

COMMITTEE OF THE WHOLE OCTOBER 6, 2008

SITE DEVELOPMENT FILE DA.08.064
LAREDO CONSTRUCTION INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.064 (Laredo Construction Inc.) BE APPROVED, subject to the following condition:
 - a) that prior to the execution of the Letter of Undertaking, the final site plan, landscaping plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachment #1, with 22 street (freehold) townhouse units within 5 townhouse blocks, as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands are located on the south side of Major Mackenzie Drive, between Dufferin Street and Grand Trunk Avenue, specifically on White Beach Crescent, being Blocks 68 to 72 on Registered Plan 65M-4069, within Planning Block 18, City of Vaughan, as shown on Attachment #1. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" and "Settlement Area" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1229). The proposed site development complies with By-law 1-88.

Site Plan Review

The proposed 22 street townhouse units are situated in the approved Plan of Subdivision 19T-00V12, which was registered as Plan 65M-4069 in 2006. The subject lands are currently vacant.

The subject lands are under Architectural Control. The Owner has provided a site plan and an elevation plan that have been stamped approved by the Block 18 Control Architect, The Planning Partnership, on May 29, 2008, as reflected on Attachments #2 and #4 and #5, respectively.

The Development Planning Department is satisfied that the proposed site plan, landscaping plan, and building elevations, as shown on Attachments #2, #3 and #4, respectively, are satisfactory.

The Vaughan Engineering Department is satisfied with the grading plan submitted in support of the application.

Sustainability

The applicant has advised that the following sustainable features will be provided within the building design:

- 1) hardwood floors are provided to reduce interior airborne particulates;
- 2) water efficient toilets are provided to conserve water;
- 3) high efficiency heating systems and double glazed, low emissivity, gas filled windows are provided for energy conservation; and,
- 4) recycling bins are provided to reduce household waste.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands are located internal to the subdivision, and there are no Regional issues.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 22 street (freehold) townhouse units within 5 townhouse blocks is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Typical Elevations – Blocks 68, 70, 71
5. Typical Elevations – Blocks 69 & 72

Report prepared by:

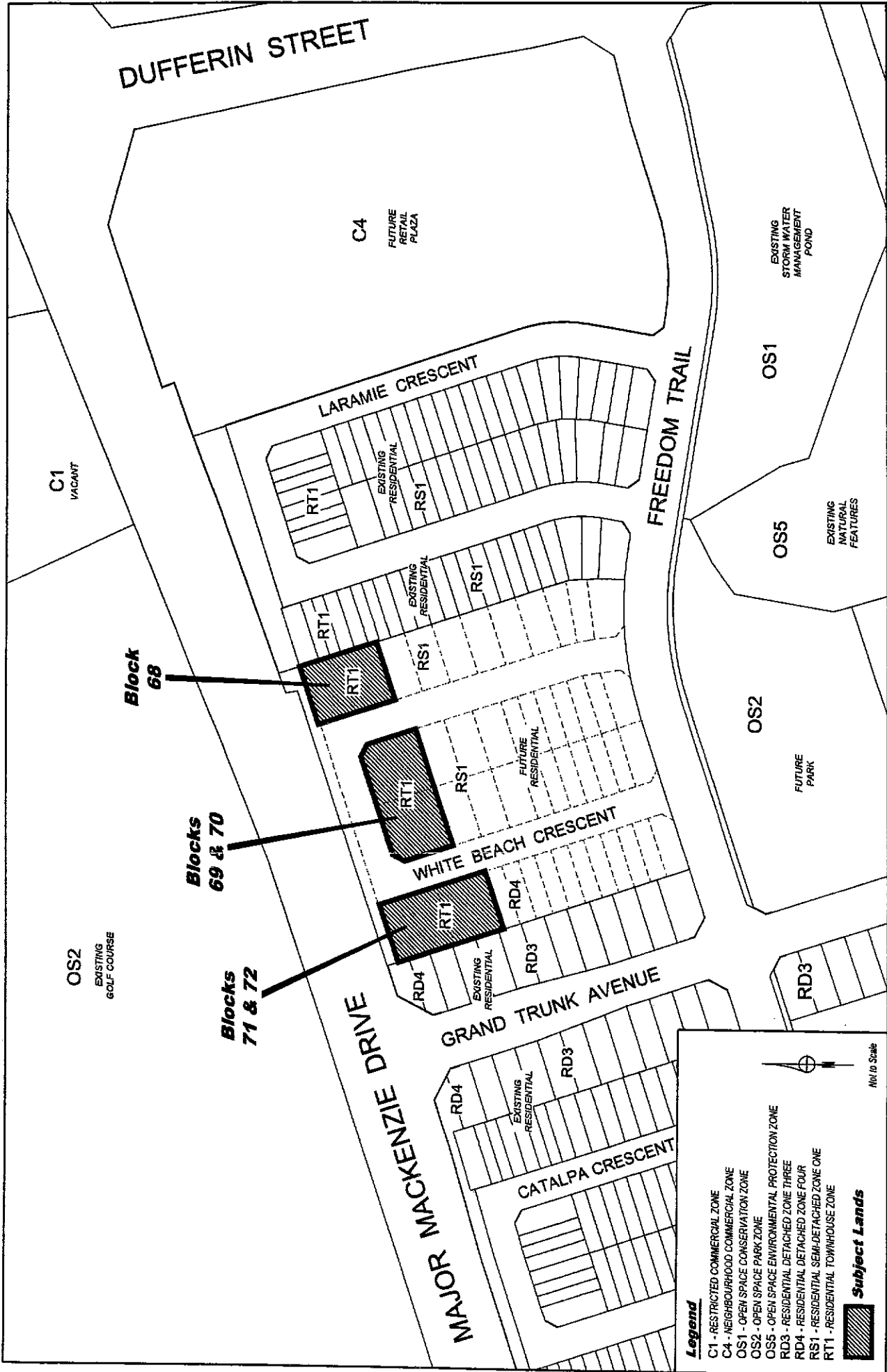
Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


