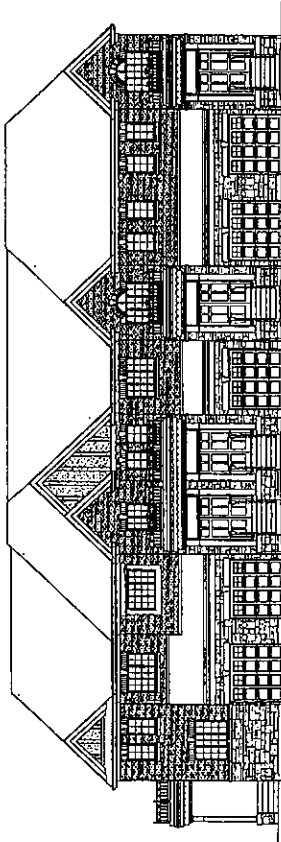
MODEL T11
ELEVATION N

MODEL T11
ELEVATION O

MODEL T11
ELEVATION P

MODEL T11
ELEVATION Q

BLOCK B & C



MODEL T11
ELEVATION D

MODEL T11
ELEVATION E

MODEL T11
ELEVATION F

MODEL T11
ELEVATION G

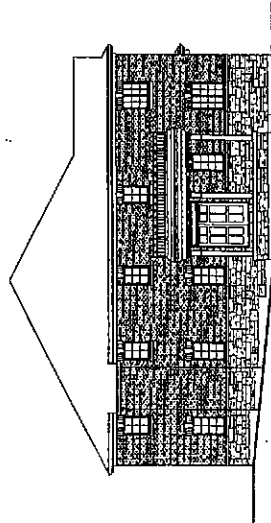
MODEL T11
ELEVATION H

MODEL T11
ELEVATION I

MODEL T11
ELEVATION J

MODEL T11
ELEVATION K

MODEL T11
ELEVATION L



MODEL T11
ELEVATION D

MODEL T11
ELEVATION E

BLOCK A

**Elevations -
Blocks A, B & C**

APPLICANT:
TEMPLE KOL AMI

Part of Lot 12,
Concession 2

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Development Planning Department

