

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

**SITE DEVELOPMENT FILE DA.09.030  
NINE-TEN WEST LIMITED  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.030 (Nine-Ten West 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, landscape plan and landscaping details 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 the City that the following sustainable features will be provided within the site and building design:

- i) low "E" Argon windows;
- ii) R40 spray foam insulation in garage ceilings and all habitable areas above the porch;
- iii) used recycled aggregates for the driveway sub-base;
- iv) dual flush toilet;
- v) garage doors made from 90% recycled material;
- vi) water efficient faucets;
- vii) engineered sub-floor system;
- viii) use of compact fluorescent bulbs on 90% of lighting fixtures; and,
- ix) high efficiency furnace.

**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 26, two-storey street townhouse dwelling units within 5 townhouse blocks (Blocks 199, 200, 204, 205 and 208 on Plan 65M-4004), as shown on Attachment #3.

## **Background - Analysis and Options**

### **Location**

The subject lands are located on the north side of Rutherford Road, east of Dufferin Street, specifically on Wolf Creek Crescent (Blocks 199, 200 and 208) and White Spruce Crescent (Blocks 204 and 205), in Part of Lot 16, 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 site development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88. The proposed site development complies with By-law 1-88.

### **Site History**

On June 28, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-95066 (Nine-Ten West Limited) to permit the development of 342 residential units consisting of 231 single detached residential dwelling units, 68 semi-detached residential units and 43 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4004 on July 25, 2007, and facilitates the subject 5 townhouse blocks for 26 street townhouse dwelling units.

### **Site Plan Review**

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plan, as shown on Attachments #4 to #6 inclusive, and will continue working with the Applicant to finalize the details. A typical site plan layout, building elevations and landscape plan for Block 208 are shown on Attachments #4, #5 and #6.

### **Servicing**

The Applicant has submitted a site servicing and grading plan 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.09.030 (Nine-Ten West Limited) 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 generally satisfied that the proposed development for 26 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 208
5. Typical Elevation Plan – Block 208
6. Typical Landscape Plan – Block 208

**Report prepared by:**

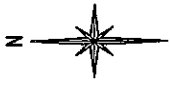
Arminé Hassakourians, Planner, ext. 8368  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

