

COMMITTEE OF THE WHOLE JUNE 23, 2009

**ZONING BY-LAW AMENDMENT FILE Z.08.002
SITE DEVELOPMENT FILE DA.09.001
P. GABRIELE & SONS LIMITED
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.002 (P. Gabriele & Sons Limited) BE APPROVED, to remove the Holding Symbol "H" on Blocks 5, 6, and 15, currently zoned RVM1(A)(H) Residential Urban Village Multiple Residential Zone One, as shown on Attachment #2, to facilitate the development of the blocks for a total of 11 street townhouse units.
2. THAT Site Development File DA.09.001 (P. Gabriele & Sons Limited) BE APPROVED, for Phase 1 only, being Blocks 2-9 inclusive and Blocks 12-15 inclusive, to permit a total of 58 street townhouse units, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the approved Plan of Subdivision File 19T-03V10 (P. Gabriele & Sons Limited) shall be registered;
 - ii) the final site plan, building plans and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - iii) the final site grading, servicing and stormwater management plans shall be approved to the satisfaction of the Vaughan Engineering Department; and,
 - b) that prior to the transfer of title for the proposed 58 street townhouse units, specifically within Blocks 2-9 inclusive and Blocks 12-15 inclusive:
 - i) a 2.0 m high berm and 2.5 m high acoustic fence shall be constructed along the east property boundary and shall remain on these lands until such time as the Ministry of Transportation (MTO) lands to the east are developed.

Contribution to Sustainability

The following sustainable features will be incorporated into the design of the townhouse community:

- i) low-E glass - a film applied to all exterior windows (including basement windows) to reduce heat loss in winter and reduce heat gain in the summer;
- ii) argon glass filled windows – to reduce convection heat loss;
- iii) tankless hot water heaters –to increase energy savings and reduce Co² and NOx emissions;
- iv) garage door panels which are LEED approved;
- v) foam insulation applied to the garage and exterior overhang (Higher R value);
- vi) construction using wood panelized wall and floor systems which create approximately 70% less wood waste;
- vii) proper separation and sorting of recyclable construction material and garbage for disposal;

- viii) exterior recyclable base wood trim;
- ix) standard kitchen cabinets made with recyclable base material;
- x) interior finished trim made with recyclable base material;
- xi) low flow toilets and shower heads; and,
- xii) engineered lots – all site soil was recaptured (no exporting or importing of fill material).

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The applicant has submitted the following development applications:

1. A Zoning By-law Amendment Application (File Z.08.002) to remove the Holding Symbol "H" on Blocks 5, 6, and 15, currently zoned RVMA(A)(H) Residential Urban Village Multiple Zone One, as shown on Attachment #2, to facilitate the development of the blocks for a total of 11 street townhouse units.
2. A Site Development Application (File DA.09.001) to permit the development of the Phase 1 lands within the overall site plan as shown on Attachment #3, with 58, two-storey street townhouse dwelling units within 12 townhouse blocks, specifically, Blocks 2-9 inclusive and Blocks 12-15 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located west of Weston Road and south of Major Mackenzie Drive, within Planning Block 39, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Vellore Village Centre – Low Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The proposed street townhouse development conforms to the Official Plan.

The subject lands are zoned RVM1(A) Residential Urban Village Multiple Zone One both with and without the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1267), as shown on Attachment #2. The RVM1 (A) Zone permits street townhouse units. The Holding Symbol "(H)" was placed on the lands shown as Blocks 5, 6 and 15 on the proposed site plan (Attachment #3), by By-law 242-2006, which was passed by Council on June 26, 2006. The purpose of the Holding provision was to ensure the coordination of this residential development with the future development of the Ministry of Transportation (MTO) lands to the east.

