

COMMITTEE OF THE WHOLE JUNE 2, 2009

**SITE DEVELOPMENT FILE DA.09.007
RUTHERFORD CONTWO INVESTMENTS LIMITED
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.007 (Rutherford Contwo Investments Limited) 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;
 - ii) the final site grading, servicing, and storm water management plans shall be approved by the Vaughan Engineering Department; and,
 - iii) the zoning variances identified in this report be eliminated by the applicant to the satisfaction of the Vaughan Development Planning Department, or alternatively, the required variances shall be approved by the Committee of Adjustment and shall be final and binding.

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 Attachments #1 and #2 with 79 street townhouse dwelling units within 16 townhouse blocks (Blocks 169 -171, 180 -190 and 192 -193 inclusive) as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands are located southeast of Rutherford Road and Dufferin Street, specifically on Balsamwood Road (Blocks 169 - 171), Pleasant Ridge Avenue (Blocks 180 - 182), Mintwood Road (Blocks 183 - 186 and 192) and Mary Ellen Baker Court (Blocks 187 - 189 and 193) in Part of Lot 15, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600. The proposed residential street townhouse development conforms to the Official Plan.

The property is currently zoned RVM1 (WS-A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits the proposed street townhouse use. However, certain zoning variances have been identified which are discussed later in this report.

Site History

On June 26, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-05V06 (Rutherford Contwo Investments Limited) to permit the development of 312 residential units consisting of 194 single detached dwellings units, 70 semi-detached dwelling units and 48 street townhouse units. Prior to the Plan of Subdivision being registered, the unit type distribution was changed to reflect the following: 316 residential units consisting of 135 single detached dwellings, 52 semi-detached dwellings and 129 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4126 on April 27, 2009, and facilitates the subject 16 blocks for 79 street townhouse dwelling units.

Site Plan Review

A typical site plan layout, building elevations and landscape plan for Block 170 are shown on Attachments #4, #5 and #6, respectively. The Vaughan Building Standards Department has advised that there are zoning deficiencies respecting the proposed height of 11 dwellings, the proposed height of a rear retaining wall in Block 192, the proposed front yard setback to the garage in Block 185, and the proposed interior side yard setback in Block 186. The maximum building height permitted under By-law 1-88 is 9.5 m, whereas proposed building heights range up to 9.75 m. The maximum retaining wall height permitted under By-law 1-88 is 1.0 m, whereas the proposed retaining wall height is 1.1 m. The minimum front yard setback from a garage permitted under By-law 1-88 is 6.0 m, whereas 5.55 m has been proposed. The minimum spacing between two dwellings under By-law 1-88 is 0.9 m, whereas less than that has been proposed.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations as shown on Attachments #3 to #6 inclusive. The Development Planning Department is of the opinion that these zoning variances are minor in nature, and the applicant has shown a willingness to revise the site plan and building elevations to address these zoning variances. Therefore, the Development Planning Department will continue to work with the applicant to finalize the plans and eliminate the zoning variances, to the satisfaction of the Department. Alternatively, if the zoning variances cannot be addressed, the applicant will be required to submit a Minor Variance Application for approval by the Vaughan Committee of Adjustment.

Servicing

The applicant has submitted site servicing, grading and stormwater 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) High Efficiency Furnace;
- ii) High Efficiency Air Conditioner;
- iii) Energy Star Rated Appliances;
- iv) Low Flow Shower Head;
- v) Low E- Argon Windows; and,
- vi) Environmentally-friendly Drainage Membrane adjacent to the foundation wall (recycled plastic), which stops soil erosion.

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.09.007 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 of 79 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application. Development Planning Staff will continue to work with the applicant to finalize the plans and eliminate the zoning variances identified in this report, to the satisfaction of the Department.

Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Typical Site Plan - Block 170
5. Typical Elevation Plan - Block 170
6. Typical Landscape Plan - Block 170

Report prepared by:

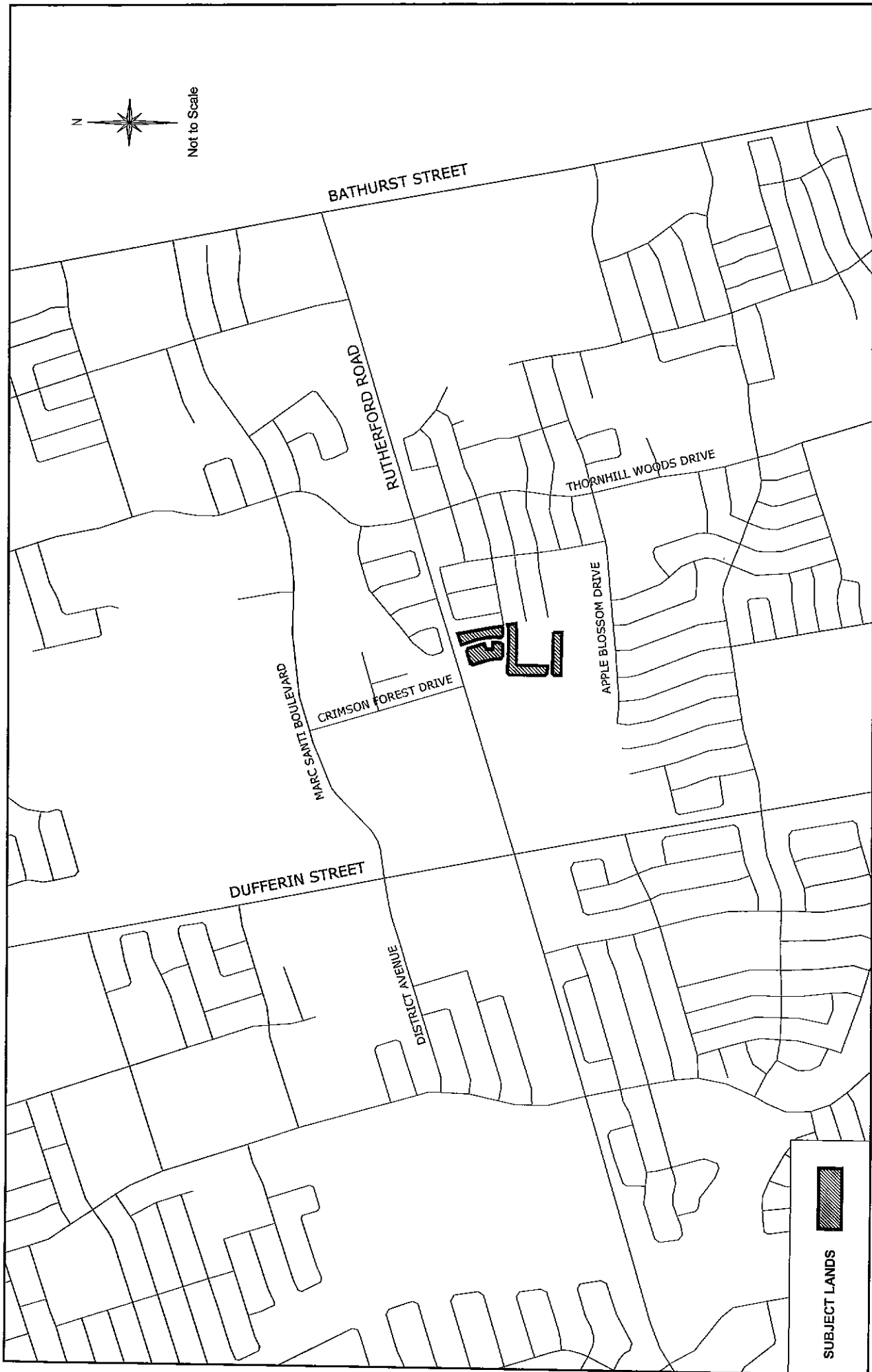
Morgan Jones, Planner 1, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Attachment

