

COMMITTEE OF THE WHOLE FEBRUARY 10, 2009

**SITE DEVELOPMENT FILE DA.08.093
VOGUE HOMES (WESTON) INC.
WARD #1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.093 (Vogue Homes (Weston) Inc.) BE APPROVED, subject to the following condition:
 - a) that prior to the execution of the Site Plan 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 7 street (freehold) townhouse units as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands shown on Attachment #1 are located on the east side of Summit Drive, south of Canada Drive, being Block 137 on Plan 65M-4107, within Planning Block 33W, Ward 1, City of Vaughan. 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 street townhouse development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, which permits the street townhouse uses.

Site Plan Review

The proposed 7 street townhouse units are situated on Block 137 in the approved Plan of Subdivision File 19T-00V10, which was registered as Plan 65M-4107 on November 18, 2008.

The subject lands are subject to Architectural Control. The Owner has provided a site plan and elevation plans that have been stamped approved by the Block 33W Control Architect, being the Planning Partnership Inc.

The Development Planning Department is satisfied that the proposed site plan, landscape 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 offered within the building and site design:

- i) tankless water heaters/on demand hot water;
- ii) low VOC (paints and finishes);
- iii) an "Energy Star" appliance package is offered;
- iv) low "E" Argon gas windows;
- v) high efficiency furnaces;
- vi) R40 spay foam insulation in garage ceilings; and,
- vii) recycled aggregates for the driveway sub-bases.

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 Region of York has no objections to the proposed development.

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 seven two-storey street townhouse units is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development Application File DA.08.093.

Attachments

- 1. Location Map
- 2. Site Plan
- 3. Landscape Plan
- 4. Elevations

Report prepared by:

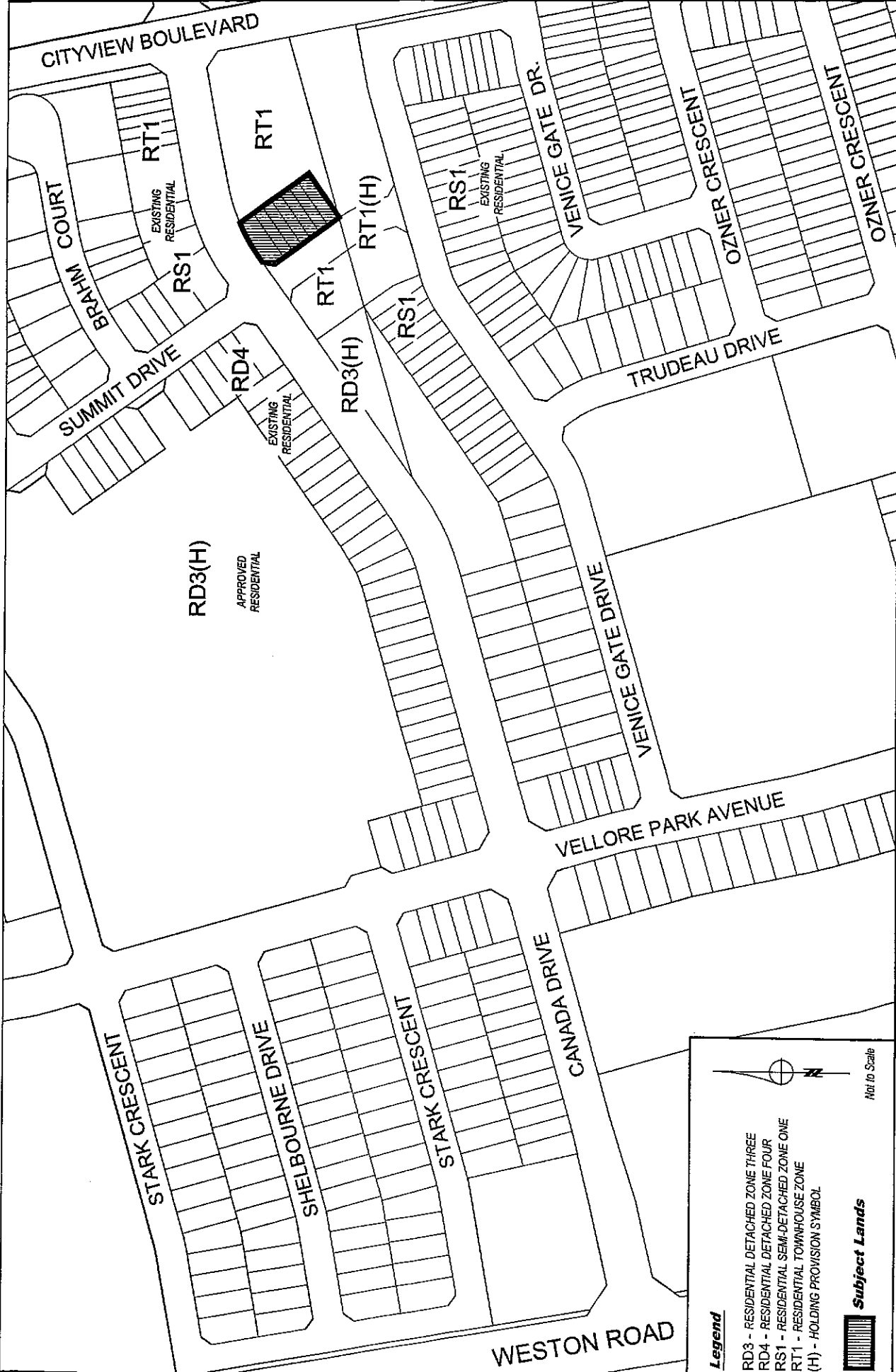
Laura Janotta, Planner, ext 8634
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Legend

- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION SYMBOL

Subject Lands

Not to Scale

Location Map

Part of Lot 23,
Concession 5

APPLICANT:
VOGUE HOMES (WESTON) INC.

NA:\PFT\1 ATTACHMENTS\VA de 08.093.dwg

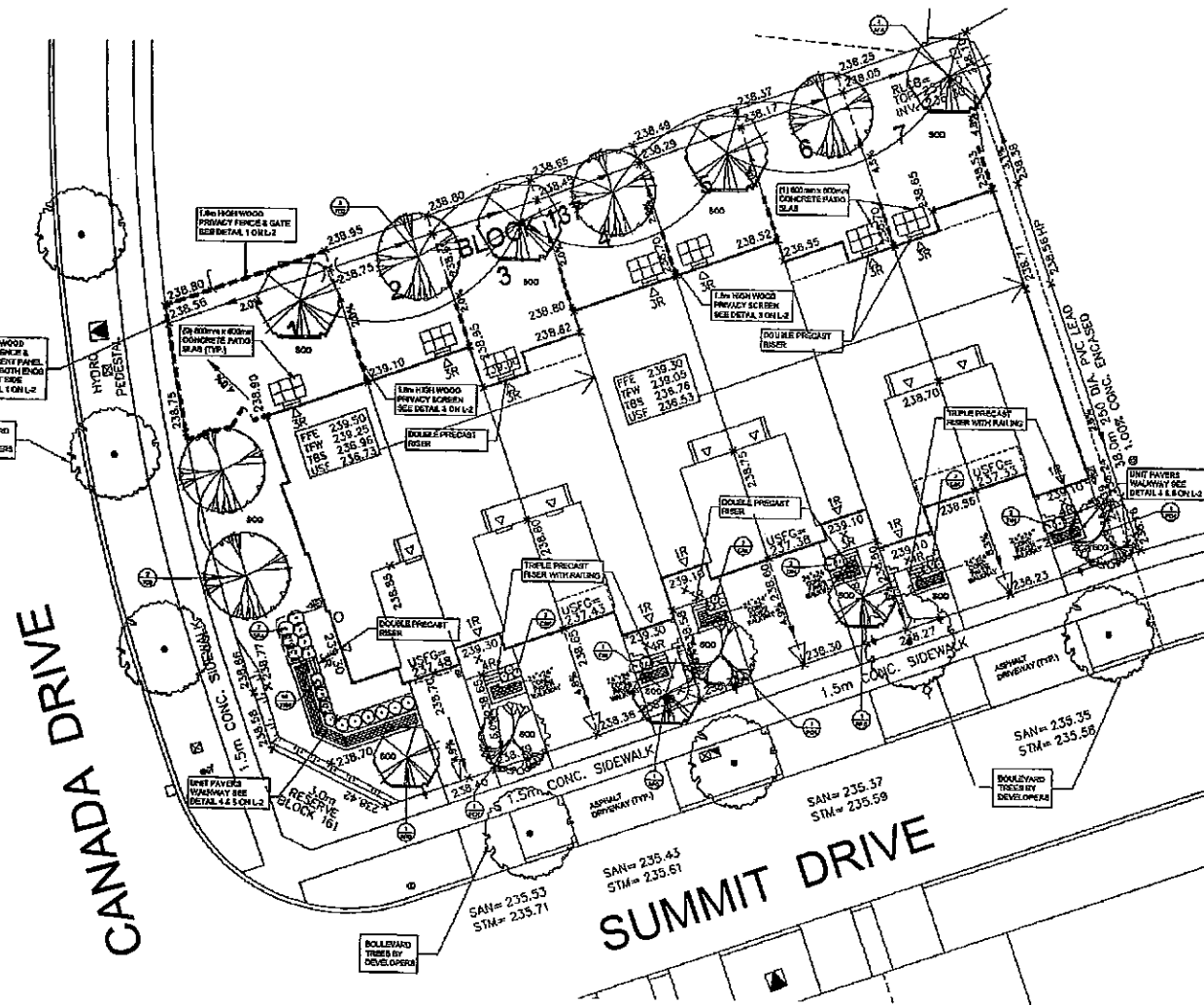


Development Planning Department

Attachment 1

FILE No.: DA.08.093

February 10, 2009



Not to Scale

February 10, 2009



The City Above Toronto

Development Planning Department

Landscape Plan

Part of Lot 23,
Concession 5

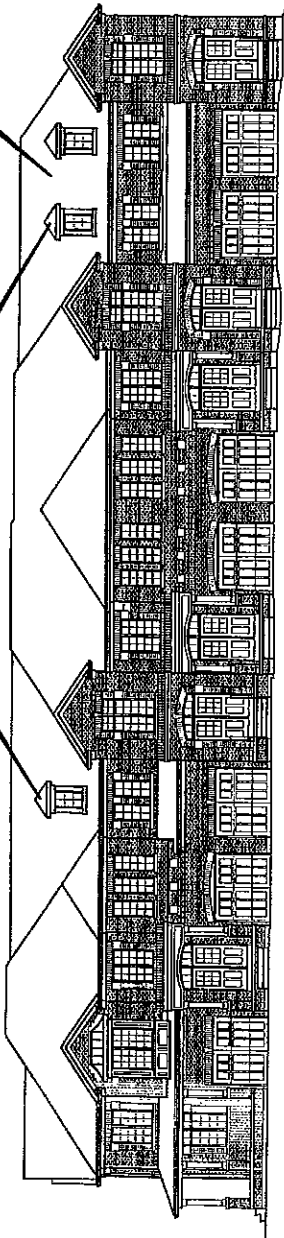
APPLICANT:
VOGUE HOMES (WESTON) INC.

N:\UPTV1_ATTACHMENTS\DA\08.093.dwg