The design of the P.Gabriele Subdivision 19T-03V10 and proposed P.Gabriele site plan have provided for coordination of the future development of the MTO lands. The MTO lands are currently used as a works yard which may continue to operate indefinitely. To accommodate coordinated future residential development of the MTO lands, the east-west roads (Coranto Way

and Muscadel Road) through the P. Gabriele site, will provide future road access into the MTO lands. These roads terminate in temporary hammerheads on the P. Gabriele property and a temporary 2.5m high berm and 2.5m high acoustic fencing are provided on the easterly property line of the subject lands, until such time as the MTO lands are developed.

The condition for the removal of the Holding Symbol "(H)" as it applies to Blocks 5, 6 and 15 regarding the coordination of development between the P. Gabriele and MTO lands has been addressed. The Development Planning Department is satisfied with the interface between the proposed townhouse development and the MTO lands and the Holding Symbol "(H)" can be removed, which will facilitate the proposed townhouse development on Blocks 5, 6 and 15.

Site Plan Review

The subject lands are located within the P. Gabriele & Sons Limited Plan of Subdivision, which was draft approved on January 28, 2005, for a total of 78 street townhouse dwelling units within 15 blocks (shown as Phases I and II on Attachment #3). Final registration of the subdivision plan is pending the resolution of outstanding cost-sharing and land acquisition matters between the applicant and the adjacent landowner to the west (Terwol Developments Ltd.). Should Council approve this Phase 1 Site Plan application, a condition is included in the recommendation of this report, requiring final registration of the subdivision (19T-03V10), prior to execution of the Site Plan Letter of Undertaking.

The Site Development Application as submitted by P. Gabriele included all of the lands (Blocks 1 to 15 inclusive) shown on Attachment #3. However, this application included additional lands, being Blocks 61, 62 and 63 within the Terwol Developments Ltd. Plan of Subdivision 19T-03V03, which are owned by the adjacent landowner to the west. Since P. Gabriele does not currently have title to these lands, and requires the Terwol lands to complete his townhouse blocks, such lands have been identified as Phase 2 on the Overall Site Plan shown on Attachment #3. The subject Site Development application has been reviewed only for the lands identified as Phase 1. Site Plan approval for the Phase 2 lands will require Council's consideration of a separate Site Development Application in the future.

The majority of the proposed Phase 1 street townhouse blocks shown on Attachment #3, are under construction. The City issued Stop Work Orders against the builder for building without Permits on December 23, 2008. The townhouse units located within Phase 2, have not been constructed.

An application to lift Part Lot Control to create the individual townhouse units and to create maintenance easements will require Council's approval following the registration of Plan of Subdivision 19T-03V10 (P. Gabriele & Sons Limited).

The townhouse dwellings are subject to Architectural Control. The Control Architect has approved the elevation plans for all the townhouse units. A typical townhouse elevation for Block 4, and an overall landscape plan are shown on Attachments #4 and #5, respectively. The Development Planning Department is satisfied that the proposed plans are satisfactory. The final landscape cost estimate must be approved by the Development Planning Department. The Vaughan Engineering Department is satisfied with the engineering plans for the subject Site Development Application, provided the P. Gabriele & Sons Limited Plan of Subdivision 19T-03V10 is registered. A condition has been included in the recommendation of this report, to require final subdivision registration, 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 the Site Plan Application for Phase 1 development in accordance with the policies of OPA #600, OPA #650, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied with the proposed development of the Phase 1 lands within the Overall Site Plan as shown on Attachment #3, for 58 two-storey street townhouse dwelling units within 12 townhouse blocks, specifically, Blocks 2-9 inclusive, and Blocks 12-15 inclusive.

The remaining 17 townhouse units located on Blocks 1, 10 and 11, in Phase 2 as shown on the Overall Site Plan on Attachment #3, will require Council's consideration of a separate site plan application in the future.

Accordingly, the Development Planning Department can support the approval of Site Development File DA.09.001 for the development of 58 townhouse units (Phase One) on Blocks 2-9 inclusive and Blocks 12-15 inclusive, subject to the conditions identified in the recommendation of this report. On this basis, the Holding provision can be removed from Blocks 5, 6 and 15, with the approval of the related Zoning By-law Amendment Application Z.08.002.