File: DA.09.007
 Related File: 19T-05V06
 Date: May 08, 2009

City of Vaughan
The City Above Toronto

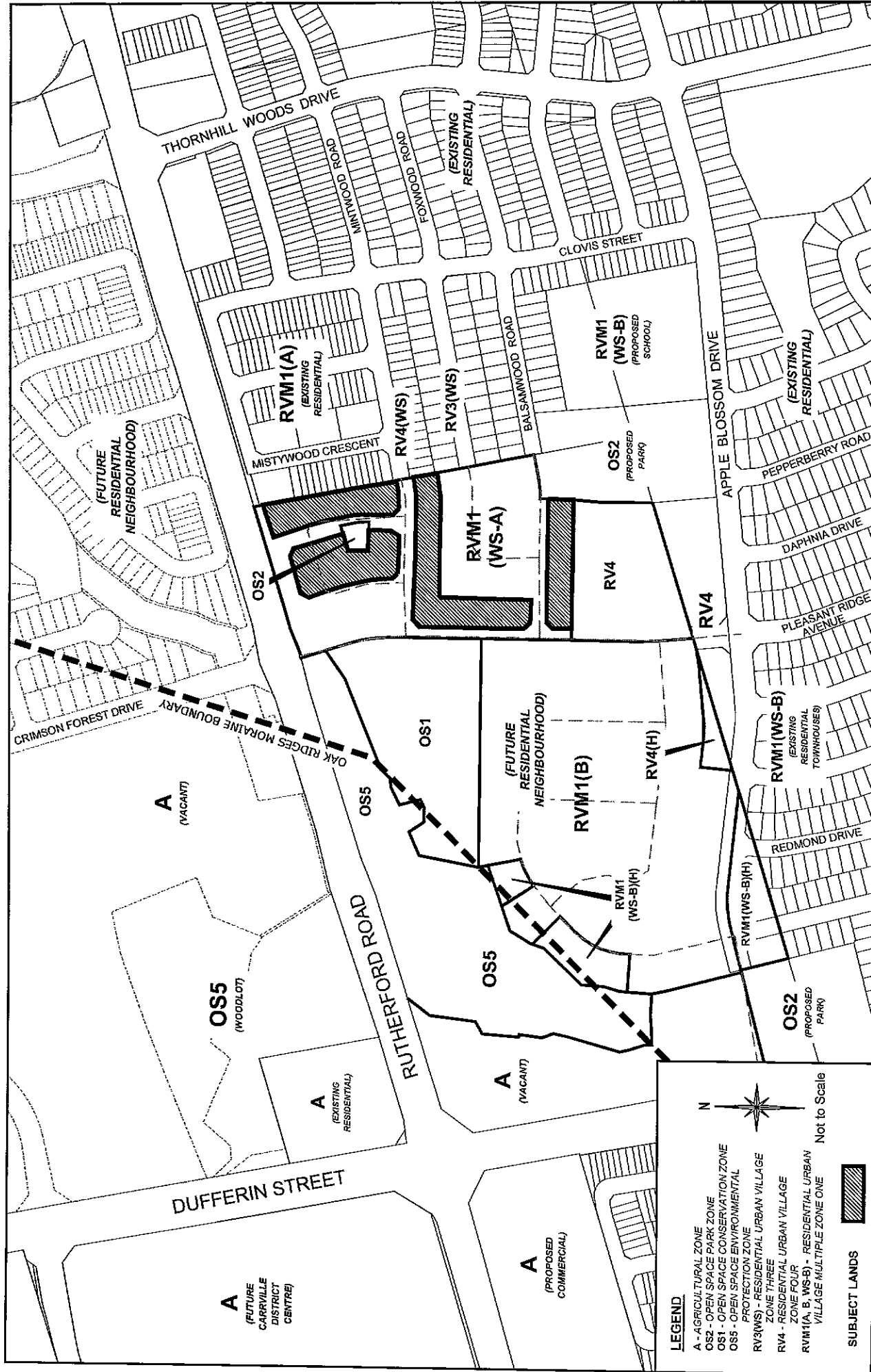
Development Planning Department

Context Location Map

Location: Part of Lot 15,
 Concession 2

Applicant: Rutherford
 Conitwo Investments Limited

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LEGEND

- A - AGRICULTURAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RV3(W/S) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A, B, WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

