

COMMITTEE OF THE WHOLE DECEMBER 5, 2005

**SITE DEVELOPMENT FILE DA.05.029
BATH-VON LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.029 (Bath-Von Limited) BE APPROVED, to permit 9 residential blocks, comprised of 48 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, and landscape plan shall be approved by the Development Planning Department and Watchorn Architect Inc.;
 - 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 Ner Israel Drive 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;
 - v) the required variances to address the landscape and retaining wall design and treatment adjacent to the parking areas that are necessary to implement the approved site plan shall be obtained from the Committee of Adjustment, and shall be final and binding; and
 - b) that the site development agreement contain the following provisions:
 - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation;
 - ii) the Owner shall provide public sidewalks along the street frontages of Bathurst Street and Ner Israel Drive; and,
 - iii) the Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating owners shall be required to pay additional cash-in-lieu to the City.
2. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"IT IS HEREBY RESOLVED THAT Site Development Application DA.05.029 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 48 residential units."

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 1.32 ha parcel of land with 9 residential townhouse blocks comprised of 48 units, and served by a private condominium road as shown on Attachment #2. A total of 108 parking spaces have been proposed for the development, including 2 spaces for each townhouse unit and 12 visitor parking spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Ner Israel Drive and Bathurst Street (Planning Block 10), being Block 249 on Registered Plan 65M-3618, Part of Lot 13, Concession 2, City of Vaughan. The 1.32 ha site has 145 m frontage along Ner Israel Drive and 152 m flankage along Bathurst Street. The surrounding land uses are:

- North - Ner Israel Drive; vacant future residential (RVM2 Residential Urban Village Multiple Family Zone Two).
- South - stormwater management facility and open space conservation area (OS1 Open Space Conservation Zone)
- East - Bathurst Street; Town of Richmond Hill
- West - stormwater management facility and open space conservation area (OS1 Open Space Conservation Zone)

Official Plan

The subject lands are designated "Low Density Residential Area" by OPA No. 600. However, the approved Block 10 Plan further describes the lands as "Medium Density Residential Area" and permits a maximum of 37 units per hectare for a maximum of 53 units. The "Medium Density Residential/Commercial Area" designation permits street and en bloc townhouse uses at a density of between 17-40 units/ha. At a net density of 36.36 units/ha, the subject proposal consisting of 48 block townhouse units conforms to the Medium Density Residential/Commercial" designation and to the Council approved Block 10 Plan.

Zoning

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two by By-law 1-88, subject to site-specific Exception 9(1063). The RVM2 Zone permits the proposed block townhouse dwellings.

By-law 1-88 requires parking areas for multiple unit dwellings to be screened by an earth berm or an evergreen hedgerow, at a minimum height of 1.2m. This landscaping requirement would not be suitable for the proposed development. The landscaping plan also includes deciduous trees, shrub planting and fencing as shown on Attachment #3. The proposed landscaping plan provides consistent landscape treatment along Bathurst Street and within the site, creating an identity for the development. On this basis, the Development Planning Department can support the approval of a landscaping variance to be obtained from the Committee of Adjustment.

The applicant also requires a retaining wall around the visitor parking area located centrally on the subject lands. In order for the retaining walls to comply with the zoning standards, an effort should be made by the Owner to ensure the design and material of the retaining wall compliments the proposed landscaping and can be considered hard surface landscaping treatment. Otherwise, it will be necessary to obtain a variance from the Committee of

Adjustment to permit the retaining wall, in lieu of the landscaping that is required to be provided adjacent to the parking areas.

Site Design

The site plan is shown on Attachment #2. The triangular-shaped lot proposes one full-movement access at the northwest corner of the site along Ner Israel Drive and a second right-in/right-out only movement access at the northeast corner of the site.

The plan proposes a total of 48 units, which will be serviced by a private common element condominium road. Blocks 1, 2, 3, 4, 7, 8 and 9 have a combined number of 40 units fronting on the condominium road. The remaining 8 townhomes (Blocks 5 and 6) front directly onto Ner Israel Drive with driveway access available from the public street.

Visitor parking for the site has been provided in clusters situated in three different locations on the subject lands. Five of the required 12 parking spaces have been provided at the southeast corner of the subject lands. Another five parking spaces are situated in a central location on the lot and the remaining 2 spaces are located directly west of Block 7 (see Attachment #2). Each townhouse unit has been provided with a minimum of 2 parking spaces. For each unit, one space has been provided in the private garage and the second on the driveway.

Landscaping has been provided along Ner Israel Drive and Dufferin Street, in the common element areas of the development, and at the front of the individual units. Walkways have been provided throughout the development, and will connect to the public sidewalks that the Owner will be constructing along Bathurst Street and Ner Israel Drive as is outlined in the subdivision agreement.

The Condominium Corporation will arrange for private garbage collection and snow removal.

Access

The internal site development is to be serviced by two driveway access points along Ner Israel Drive, including a 12.5m wide full movement access at the west end of the subject lands and a 7.0m wide right-in/right-out only access at the east end of the site as shown 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 minimum 2 parking spaces, with one in the driveway and the second in the garage. The site plan also shows a total of 12 visitor parking spaces located centrally and at the southeast corner of the site.

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

Building Elevations

The building elevations for all 9 blocks are provided on Attachments #4a to #4i. The townhouse units are constructed with pitched roofs to the maximum height of 11m, and constructed with dark grey asphalt shingles. The main building material used is brick in a buff/terra cotta colour, with a complimentary stone base in a charcoal colour.

Bay windows framed in beige coloured stucco are provided above the garage. The entranceways to the townhouse units have all been provided with covered porches. Two variations of the porches have been proposed, one with a flat roof supported by columns and constructed with the

same shingles as the roof of the unit. The alternate roof design is a pitched roof constructed in the same stucco finish as the bay windows.

The streetscape view along Dufferin Street is provided on Attachments #4g and #4h. The main elevations for these two blocks differ slightly from the rest of the development as the garages for the individual units are provided at the rear of the units, having access from the private condominium road. Although the same materials have been used for these elevations, a two storey bay window takes the place of the garage door and only porches with flat shingled roofs have been proposed. The end most north unit for Block 7 has a stepped back building configuration in order to accommodate the daylighting triangle and required subdivision entry feature as shown on Attachment #2 and #4g.