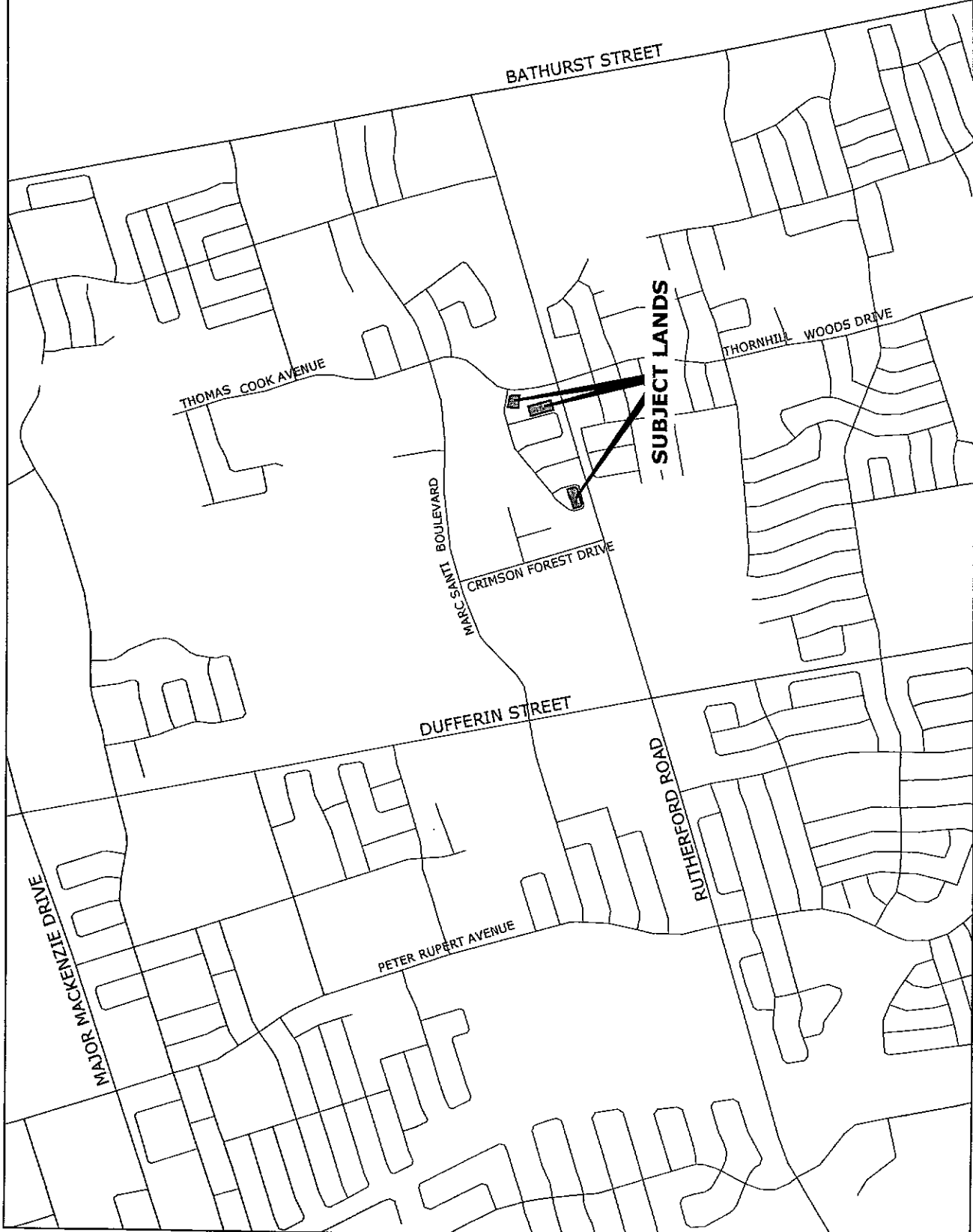
GRANT UYEYAMA  
Director of Development Planning

