

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2005

**SITE DEVELOPMENT FILE DA.04.080
UNITED PEOPLE CORPORATION AND
UNITED CAPITAL INVESTMENTS LTD., C/O DELUCA GROUP**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.080 (United People Corporation and United Capital Investments Ltd., c/o DeLuca Group) BE APPROVED, to permit 7 residential blocks, comprised of 37 townhouse units as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
 - i) the final site plan, elevation plan, landscape plan, and Architectural Urban Design Guidelines shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all required road widenings and access onto Regional Road #7 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - viii) the approved plan of subdivision 19T-04V04 shall be registered.
- b) That the site development agreement contain the following provision:
 - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation; and
 - iii) the Owner shall agree to obtain the necessary easements (vehicular, pedestrian, maintenance, etc.) to the satisfaction of the City.

Economic Impact

There are no requirements for 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 develop a 0.77ha parcel of land with 7 residential townhouse blocks comprised of 37 units, served by a private condominium road as shown on Attachment #2. A total of 82 parking spaces are proposed for the development, including 2 spaces for each townhouse unit and 8 visitor parking spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 2 separate residential lots and are located on the south side of Regional Road #7, west of Helen Street, being Lot 1 on Registered Plan 4319 and Lot 37 on Registrar's Compiled Plan 9831 (4763 and 4773 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The related draft plan of subdivision 19T-04V04 was approved by Council on April 25, 2005 and received final approval on May 30, 2005, and facilitates the site development application by assembling of the lots into one

large parcel under one 65M-Plan allowing the creation of individual freehold units. The surrounding land uses are:

- North - Regional Road #7; commercial (C3 Local Commercial Zone), detached residential (R2 Residential Zone)
- South - Woodbridge College (A Agricultural Zone)
- East - proposed townhouse development (Stone Manor Developments - DA.03.071; RM2 Multiple Residential Zone)
- West - detached residential (R1 Residential Zone)/proposed townhouse development (1609985 Ontario Limited/Forest Green Homes) to be rezoned to RM2 Zone

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #617, which permits the proposed residential townhouse development. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1236), which includes specific development standards to implement the proposed development. The proposed development complies with the Zoning By-law.

Site Design

The subject lands are currently comprised of two properties, one which is under a registered plan and the other being part of a registrar's compiled plan. On April 25, 2005, Council approved draft plan of subdivision 19T-04V04 to facilitate the merging of the lots into one registered plan to allow the residential block to be developed through the site development process and with the individual freehold lots to be created through Part Lot Control. The common element areas, including the amenity areas, visitor parking areas and road will be created through the subsequent Draft Plan of Condominium process. Prior to the registration of the site plan agreement, the plan of subdivision must be registered.

The proposed site plan as shown on Attachment #2 includes a total of 37 freehold residential units to be serviced by a common element condominium road which connects to a larger comprehensive townhouse development to be developed by others as shown on Attachment #4. A majority of the units utilize a traditional design with front entrances and garages having access from the internal private road and with private rear yards, with the exception of the block abutting Regional Road #7 where the main unit entrances and front yards face Regional Road #7 with the garages located at the rear of the dwelling accessed from the private internal road. Unlike the Stone Manor development to the immediate east, this proposal does not provide a central common amenity area and instead provides amenity area in the form of traditional rear yards for each freehold lot, with the exception of Block 1, which will be provided with a rear deck above the garage.

The site will be served by a direct shared access (with Stone Manor to the east) on Regional Road #7 adjacent to the east side of Block 1 as shown on Attachment #4. Indirect access can also be obtained from Regional Road #7 through the adjacent Forest Green site to the west, and from Helen Street through the adjacent Stone Manor site to the east. Pedestrian walkways are also provided within the subject development and connect to walkways in the adjacent easterly and westerly sites. The necessary easements are required to ensure appropriate vehicular, pedestrian and servicing connectivity for the subject lands with the adjacent lands to the east and west. The site development agreement will contain wording requiring the Owner to obtain the appropriate servicing easements and cross-easements with the adjacent lands.

Parking and Access

The proposed site plan provides 82 parking spaces, which includes 2 spaces for each dwelling unit and 8 visitor parking spaces. Based on the residential parking standards in By-law 1-88, the required parking for the development is calculated as follows:

$$37 \text{ units} \times 1.75 \text{ spaces/unit (Inc. 0.25 spaces/unit for visitor parking)} = 65 \text{ spaces}$$

The proposed parking supply exceeds the minimum requirement of By-law 1-88.

Block Elevations

The proposed typical elevations are shown on Attachments #5 to #8, inclusive. The development proposes a total of 7 residential blocks of which 6 of the blocks (Blocks 2-7) are comprised of 4 to 6 units each with a minimum width of 6m. A total of 8 different models are proposed for the 37 unit condominium project. The units will be constructed using a stone and brick combination as the predominant wall cladding material with elements of stucco, precast and masonry detailing. The use of large windows, and architectural moulding and the use of prefinished aluminium railing provide a greater level of interest to each block. The applicant has incorporated a variation of traditional roof types including dormers and gables with the applicable roof pitches and the use of decorative columns and entablature detailing surrounding the rooflines.

The elevation along Regional Road #7 (Block 1) is comprised of 7 units and is enhanced by the use of large palladium and feature windows. The extensive use of glazing together with decorative stucco surrounds and boxed window elements results in an attractive streetscape along Regional Road #7. The rear elevations which face the internal private road incorporate both the garage and front entrance-like features, which will provide a consistent appearance with the other dwellings in the development.