The streetscape view along Ner Israel Drive however, is identical to the units located interior to the development as driveway access to these units is from Ner Israel Drive and therefore the garage doors are located on the main elevation as shown on Attachments #4e, #4f and #2.

The end units for the most part have been provided with window treatments, and for Blocks 5 and 9, a slight variation proposing a two-storey bay window exists for the units with alternative building configurations.

The final building elevations for each townhouse will be approved by Watchorn Architect Inc, the Design Control Architect for Block 10, and to the satisfaction of the Development Planning Department.

Landscaping

The site will be landscaped with an extensive mix of deciduous and coniferous trees and shrubs as well as planting and sodded area between the townhouse blocks as shown on Attachment #3. Landscaping has been provided around the periphery of each townhouse block with the exception of the rear of Blocks 1 through 4 which is not as intensely landscaped as it abuts the open space conservation area and a stormwater management facility. Specific attention has been given to the planting areas located at the southeast corner of the site where a seating area for residents has been proposed, and at the northeast corner where the landscaping treatment compliments the required subdivision entry feature.

Pedestrian connections will be provided from Dufferin Street and Ner Israel Drive linking the public streets to the interior of the development. A walkway will also be provided that creates a ring around the seating area at the southeast corner of the development.

A 1.8m high wood privacy fence will be provided to create private backyards for each townhouse unit. Also, a 1.2m high wood rail fence with stone columns will be provided along Dufferin Street.

The final landscape plan and detailed cost estimate must be in keeping with the Master Landscape Plan for the Block 10 community and approved to the satisfaction of the Development Planning Department.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and the "City's Cash-in-lieu of Parkland Policy". The report includes a recommendation to this effect.

Servicing

The site will have access to hydro, water, and sanitary and storm sewer services. Water and sewage allocation has been reserved for the proposed development. The City also requires

documentation on the Region of York's approval for connecting the sanitary sewer service into the proposed trunk sewer. The Applicant has submitted detailed engineering drawings, including servicing and grading plans, and a stormwater management report. An Environmental Noise Analysis Report has been submitted addressing the levels and impact of noise in the area on the proposed residential development. The final drawings/reports must be approved to the satisfaction of the Engineering Department

Relationship to Vaughan Vision 2007

This 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 application to permit a residential condominium townhouse development in accordance with the Official Plan and Zoning By-law, and the comments provided by City departments and external agencies. The proposed site plan will facilitate the development of a 48 unit condominium development with an internal private road system. The development of the site for townhouse units is an appropriate development form for the site. The proposed elevations and site plan layout are satisfactory, subject to comments in this report. For these reasons, the Development Planning Department can support the approval of the site plan application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
- 4a. Elevations – Block 1
- 4b. Elevations – Block 2
- 4c. Elevations – Block 3
- 4d. Elevations – Block 4
- 4e. Elevations – Block 5
- 4f. Elevations – Block 6
- 4g. Elevations - Block 7
- 4h. Elevations – Block 8
- 4i. Elevations – Block 9

Report prepared by:

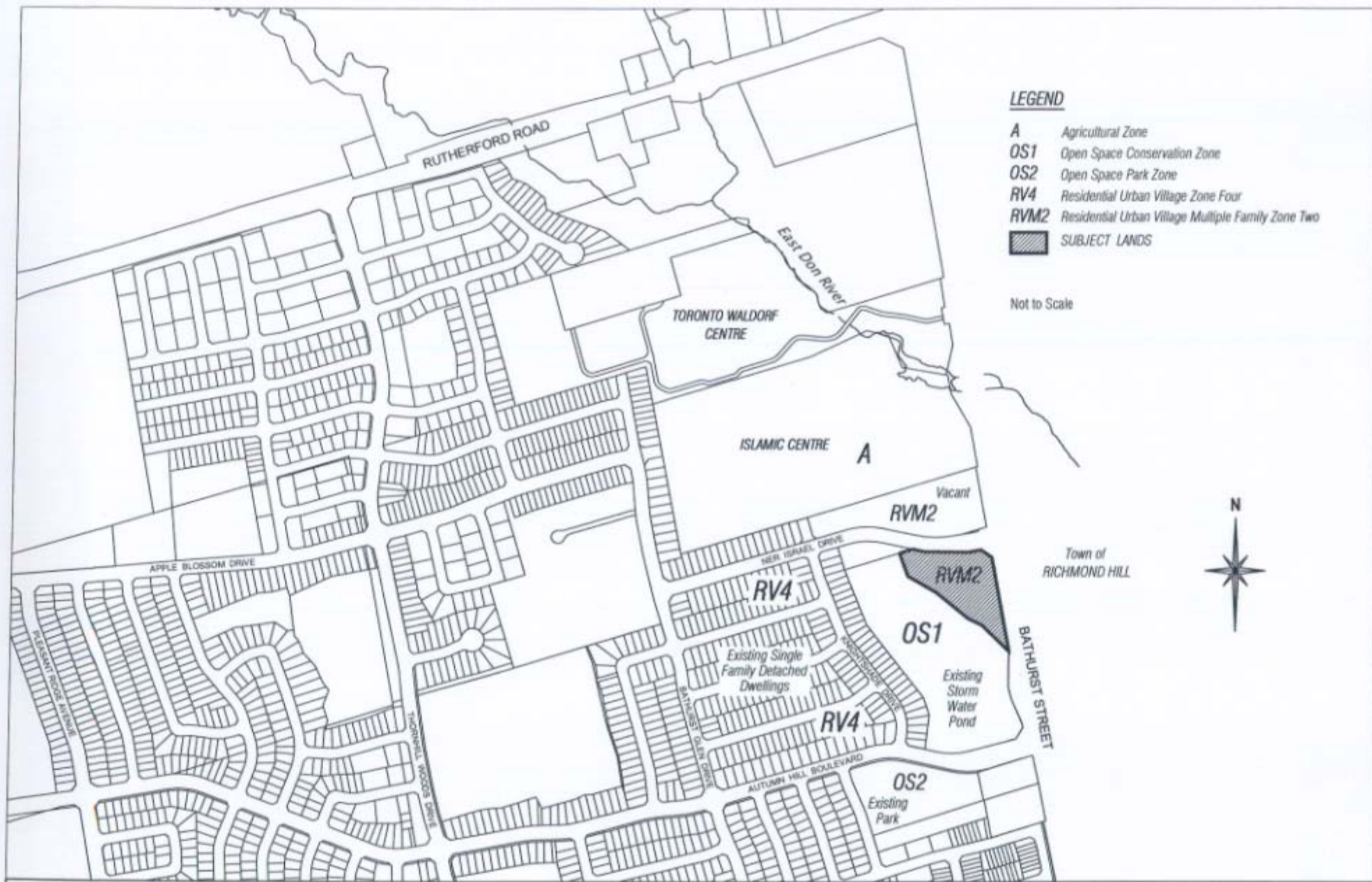
Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 13,
 Concession 2
 APPLICANT:
 BATH-VON LIMITED