/LG



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TOWN  
OF  
RICHMOND  
HILL



File:  
DA.09.030

Date:  
May 11, 2009



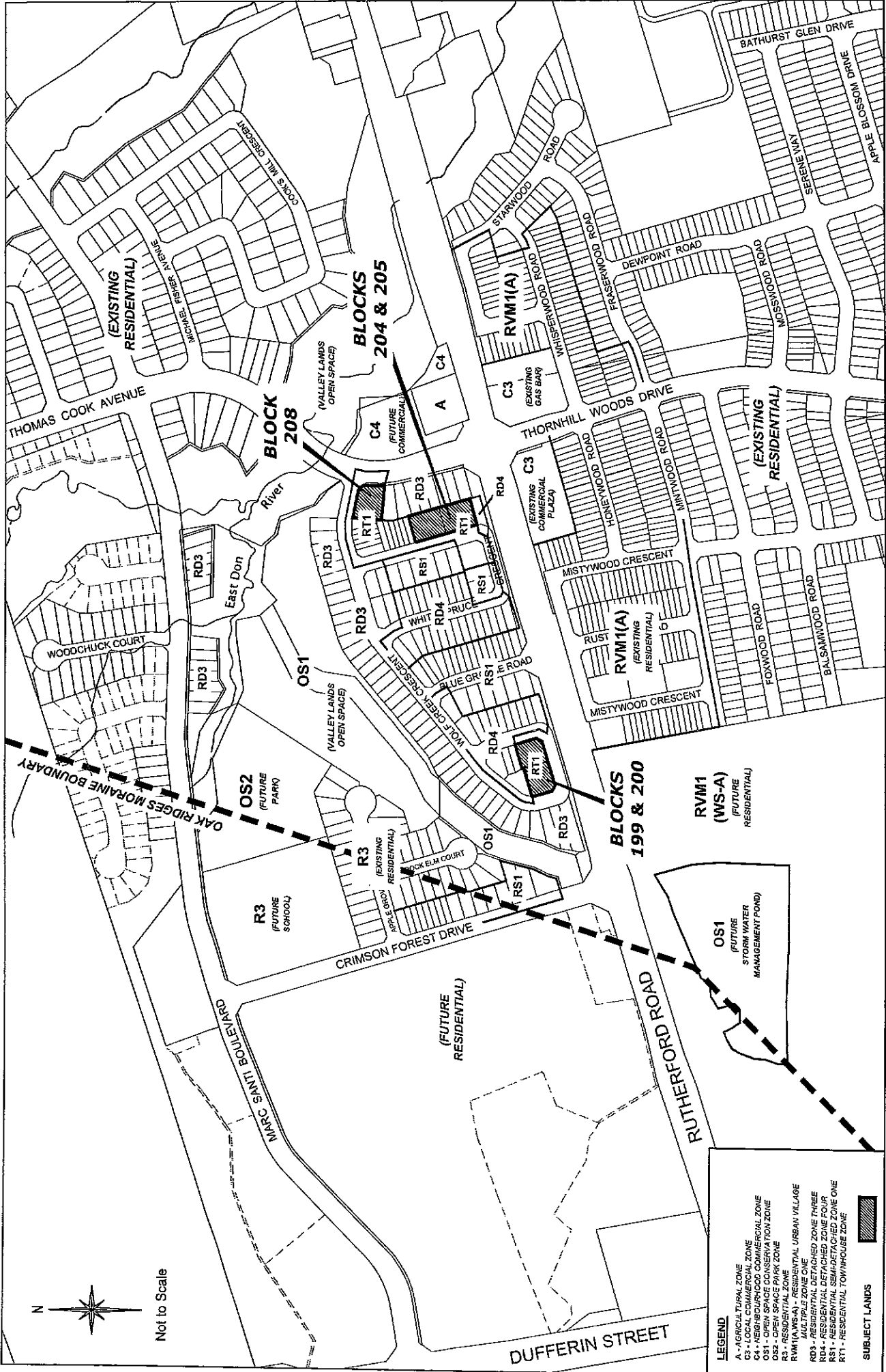
Development Planning Department

Context Location Map

Part of Lot 16,  
Concession 2

Applicant:  
NINE-TEN WEST LTD.

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**LEGEND**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R3 - RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE
- RD3 - MULTIPLE ZONE ONE
- RD4 - MULTIPLE ZONE THREE
- RS1 - RESIDENTIAL DETACHED
- RT1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