SUBJECT LANDS

Not to Scale

Location Map

Location: Part of Lot 15,
Concession 2

Applicant: Rutherford
Contivo Investments Limited

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The City Above Toronto

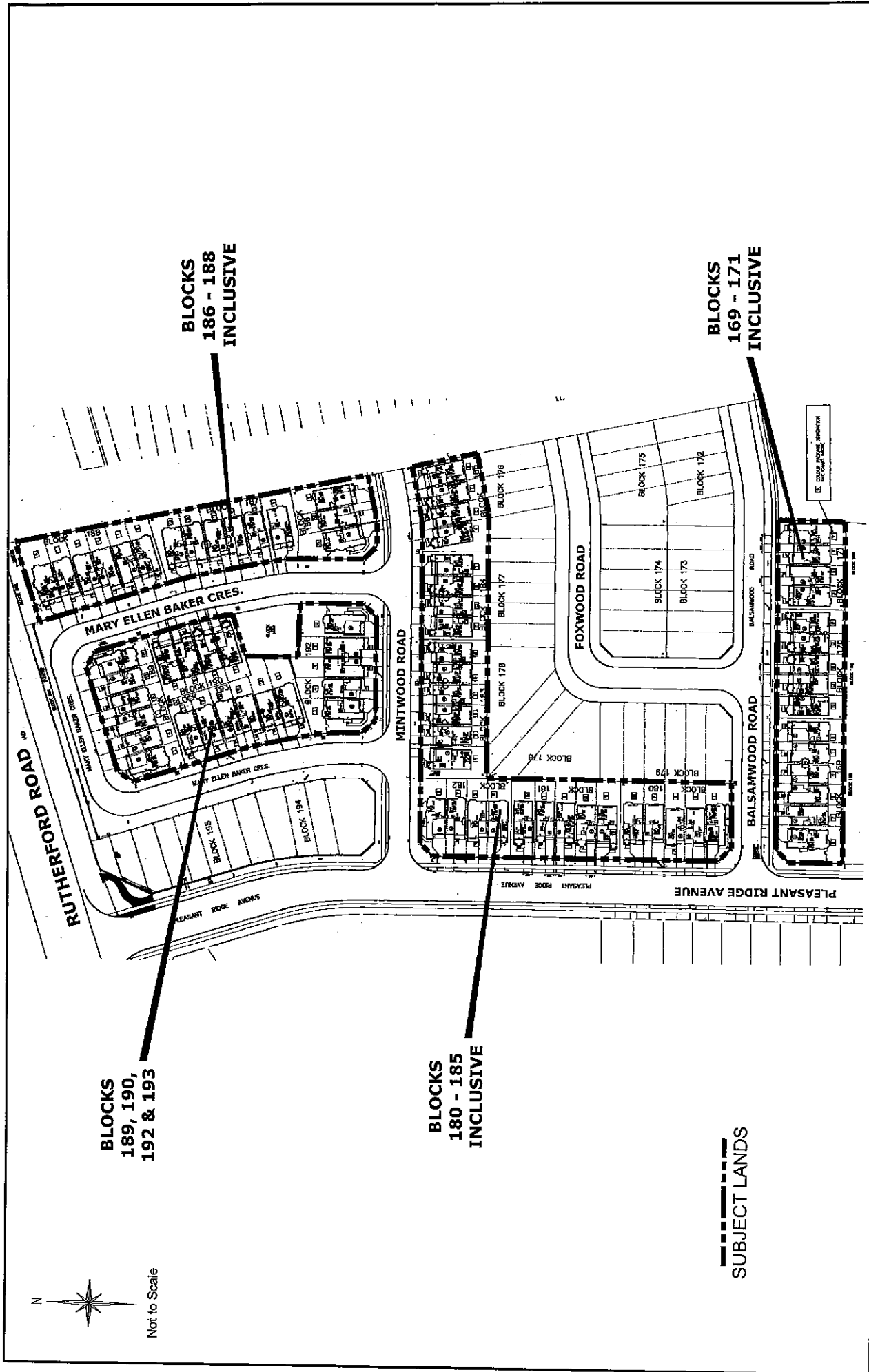
Development Planning Department

Attachment

File: DA.09.007
Related File: 19T-05V06