Development Planning Department

Attachment

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 October 21, 2005

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Site Plan

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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City of
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Development Planning Department

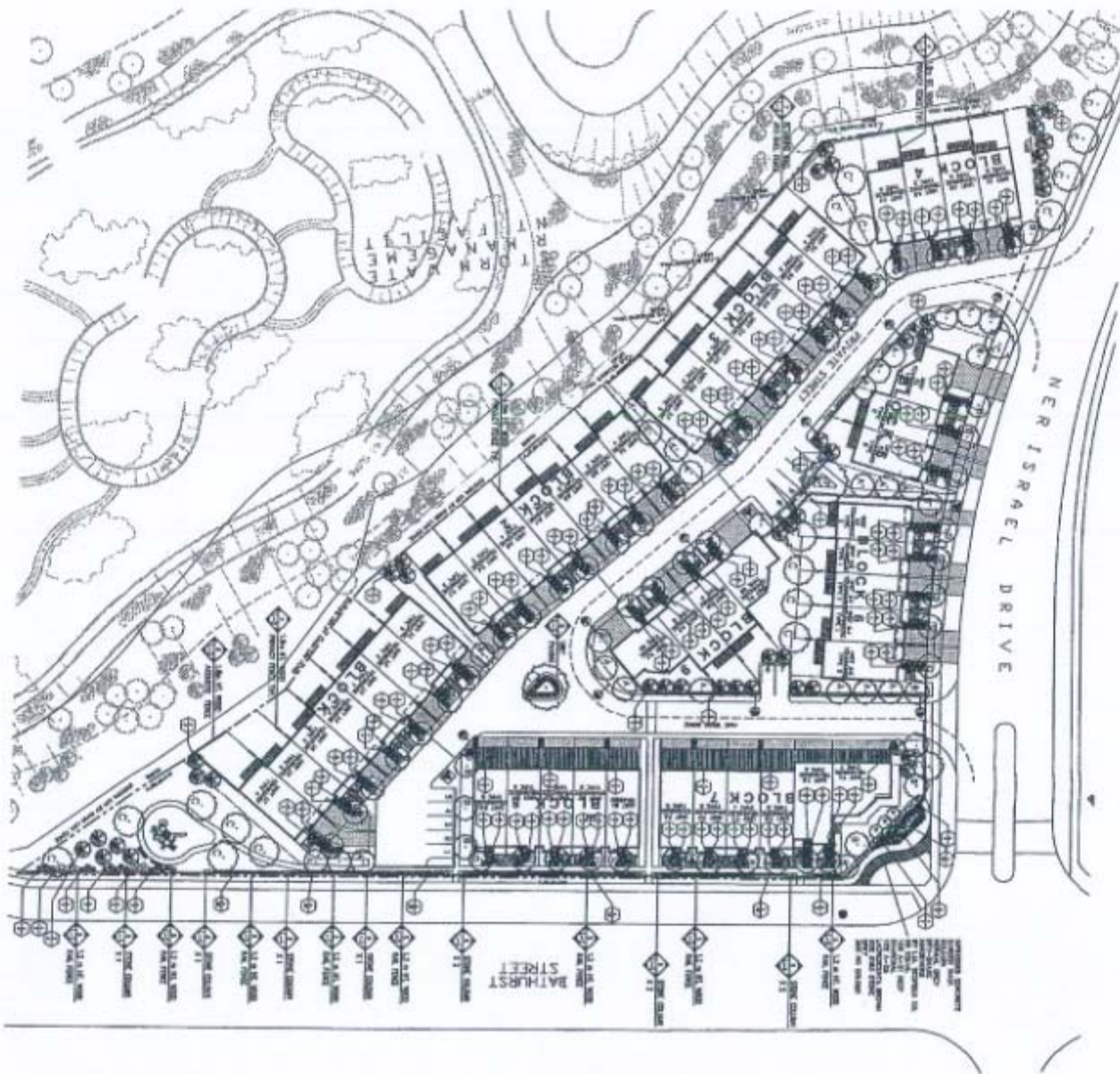
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Landscape Plan

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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City of
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Development Planning Department