**SUBJECT LANDS**

SUBJECT LANDS

# Location Map

Part of Lot 16,  
Concession 2

Applicant:  
**NINE-TEN WEST LTD.**

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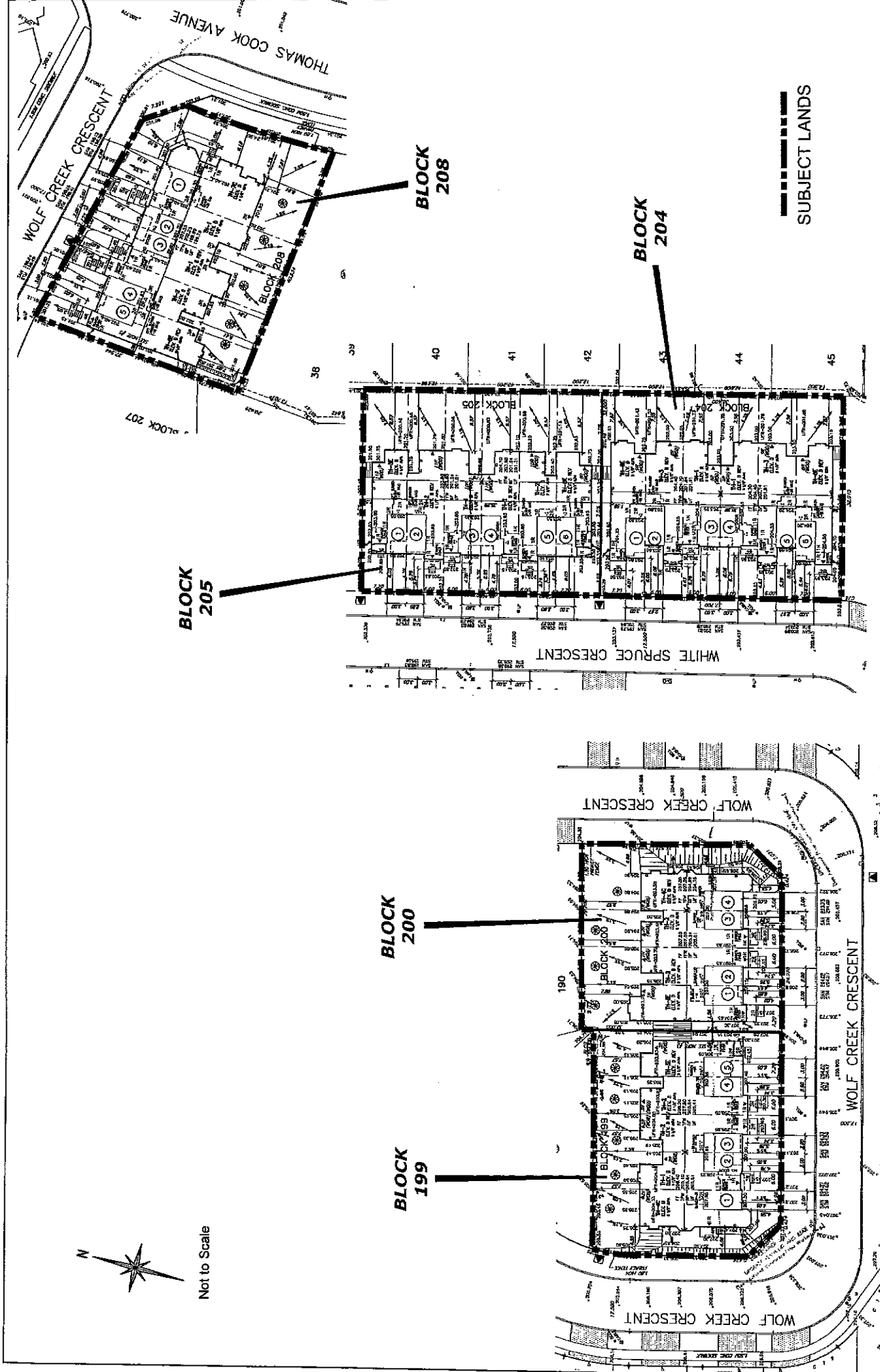
# Attachment 2

File:  
DA.09.030

Date:  
May 11, 2009



Development Planning Department



# Overall Site Plan

Part of Lot 16,  
Concession 2  
Applicant:  
**NINE-TEN WEST LTD.**  
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Development Planning Department