The Development Planning Department has requested that Architectural Guidelines be prepared for the subject lands and the adjacent lands to the east and west (Stone Manor Developments and Forest Green Homes, respectively). The guidelines will be reviewed and approved by the Development Planning Department to ensure that a high quality product is provided to compliment the existing community. The final building elevations will be approved by the Development Planning Department, in accordance with the approved Architectural Guidelines.

Alternate Building Design - Blocks 4 and 5

The applicant has provided an alternative building design for Blocks 4 and 5 by proposing 6 bungalow/loft townhouse units instead of 8 townhouse units as shown on Attachment #9. The applicant wishes to maintain some flexibility in the product being marketed for these two blocks. To date, the elevations for these units have not been provided. Should the applicant wish to pursue the alternate design, the appropriate drawings must be submitted and the final elevations and built form must be consistent with the overall built form and the approved architectural guidelines.

Landscaping

The proposed landscape plan shown on Attachment #3 consists of an abundance of landscaping material comprised of a mixture of deciduous and coniferous trees, and ornamental trees and shrubbery. The landscape plan utilizes a typical street tree planting plan including a deciduous tree in front of each residential dwelling unit where possible and enhanced landscaping adjacent to all end units and flankage lots for appearance and for privacy. The central east/west walkway through the proposed development has been landscaped with additional landscape material creating a passive pedestrian area. The rear yards, although private have been treated with some landscaping and each unit is separated by a 1.8m high privacy fence.

A master landscape plan has been submitted to fulfill a condition of subdivision approval, which will be utilized to ensure that landscaping is consistent throughout the comprehensive development plan area shown on Attachment #4, specifically the future developments to the east and west. A chain link fence with some landscape planting has been provided for those lots abutting the school yard. Additional landscape material in the form of coniferous trees should be placed along this lot line in order to provide an appropriate buffer from the school activities. The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

Servicing

The Vaughan Engineering Department has reviewed the site plan and has indicated that the municipal services for this development shall be in accordance with the approved Servicing Report and any subsequent plan and reports as amended for the Regional Road 7 and Helen Street comprehensive townhouse development. Engineering Staff have red-lined the site servicing and grading plans for revision, respecting the subject lands.

The development is located within the Woodbridge Service Area, which is a natural tributary to the Islington Avenue Collector and within the servicing area of Pressure District 4 (PD4) of the York Water Supply System. On April 25, 2004, Council approved the draft plan of subdivision for this property and passed a resolution, which allocated sewage capacity for a total of 37 residential units. The final servicing and grading plans shall be approved to the satisfaction of the Engineering Department.

All hydro requirements must be approved to the satisfaction of PowerStream Inc.

Snow removal and garbage pick-up will be privately administered and the responsibility of the condominium corporation.

The parkland dedication requirement under the Planning Act will be satisfied through cash-in lieu to be paid through the registration of the related subdivision plan.

Region of York

The Owner will be required to satisfy all requirements of the Region of York Transportation and Works Department, including access and road widenings on Regional Road #7.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the site-specific Official Plan and Zoning By-law Amendments, and the comments provided by City Departments and external public agencies. The proposed development is consistent with the prescribed policies of the Official Plan and the development standards in the Zoning By-law. The development of the site for townhouse units is an appropriate development form for this site. The proposed building elevations and site plan layout are considered to be satisfactory, subject to the comments in this report. For these reasons, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Comprehensive Development Plan
5. Front Elevations (Regional Road#7) – Block 1
6. Rear Elevations (Units Fronting on Regional Road#7) – Block 1
7. Typical Block Elevations (Block 5 example)
8. Typical Block Elevations (Block 3 example)
9. Alternate Lot Layout (Blocks 4 and 5)

Report prepared by:

