

## **COMMITTEE OF THE WHOLE MARCH 31, 2009**

### **SITE DEVELOPMENT FILE DA.09.003 JRN HOLDINGS INC./EDEN OAK (VELLORE PARK) INCORPORATED WARD 1**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.003 (JRN Holding Inc./Eden Oak (Vellore Park) Incorporated) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Letter of Undertaking:
    - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site grading, servicing, and storm water management 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 14 street townhouse dwelling units within 3 townhouse blocks (Blocks 72, 73, and 142) as shown on Attachment #2.

#### **Background - Analysis and Options**

##### **Location**

The property is located on the south side of Canada Drive (Block 142) and on the north side of Venice Gate Drive (Blocks 72 and 73), in Part of Lot 23 and 24, Concession 5, 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 residential street townhouse development conforms to the Official Plan.

The property is currently zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1224). The proposed residential street townhouse development complies with By-law 1-88.

##### **Site History**

On December 15, 2003, Council approved Draft Plan of Subdivision File 19T-00V09 (JRN Holdings Incorporated) to permit the development of 221 residential units consisting of 84 single detached dwellings units, 104 semi-detached dwelling units and 33 street townhouse units. On June 28, 2004, Council approved Draft Plan of Subdivision File 19T-00V10 (Weston – 400

Holdings Inc.), to permit the development of 488 residential units consisting of 328 detached dwelling units, 52 semi-detached dwelling units and 108 street townhouse dwelling units. The above mentioned Plans of Subdivision have been registered as Plans 65M-4105 (JRN Holdings Inc.) and 65M-4107 (Eden Oak (Vellore Park) Inc).

### Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations as shown on Attachments #2 to #5 inclusive, and will continue to work with the applicant to finalize the details. A typical site plan layout, landscaping plan, and building elevations for Block 142 are shown on Attachments #3, #4, and #5 respectively.

### Servicing

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

### Sustainability

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

- i) aerated low flow faucets in kitchen and bathrooms;
- ii) high efficiency forced air gas furnace;
- iii) ENERGY STAR certified Low E coated argon filled vinyl casement windows;
- iv) ENERGY STAR qualified draft proof sealed electrical outlet and switches;
- v) ENERGY STAR rated programmable set back thermostat;
- vi) fully sodded front and rear yard.

### 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 therefore, there are no Regional implications.

### Conclusion

Site Development File DA.09.003 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA #600, By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 14 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and the lotting in the approved Plans 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. Site Plan - Block 142
4. Landscape Plan - Block 142
5. Elevations - Block 142

