

COMMITTEE OF THE WHOLE FEBRUARY 10, 2009

SITE DEVELOPMENT FILE DA.08.054 ARISTA HOMES (VAUGHAN VALLEY ESTATES) INC. WARD #1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.054 (Arista Homes (Vaughan Valley Estates) Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Letter of Undertaking:
 - i) the final site plan, landscaping plan, and building elevations shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plans shall be approved by the Vaughan Engineering 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 68 street (freehold) townhouse dwelling units within 17 townhouse blocks, as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands are located north of Major Mackenzie Drive and west of Weston Road, specifically on Hansard Drive, being Blocks 186 to 202 inclusive on Registered Plan 65M-4106, in Lot 23, Concession 6, City of Vaughan (Ward 1) 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" by OPA #600. The proposed residential street townhouse development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1288). The proposed residential street townhouse development complies with By-law 1-88.

Site History

On September 25, 2006, Council approved Draft Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.), which included 17 Blocks (186 to 202 inclusive) to facilitate

the development of 68 (freehold) street townhouse dwelling units. The Plan of Subdivision was registered as Plan 65M-4106 on November 12, 2008. The subject lands are currently vacant.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations for the overall development shown on Attachment #2, and will continue to work with the applicant to finalize the details. A typical site plan layout, landscaping, and building elevations (Block 196) are shown on Attachments #3, #4 and #5, respectively.

Servicing

The applicant has submitted site servicing and grading plans for review and approval by the Vaughan Engineering Department.

Sustainability

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

- i) hardwood floors to reduce interior airborne particulates;
- ii) water efficient toilets to conserve water;
- iii) high efficiency heating systems and double glazed, low emissivity, gas filled windows for energy conservation; and,
- iv) recycling bins to reduce household waste.

Relationship to Vaughan Vision 2020/Strategic Plan

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 generally satisfied that the proposed development for 68 (freehold) street townhouse dwelling units within Blocks 186 – 202 inclusive on Plan 65M-4106 is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting pattern in the approved Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Location Map
2. Overall Site Plan
3. Typical Site Plan – Block 196
4. Typical Landscape Plan – Block 196
5. Typical Elevations – Block 196

Report prepared by:

Morgan Jones, Planner, ext. 8216

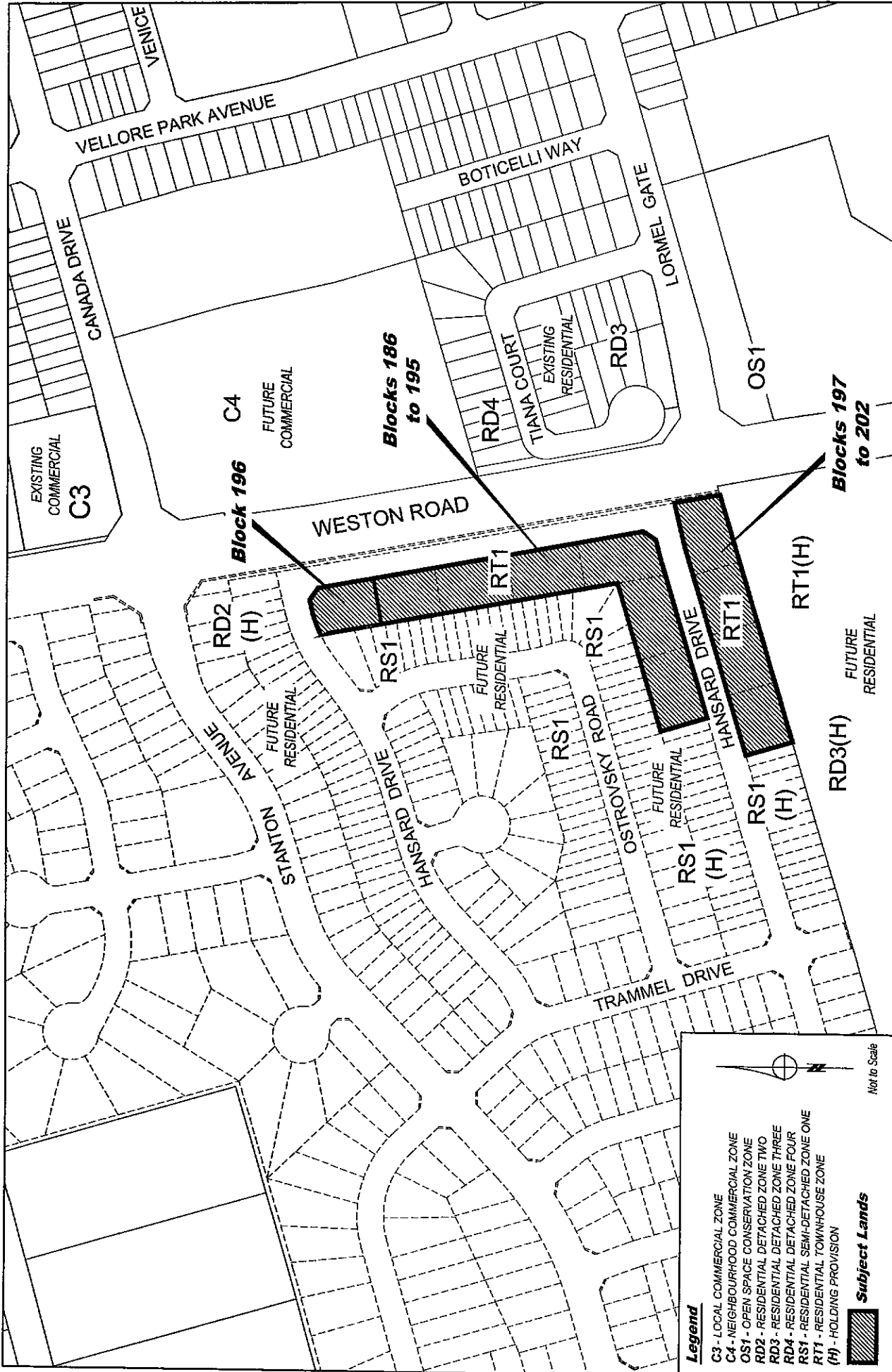
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Legend

- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

Subject Lands

Not to Scale

Location Map

Part of Lot 23,
Concession 6

APPLICANT: ARISTA HOMES
(VAUGHAN VALLEY ESTATES) INC.

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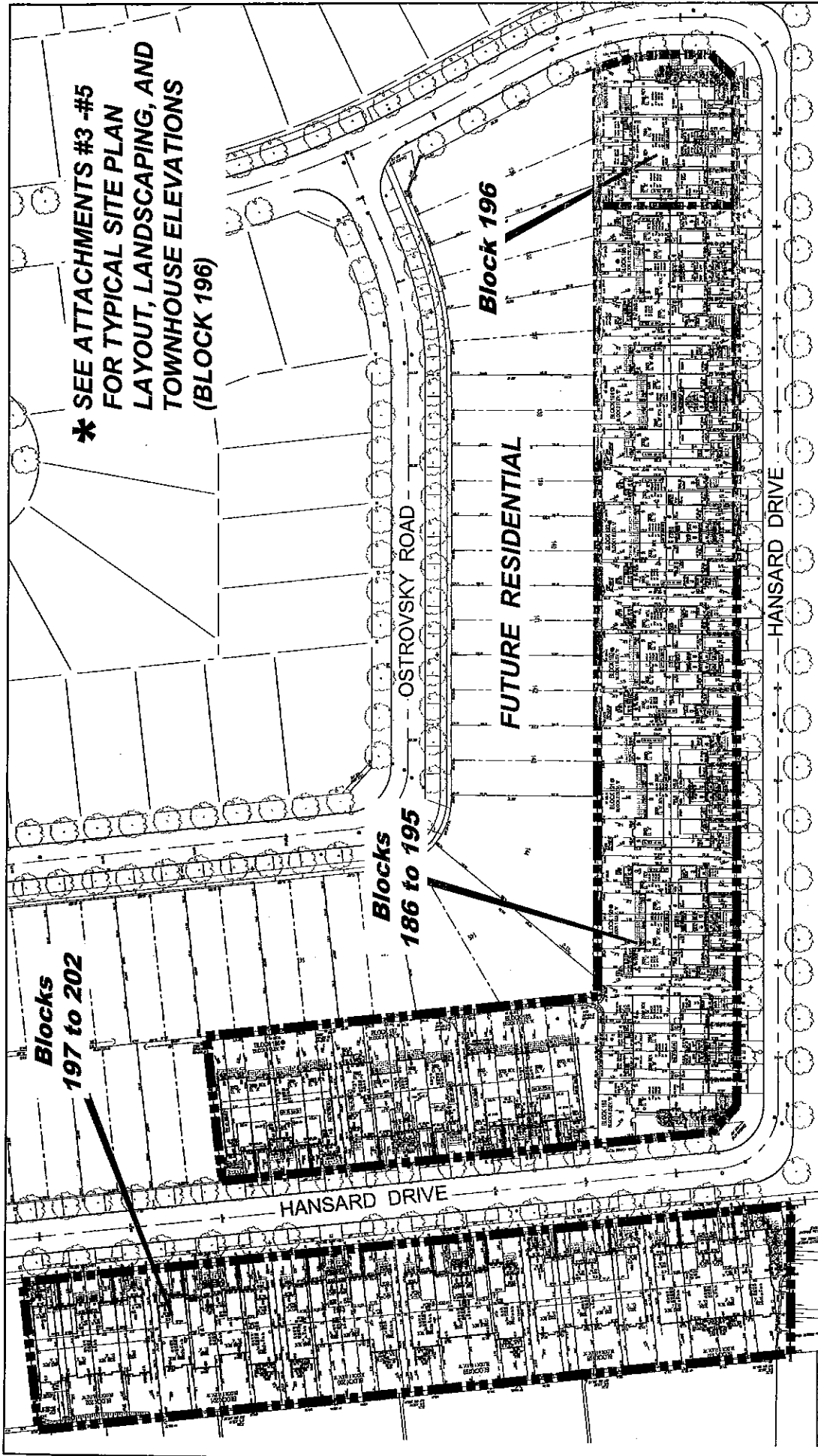
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Attachment 1

