

COMMITTEE OF THE WHOLE MAY 12, 2009

**SITE DEVELOPMENT FILE DA.09.015
ELDERSTON MANOR ESTATES INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.015 (Elderston Manor 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, 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 32 two-storey townhouse dwelling units within 6 townhouse blocks (Blocks 24 - 29 inclusive on Plan 65M-4101), as shown on Attachment #2.

Background - Analysis and Options

Location

The property is located south of Teston Road and west of Cityview Boulevard, specifically on Keystar Court, in Part of Lot 25, Concession 5, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" 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(1222). The proposed residential street townhouse development complies with By-law 1-88.

Site History

On June 28, 2004, Council approved Draft Plan of Subdivision File 19T-00V07 (Keystar Developments Inc.) to permit the development of 162 residential units consisting of 69 single detached dwelling units, 42 semi-detached dwelling units and 51 street townhouse units. The

Plan of Subdivision was subsequently registered as Plans 65M-3903, 65M-4101 and 65M-4111 (Keystar Developments 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, building elevations and landscape plan is provided for Block 24 as 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. The final plans must be to their satisfaction.

Sustainability

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

- i) high efficiency appliances, furnace and hot water tank; and,
- ii) fully sodded front and rear yards.

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.09.015 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 32 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and the lotting 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. Site Plan - Block 24
- 4. Elevations - Block 24
- 5. Landscape Plan - Block 24

Report prepared by:

Morgan Jones, Planner 1, ext. 8216

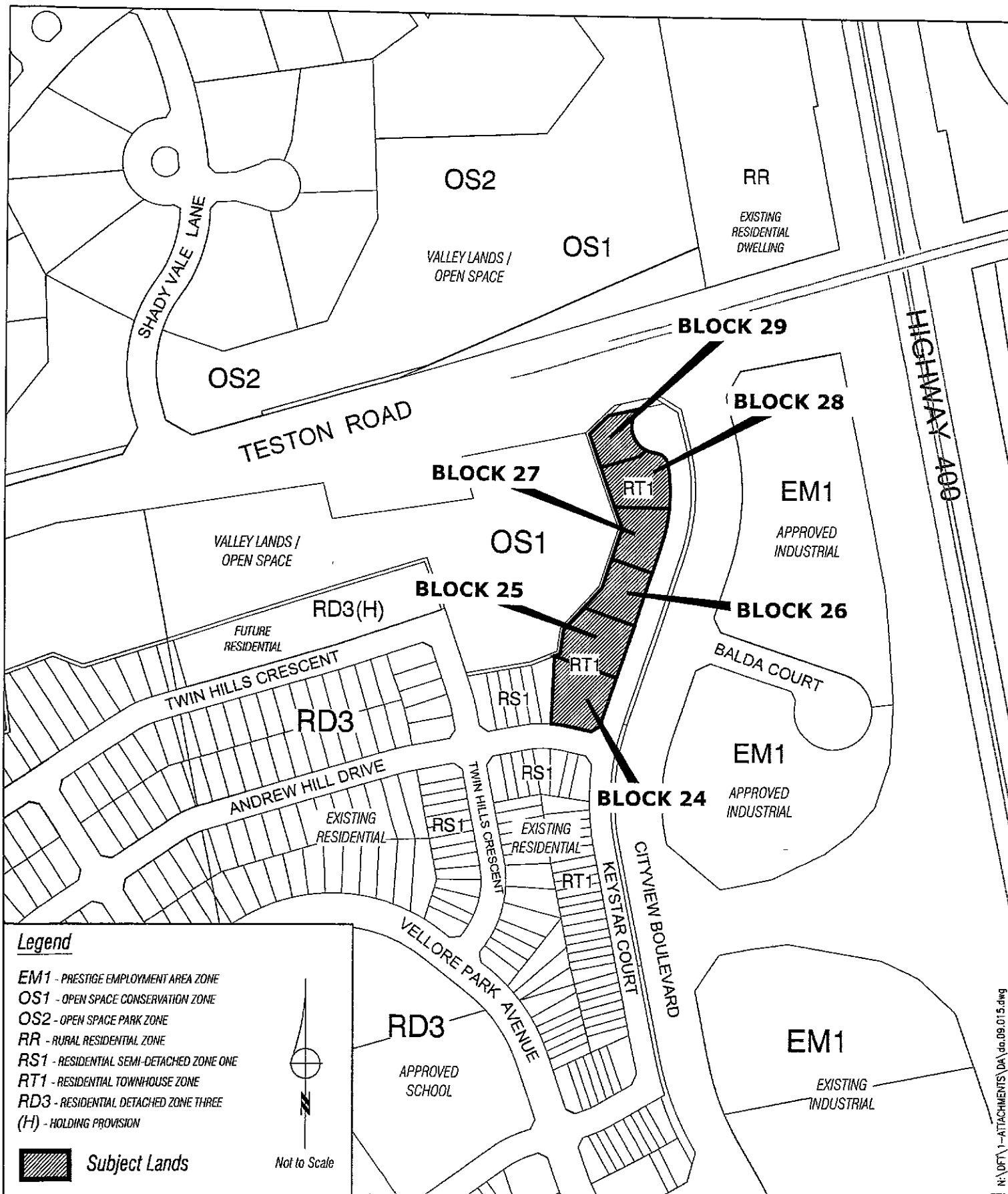
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