GRANT UYEVAMA
Director of Development Planning

/LG




Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

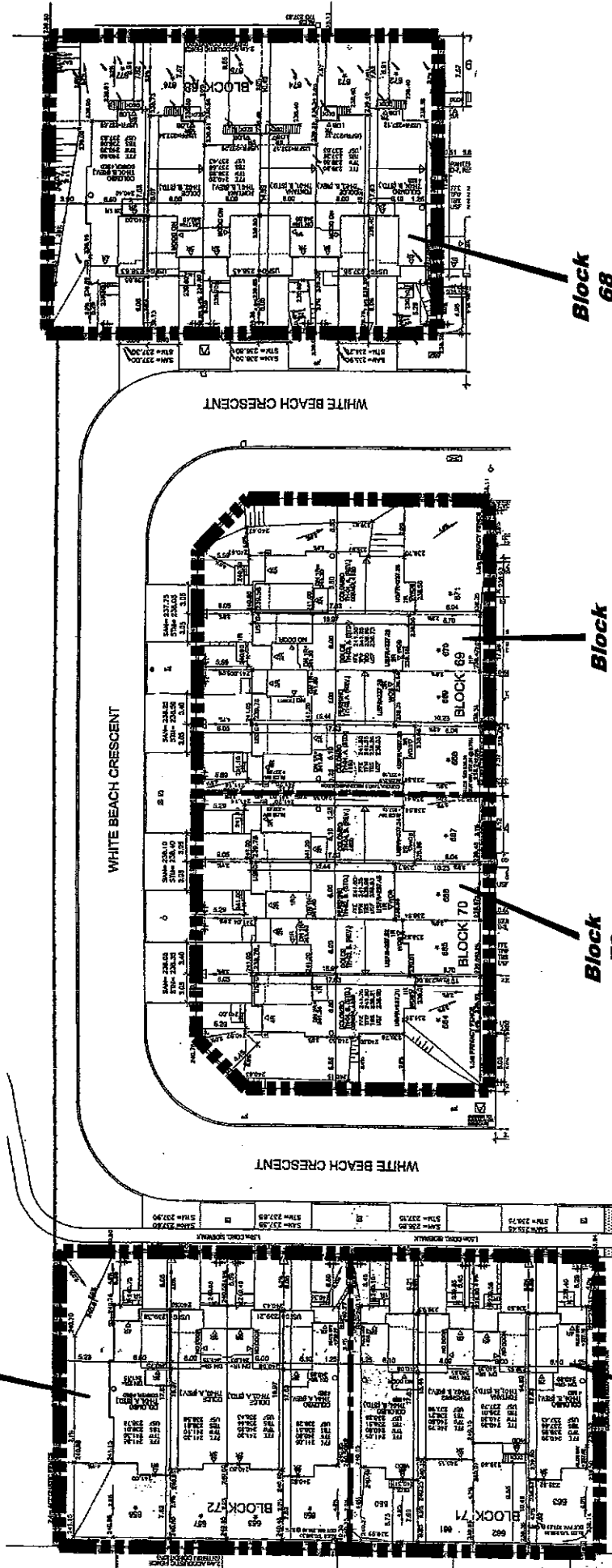
Subject Lands 

Not to Scale



MAJOR MACKENZIE DRIVE

Block 72



Subject Lands

Not to Scale

Site Plan

Part of Lot 20,
Concession 3
 APPLICANT: LAREDO
 CONSTRUCTION INC.
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The City Above Toronto