FILE No.: DA.08.054

January 21, 2009



Overall Site Plan

Part of Lot 23,
Concession 6

APPLICANT: ARISTA HOMES
(VAUGHAN VALLEY ESTATES) INC.

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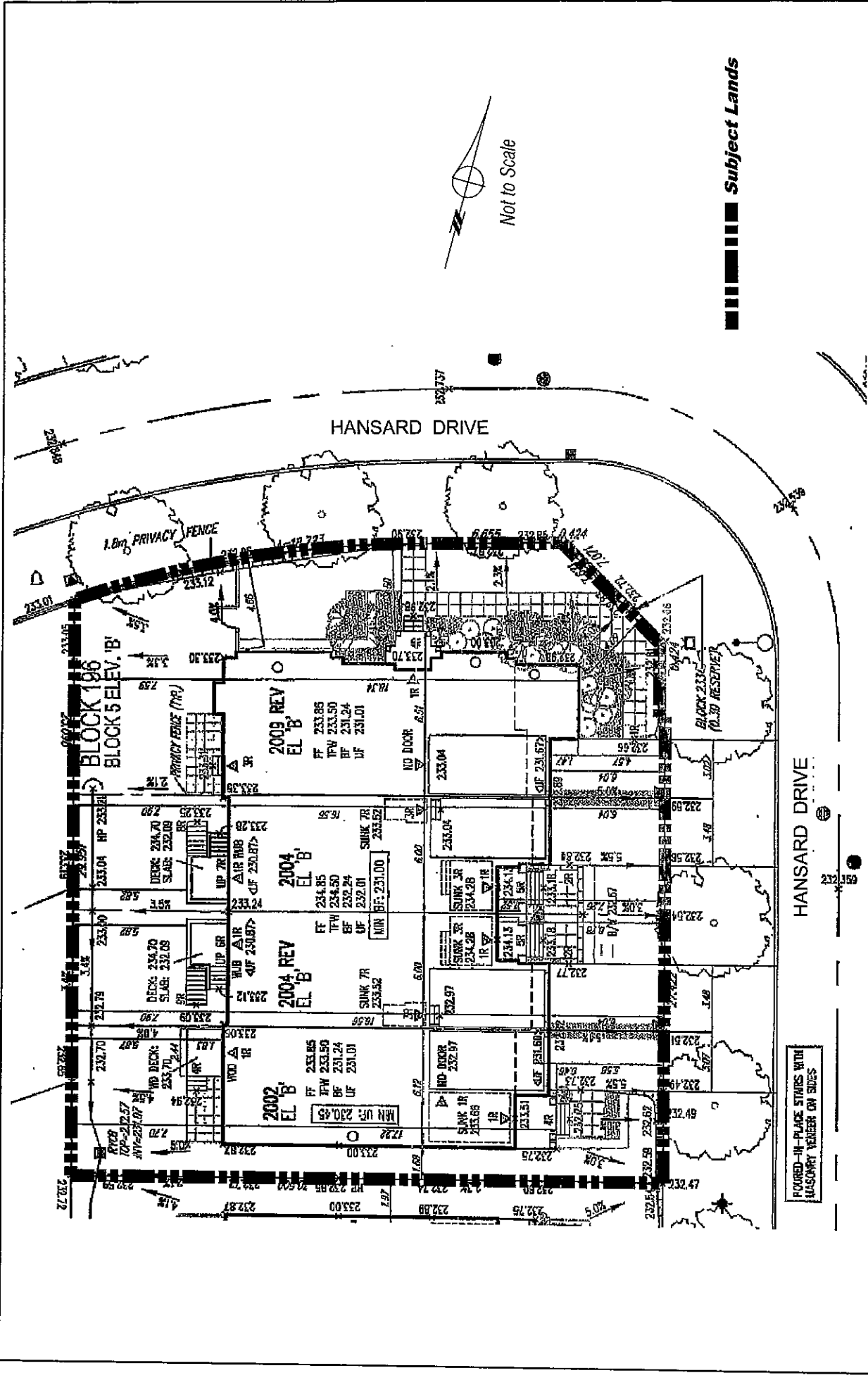
Development Planning Department

