

COMMITTEE OF THE WHOLE OCTOBER 19, 2009

**SITE DEVELOPMENT FILE DA.09.054
SPALLACCI CONSTRUCTION LIMITED
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.054 (Spallacci Construction 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, grading and storm water management plans 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) high-efficiency gas furnaces;
- ii) Low-E Argon glass filled vinyl windows;
- iii) water conserving plumbing fixtures;
- iv) insulated demising/party walls;
- v) upgrade R-20 insulated exterior wall construction;
- vi) sprayed urethane foam insulation in ceiling space above garage; and,
- vii) steel insulated garage doors.

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 48, two-storey street townhouse dwelling units within 11 townhouse blocks (Blocks 30 – 40 inclusive in Registered Plan 65M-4130), as shown on Attachments #3 to #5 inclusive.

Background - Analysis and Options

Location

The subject lands are located west of Bathurst Street, north of Rutherford Road, specifically on Millhouse Court (Blocks 30-40 inclusive) within Planning Block 11, in Part of Lot 17, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600. However, the Block 11 Plan approved by Council on November 25, 2005, identified the subject lands and surrounding lands as "Medium Density Residential". The Medium Density Residential policies within OPA #600 permit street townhouse units. 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 and development.

Site History

On May 25, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-95062 (Woodvalley Developments) to permit the development of 408 residential units consisting of 197 single detached residential dwelling units and 211 street townhouse units. The above-noted Plan of Subdivision was registered in Phases. The subject lands were registered as part of Plan 65M-4130 on June 5, 2009, and facilitates the subject 11 blocks for 48 street townhouse dwelling units. Servicing for the proposed development has been allocated.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations as shown on Attachments #3 to #7 inclusive, and will continue working with the Applicant to finalize the details. A typical landscape plan and building elevations for Block 37 are shown on Attachments #6 and #7, respectively.

The subject lands are located within Planning Block 11 and are subject to Architectural Control. The Block 11 Control Architect has approved the site plan and elevation plans.

The Vaughan Engineering Department must approve the final grading, site servicing and stormwater management plans for the proposed development, 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

The subject lands are located internal to the subdivision, and therefore there are no Regional implications.

Conclusion

The Development Planning Department has reviewed Site Development File DA.09.054 (Spallacci Construction Limited) in accordance with OPA #600, By-law 1-88, the Block 11 Plan, comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 48 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. Site Plan - Blocks 30-34
4. Site Plan - Blocks 35-37
5. Site Plan - 38-40
6. Typical Landscape Plan - Blocks 34-37
7. Typical Elevations - Block 37

Report prepared by:

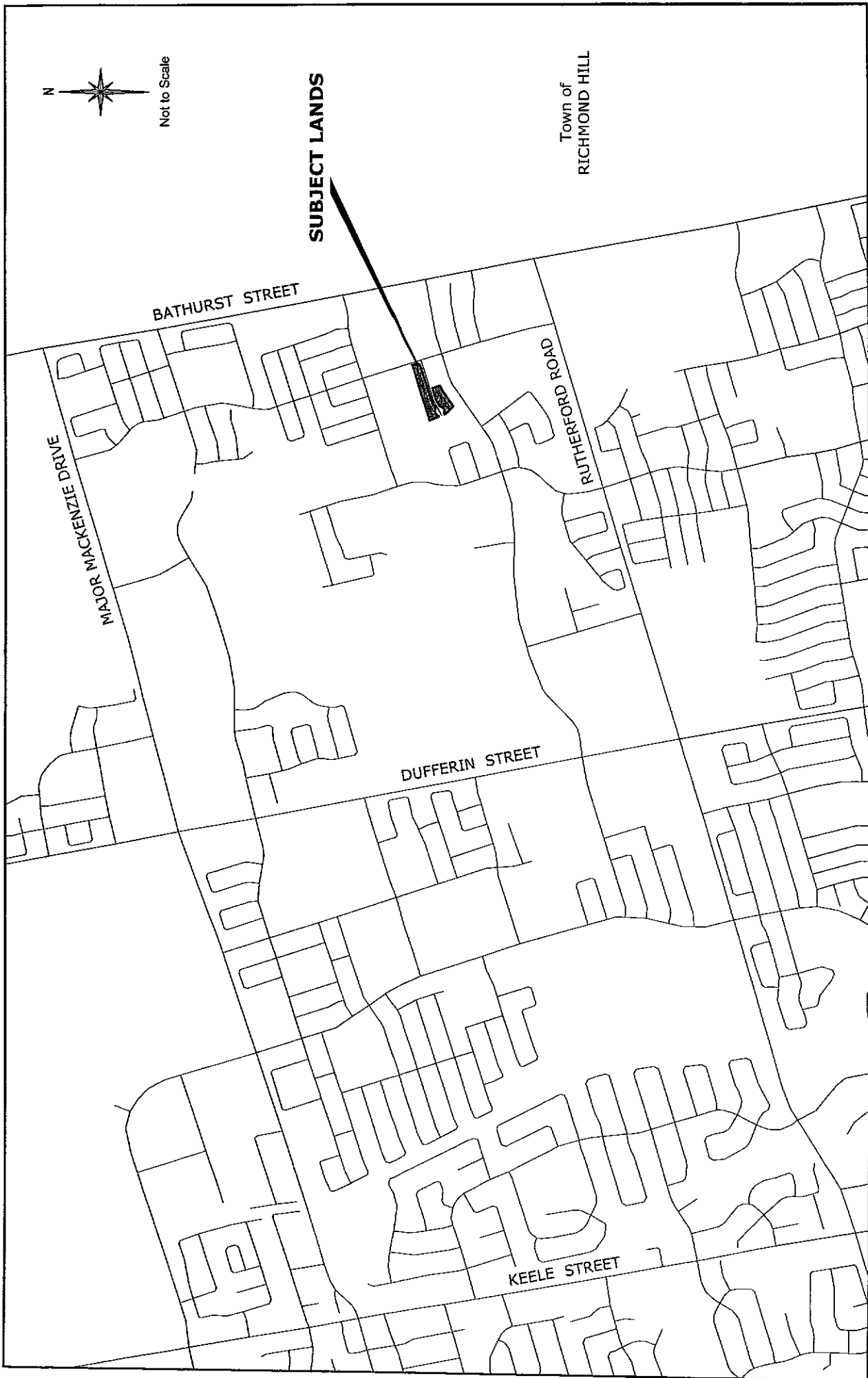
Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment

File: DA.09.054
Date: September 8, 2009

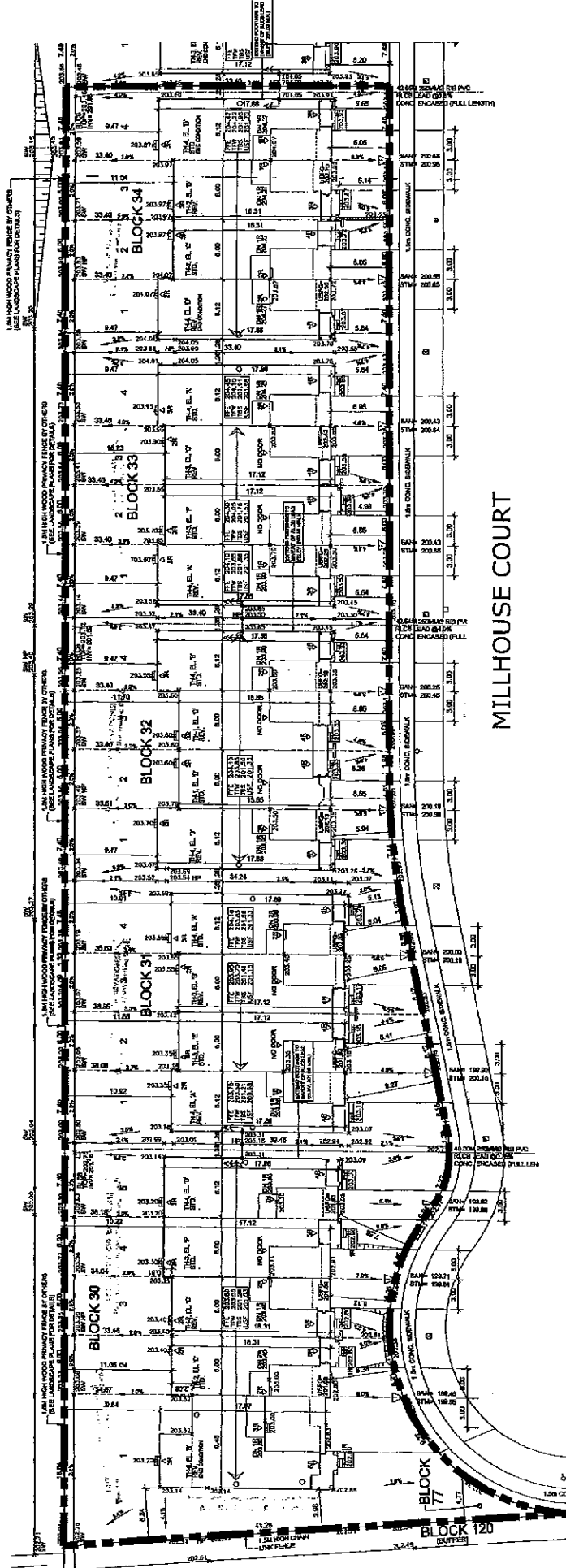
CITY OF Vaughan
The City Above Toronto
Development Planning Department