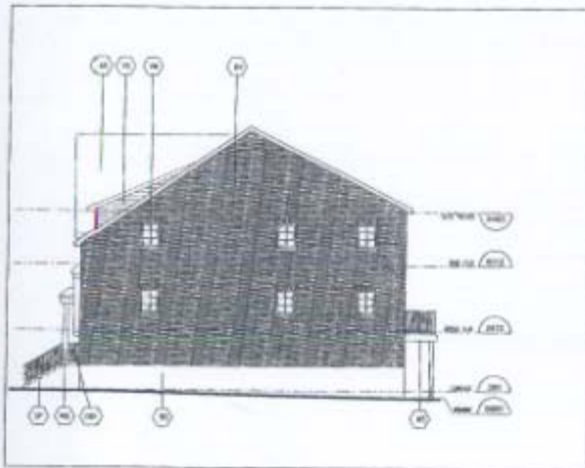
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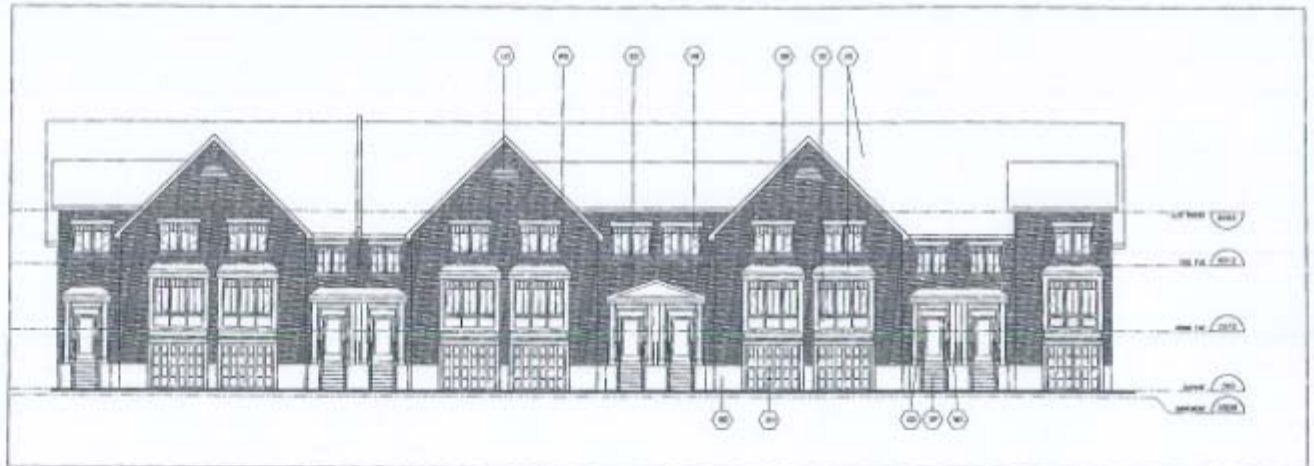
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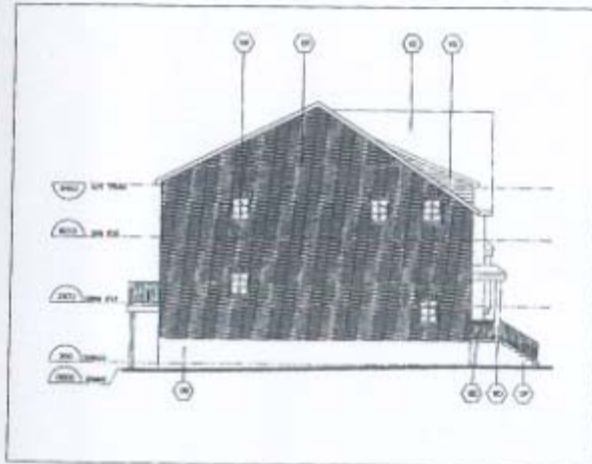
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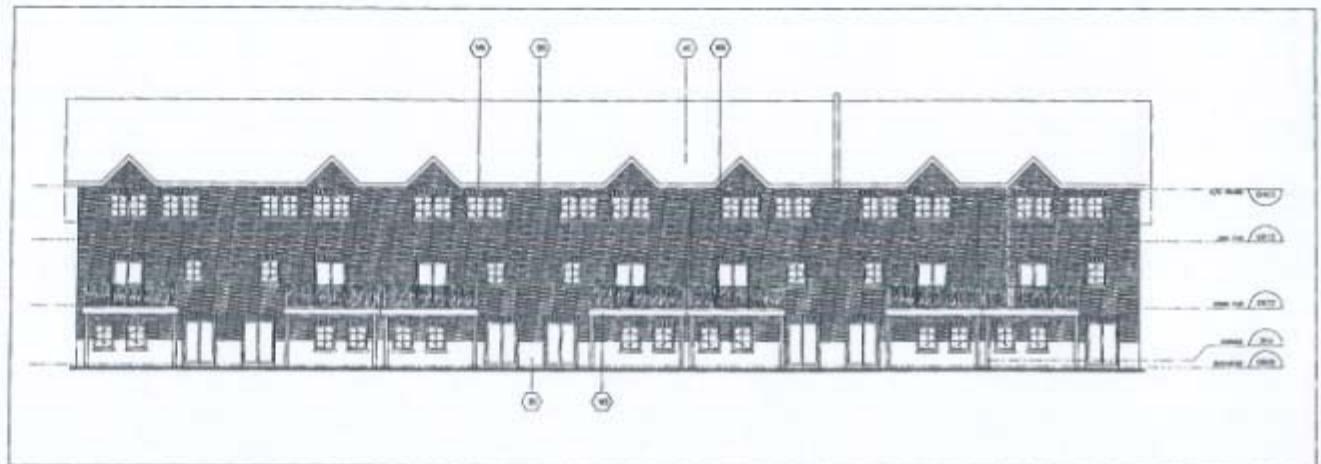
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Elevations - Block 1

