

## **COMMITTEE OF THE WHOLE JUNE 23, 2009**

### **SITE DEVELOPMENT FILE DA.09.023 LINDVEST (BATHURST MACKENZIE) LIMITED WARD 1**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.023 (Lindvest (Bathurst Mackenzie) Limited) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan 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 servicing and grading plan shall be approved by the Vaughan Engineering Department.

#### **Contribution to Sustainability**

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

- i) Low-E argon, double paned windows and patio doors;
- ii) R32 sprayed foam insulation;
- iii) R40 blown-in-place attic insulation;
- iv) dual-purpose heating system with an energy-efficient (ESM) motor;
- v) heat recovery ventilator (HRV);
- vi) sealed heat duct supply trunks; and,
- vii) compact florescent lights (CFL).

#### **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 62, two-storey street townhouse units within 12 townhouse blocks (Blocks 159 to 170 on Plan 65M-4110) as shown on Attachment #3.

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

##### **Location**

The subject lands are located south of Major Mackenzie Drive, west of Bathurst Street, specifically on Southdown Avenue (Blocks 162, 163, 167 and 168), Elihof Drive (Blocks 159-161 inclusive, and Blocks 164-166 inclusive) and Shale Crescent (Blocks 169 and 170) in Part of Lots 19 and 20, 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" 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(1231). The proposed residential street townhouse development complies with By-law 1-88.

### Site History

On December 6, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V09 (Lindvest (Bathurst Mackenzie) Limited) to permit the development of 666 residential units consisting of 370 single detached dwelling units and 296 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4110 on December 19, 2008, and facilitates the subject 12 blocks for 62 street townhouse dwelling units.

### Site Plan Review

A typical site plan layout, building elevations and landscape plan for Block 163 are shown on Attachments #4, #5 and #6, respectively. The subject lands are subject to Architectural Control. The site plan and elevation plans have been stamped approved by the Block 11 Control Architect, being John G. Williams Limited, Architect.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan as shown on Attachments #3 to #6 inclusive, and will continue to work with the applicant to finalize the details.

### Servicing

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

### **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.09.023 has been reviewed by the Development Planning Department in accordance with OPA #600, By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development of 62 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.

**Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Typical Site Plan - Block 163
5. Typical Elevations - Block 163
6. Typical Landscape Plan - Block 163

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



The City Above Toronto  
Development Planning Department

Context Location Map

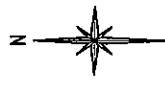
Location: Part of Lots 19 & 20,  
Concession 2