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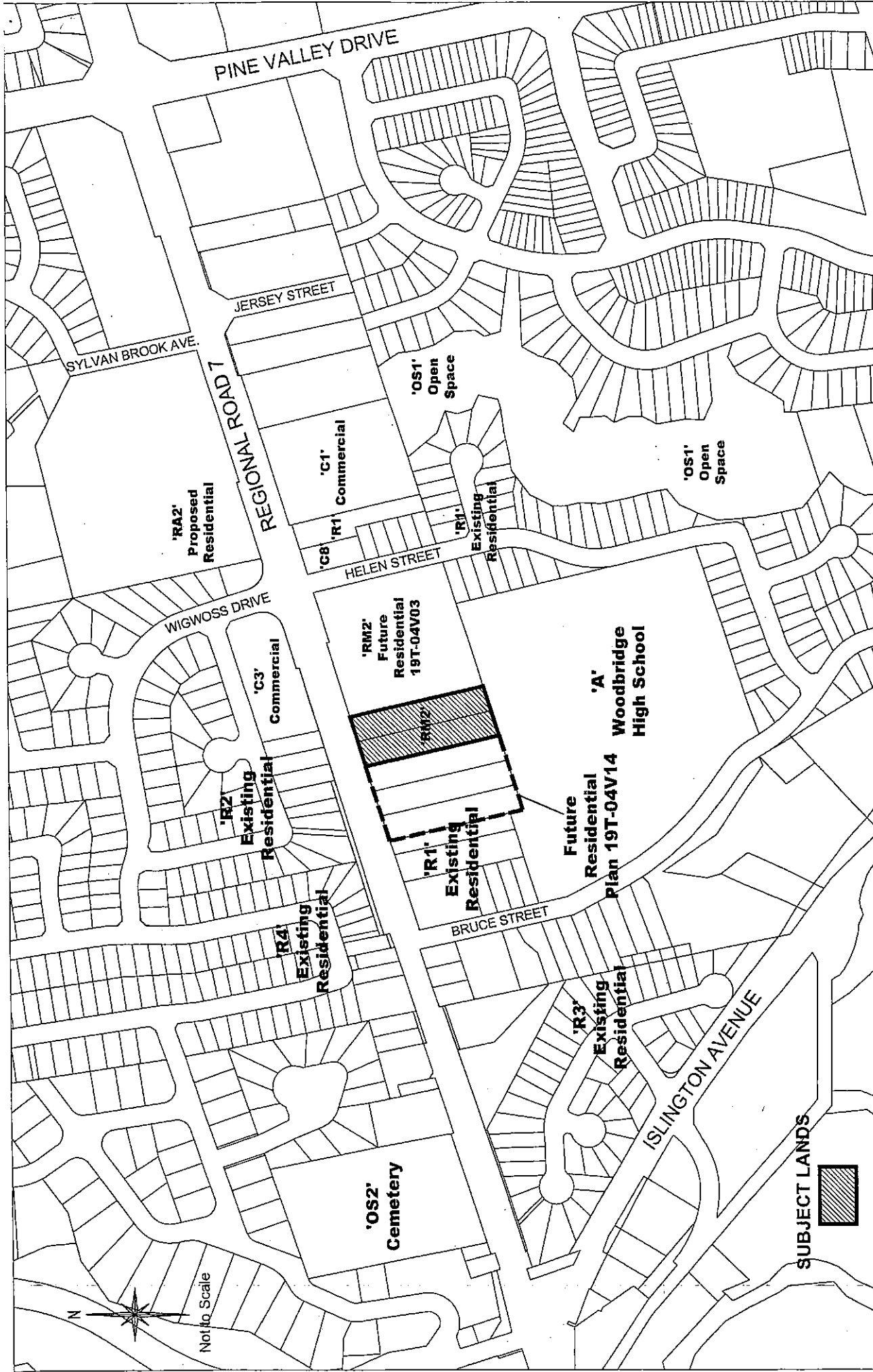
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

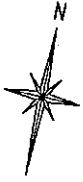
MARCO RAMUNNO
Director of Development Planning

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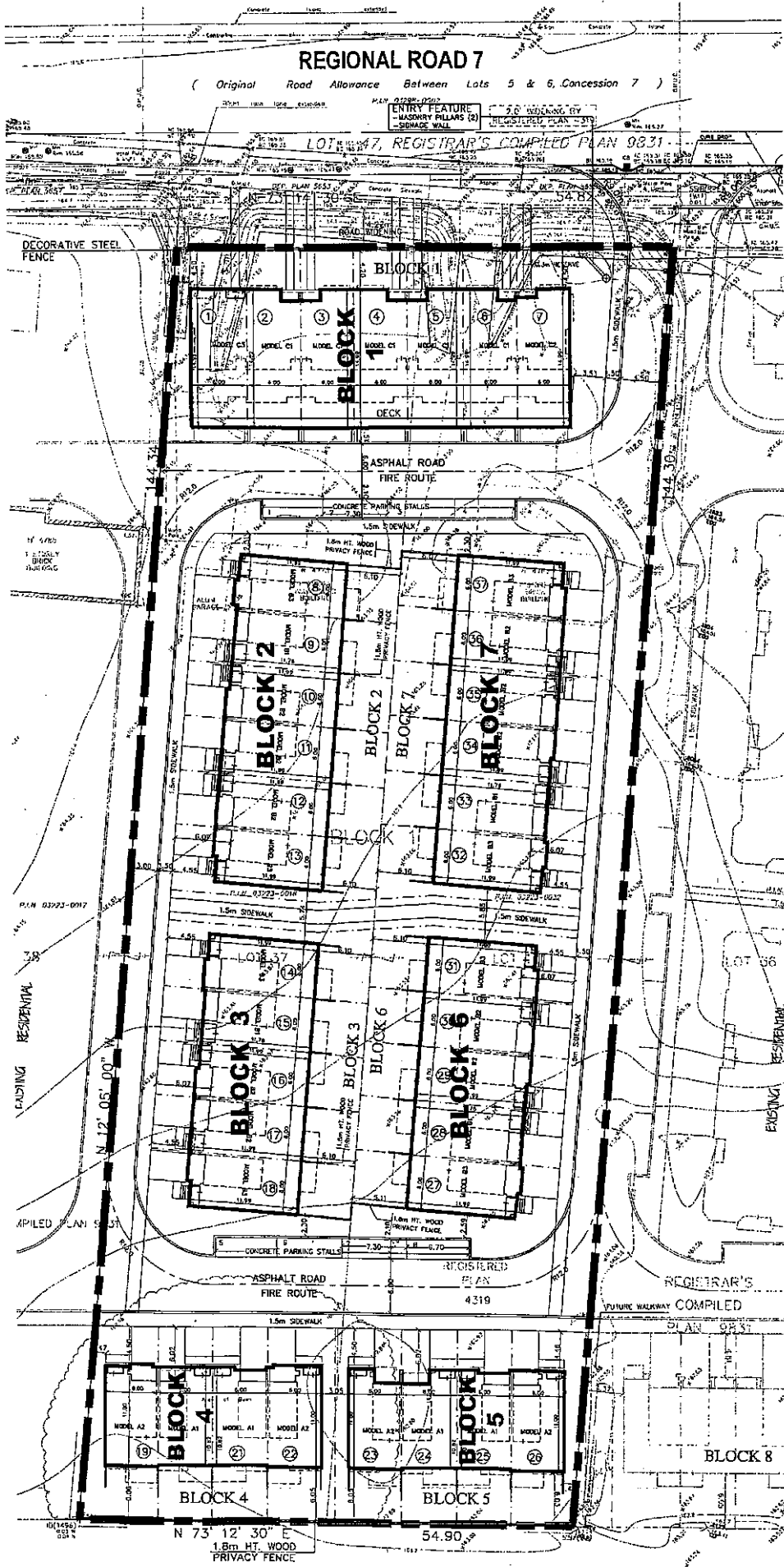
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SUBJECT LANDS