Development Planning Department

Attachment

FILE No.:
DA.08.064

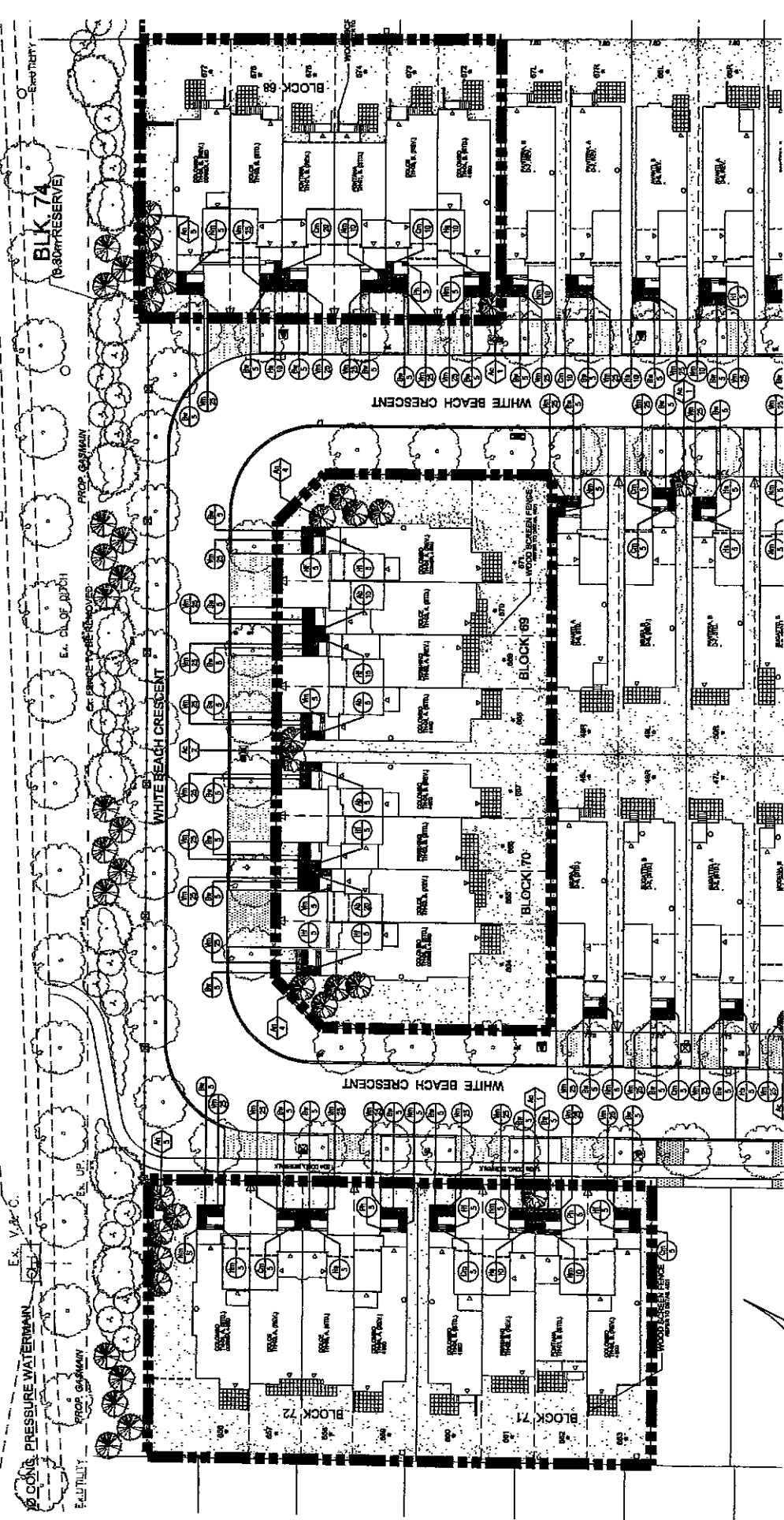
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September 19, 2008

MH-CB
 TOP EL. 242.250
 IN. INV. 240.130
 OUTLINE 240.085

MAJOR MACKENZIE DRIVE

DI-CB



■■■■■ Subject Lands

Landscape Plan

Part of Lot 20,
 Concession 3
 APPLICANT: LAREDO
 CONSTRUCTION INC.