Applicant: Lindvest (Bathurst  
Mackenzie) Limited

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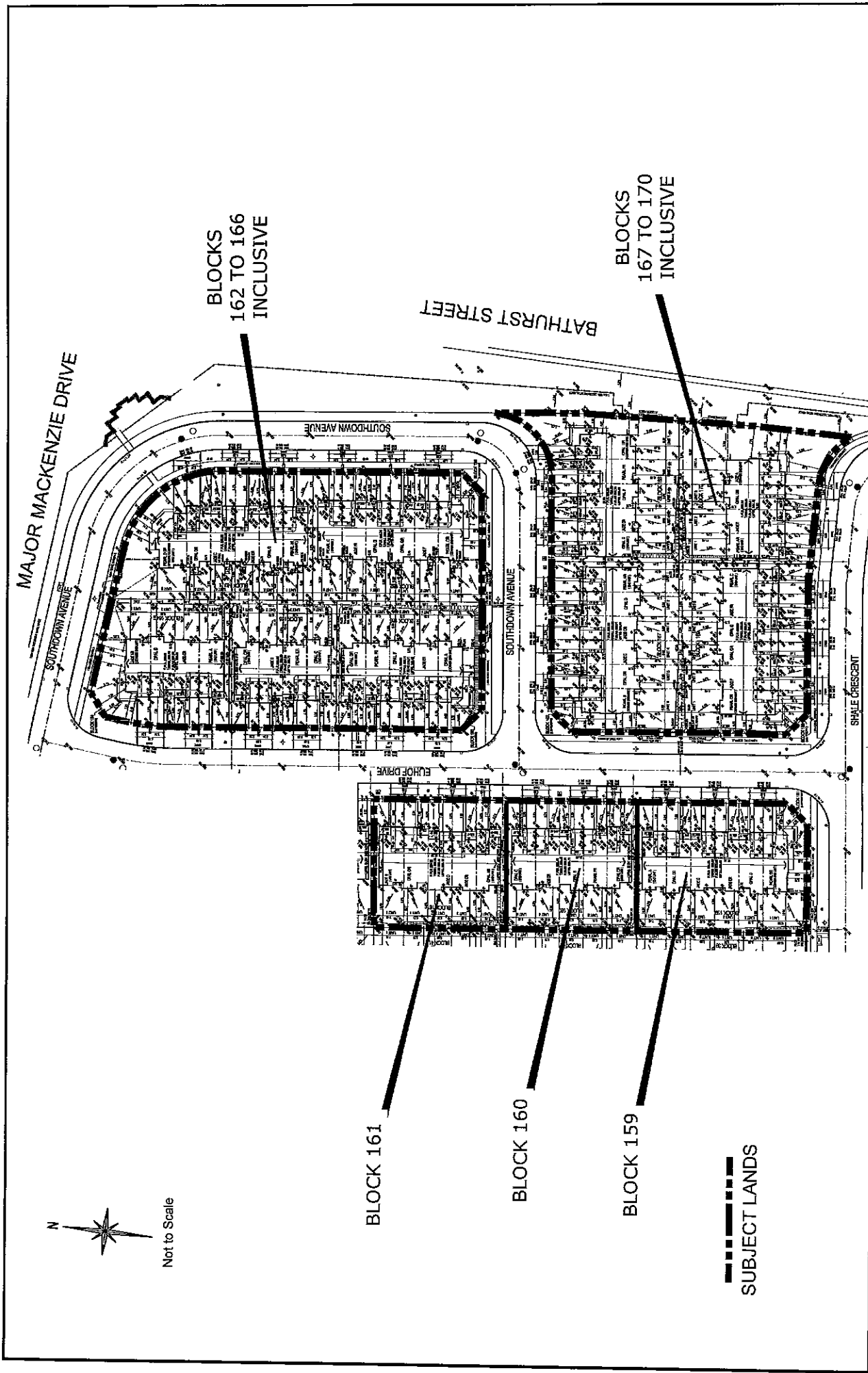
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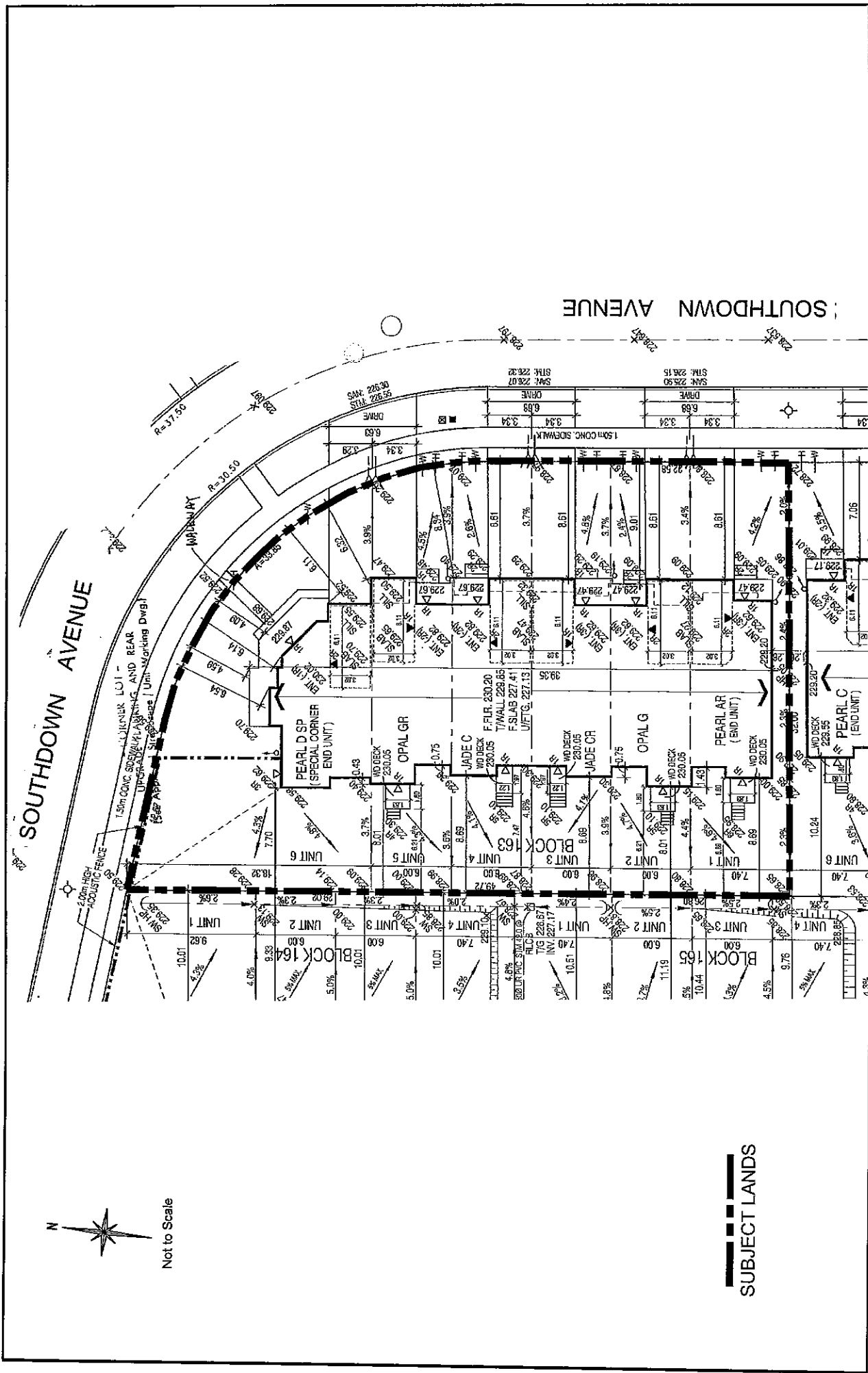


