

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

**SITE DEVELOPMENT FILE DA.09.040  
QUEENSGATE HOMES (VAUGHAN) INC.  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.040 (Queensgate Homes (Vaughan) Inc.) 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 grading, servicing, and storm water management plans shall be approved by the Vaughan Engineering Department.

**Contribution to Sustainability**

The applicant has advised that the design of the townhouse blocks will incorporate the following sustainable features within the building and site design:

- i) maintenance free vinyl casement windows with low-E glazing and argon filled glass;
- ii) paved driveways to use recycled concrete products for the base;
- iii) high efficiency, high velocity air type handling system with boiler type heating system (three-storey models);
- iv) low flow aerators on all faucets and shower heads;
- v) low flow toilets with insulated tanks;
- vi) R40 ceiling insulation with R20 wall insulation;
- vii) all construction waste lumber to be separated and taken to a recycling depot; and,
- viii) all construction waste sheet metal to be taken to a recycling depot.

**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 12, three-storey street townhouse dwelling units within 3 townhouse blocks (Blocks 60, 61 and 62 on Registered Plan 65M-4057), as shown on Attachment #3.

## **Background - Analysis and Options**

### **Location**

The subject lands are located west of Bathurst Street, north of Rutherford Road, specifically on Millhouse Court (Blocks 60 - 62 inclusive) within Planning Block 11, Ward 1, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are located within OPA #600 and are designated "Low Density Residential". However, the Block 11 Plan approved by Council on November 25, 2002, designated the subject lands and surrounding lands as "Medium Density Residential". The Medium Density Residential policies within OPA #600 permit street townhouses. The proposed residential street townhouse development conforms to the Official Plan.

The property is zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1217), which permits the proposed street townhouse use. The Building Standards Department is reviewing the proposed townhouse development for compliance with By-law 1-88. Should variances be identified from the RT1 standards of By-law 1-88, the applicant can either amend their proposal to comply, or alternatively, seek approval from the Committee of Adjustment for a minor variance, which shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

### **Site History**

On May 24, 2007, Vaughan Council approved Draft Plan of Subdivision File 19T-95062 (Woodvalley Developments) to permit the development of 408 residential units consisting of 197 singles and 211 street townhouse dwellings. The above-noted Plan of Subdivision was registered in phases. The subject lands are within Phase 2 which was Registered as Plan 65M-4057 on May 20, 2008, and facilitates the subject 3 blocks for 12 street townhouse dwelling units.

### **Site Plan Review**

A typical site plan layout and building elevations for Block 60, and landscape plan for Blocks 60 – 62 inclusive, are shown on Attachments #4, #5 and #6, respectively.

The subject lands are within Planning Block 11 and are subject to Architectural Control. The Block 11 Control Architect has reviewed and approved the site plan and elevation plans. The Development Planning Department is generally satisfied with the proposed plans as shown on Attachments #3 - #5 inclusive.

The Vaughan Engineering Department must approve the final site grading, site servicing and storm water management plans for the proposed development. These approvals are required prior to the execution of the Site Plan Letter of Undertaking.

### **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**

N/A

## **Conclusion**

The Development Planning Department has reviewed Site Development File DA.09.040 in accordance with the policies of 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 12, three-storey street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area. 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 – Blocks 60, 61 and 62
4. Typical Site Plan – Block 60
5. Typical Elevation Plan – Block 60
6. Landscape Plan

## **Report prepared by:**

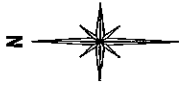
Laura Janotta, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



Not to Scale

Town of  
RICHMOND  
HILL

Bathurst St.

Ilan Ramon Ave.

Rutherford Rd.

Subject Lands

Marc Santi Blvd.

Dufferin St.

Major Mackenzie Dr.

Keele St.