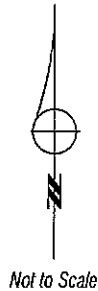
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Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- (H) - HOLDING PROVISION

 Subject Lands



Location Map

Location:
Part of Lot 25,
Concession 5

Applicant: ELDERSTON MANOR ESTATES INC.



The City Above Toronto

Development Planning Department

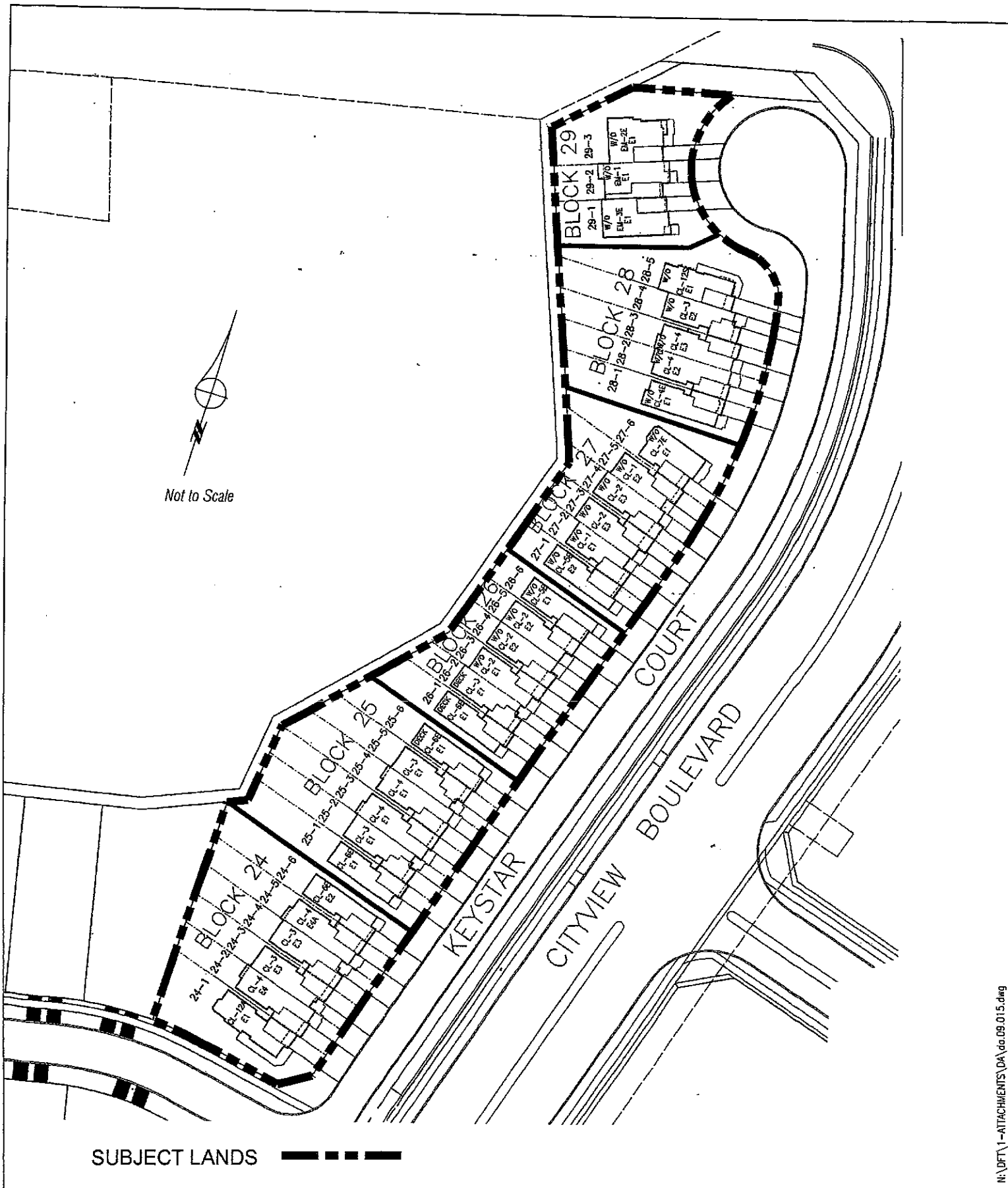
Attachment

File: DA.09.015
Related File(s):
19T-00V07 & Z.00.039

Date: March 25, 2009

1

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Overall Site Plan

Location:
Part of Lot 25,
Concession 5

Applicant: ELDERSTON MANOR ESTATES INC.