DECORATIVE DORMERS

ASPHALT SHINGLES

ASPHALT SHINGLES

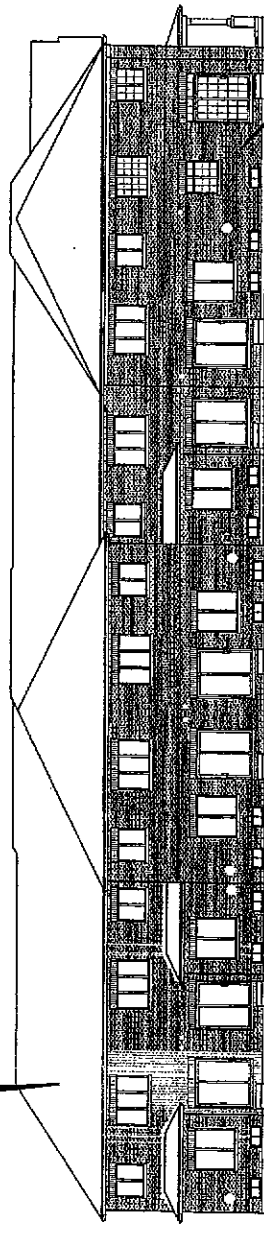
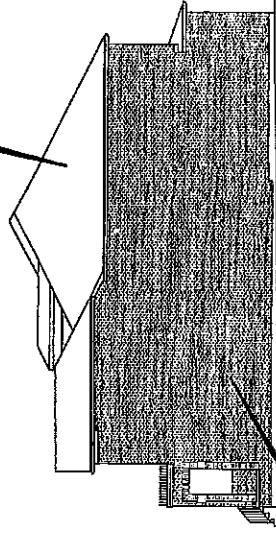


ASPHALT SHINGLES

WEST (FRONT) ELEVATION (SUMMIT DRIVE)

BRICK

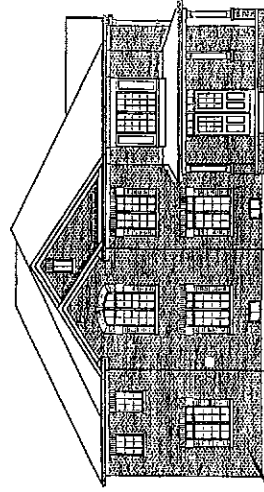
SOUTH ELEVATION



EAST (REAR) ELEVATION

BRICK

NORTH ELEVATION (CANADA DRIVE)



Not to Scale

Elevations

Part of Lot 23,
Concession 5

APPLICANT:
VOGUE HOMES (WESTON) INC.

\\A\PT\1_ATTACHMENTS\DA\da.08.093.dwg



The City Above Toronto

Development Planning Department

Attachment

FILE No.: DA.08.093

February 10, 2009

4