Attachments

1. Contextual Location Map
2. Location Map
3. Overall Site Plan
4. Typical Elevations – Block 4
5. Overall Landscape Plan

Report prepared by:

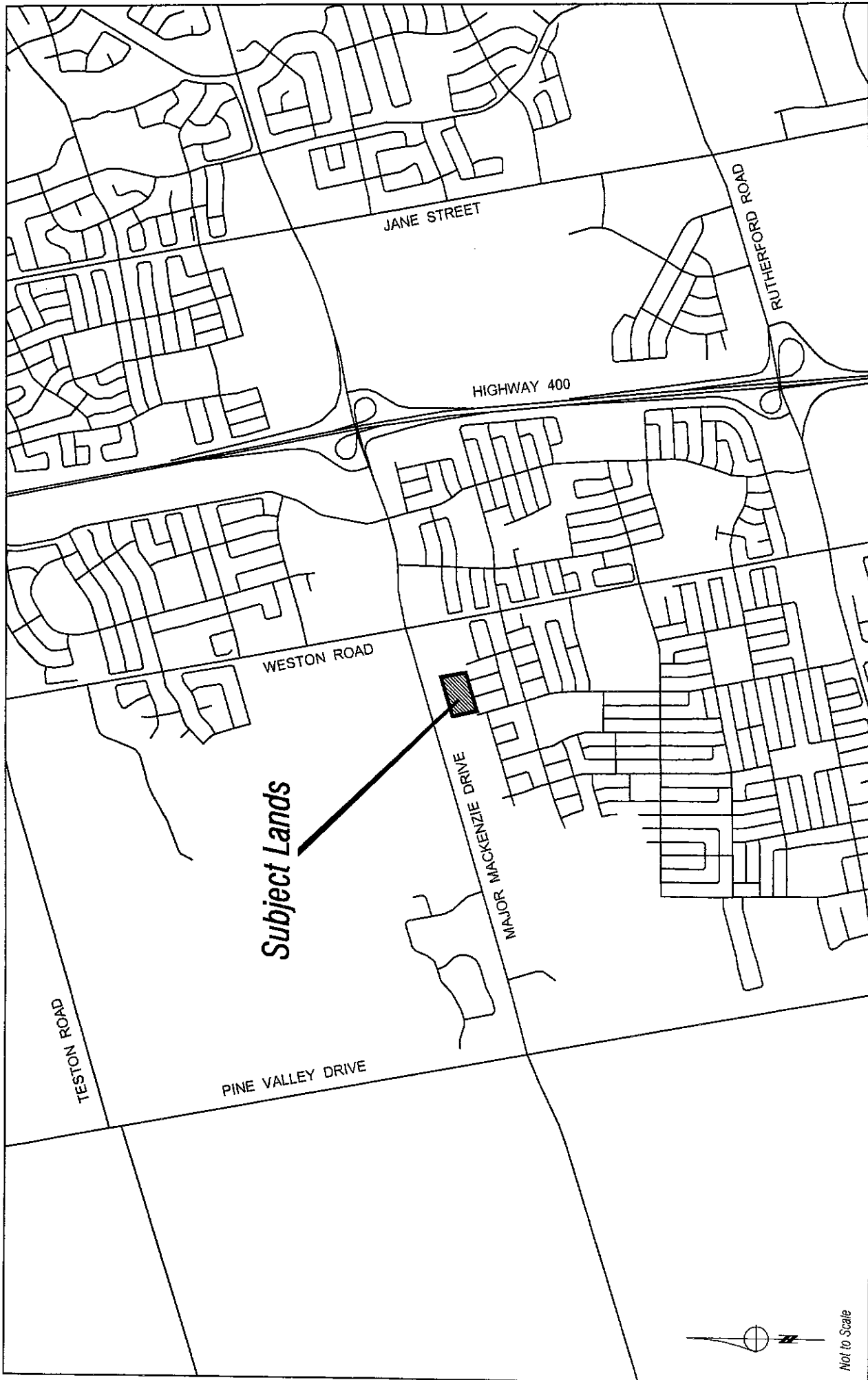
Laura Janotta, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. GABRIELE & SONS LIMITED