The City Above Toronto

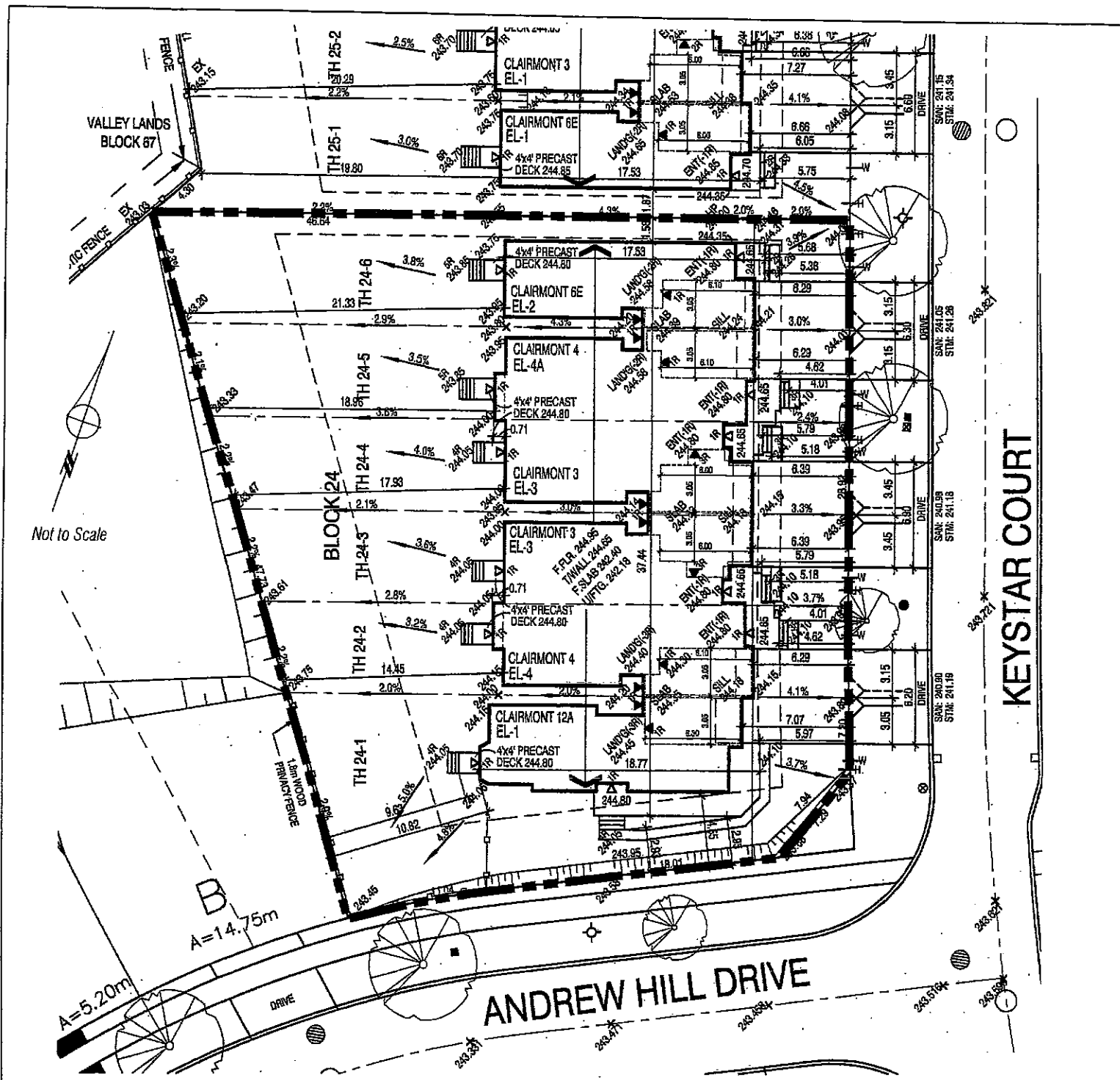
Development Planning Department

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BLOCK No.	HOUSE TYPE	LOT FRONTAGE (METRES)	LOT DEPTH (METRES)	LOT AREA (SQ. METRES)	LANSCAPED AREA (SQ. METRES)	PARKING AREA (SQ. METRES)	BUILDING AREA (SQ. METRES)	COVERAGE PROPOSED (SQ. METRES)
TH24-1	CLAIRMONT 12A EL-1	6.0	35.3	416.8	33.5	19.6	97.0	120.3
TH24-2	CLAIRMONT 4 EL-4	6.0	38.4	230.6	13.4	19.8	94.8	100.8
TH24-3	CLAIRMONT 3 EL-3	6.0	40.2	241.0	14.7	22.1	88.5	93.7