Attachment

1

File:  
DA-09.040

Date:  
June 8, 2009

**City of Vaughan**

*The City Above Toronto*

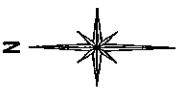
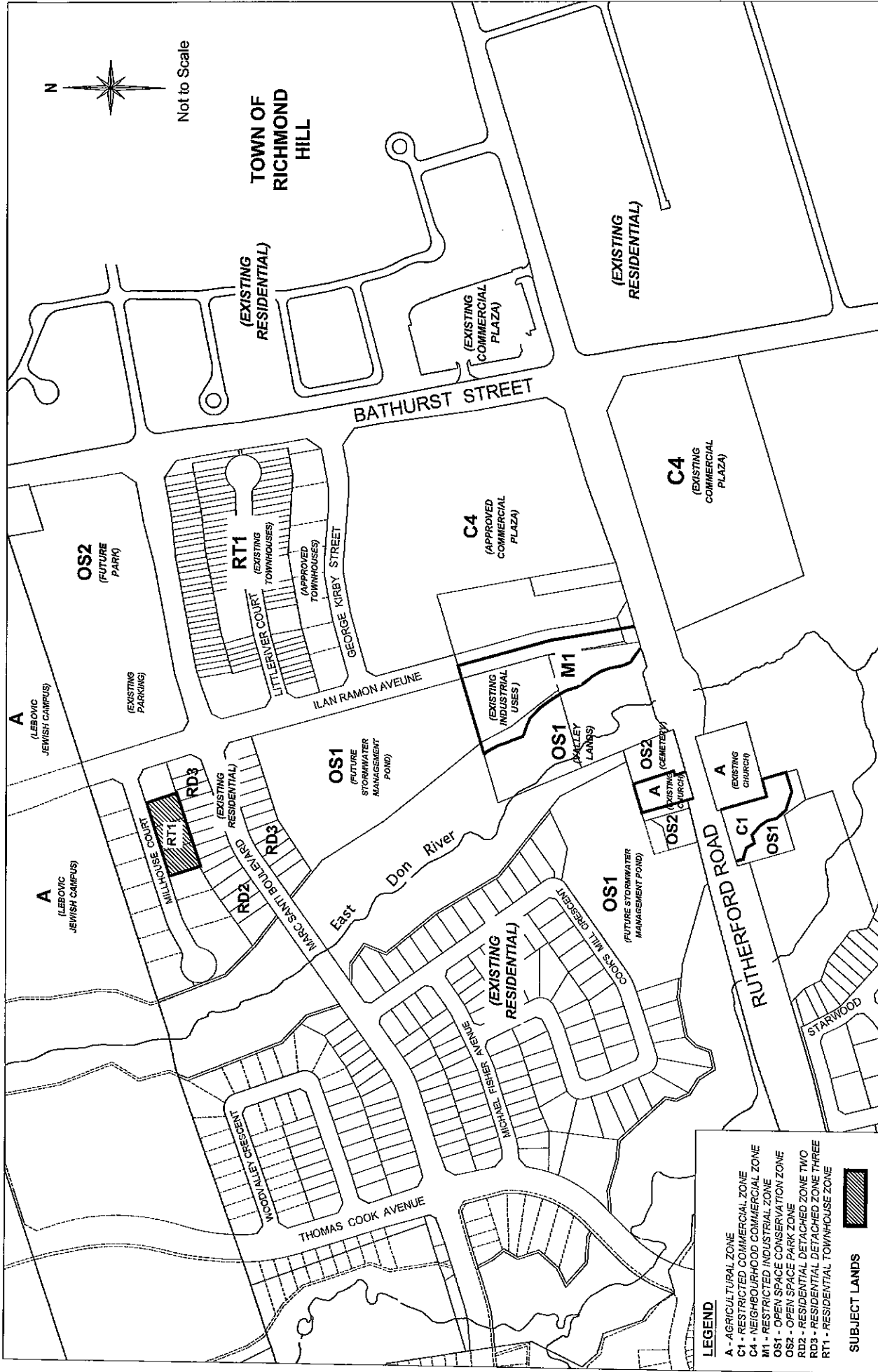
Development Planning Department

**Context Location Map**

Location:  
Part of Lot 17, Concession 2

Applicant:  
Queensgate Homes (Vaughan) Inc.

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TOWN OF RICHMOND HILL

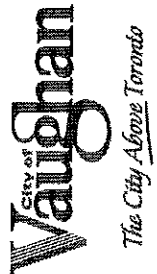
- LEGEND**
- A - AGRICULTURAL ZONE
  - C1 - RESTRICTED COMMERCIAL ZONE
  - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
  - M1 - RESTRICTED INDUSTRIAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - RD3 - RESIDENTIAL DETACHED ZONE TWO
  - RT1 - RESIDENTIAL DETACHED ZONE THREE
  - RT1 - RESIDENTIAL TOWNHOUSE ZONE
- SUBJECT LANDS**
- SUBJECT LANDS

# Location Map

Location:  
Part of Lot 17, Concession 2

Applicant:  
Queensgate Homes (Vaughan) Inc.