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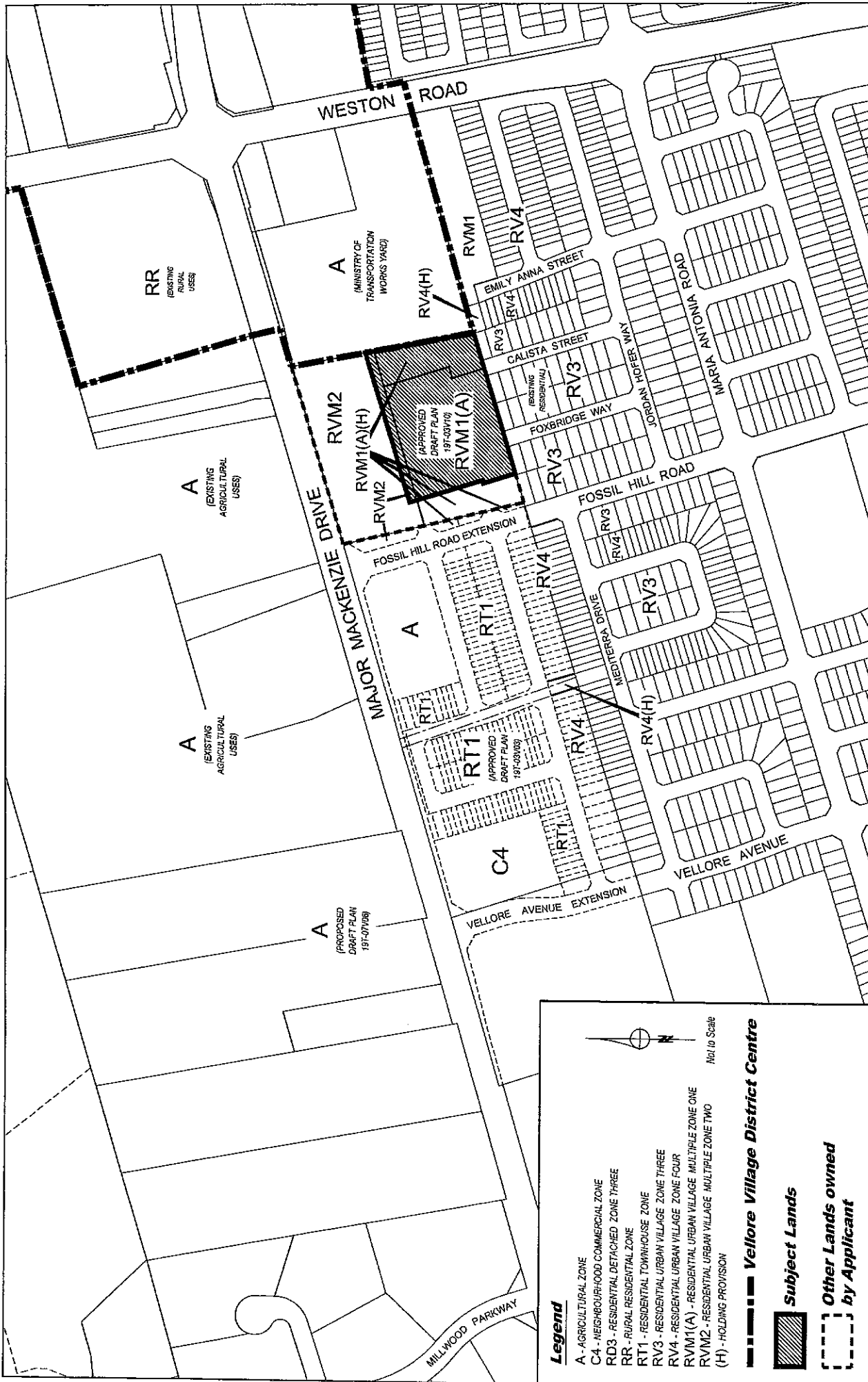