**Report prepared by:**

Morgan Jones, Planner 1, ext. 8216

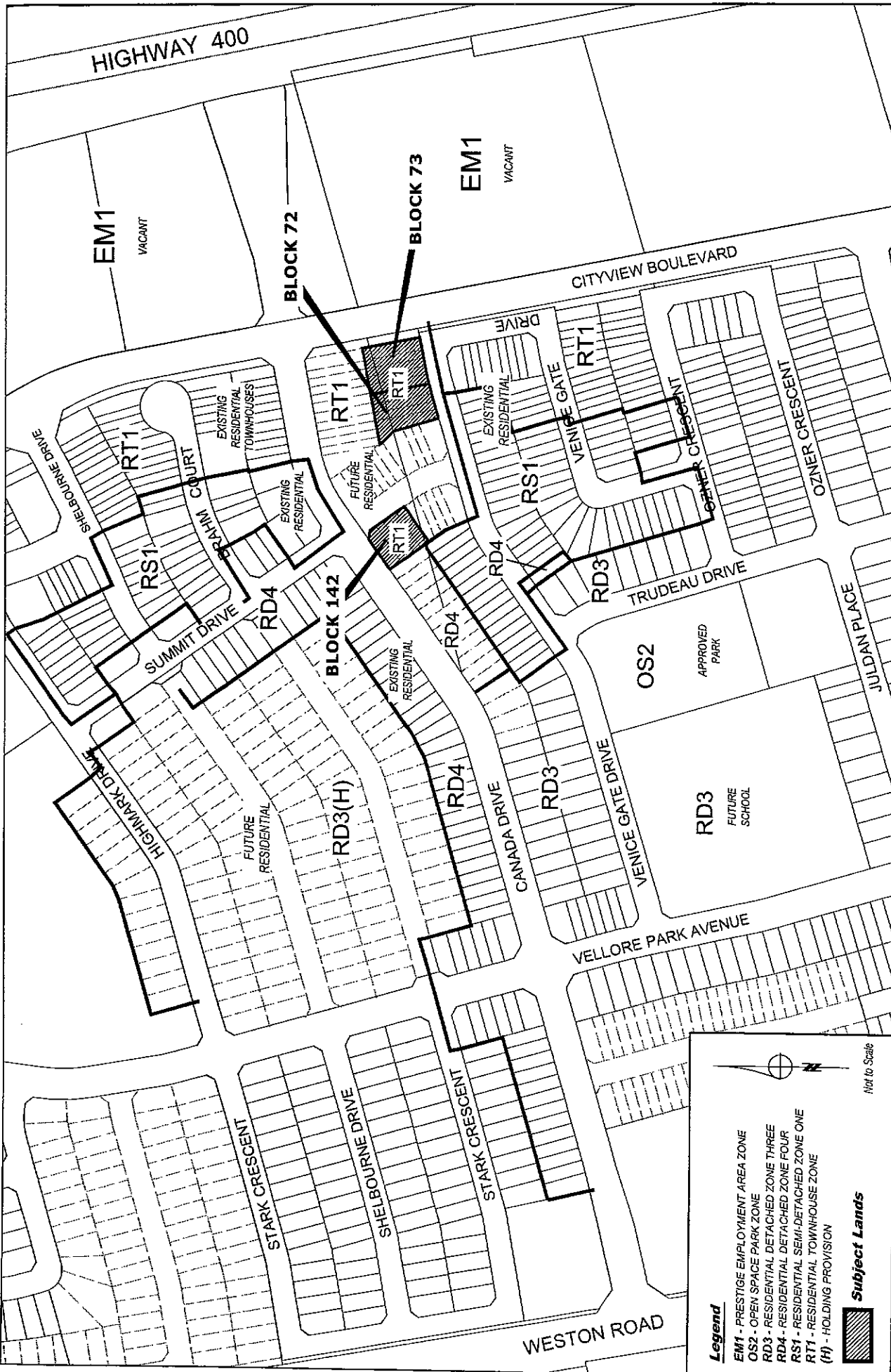
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Attachment 1