File: DA.09.030  
Date: May 11, 2009

# Typical Site Plan - Block 208



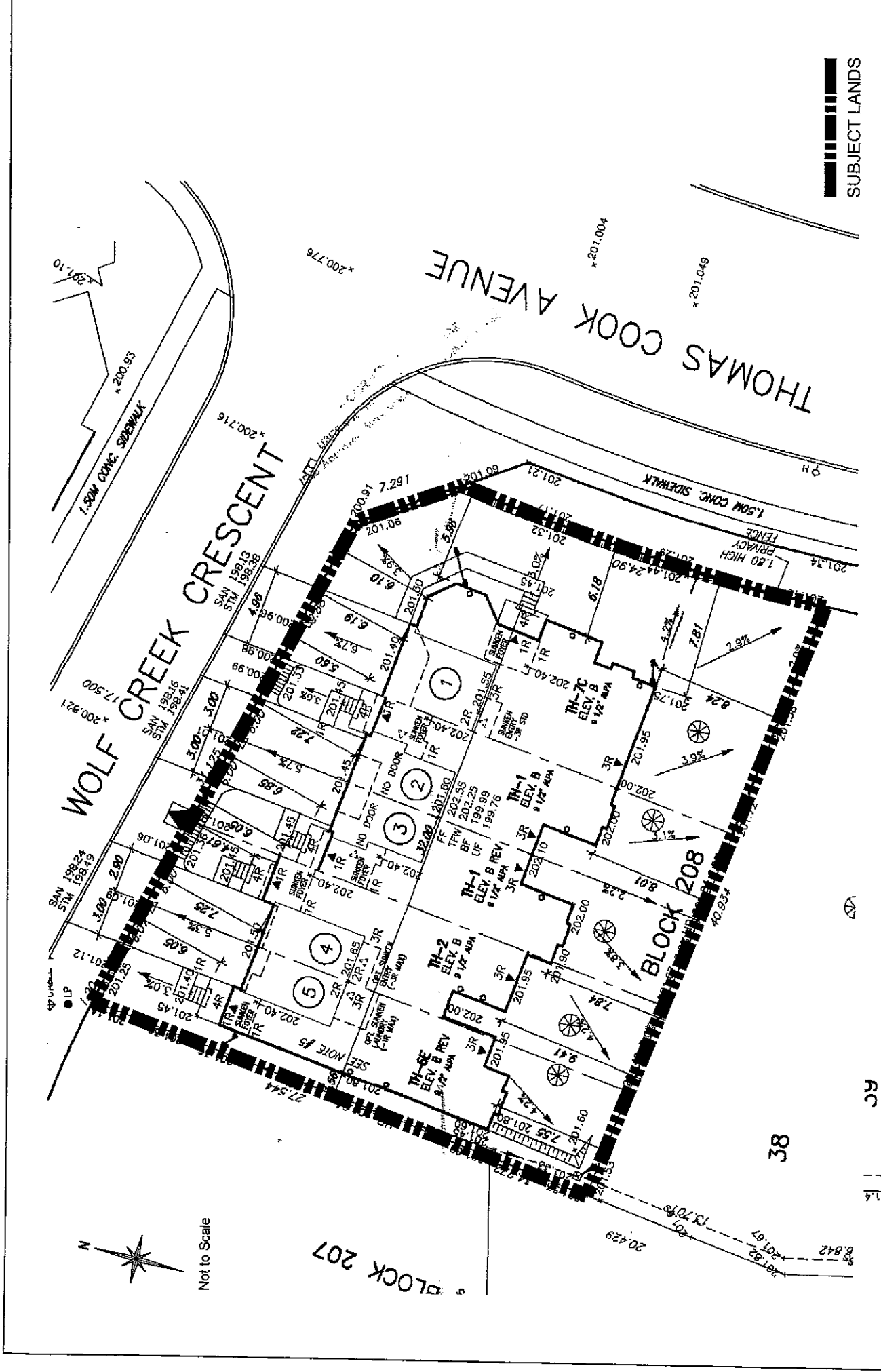
The City Above Toronto

Development Planning Department

Part of Lot 16,  
Concession 2

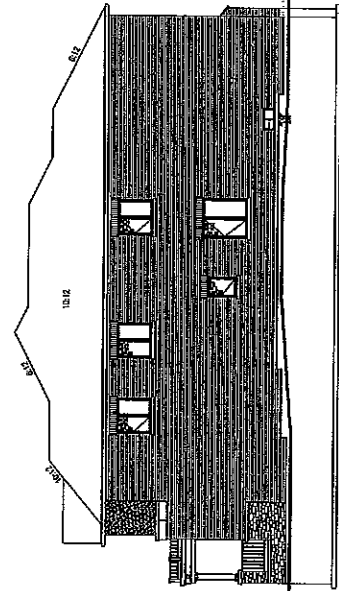
Applicant:  
NINE-TEN WEST LTD.

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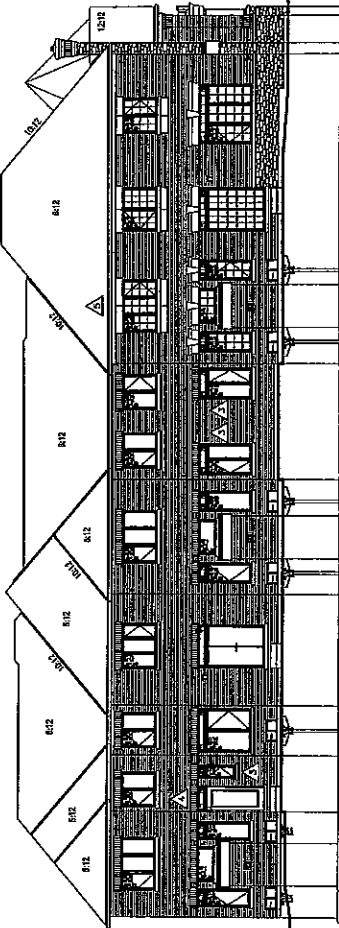