Not to Scale



SUBJECT LANDS

Attachment 2

FILE No.: DA.04.080
RELATED FILE: 19T-04V04
September 1, 2005

City of Vaughan

Development Planning Department

Site Plan

Part Lot 5,
Concession 7
APPLICANT:
UNITED PEOPLE CORPORATION
& UNITED CAPITAL INVESTMENTS LTD.
N:\04\1 ATTACHMENTS\DA\04-04-080

Attachment 3

FILE No.: DA-04-080
 RELATED FILE: 19T-04V04
 August 25, 2005

City of Vaughan

Development Planning Department

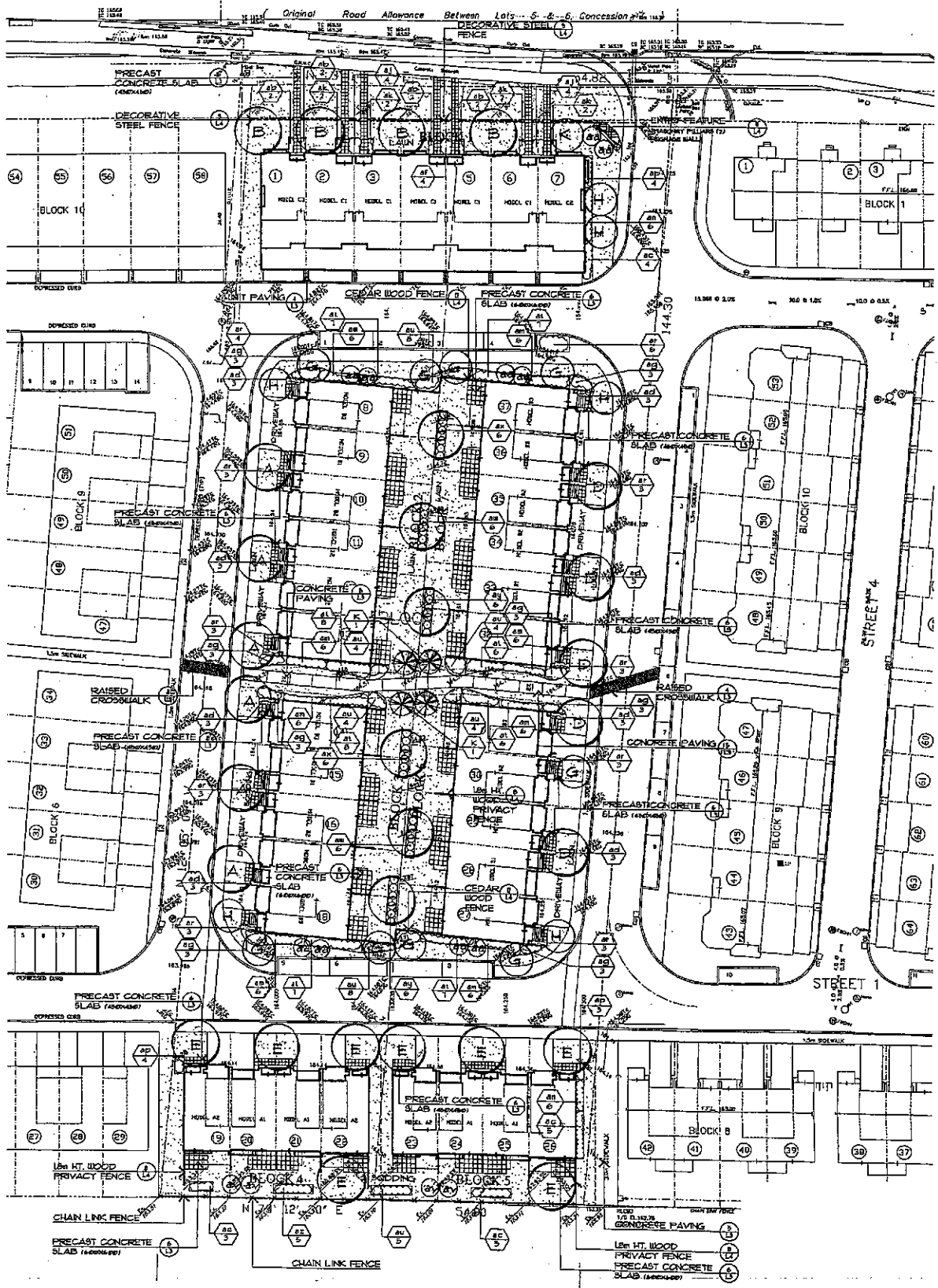
Landscape Plan

Part Lot 5,
 Concession 7
 APPLICANT:
 UNITED PEOPLE CORPORATION
 & UNITED CAPITAL INVESTMENTS LTD.
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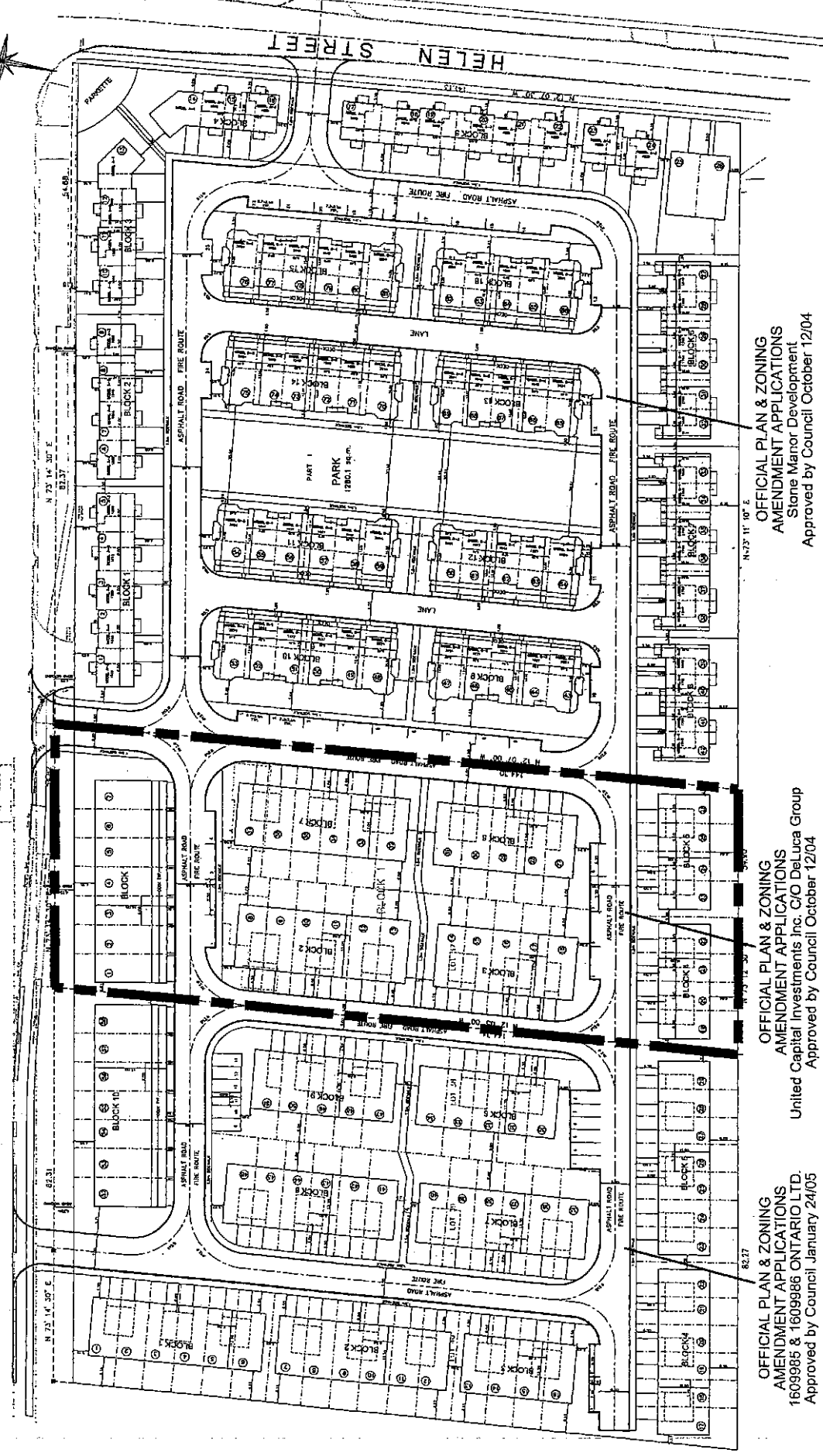
REGIONAL ROAD 7



Not to Scale



REGIONAL ROAD 7



OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
1609985 & 1609986 ONTARIO LTD.
Approved by Council January 24/05

DRAFT PLAN OF SUBDIVISION
19T-04V14 Approved by
Council June 27/05.

OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
United Capital Investments Inc. C/O DeLuca Group
Approved by Council October 12/04

DRAFT PLAN OF SUBDIVISION
19T-04V04 Approved by
Council April 25/05

OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS
State Manor Development
Approved by Council October 12/04

DRAFT PLAN OF SUBDIVISION
19T-04V03 Approved by
Council April 25/05

SUBJECT LANDS

**OFFICIAL PLAN & ZONING
AMENDMENT APPLICATIONS**

Not to Scale

**Comprehensive
Development Plan**

APPLICANT:
**UNITED PEOPLE CORPORATION
& UNITED CAPITAL INVESTMENTS LTD.**
Part of Lot 5,
Concession 7