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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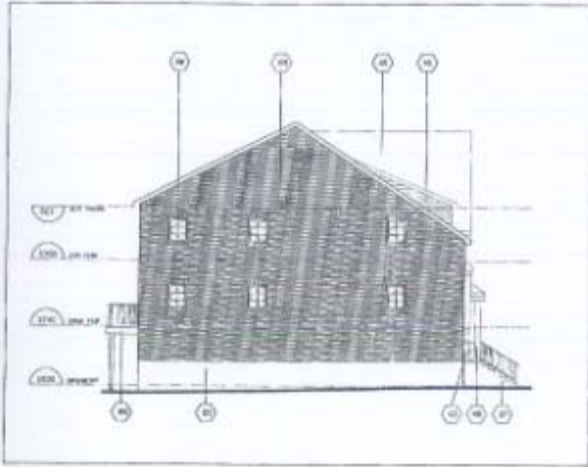
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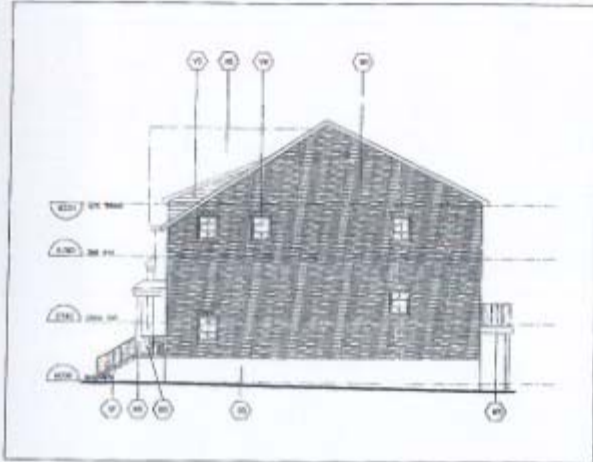
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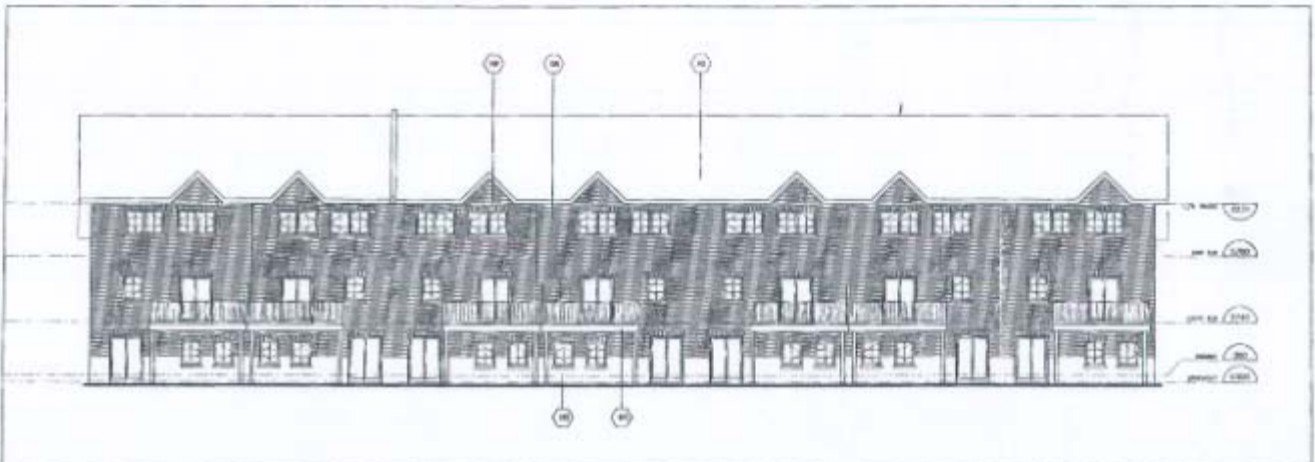
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Elevations - Block 2

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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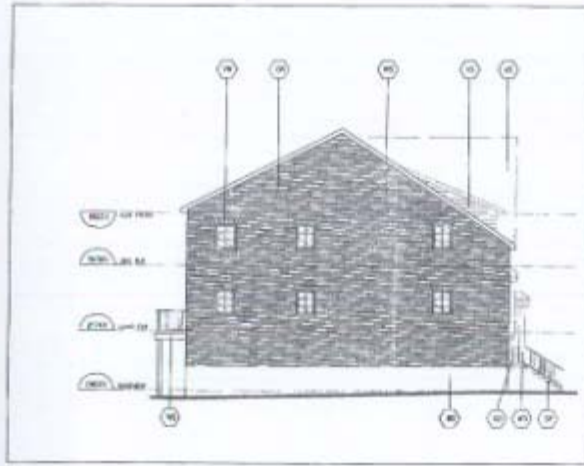
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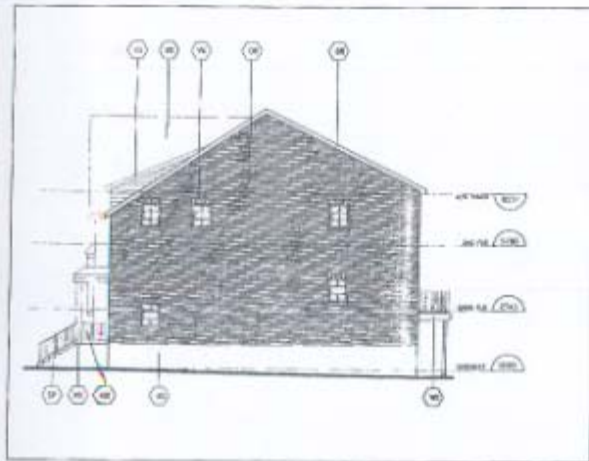
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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Elevations - Block 3

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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City of
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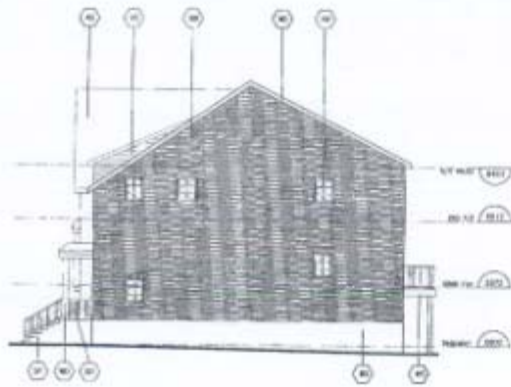
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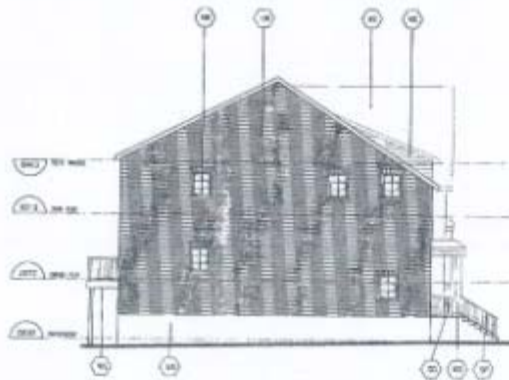
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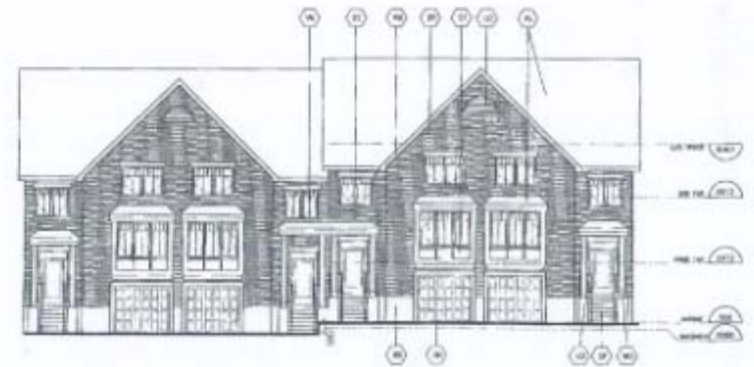
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Elevations - Block 4