FILE No.: DA.09.003  
 RELATED FILES:  
 19T-00V09, 19T-00V10,  
 Z.00.043, & Z.00.047

March 4, 2009



The City Above Toronto

Development Planning Department

# Location Map

Part of Lots 23 & 24,  
 Concession 5

APPLICANT: JRN HOLDINGS INC./  
 EDEN OAK (VELLORE PARK) INCORPORATED

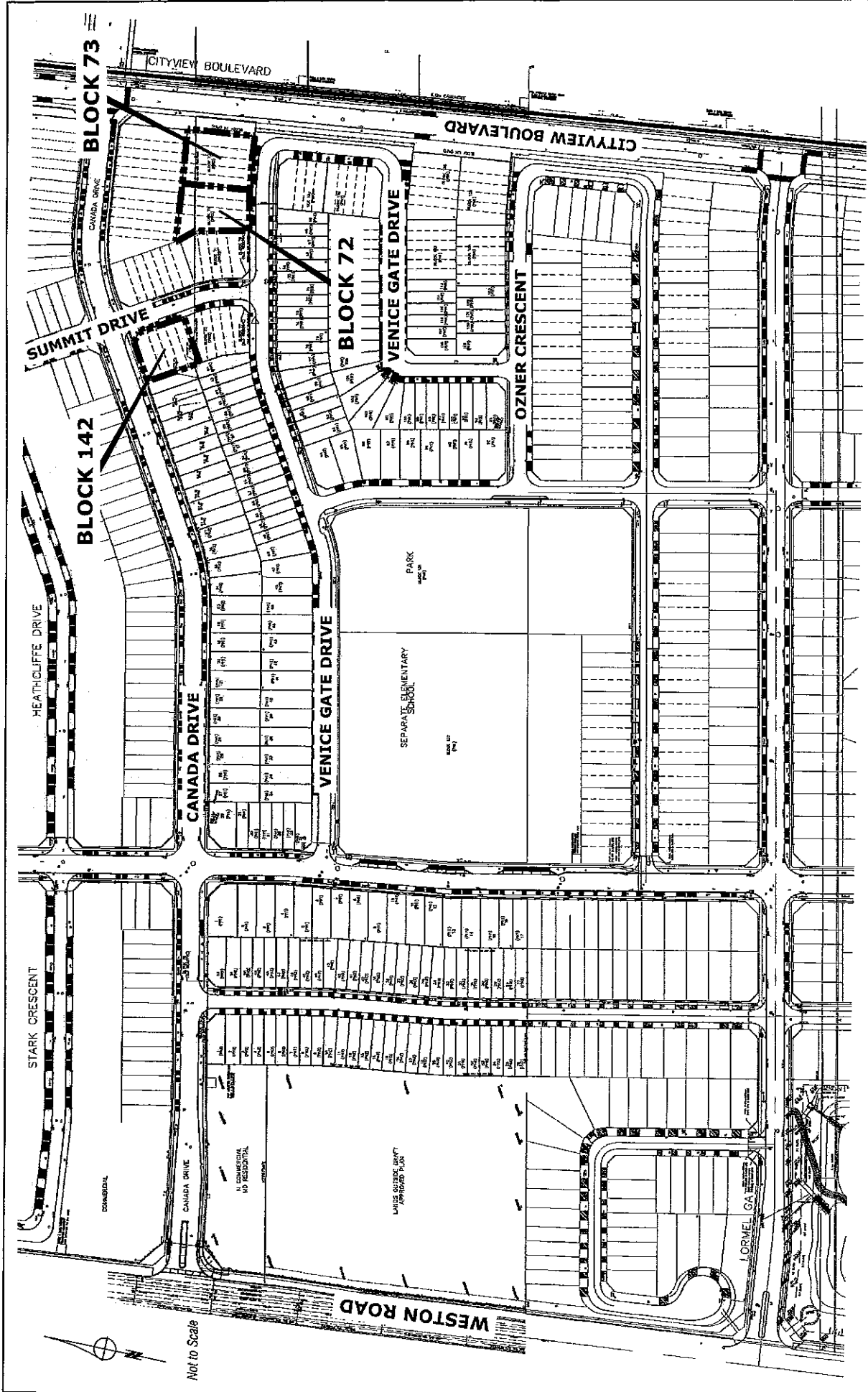
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**Legend**

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- 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



SUBJECT LANDS

# Overall Site Plan

Part of Lots 23 & 24,  
Concession 5  
APPLICANT: JRN HOLDINGS INC./  
EDEN OAK (VELLORE PARK) INCORPORATED  
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# Attachment