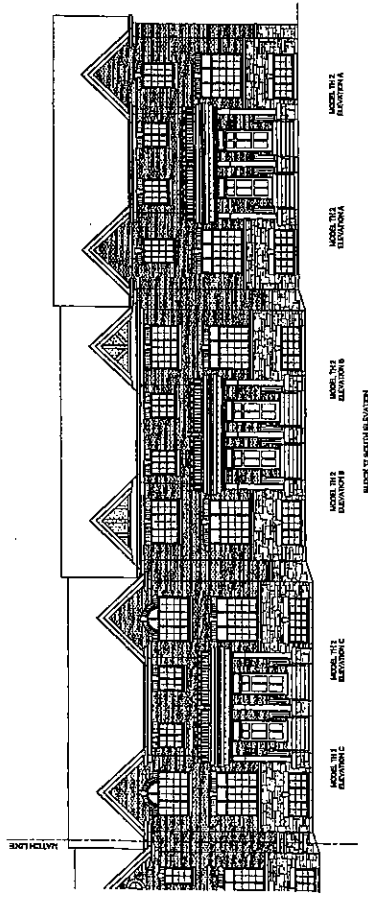
Attachment

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DA.04.047

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June 1, 2005



MAKE THE ELEVATIONS

MAKE THE ELEVATIONS

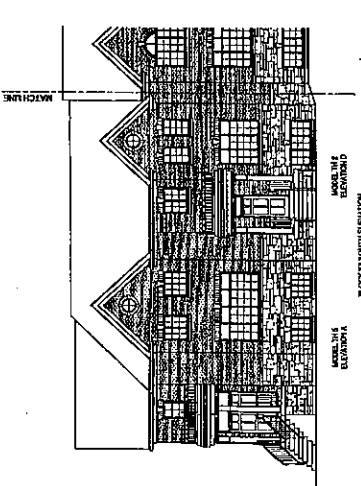
MAKE THE ELEVATIONS

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BLOCK TO SOUTH ELEVATION

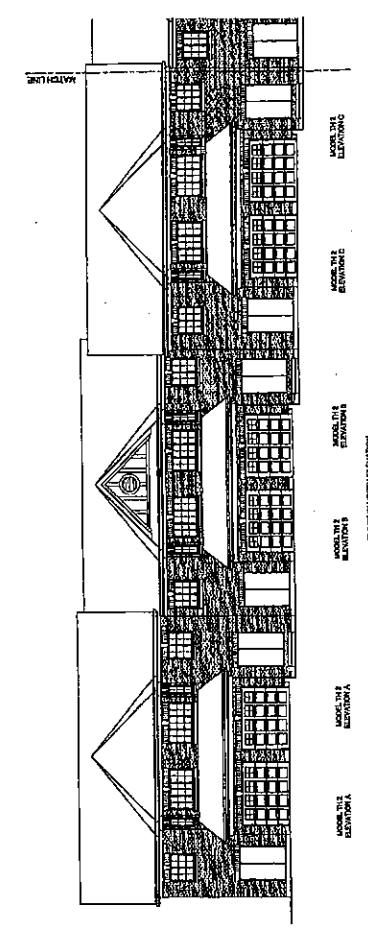


MAKE THE ELEVATIONS

MAKE THE ELEVATIONS

MAKE THE ELEVATIONS

BLOCK TO SOUTH ELEVATION



MAKE THE ELEVATIONS

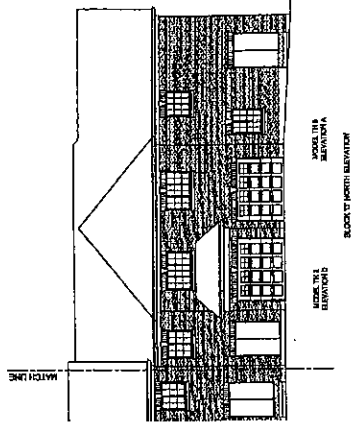
MAKE THE ELEVATIONS

MAKE THE ELEVATIONS

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MAKE THE ELEVATIONS

BLOCK TO NORTH ELEVATION



MAKE THE ELEVATIONS

MAKE THE ELEVATIONS

BLOCK TO NORTH ELEVATION

Elevations - Block D

APPLICANT: TEMPLE KOL AMI
 PART OF LOT 12, CONCESSION 2

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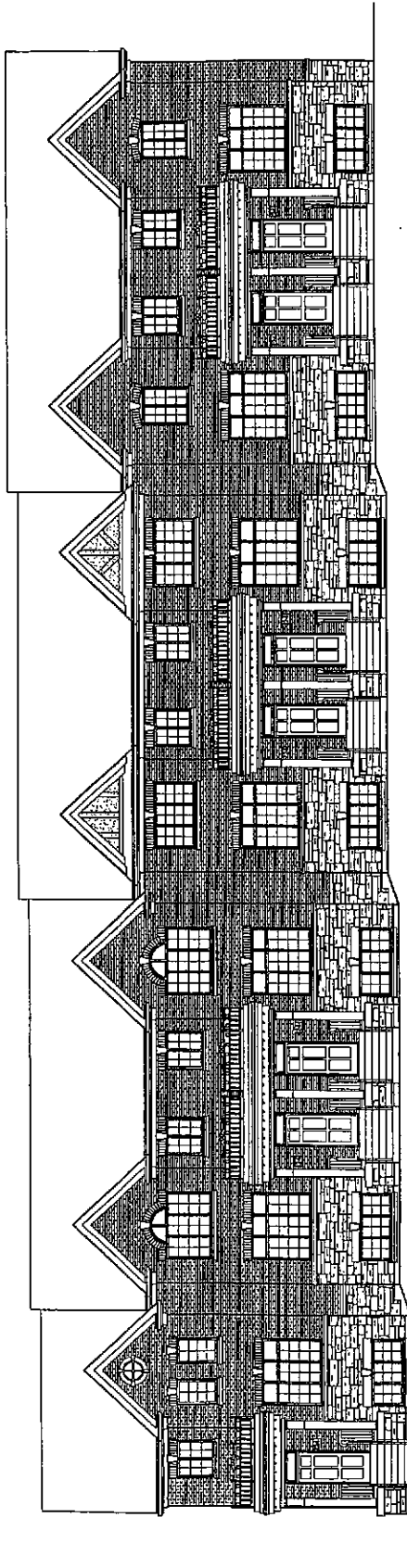


Development Planning Department

Attachment 7

FILE No: DA.04.047

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 June 1, 2005



MODEL TH 2
ELEVATION A

MODEL TH 2
ELEVATION A

MODEL TH 2
ELEVATION B

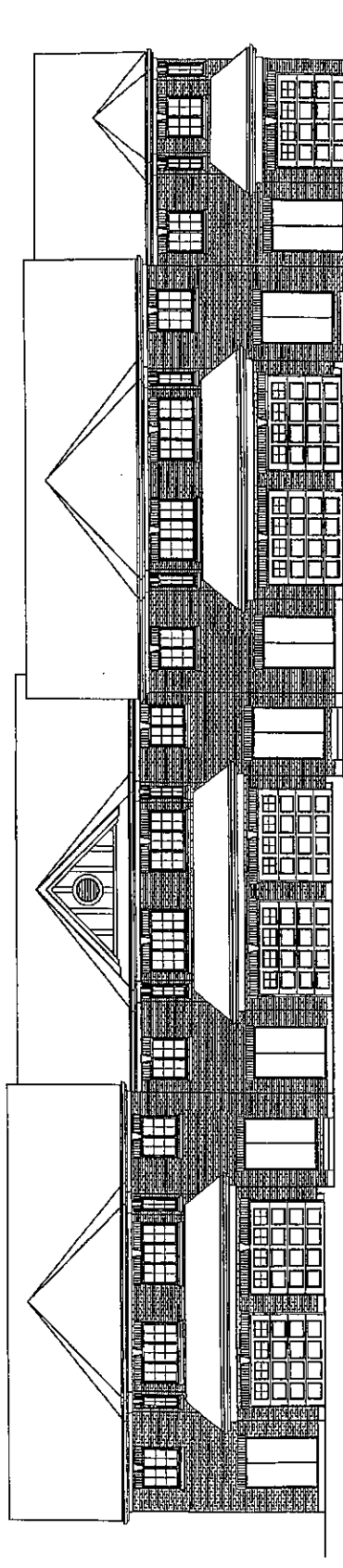
MODEL TH 2
ELEVATION B

MODEL TH 2
ELEVATION C

MODEL TH 2
ELEVATION C

MODEL TH 2
ELEVATION D

BLOCK E SOUTH ELEVATION



MODEL TH 2
ELEVATION D

MODEL TH 2
ELEVATION C

MODEL TH 2
ELEVATION C

MODEL TH 2
ELEVATION B

MODEL TH 2
ELEVATION B

MODEL TH 2
ELEVATION A

MODEL TH 2
ELEVATION A

BLOCK E NORTH ELEVATION

Elevations - Block E

APPLICANT:
TEMPLE KOL AMI

Part of Lot 12,
Concession 2

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Development Planning Department

Attachment 8

FILE No.:
DA.04.047

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June 1, 2005