Development Planning Department

Attachment 1

FILES: DA.09.001,
Z.08.002

DATE:
June 03, 2009



Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RR - RURAL RESIDENTIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO
- (H) - HOLDING PROVISION

Not to Scale

Vellore Village District Centre

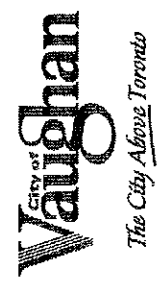
- Subject Lands
- Other Lands owned by Applicant

Location Map

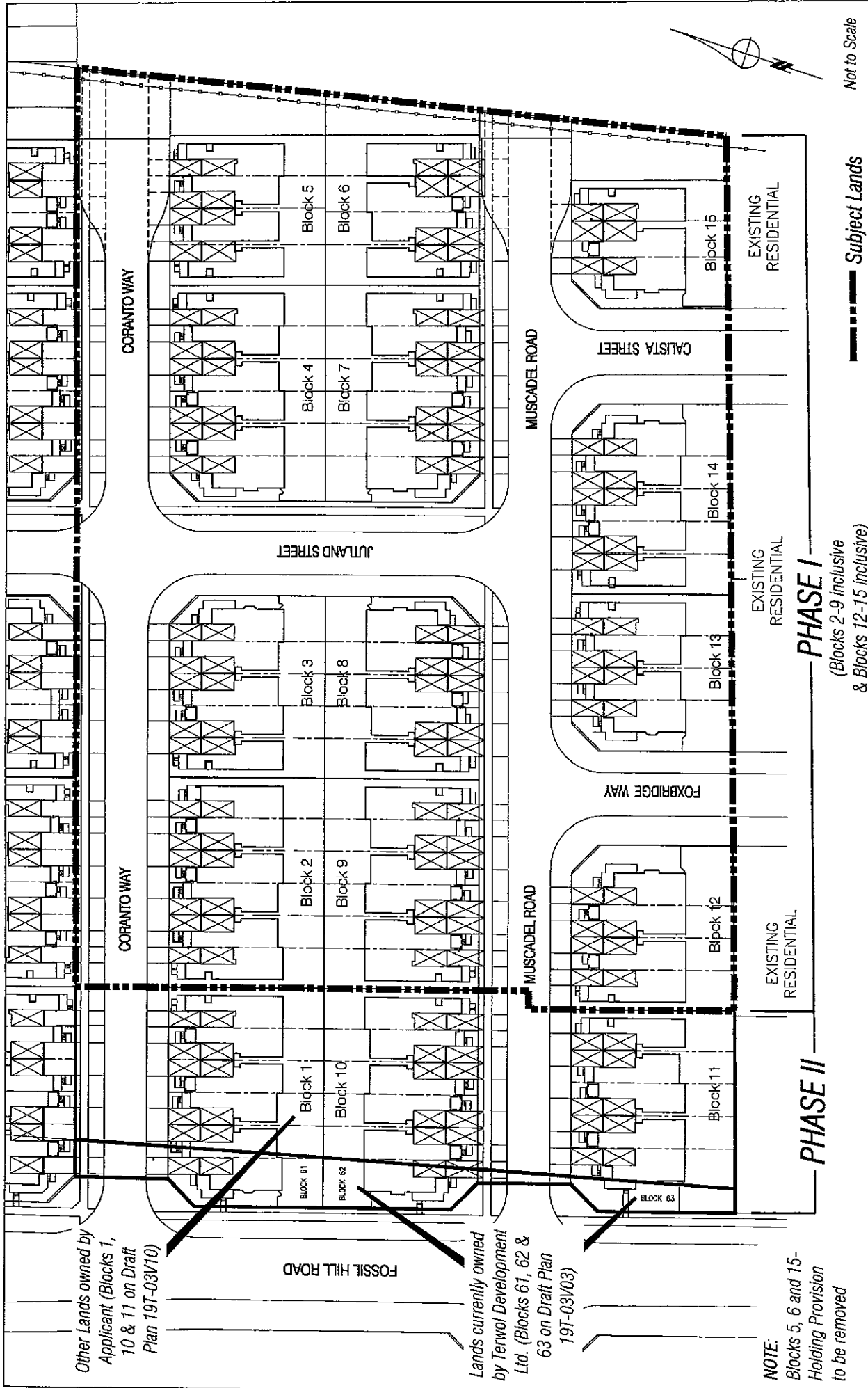
LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. GABRIELE & SONS LIMITED