TH24-4	CLAIRMONT 3 EL-3	6.0	41.9	251.4	14.8	22.1	88.5	93.7
TH24-5	CLAIRMONT 4 EL-4A	6.0	43.7	262.0	13.3	20.0	94.8	100.8
TH24-6	CLAIRMONT 6E EL-2	7.2	45.6	328.2	23.1	19.7	85.9	90.5
TOTAL		37.2	245.8	1730.0	112.8	123.3	549.5	699.8

SUBJECT LANDS

Site Plan - Block 24

Location:
Part of Lot 25,
Concession 5

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Development Planning Department

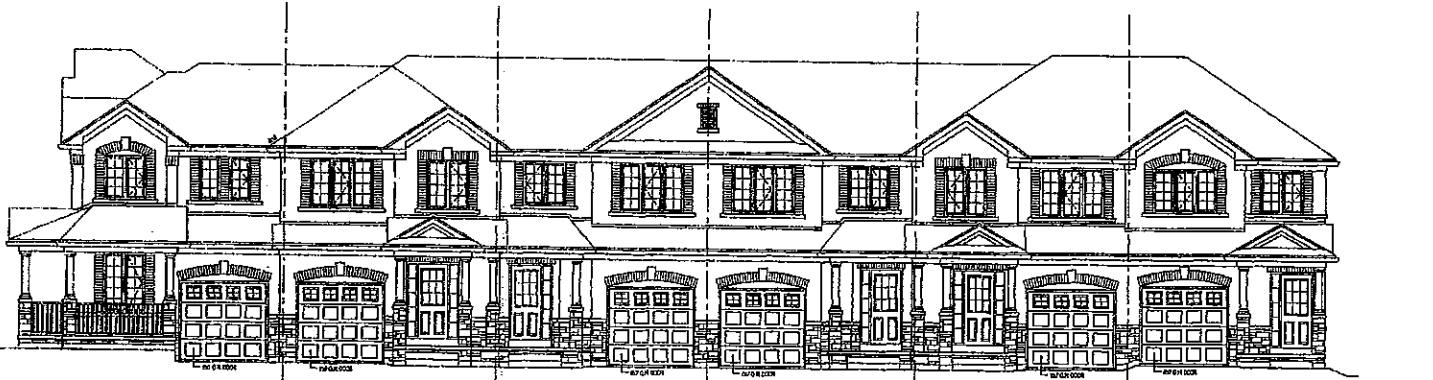
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CLAIRMONT 12A
ELEV-1
TH 24-1