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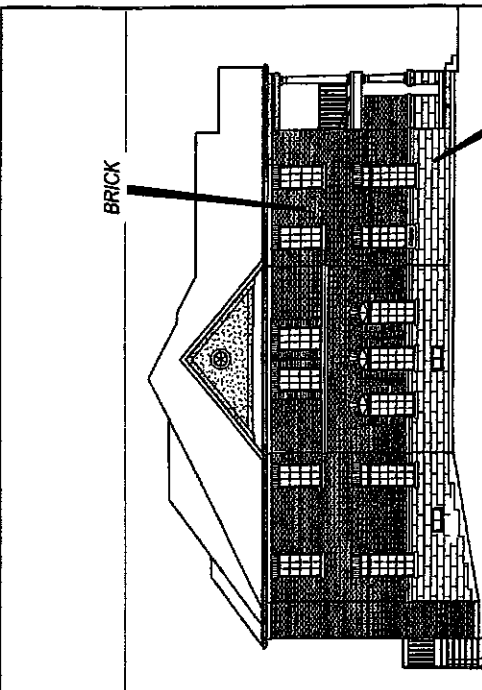


Development Planning Department

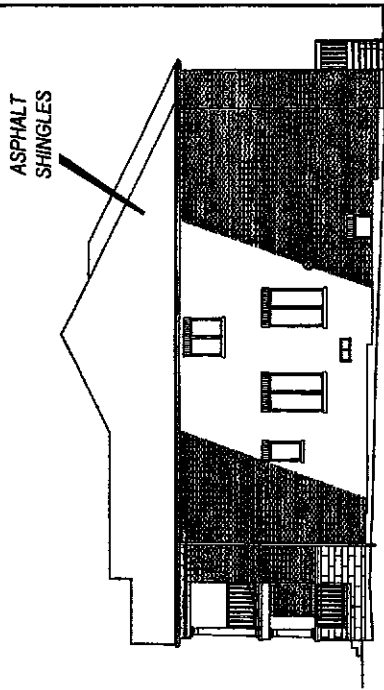
Attachment 3

FILE NO.:
 DA.08.064

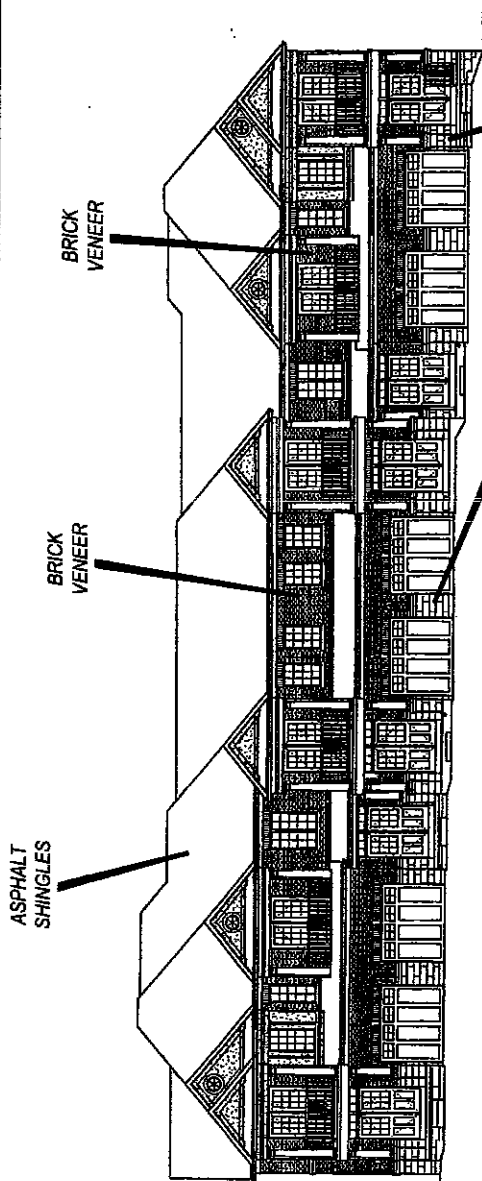
September 19, 2008



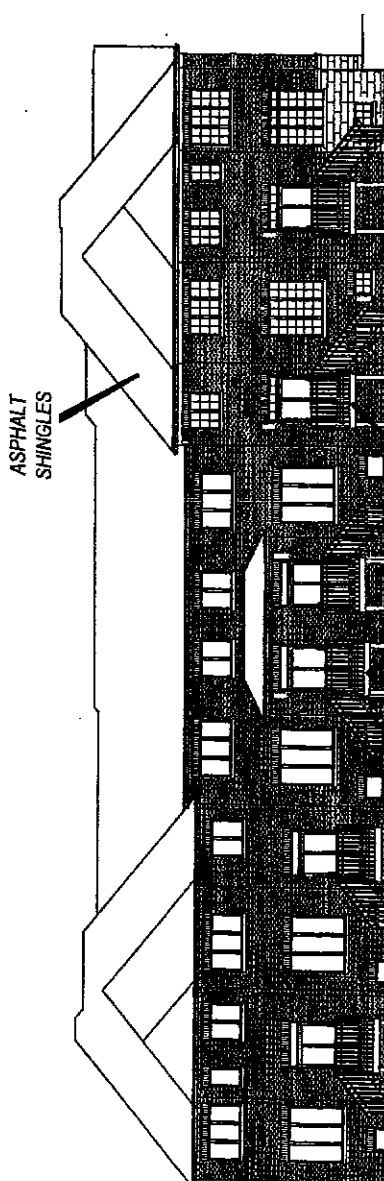