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Development Planning Department



Not to Scale

--- Subject Lands

Other Lands owned by Applicant (Blocks 1, 10 & 11 on Draft Plan 19T-03/V10)

FOSSIL HILL ROAD

Lands currently owned by Terov Development Ltd. (Blocks 61, 62 & 63 on Draft Plan 19T-03/V03)

NOTE:
Blocks 5, 6 and 15-
Holding Provision
to be removed

PHASE I
(Blocks 2-9 inclusive
& Blocks 12-15 inclusive)

PHASE II

Overall Site Plan

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. GABRIELE & SONS LIMITED
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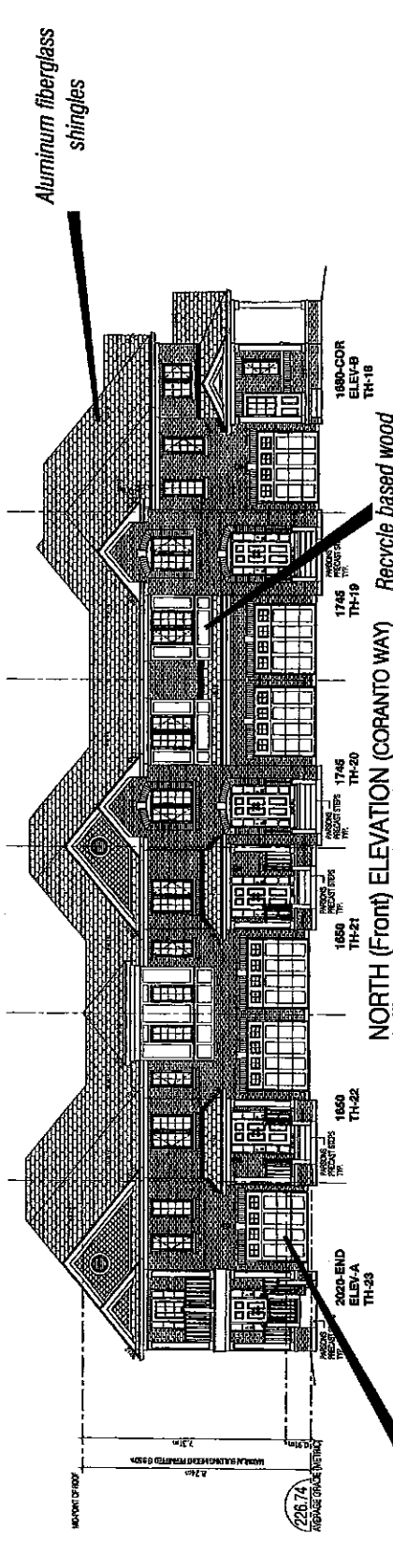