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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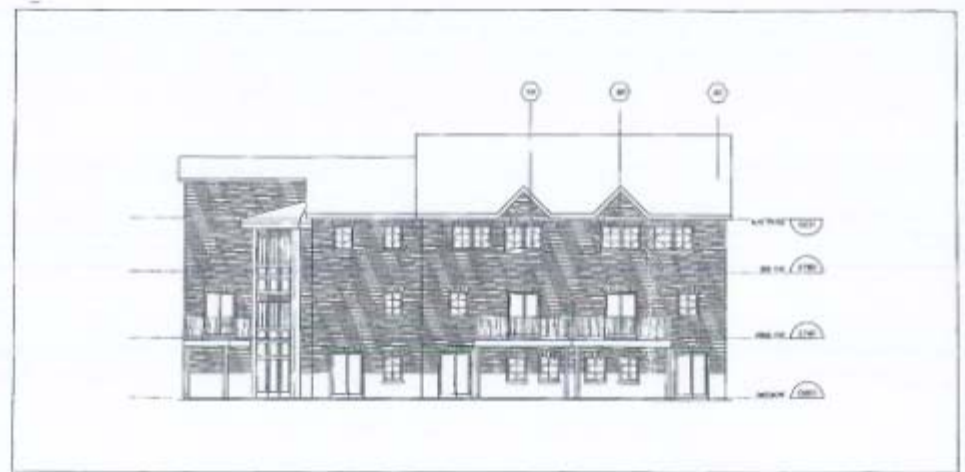
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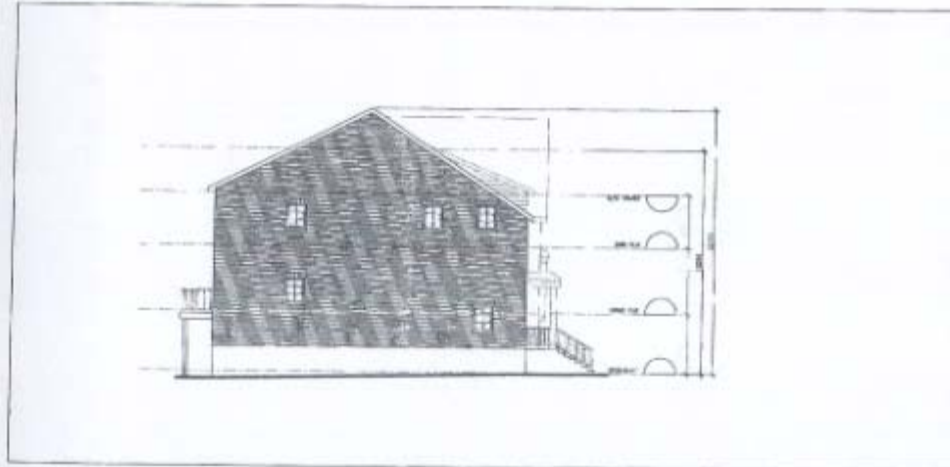
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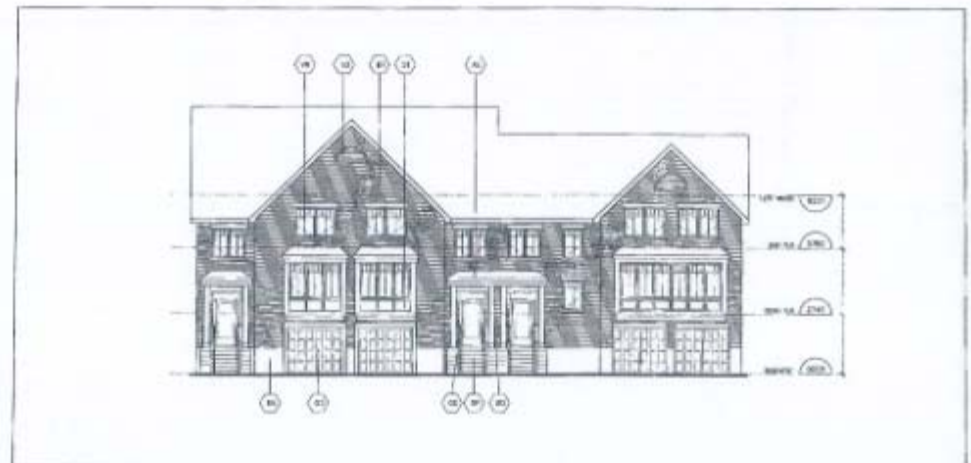
SOUTHWEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Elevations - Block 5

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

City of
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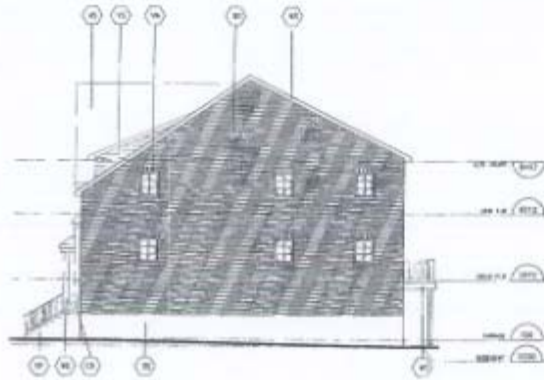
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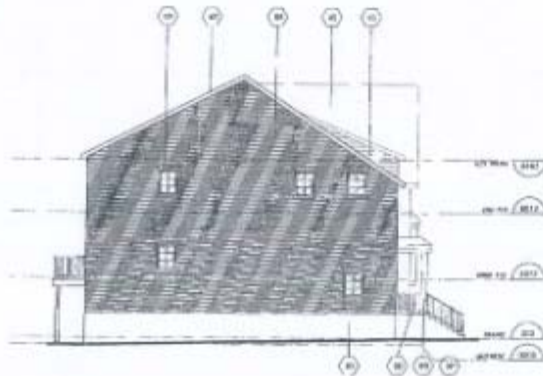
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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Elevations - Block 6