Context Location Map

Location:
Part of Lot 17, Concession 2
Applicant:
Spilacci Construction Limited
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Not to Scale



SUBJECT LANDS

MILLHOUSE COURT

Site Plan - Blocks 30-34

Location:
Part of Lot 17, Concession 2

Applicant:
Spilacci Construction Limited
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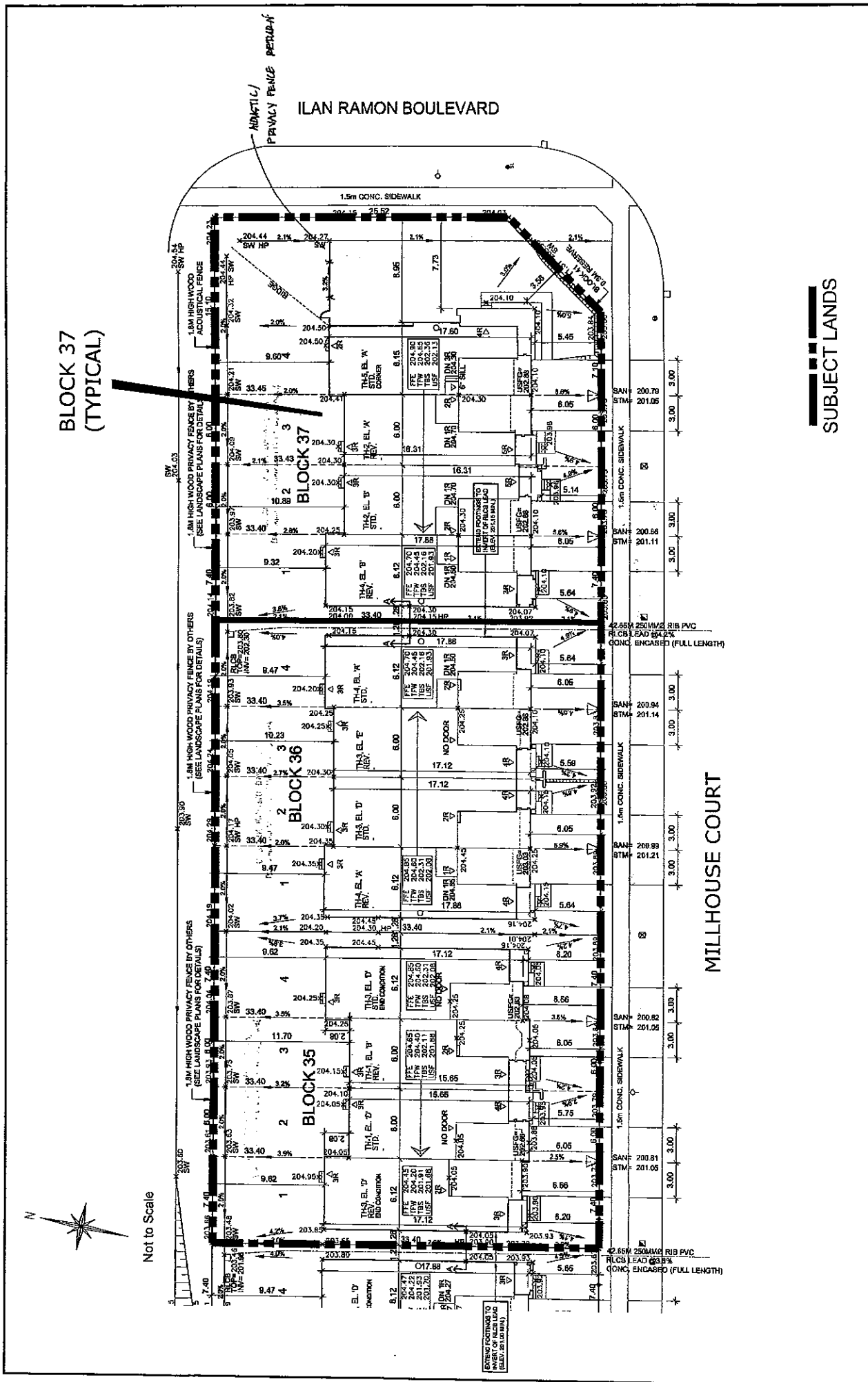
Development Planning Department