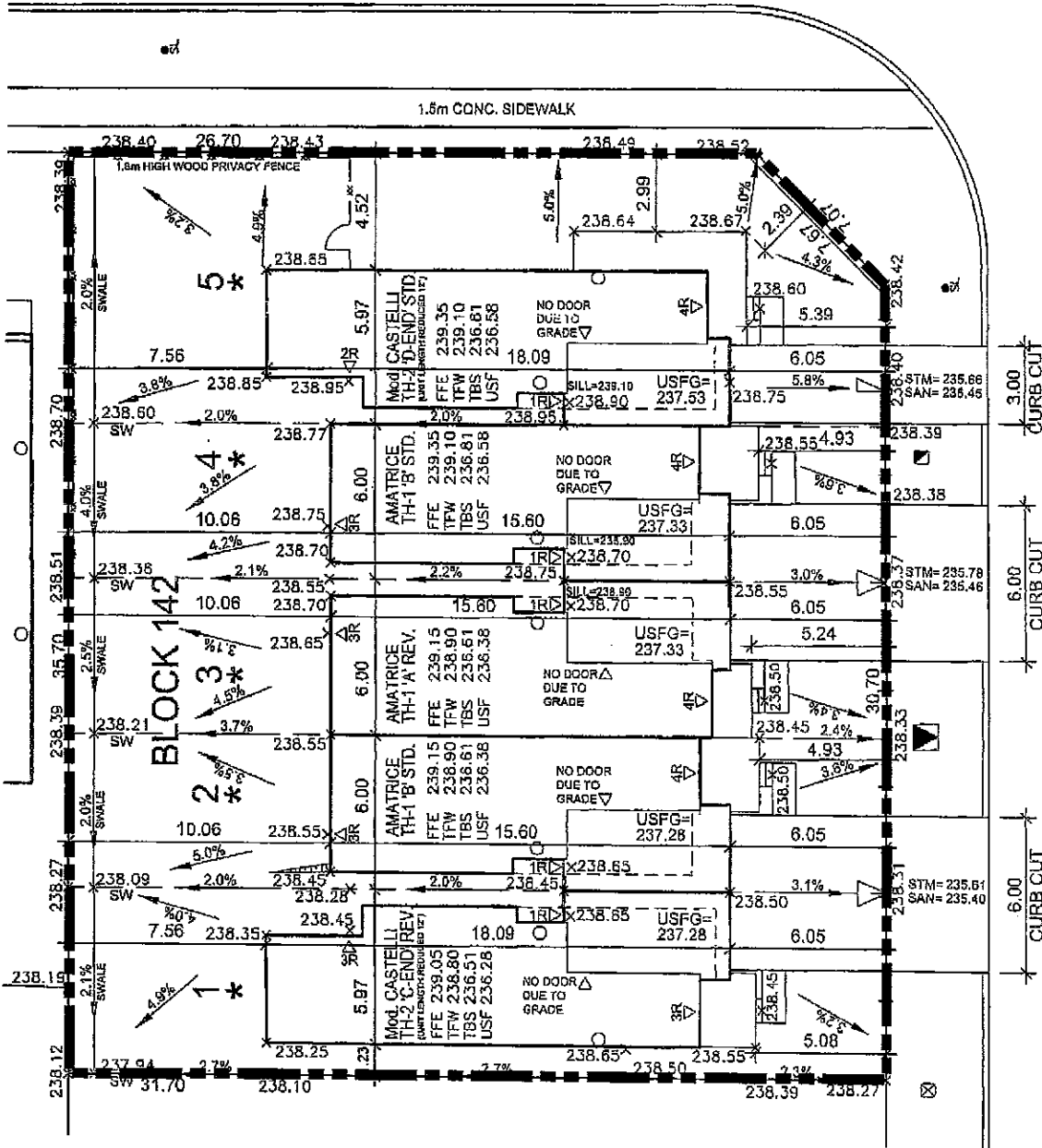
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FILE No.: DA.09.003  
RELATED FILES:  
19T-00V09, 19T-00V10,  
Z.00.043, & Z.00.047  
March 4, 2009

CANADA DRIVE



SUBJECT LANDS



SUMMIT DRIVE

Site Plan - Block 142

Part of Lots 23 & 24,  
Concession 5

APPLICANT: JRN HOLDINGS INC. /  
EDEN OAK (VELLORE PARK) INCORPORATED

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Attachment 3

FILE No.: DA.09.003  
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Z.00.043, & Z.00.047