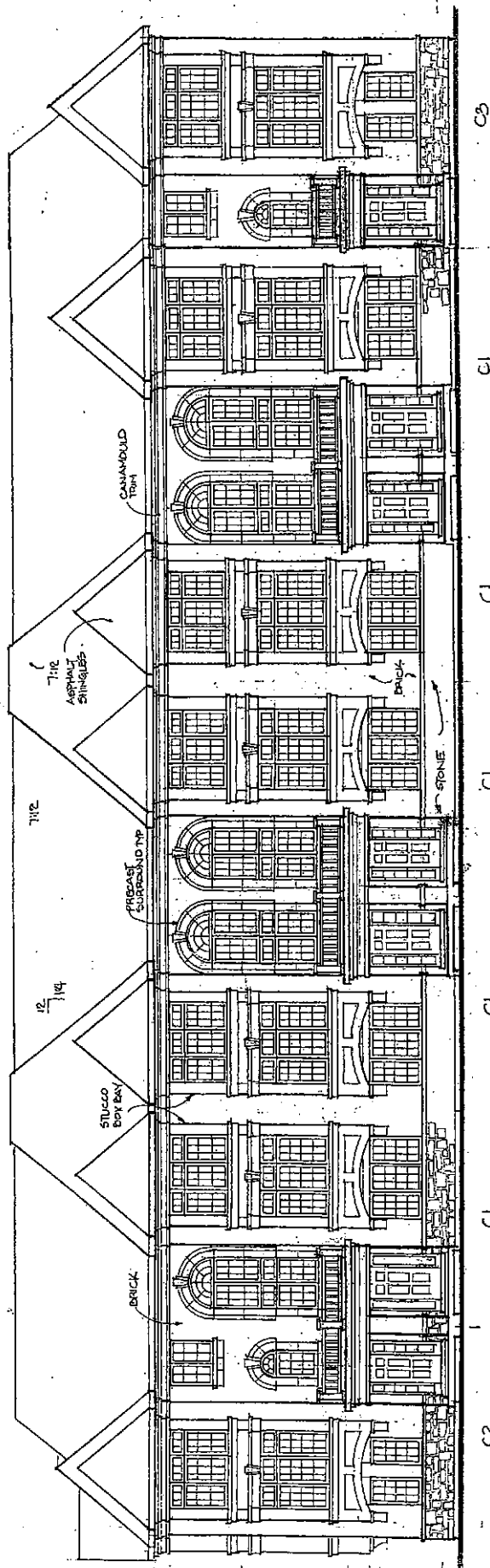


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Attachment 4

FILE No.:
DA.04.080
RELATED FILE:
19T-04V04

August 24, 2005



FRONT ELEVATION
BLOCK 1

Front Elevations - Block 1

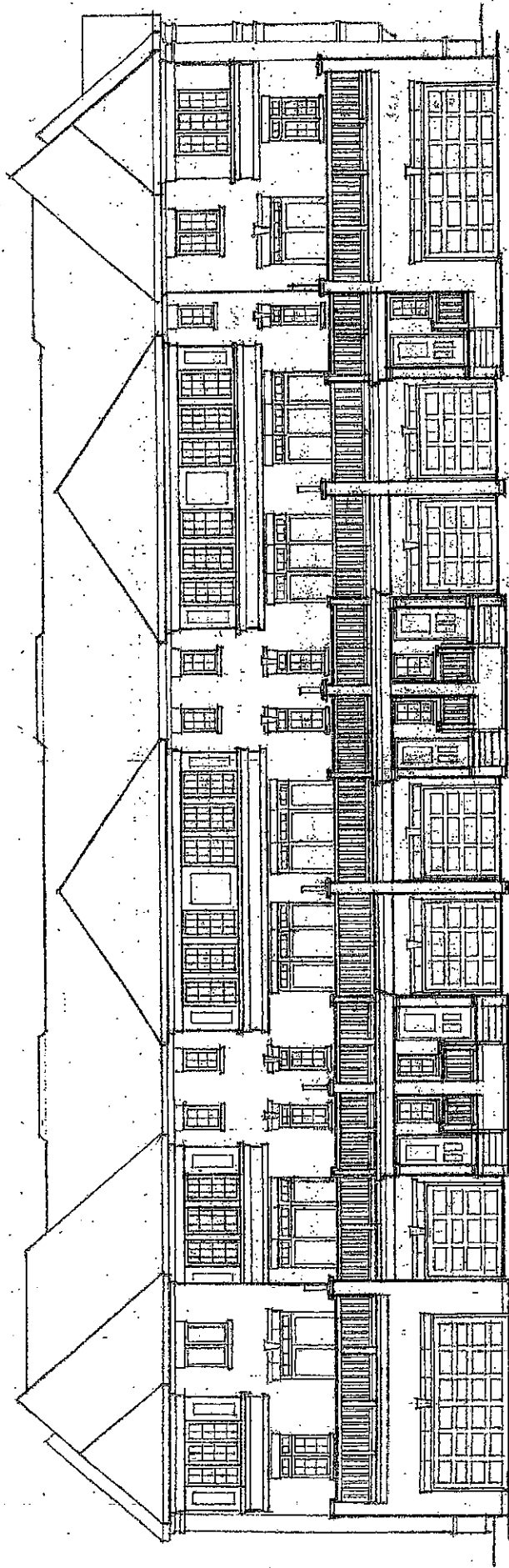
Part Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
& UNITED CAPITAL INVESTMENTS LTD.

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Development Planning Department



BLOCK 1 - REAR ELEVATION

Rear Elevations - Block 1

Part Lot 5,
Concession 7

APPLICANT:
UNITED PEOPLE CORPORATION
& UNITED CAPITAL INVESTMENTS LTD.