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

City of
Vaughan

Development Planning Department

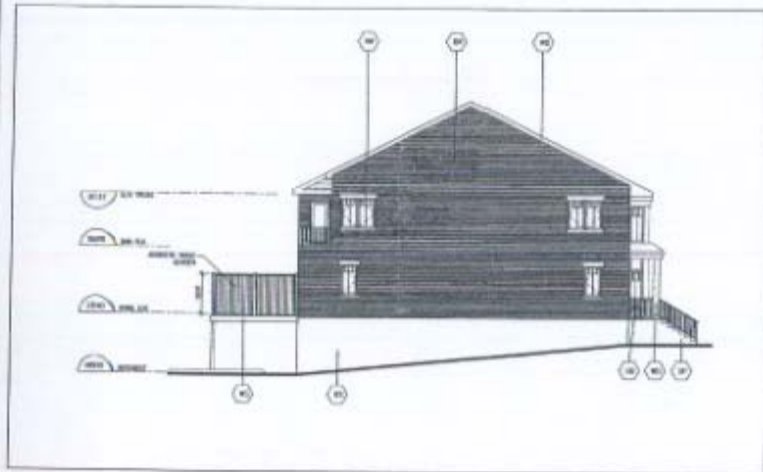
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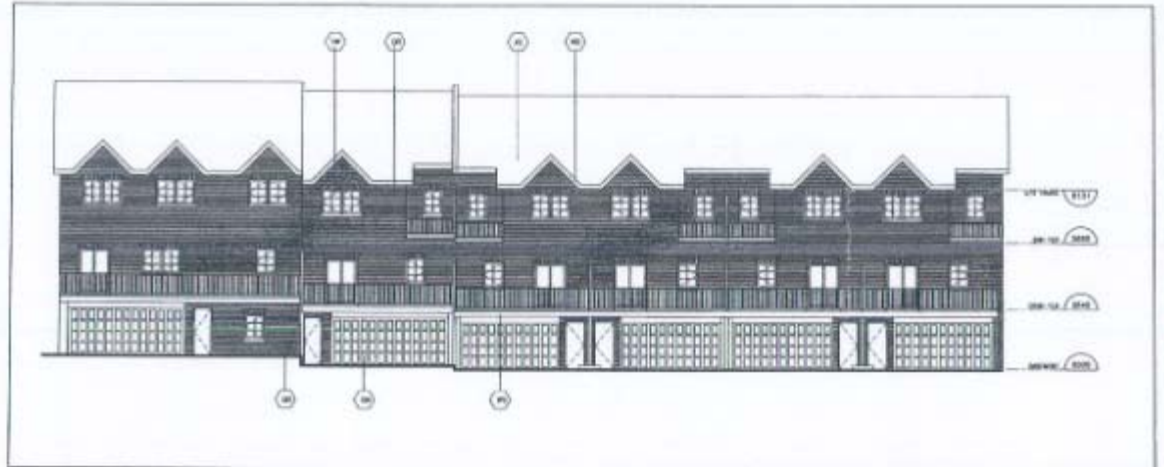
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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Elevations - Block 7

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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City of
Vaughan