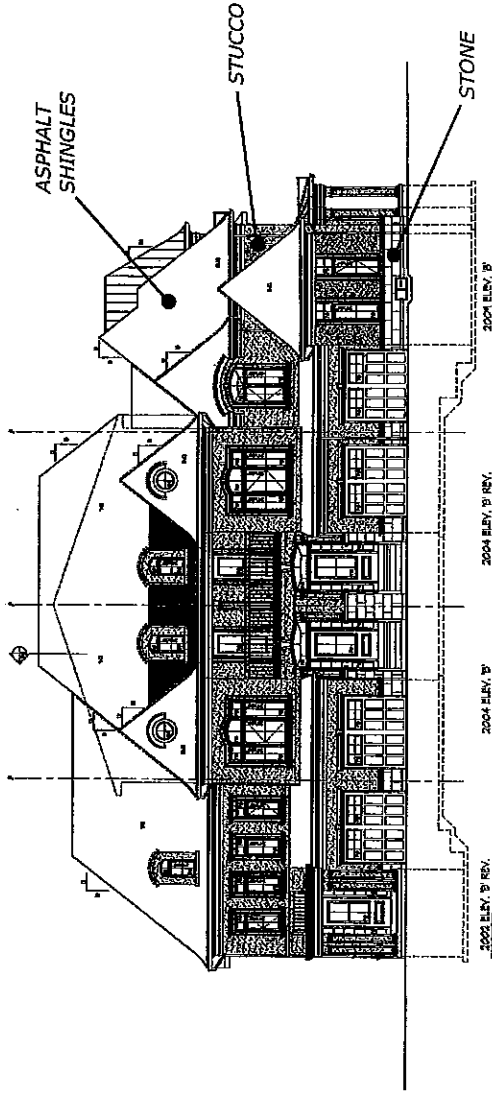
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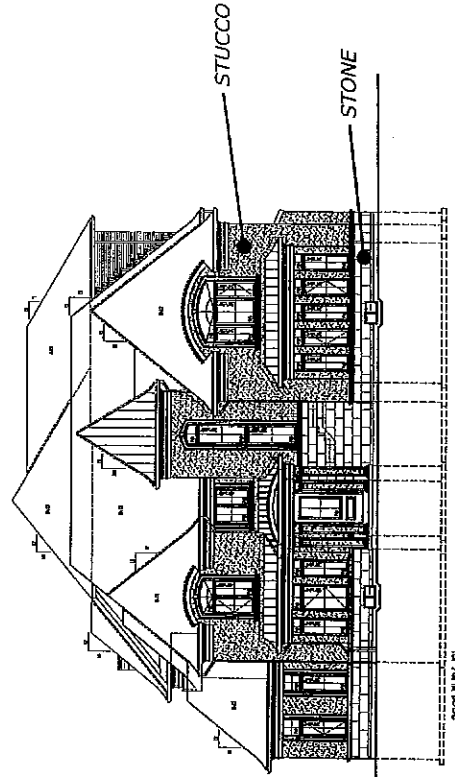
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**Enhanced Front Elevation - Block 196
(WESTON ROAD)**

Not to Scale



**Enhanced Right Side Elevation - Block 196
(NORTH FACADE)**

Not to Scale

ASPHALT SHINGLES

METAL

STUCCO

STUCCO

STONE

BRICK

Rear Elevation - Block 196

Not to Scale

Typical Elevations - Block 196

APPLICANT: ARISTA HOMES
(VAUGHAN VALLEY ESTATES) INC.
Part of Lot 23,
Concession 6

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Attachment

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January 21, 2009