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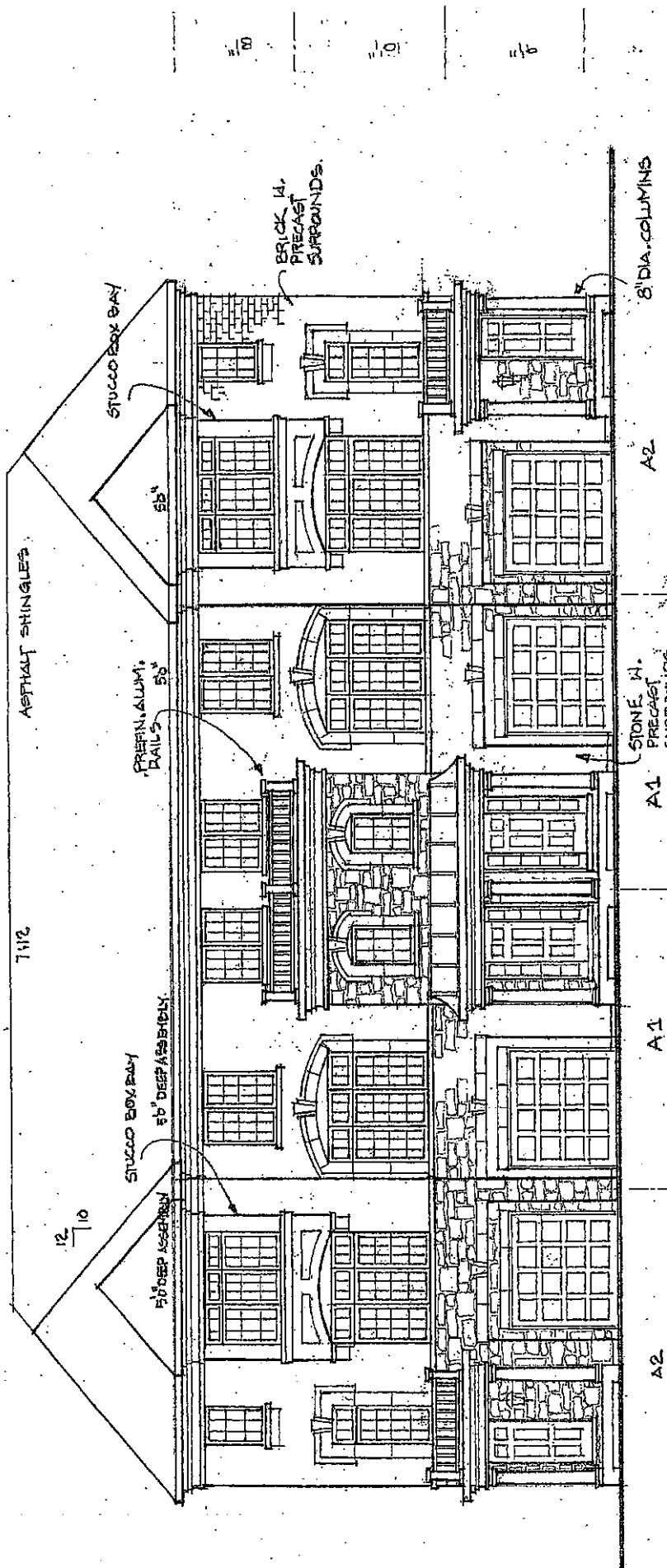
Attachment 6

FILE No.:
DA/04/080
RELATED FILE:
19T-04V04

September 1, 2005

CITY OF Vaughan

Development Planning Department



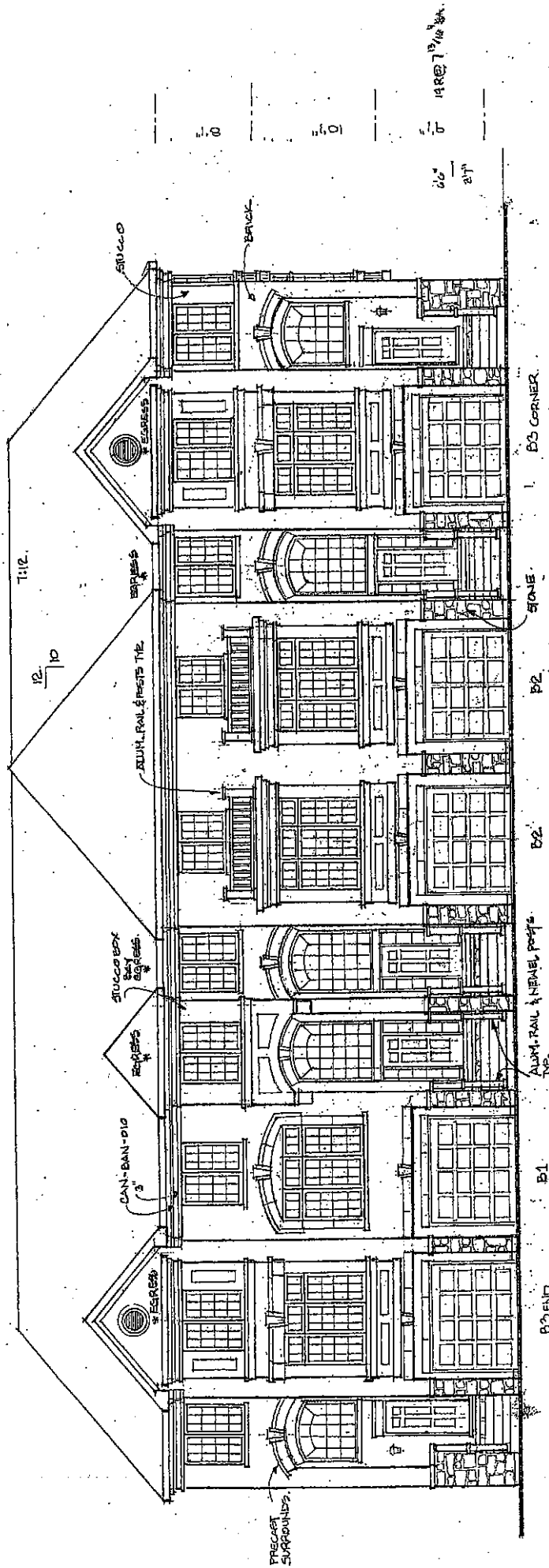
FRONT ELEVATION
 BLOCK 5



Development Planning Department

Typical Elevations (Block 5 example)