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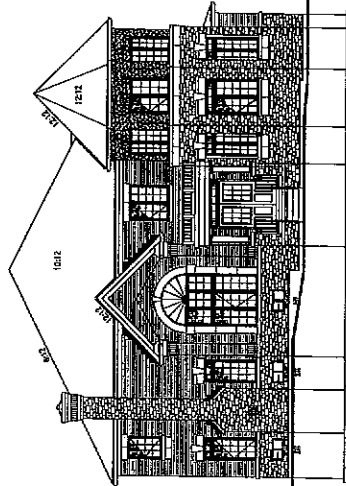
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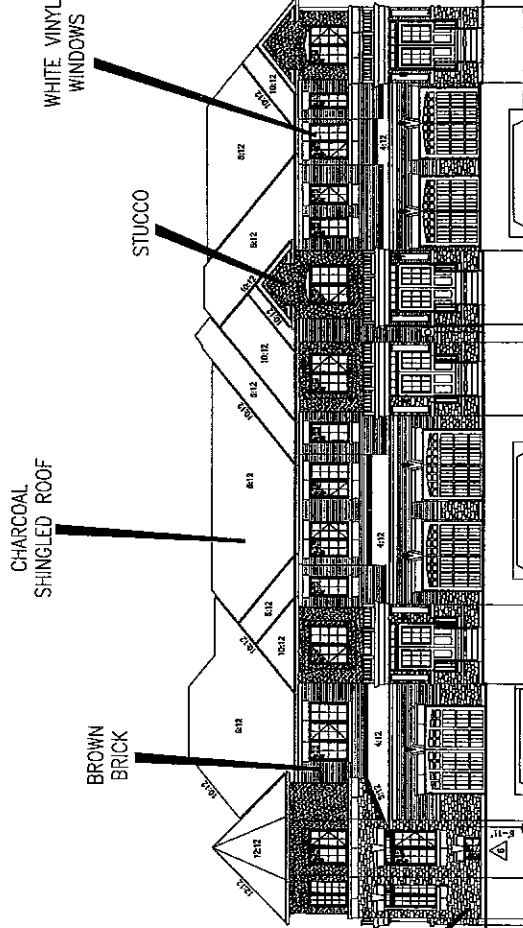
WEST (RIGHT SIDE) ELEVATION



SOUTH (REAR) ELEVATION

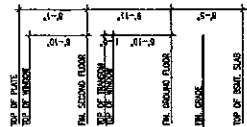
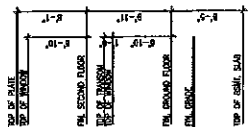


EAST (LEFT SIDE) ELEVATION  
(THOMAS COOK AVENUE)



NORTH (FRONT) ELEVATION  
(WOLF CREEK CRESCENT)

- ① UNIT THREE ELEV. 'B' REV
- ② UNIT TH1 ELEV. 'B'
- ③ UNIT TH1 ELEV. 'B' REV
- ④ UNIT TH2 ELEV. 'B'
- ⑤ UNIT THREE ELEV. 'B'