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Development Planning Department

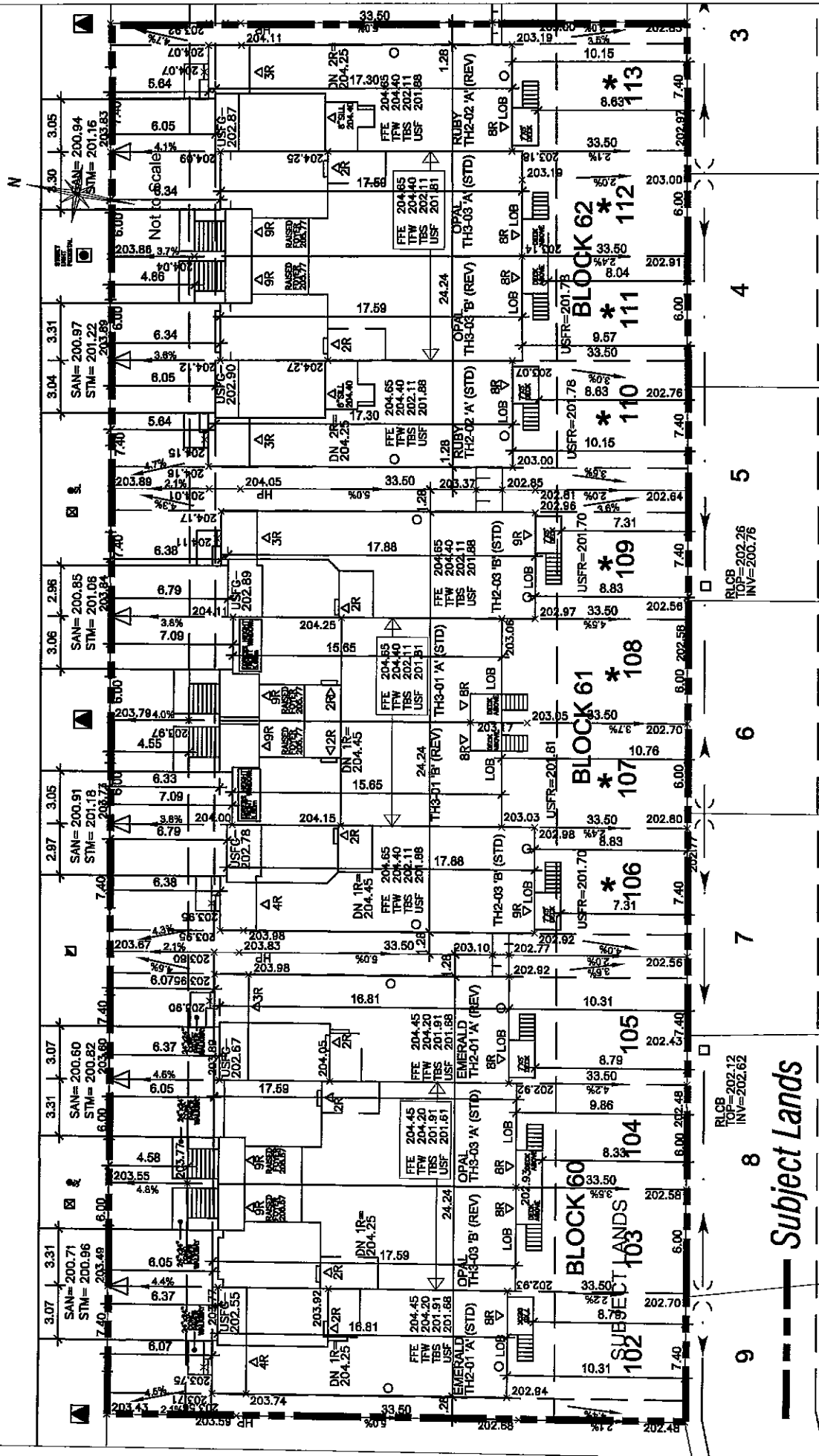
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File:  
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June 8, 2009