March 4, 2009

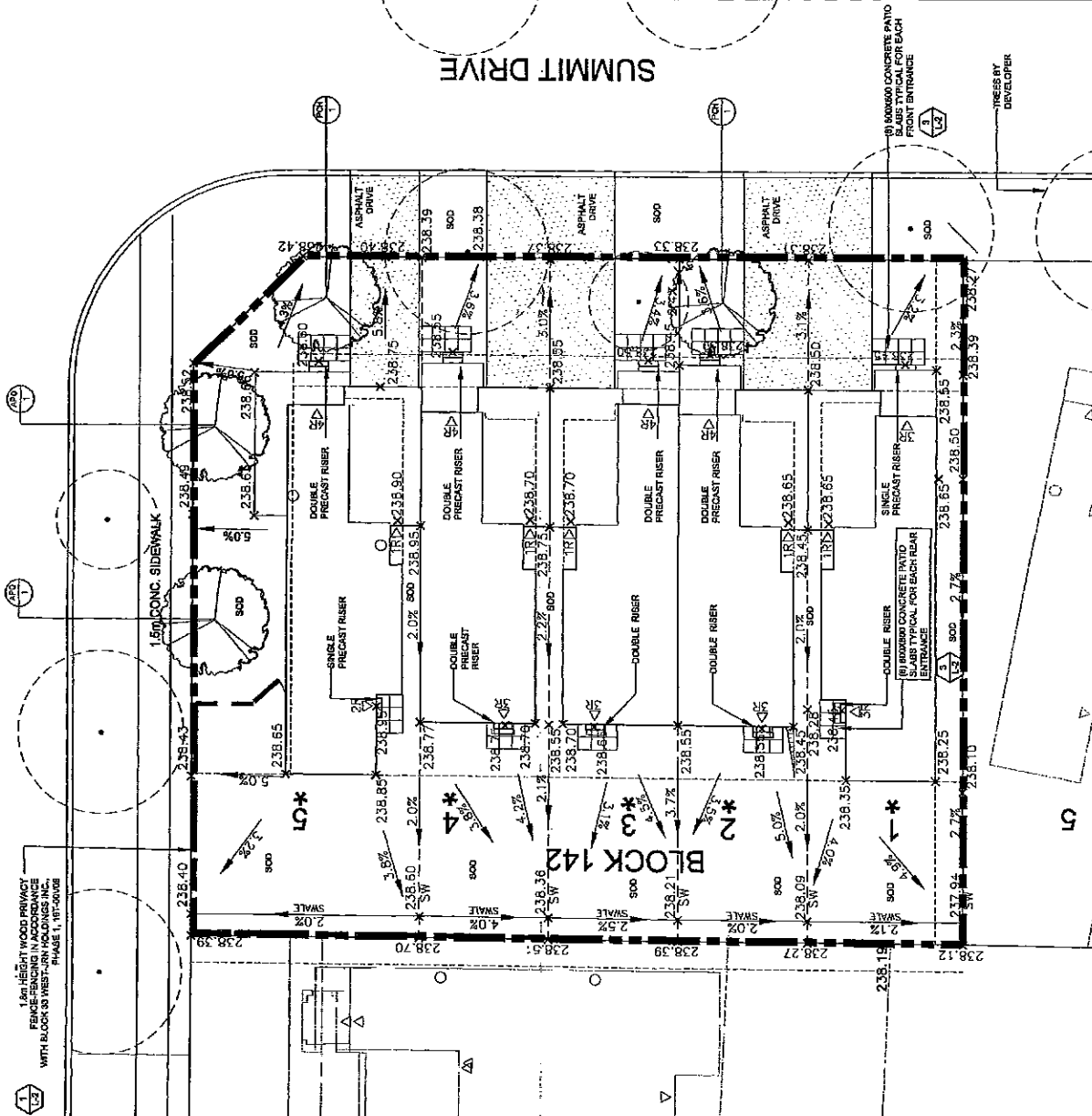
CANADA DRIVE

SUMMIT DRIVE



1.5m HEIGHT WOOD PRIMARY  
FENCE-FENCING IN ACCORDANCE  
WITH BLOCK 10 WEST-JRN HOLDINGS INC.  
PHASE 1, 19T-00V08

1.50M CONC. SIDEWALK



--- SUBJECT LANDS

10.50% CONCRETE RATIO  
SLABS TYPICAL FOR EACH  
FRONT ENTRANCE

TREES BY  
DEVELOPER

# Landscape Plan - Block 142



The City Above Toronto  
Development Planning Department

# Attachment 4

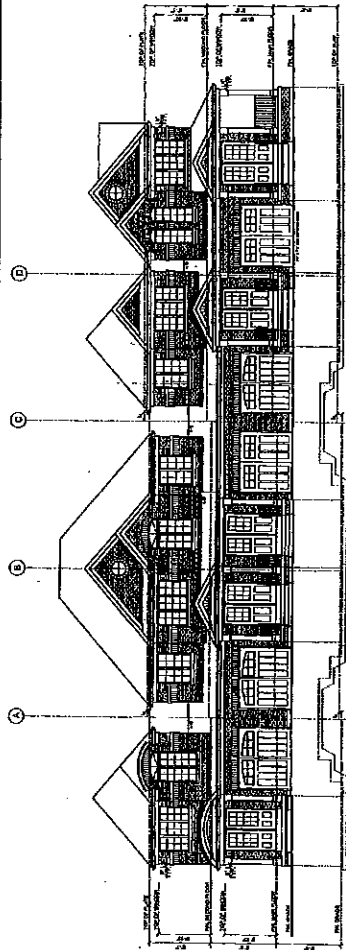
FILE No.: DA.09.003  
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March 4, 2009

Part of Lots 23 & 24,  
Concession 5

APPLICANT: JRN HOLDINGS INC. /  
EDEN OAK (VELLORE PARK) INCORPORATED

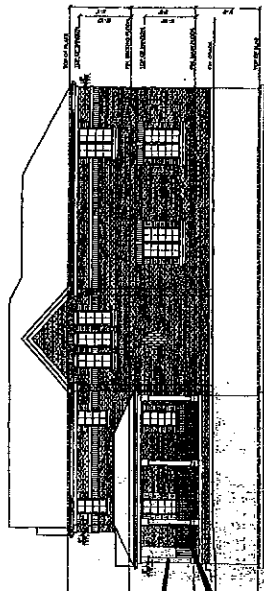