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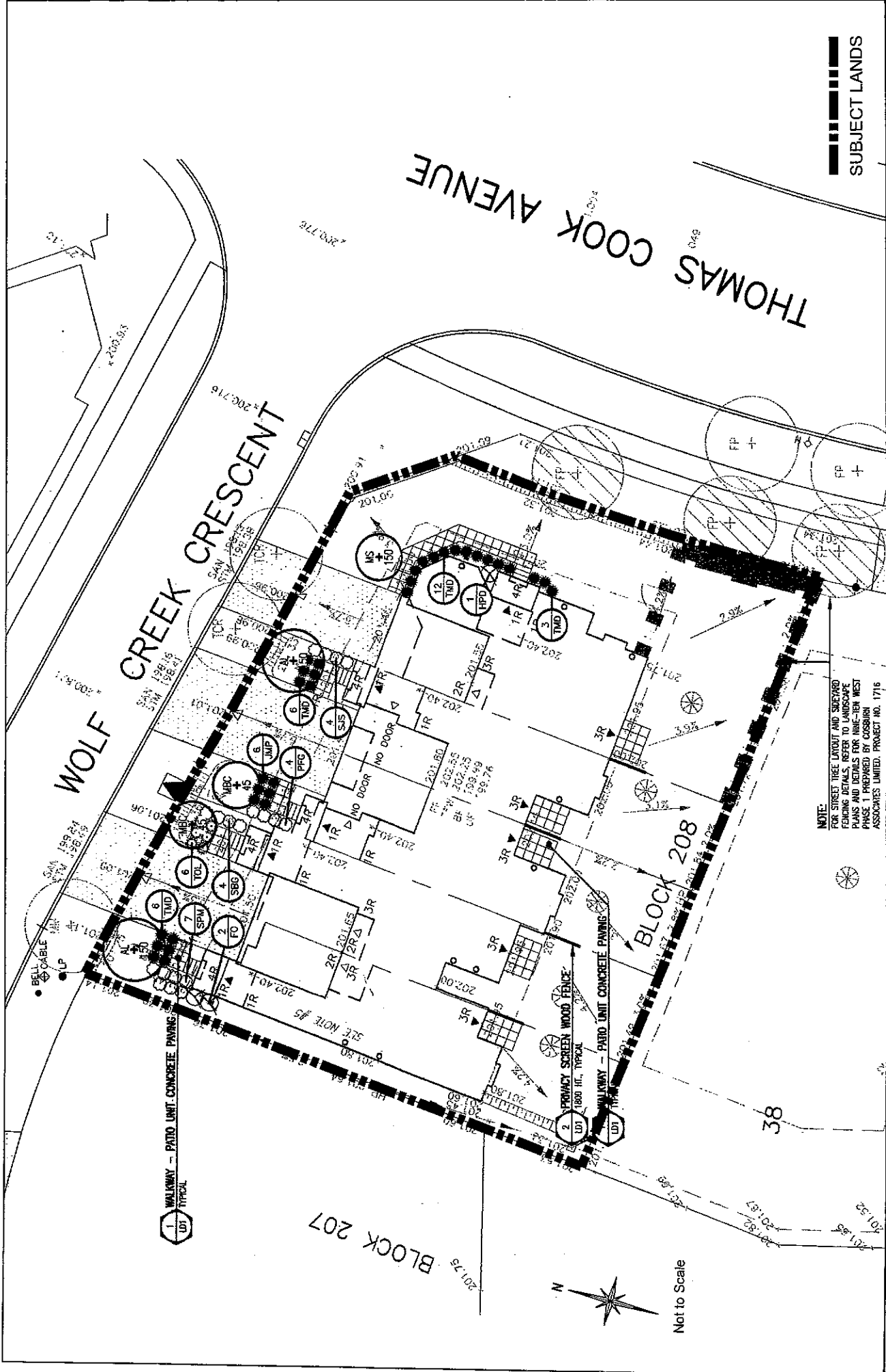
# Typical Elevation Plan - Block 208

Part of Lot 16,  
Concession 2  
Applicant:  
NINE-TEN WEST LTD.  
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Development Planning Department



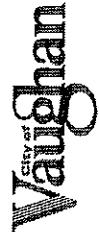


**SUBJECT LANDS**

File: DA.09.030

Date: May 11, 2009

**Typical Landscape Plan - Block 208**



The City Above Toronto

Development Planning Department

Part of Lot 16,  
Concession 2

Applicant:  
NINE-TEN WEST LTD.

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**NOTE:**  
FOR STREET TREE LAYOUT AND SCHEDULE  
SEE LAYOUT AND SCHEDULE  
FOR PLANTING DETAILS FOR LANDSCAPE  
PLANS AND DETAILS FOR NINE-TEN WEST  
PHASE 1 PREPARED BY COSSBURN  
ASSOCIATES LIMITED, PROJECT NO. 171/S



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