# 2

# Millhouse Court



**Subject Lands**

## Site Plan - Blocks 60,61,62

Location:  
Part of Lot 17, Concession 2  
Applicant:  
Queensgate Homes (Vaughan) Inc.  
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Development Planning Department

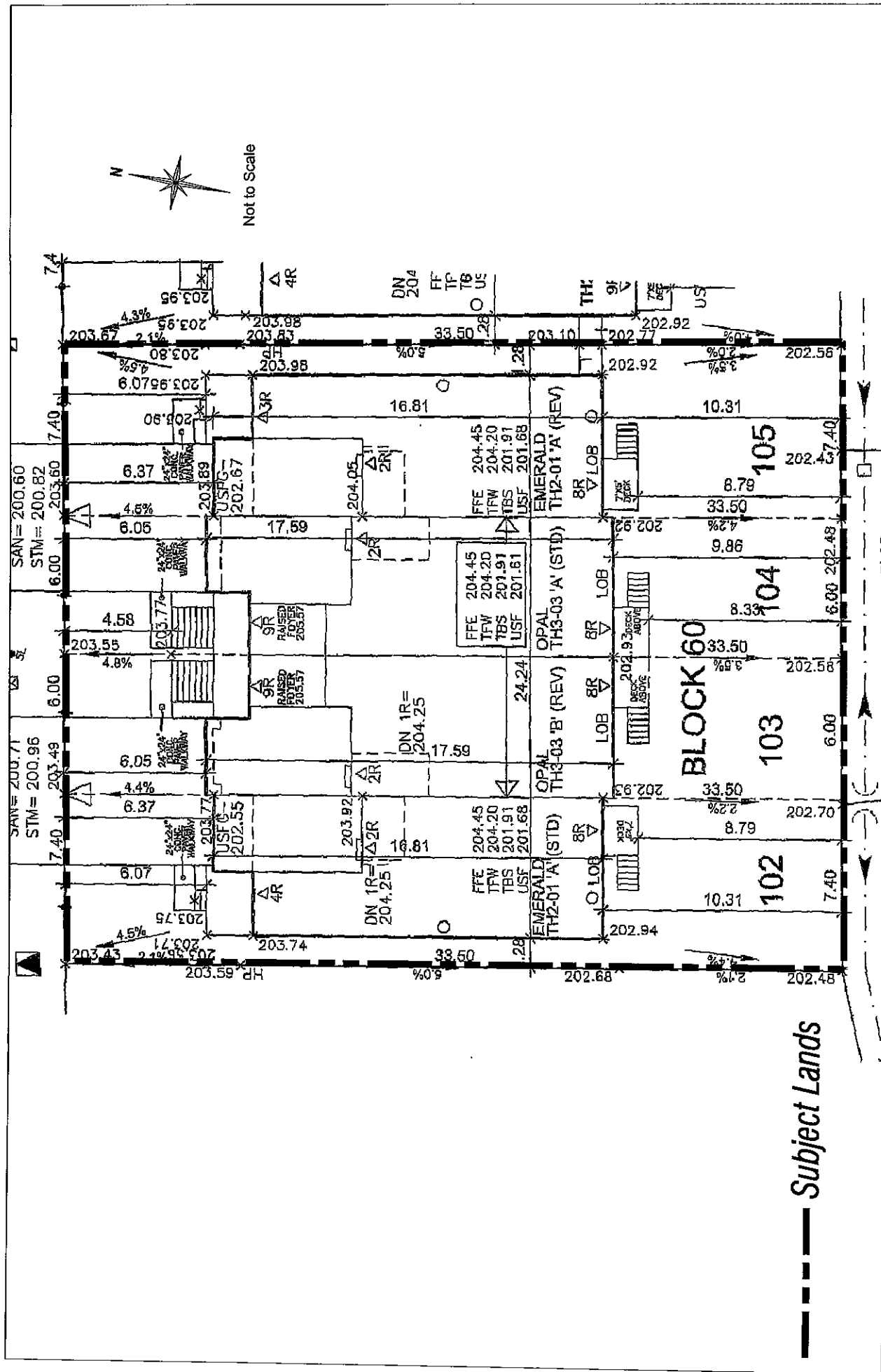
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DA.09.040  
Date:  
June 8, 2009

# 3



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--- Subject Lands

# Typical Site Plan - Block 60

Location:  
Part of Lot 17, Concession 2

Applicant:  
Queensgate Homes (Vaughan) Inc.