Development Planning Department

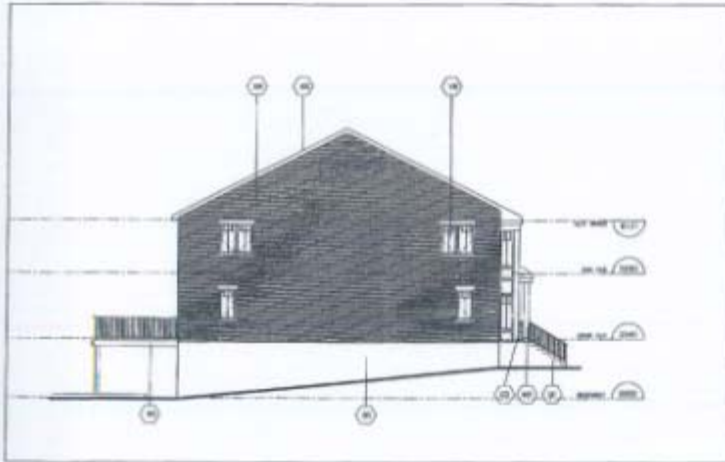
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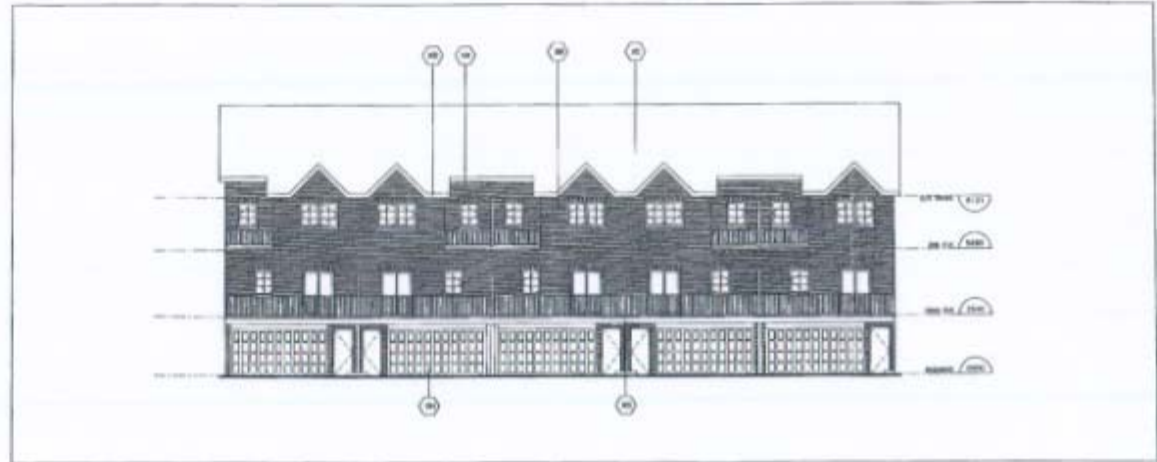
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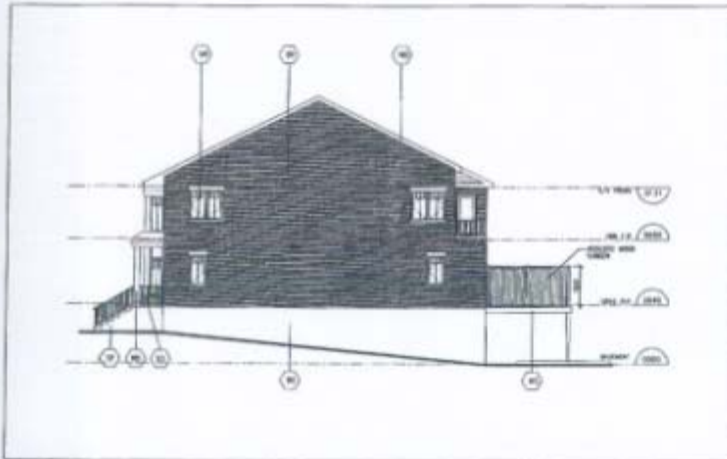
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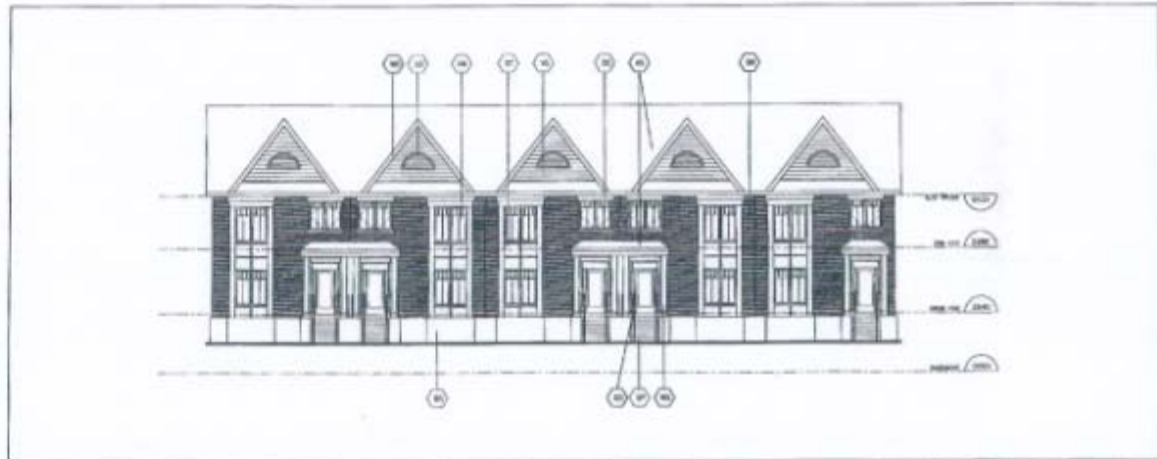
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Elevations - Block 8

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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October 20, 2005

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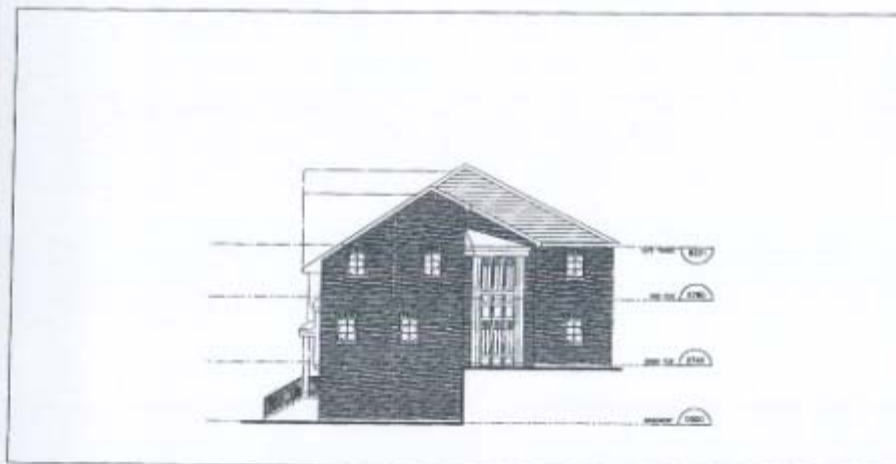
NORTHWEST ELEVATION



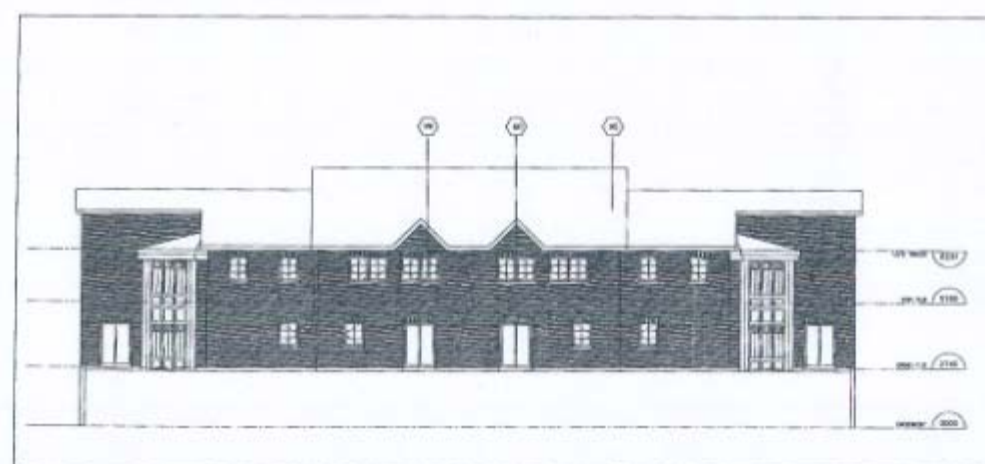
PARTIAL EAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

Elevations - Block 9

Part of Lot 13,
Concession 2

APPLICANT:
BATH-VON LIMITED

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October 20, 2005

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