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BLOCK FRONT ELEVATION

BROWN ASPHALT SHINGLES

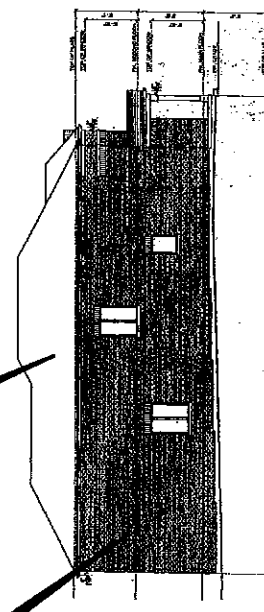
ST. JAMES BRICK



RIGHT SIDE ELEVATION (UPGRADED END CONDITION)

"WRAP AROUND" PORCH

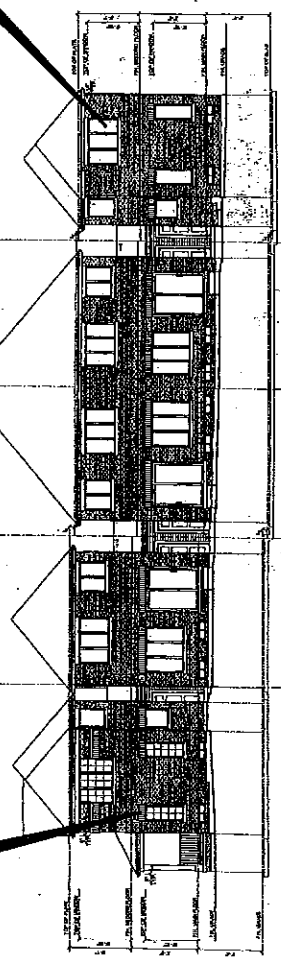
BLACK RAILINGS



BLOCK LEFT SIDE ELEVATION

BEECHWOOD BLEND STONE ACCENT

WHITE VINYL WINDOWS



REAR ELEVATION (UPGRADED END CONDITION)

Not to Scale

# Elevations - Block 142

Part of Lots 23 & 24,  
Concession 5  
APPLICANT: JRN HOLDINGS INC. /  
EDEN OAK (VELLORE PARK) INCORPORATED



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# Attachment 5

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