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The City Above Toronto

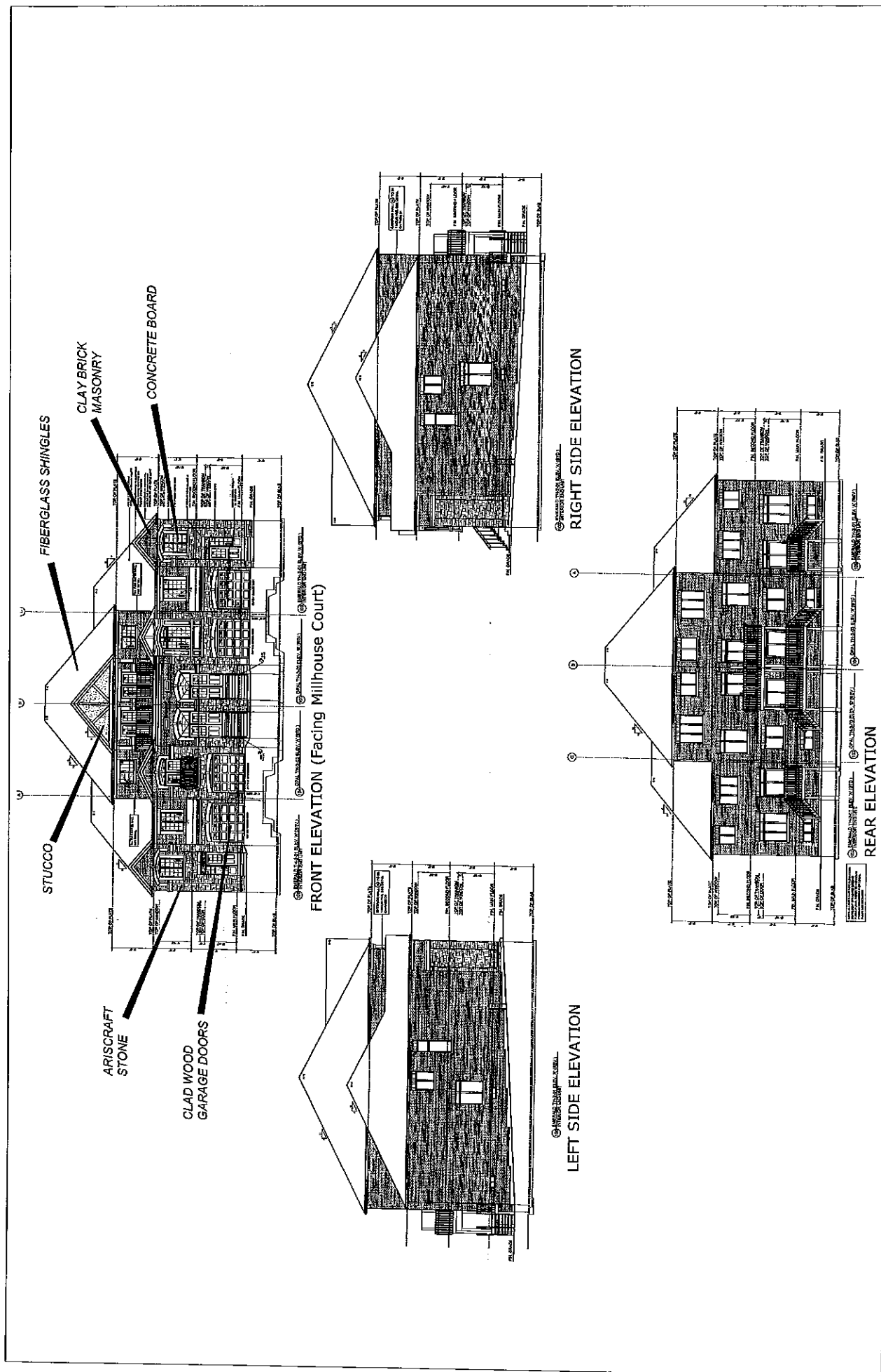
Development Planning Department

# Attachment

# 4

File:  
DA.09.040

Date:  
June 8, 2009



**Typical Elevation Plan - Block 60**

Location:  
Part of Lot 17, Concession 2  
Applicant:  
Queensgate Homes (Vaughan) Inc.  
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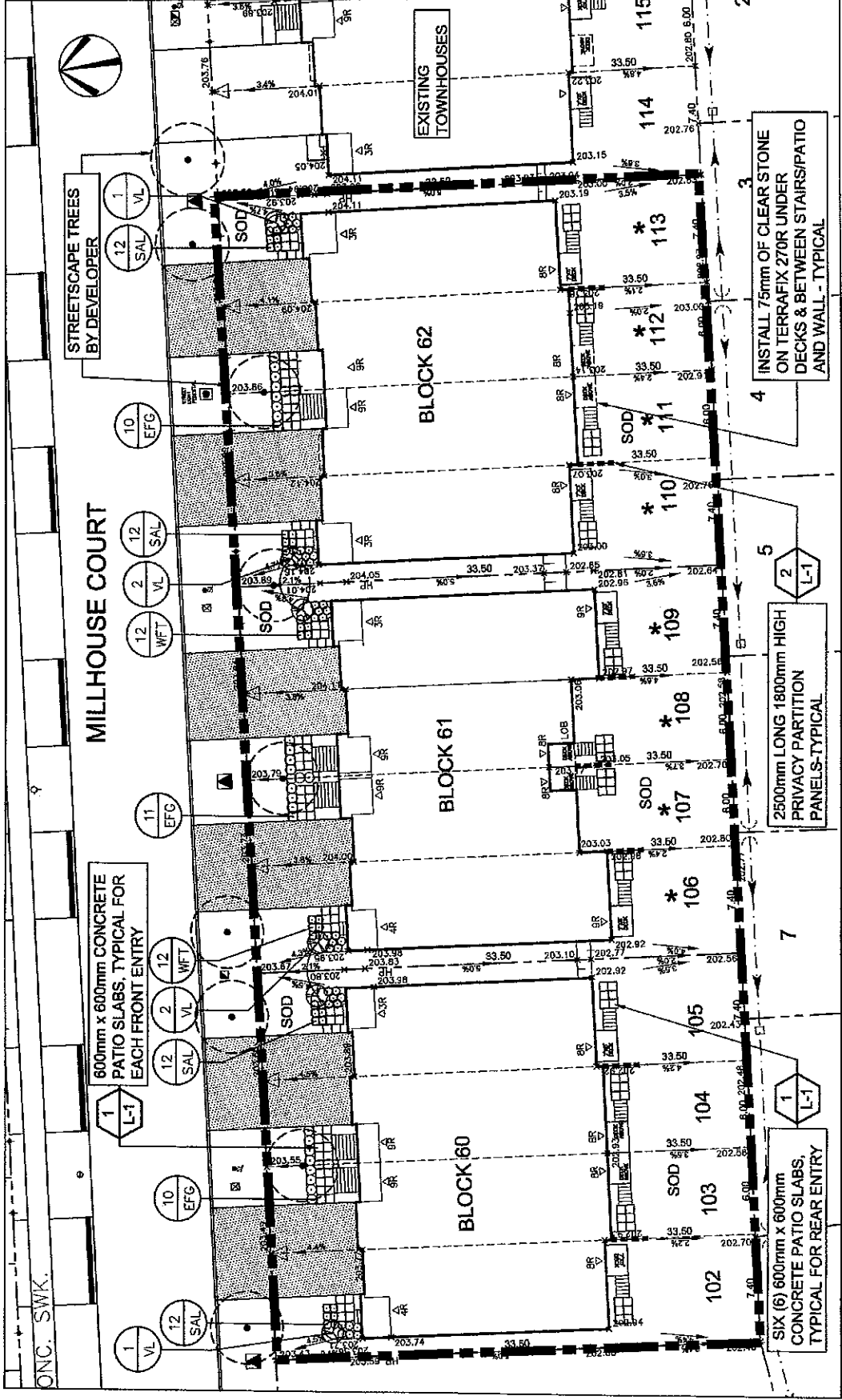
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DA.09.040

5

Date:  
June 8, 2009





SUBJECT LANDS

Not to Scale

# Landscape Plan

Location:  
Part of Lot 17, Concession 2  
Applicant:  
Queensgate Homes (Vaughan) Inc.  
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The City of Vaughan, Toronto

Development Planning Department

# Attachment

File:  
DA.09.040

Date:  
June 8, 2009

# 6