NORTH (LEFT SIDE) ELEVATION
(ALONG MAJOR MACKENZIE DRIVE)



SOUTH (RIGHT SIDE) ELEVATION



WEST (FRONT) ELEVATION (WHITE BEACH CRESCENT)
(FRONT ELEVATION DESIGN SIMILAR TO BLOCKS 70 & 71)



EAST (REAR) ELEVATION

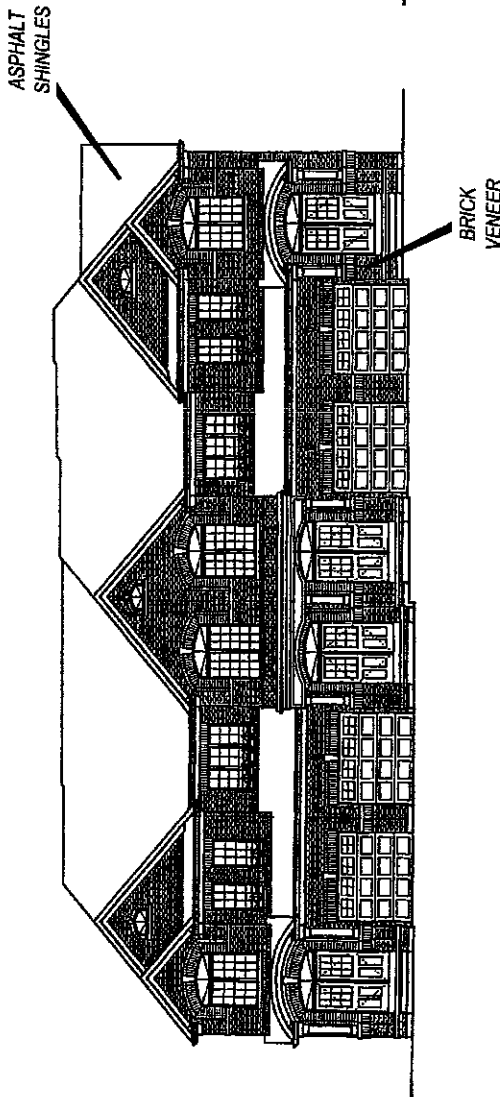
**Typical Elevations -
Blocks 68, 70, 71**