Date:
May 08, 2009

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Overall Site Plan

Location: Part of Lot 15,
Concession 2

Applicant: Rutherford
Contwo Investments Limited

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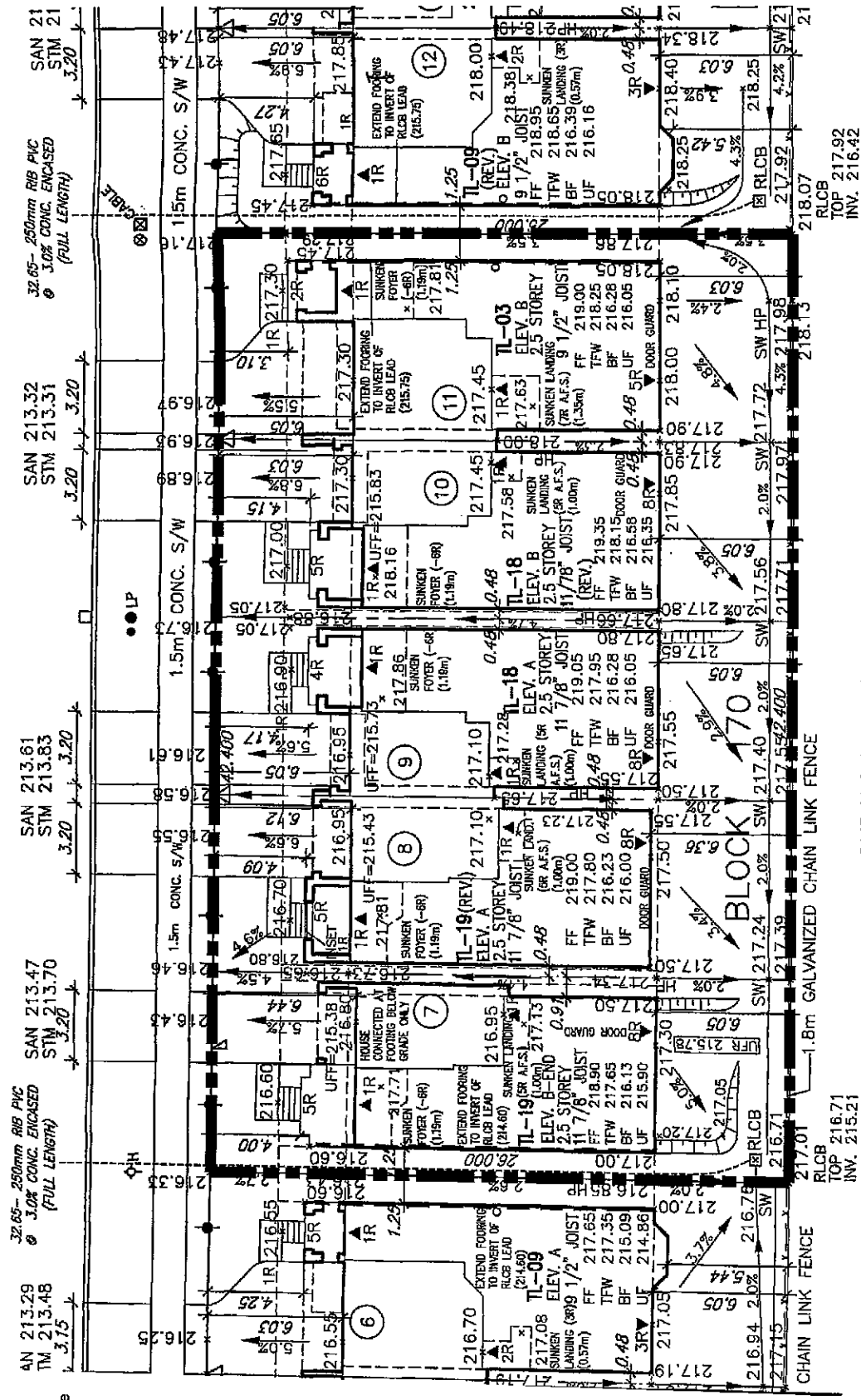
The City Above Toronto
Development Planning Department