Part Lot 5,
 Concession 7
 APPLICANT:
 UNITED PEOPLE CORPORATION
 & UNITED CAPITAL INVESTMENTS LTD.
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FRONT ELEVATION
BLOCK 3

Attachment 8

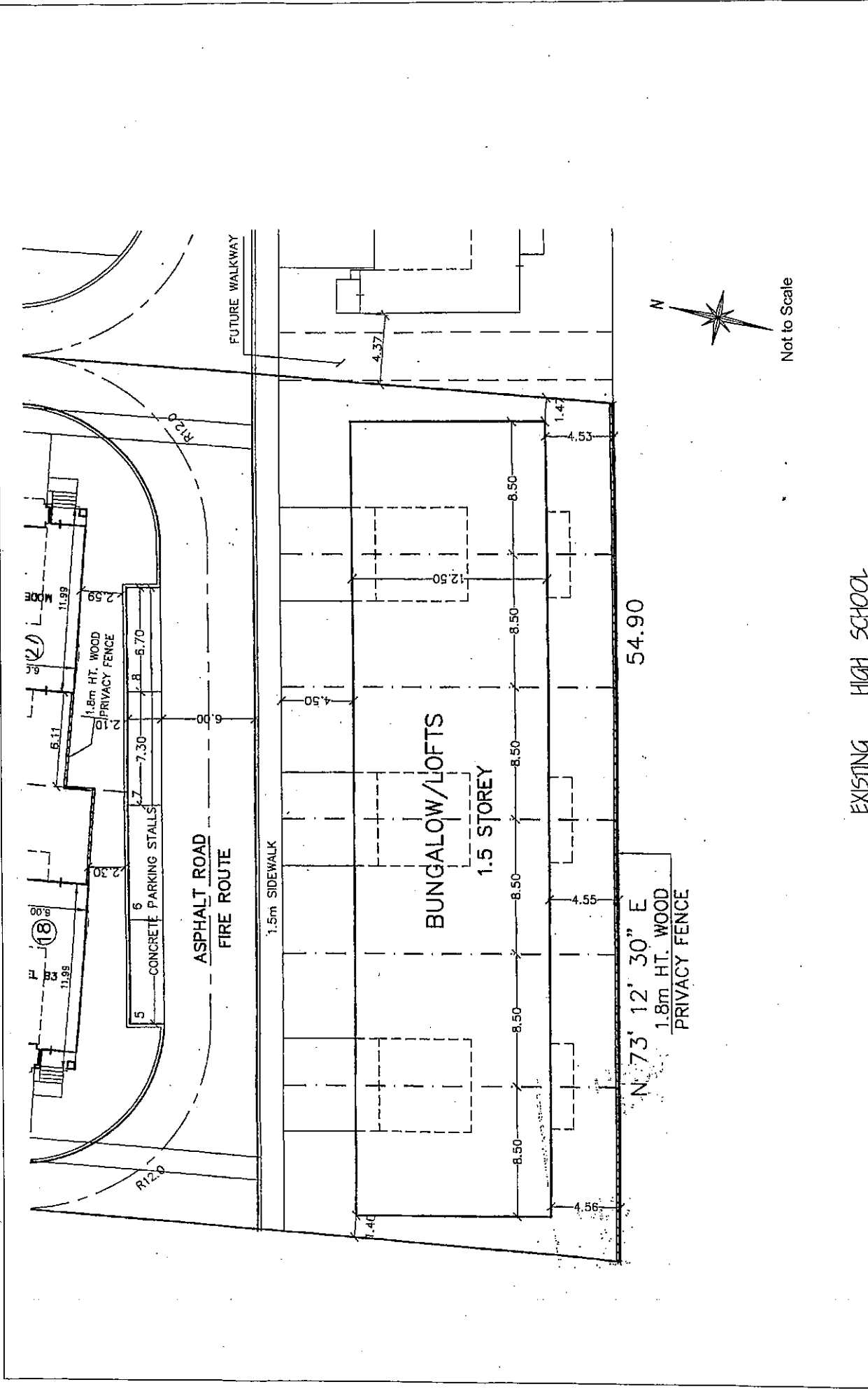
FILE No.:
DA.04.080
RELATED FILE:
19T-04V04
August 25, 2005

Typical Elevations (Block 3 example)

City of
Vaughan

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Part Lot 5,
Concession 7
APPLICANT:
UNITED PEOPLE CORPORATION
& UNITED CAPITAL INVESTMENTS LTD.
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EXISTING HIGH SCHOOL



Alternative Lot Layout - Blocks 4 & 5

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APPLICANT:
 UNITED PEOPLE CORPORATION
 & UNITED CAPITAL INVESTMENTS LTD.
 Part Lot 5, Concession 7

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