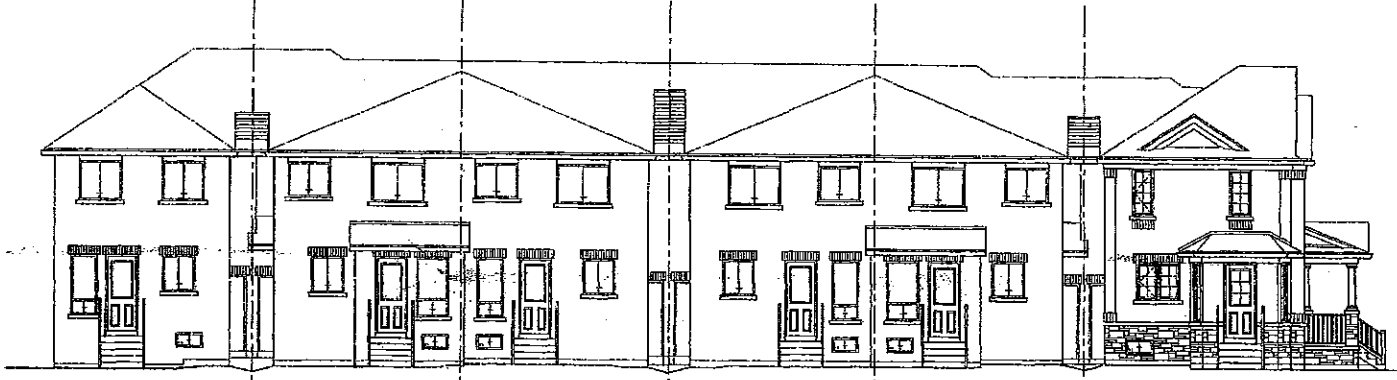
CLAIRMONT 4
ELEV-4
TH 24-2

CLAIRMONT 3
ELEV-3
TH 24-3

CLAIRMONT 3
ELEV-3
TH 24-4

CLAIRMONT 4
ELEV-4A
TH 24-5

CLAIRMONT 6E
ELEV-2
TH 24-6



CLAIRMONT 6E
ELEV-2
TH 24-6

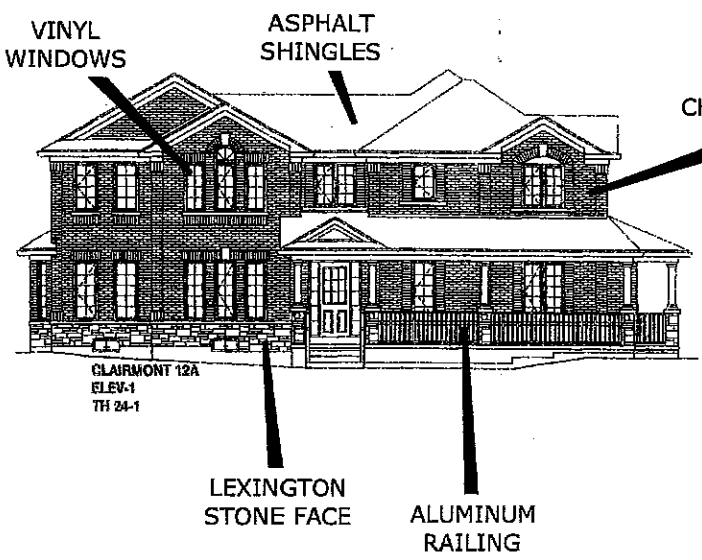
CLAIRMONT 4
ELEV-4A
TH 24-5

CLAIRMONT 3
ELEV-3
TH 24-4

CLAIRMONT 3
ELEV-3
TH 24-3

CLAIRMONT 4
ELEV-4
TH 24-2

CLAIRMONT 12A
ELEV-1
TH 24-1



VINYL WINDOWS

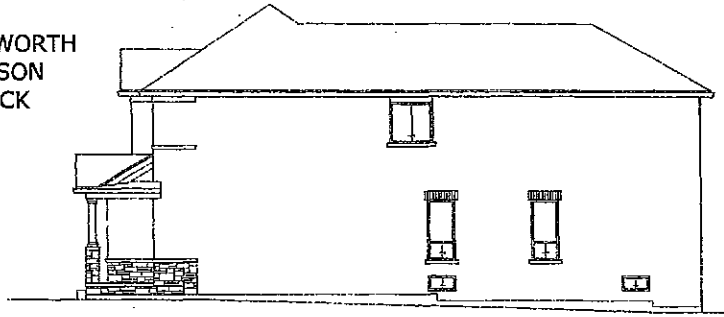
ASPHALT SHINGLES

CHATSWORTH HANSON BRICK

LEXINGTON STONE FACE

ALUMINUM RAILING

CLAIRMONT 12A
ELEV-1
TH 24-1



CLAIRMONT 6E
ELEV-2
TH 24-6

Not to Scale

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Elevations - Block 24

Location:
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Applicant: ELDERSTON MANOR ESTATES INC.



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