Attachment

File: DA.09.007
Related File: 19T-05V06
Date: May 08, 2009



BALSAMWOOD ROAD



SUBJECT LANDS

Typical Site Plan - Block 170



The City Above Toronto

Development Planning Department

Attachment

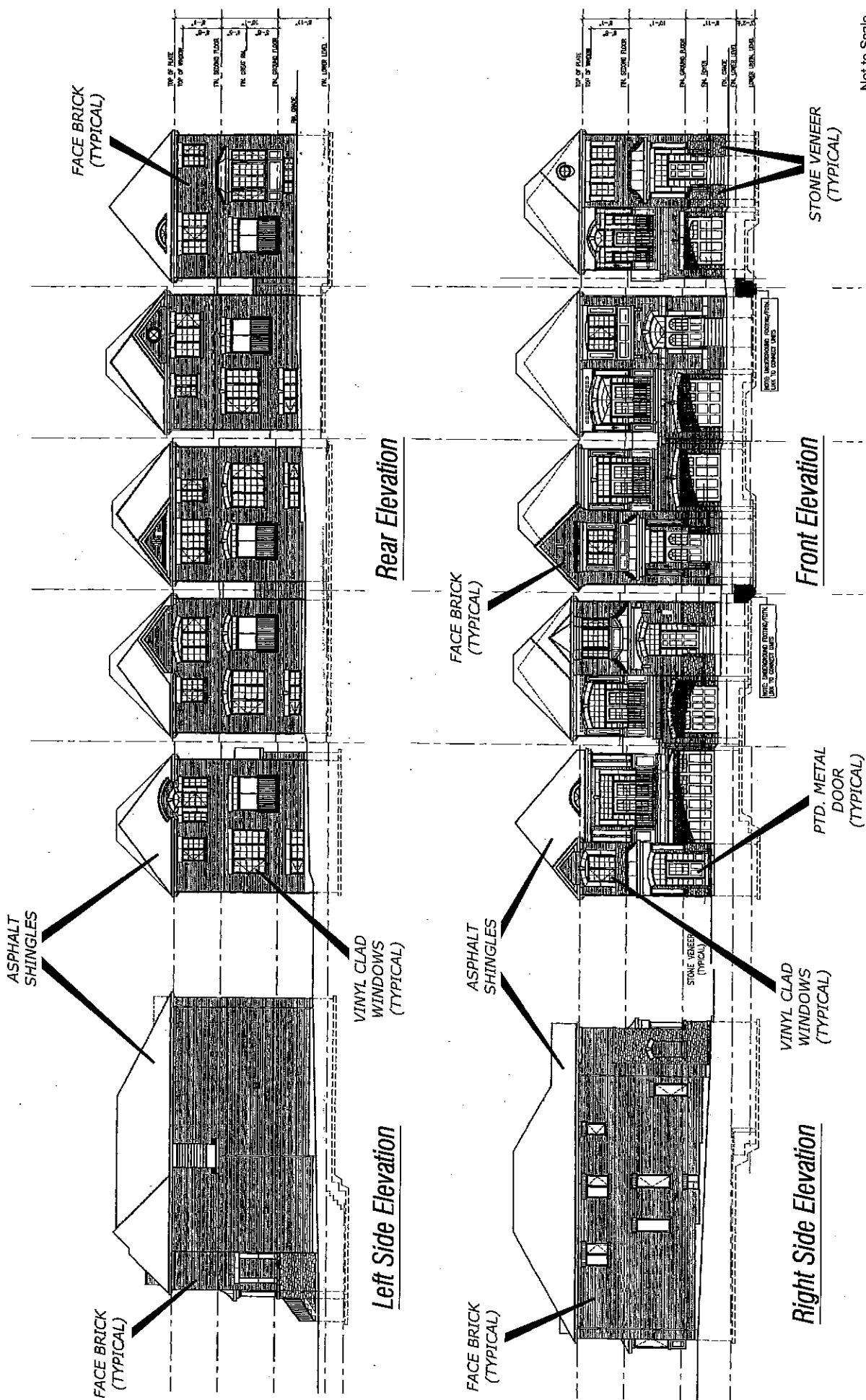
File: DA.09.007
Related File: 19T-05V06

Location: Part of Lot 15,
Concession 2

Applicant: Rutherford
Contwo Investments Limited
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Date:
May 08, 2009

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FACE BRICK (TYPICAL)

STONE VENEER (TYPICAL)

Rear Elevation

Front Elevation

Not to Scale

ASPHALT SHINGLES

VINYL CLAD WINDOWS (TYPICAL)

FACE BRICK (TYPICAL)

ASPHALT SHINGLES

PTD. METAL DOOR (TYPICAL)

FACE BRICK (TYPICAL)

Left Side Elevation

VINYL CLAD WINDOWS (TYPICAL)

FACE BRICK (TYPICAL)