Development Planning Department

Attachment 3

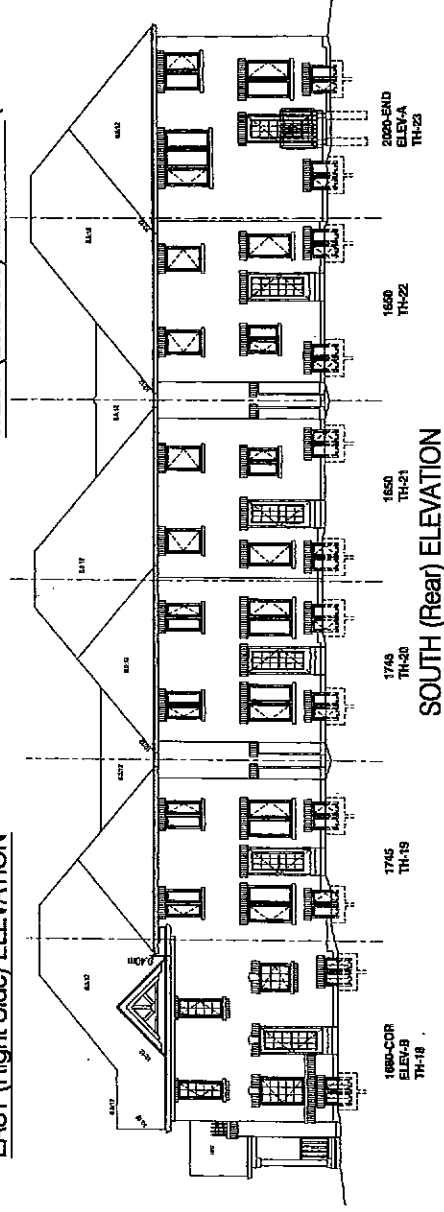
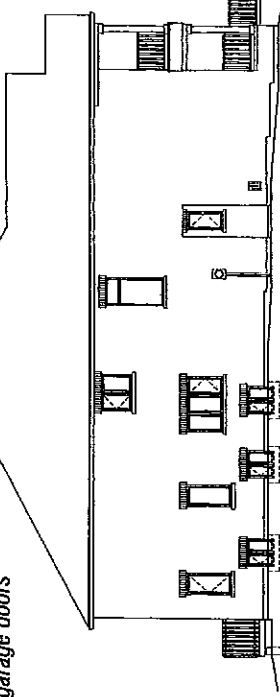
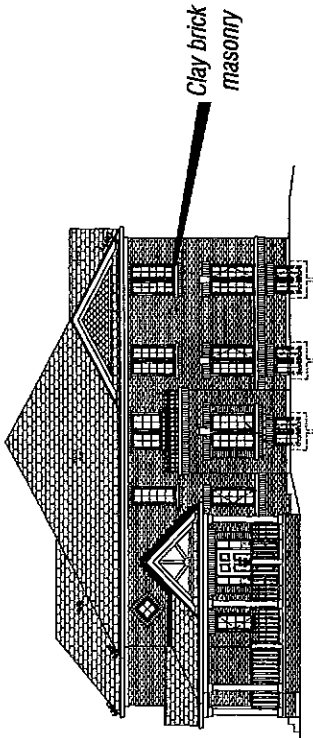
FILES: DA.09.001,
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DATE:
June 03, 2009