APPLICANT: LAREDO
CONSTRUCTION INC.
Part of Lot 20,
Concession 3

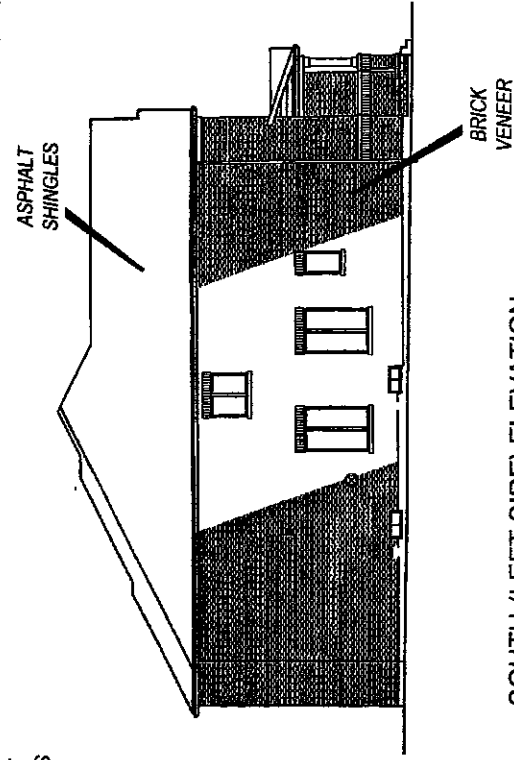
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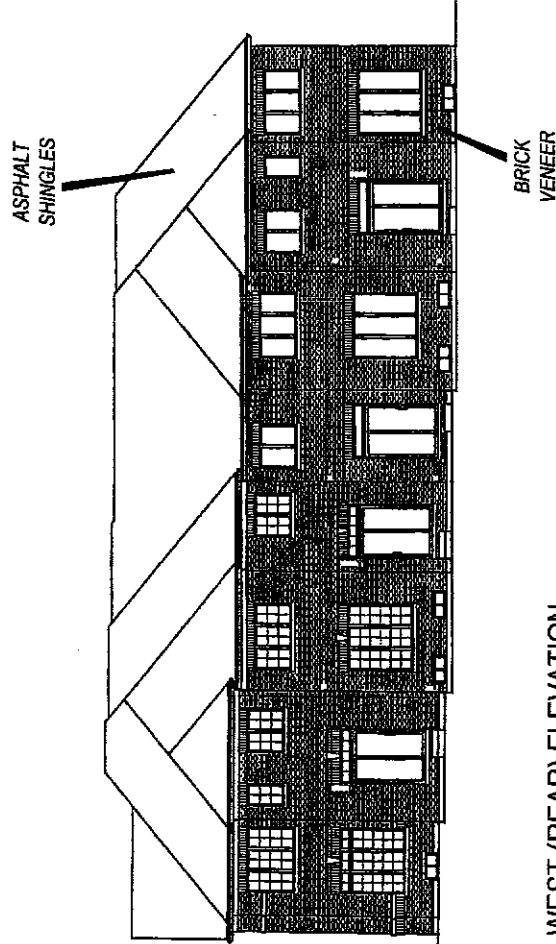
Development Planning Department



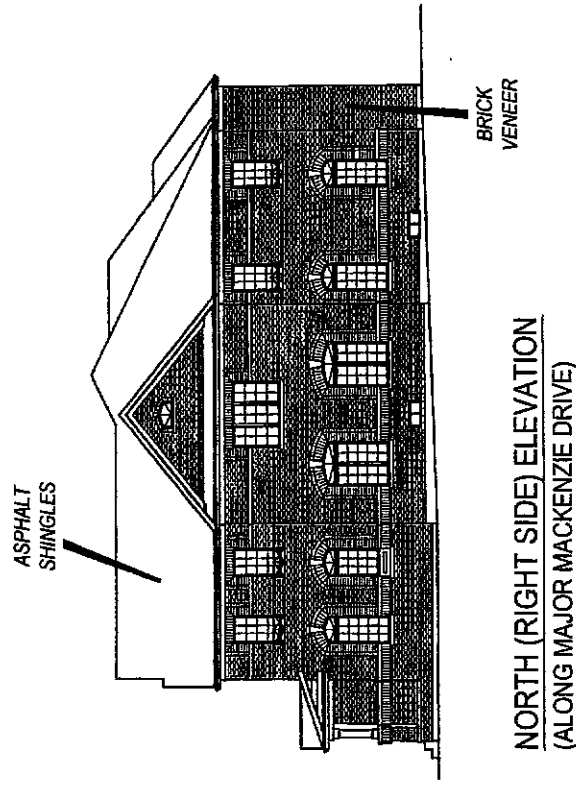
EAST (FRONT) ELEVATION (WHITE BEACH CRESCENT)
(FRONT ELEVATION DESIGN SIMILAR TO BLOCK 69)



SOUTH (LEFT SIDE) ELEVATION



WEST (REAR) ELEVATION



NORTH (RIGHT SIDE) ELEVATION
(ALONG MAJOR MACKENZIE DRIVE)

**Typical Elevations -
Blocks 69 & 72**

APPLICANT: LAREDO
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Part of Lot 20,
Concession 3

NA\DP\1 ATTACHMENTS\DA\08.084.084



The City Above Toronto

Development Planning Department