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SUBJECT LANDS

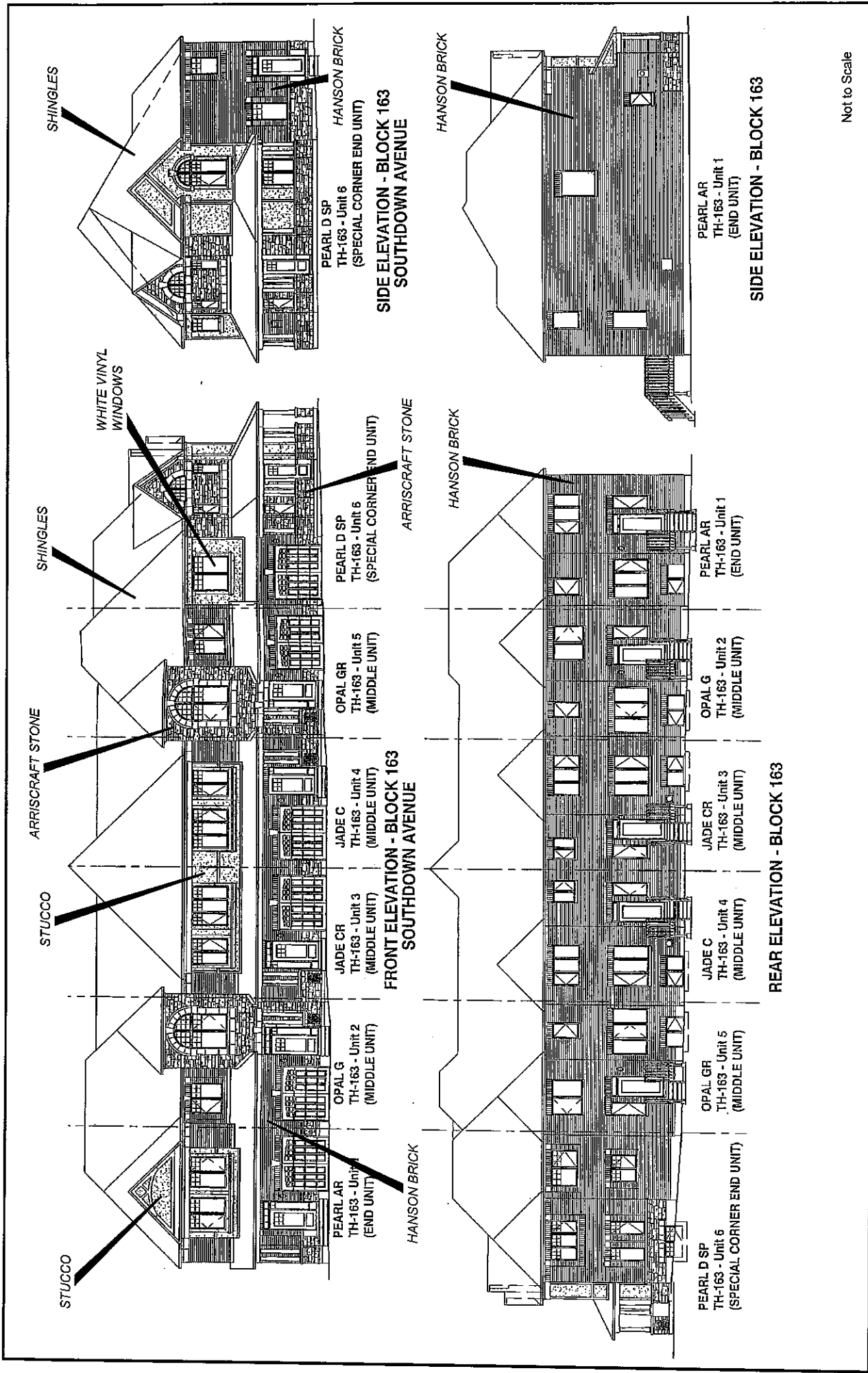






**Typical Site Plan - Block 163**

Location: Part of Lots 19 & 20,  
 Concession 2  
 Applicant: Lindvest (Bathurst  
 Mackenzie) Limited  
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**Typical Elevations - Block 163**

Location: Part of Lots 19 & 20,  
 Concession 2  
 Applicant: Lindvest (Bathurst  
 Mackenzie) Limited  
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