Right Side Elevation

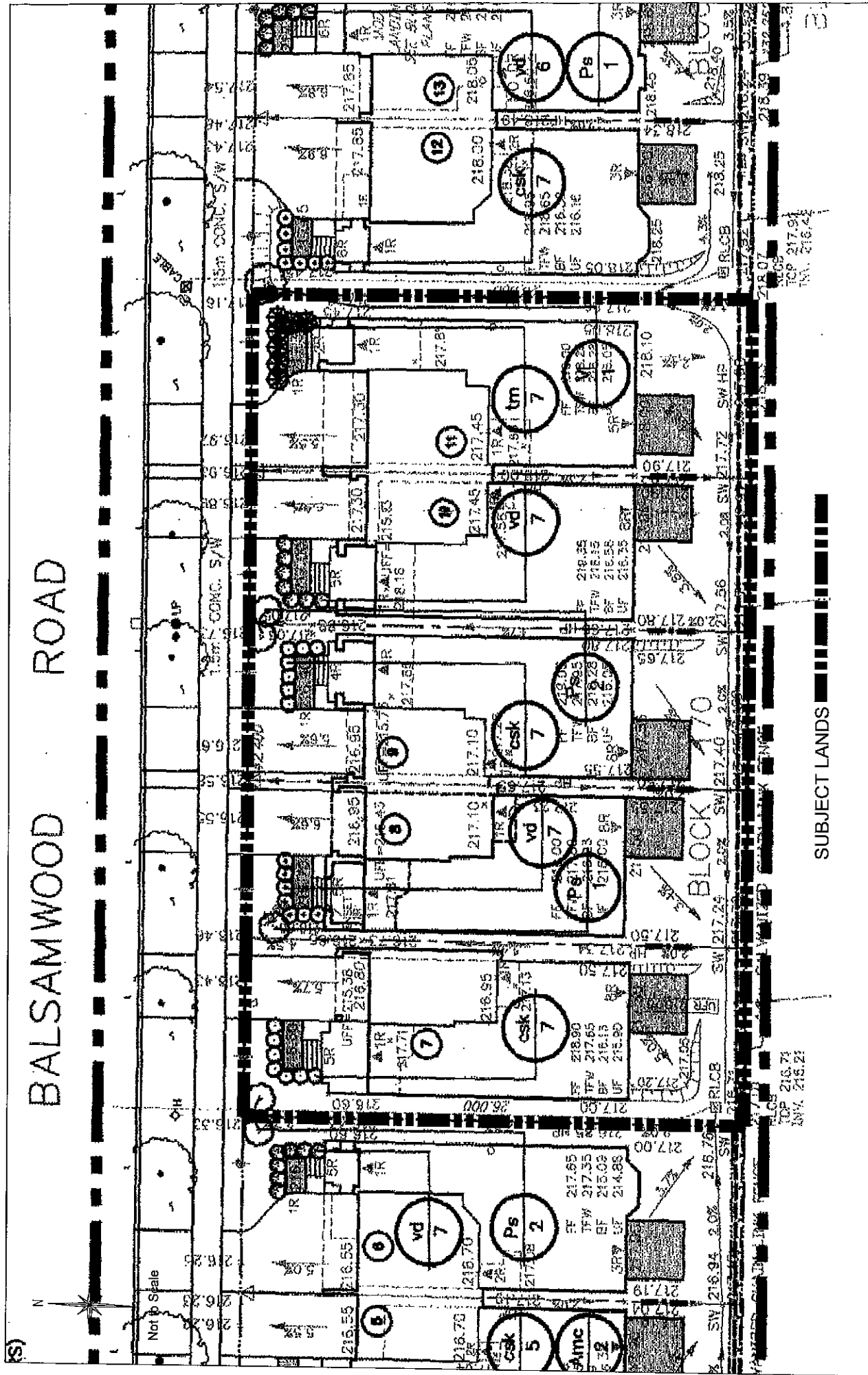
Typical Elevation Plan - Block 170

Location: Part of Lot 15,
 Concession 2

Applicant: Rutherford
 Conitwo Investments Limited

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BALSAMWOOD ROAD



SUBJECT LANDS

Typical Landscape Plan - Block 170

Location: Part of Lot 15,
Concession 2

Applicant: Rutherford
Corntwo Investments Limited
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The City Above Toronto

Development Planning Department

Attachment

File: DA-09.007
Related File: 19T-05V06

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Date:
May 08, 2009