BLOCK 4

LEED wood clad garage doors

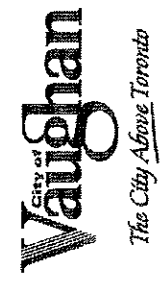


Typical Elevations - Block 4

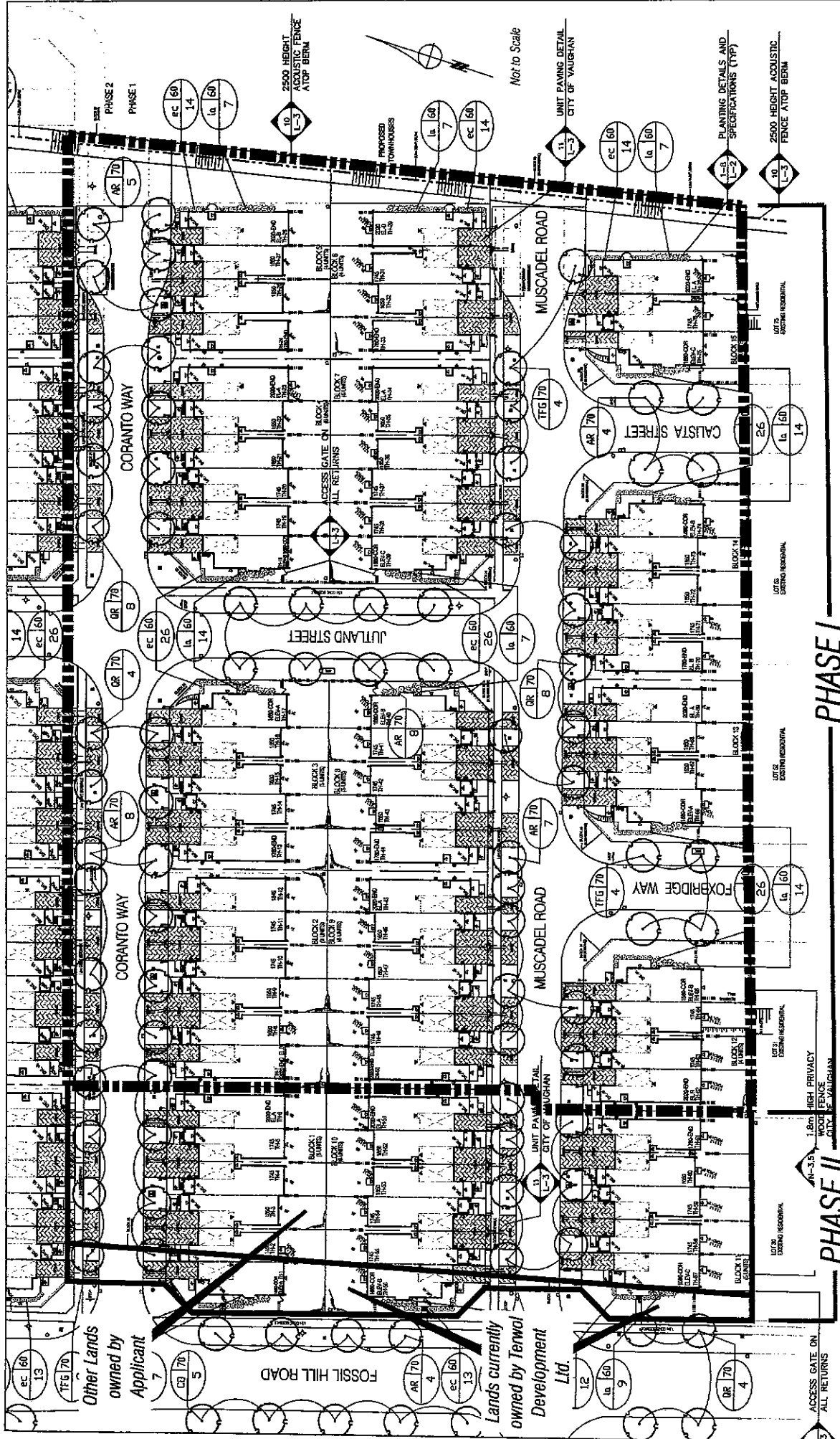
LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. GABRIELE & SONS LIMITED

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Development Planning Department

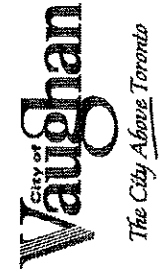


Subject Lands

Attachment 5

FILES: DA.09.001,
Z.08.002

DATE:
June 03, 2009



Development Planning Department

Overall Landscape Plan

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. GABRIELE & SONS LIMITED
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