Attachment

File: DA.09.054

3

Date:
September 24, 2009



BLOCK 37
(TYPICAL)

SUBJECT LANDS



Site Plan - Blocks 35-37

Location: Part of Lot 17, Concession 2
Applicant: Spallacci Construction Limited
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MAINTAIN RIB LEAD
(SEE 201.12)

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CONC. ENCASED (FULL LENGTH)

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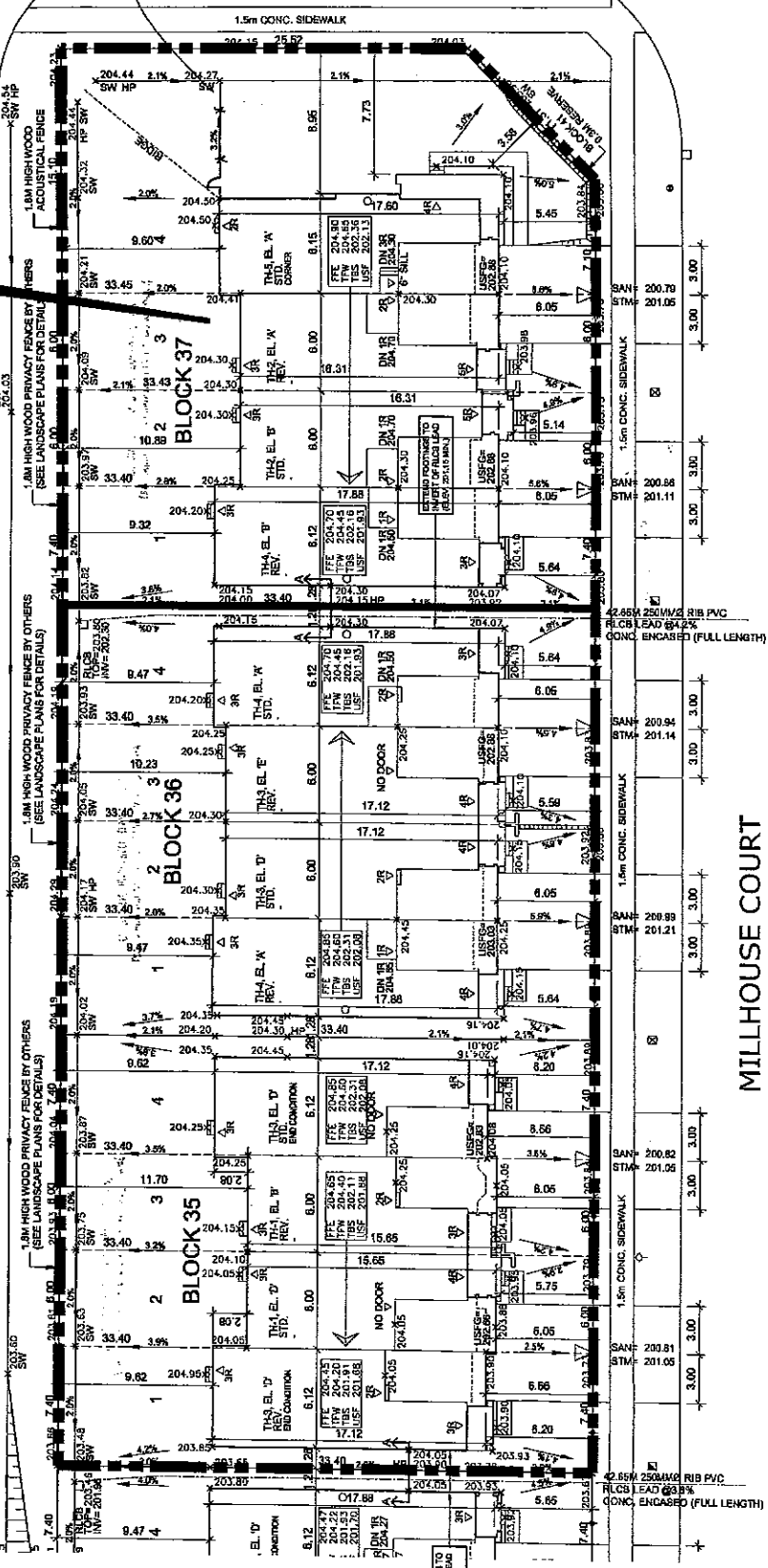
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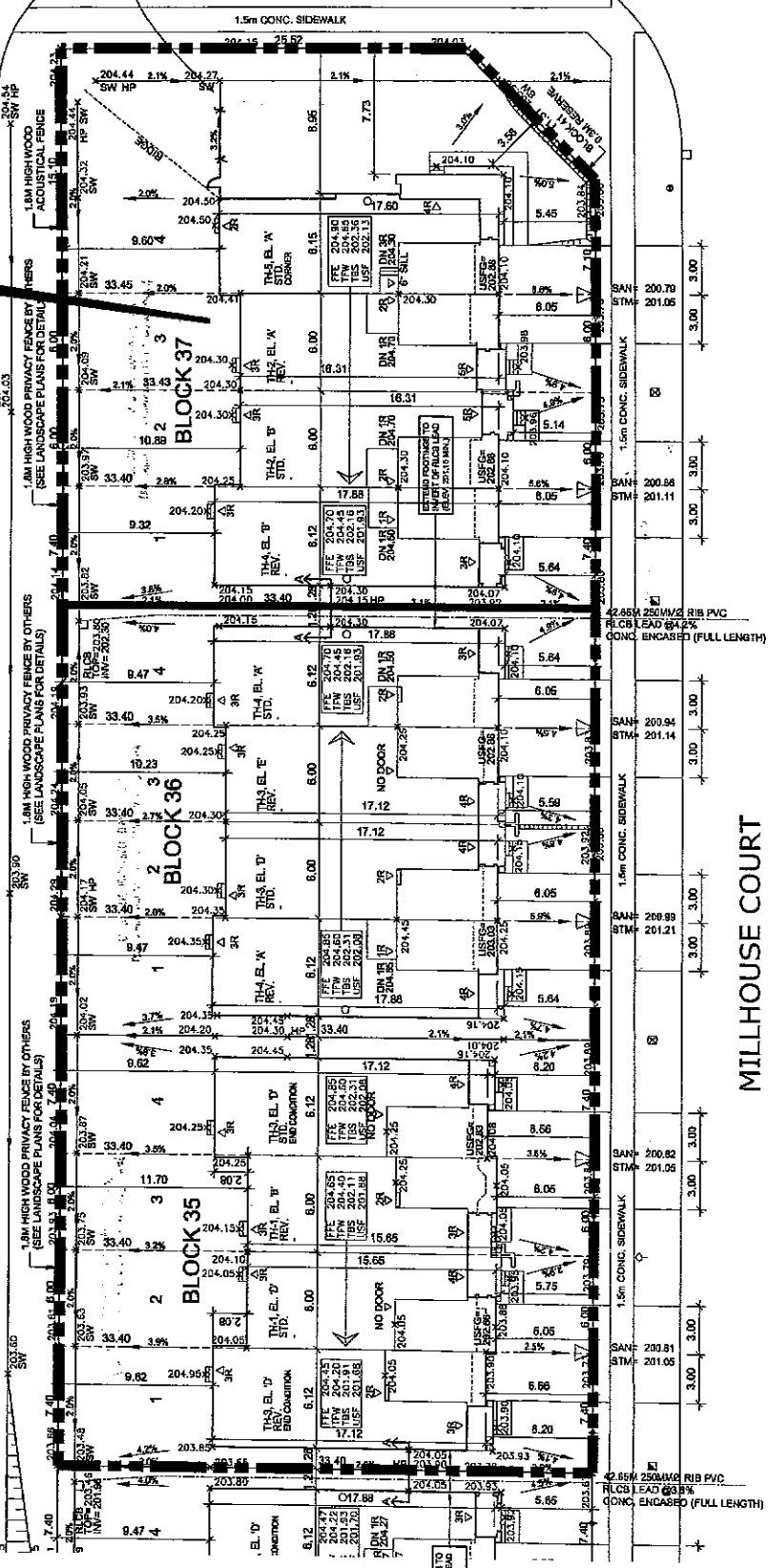
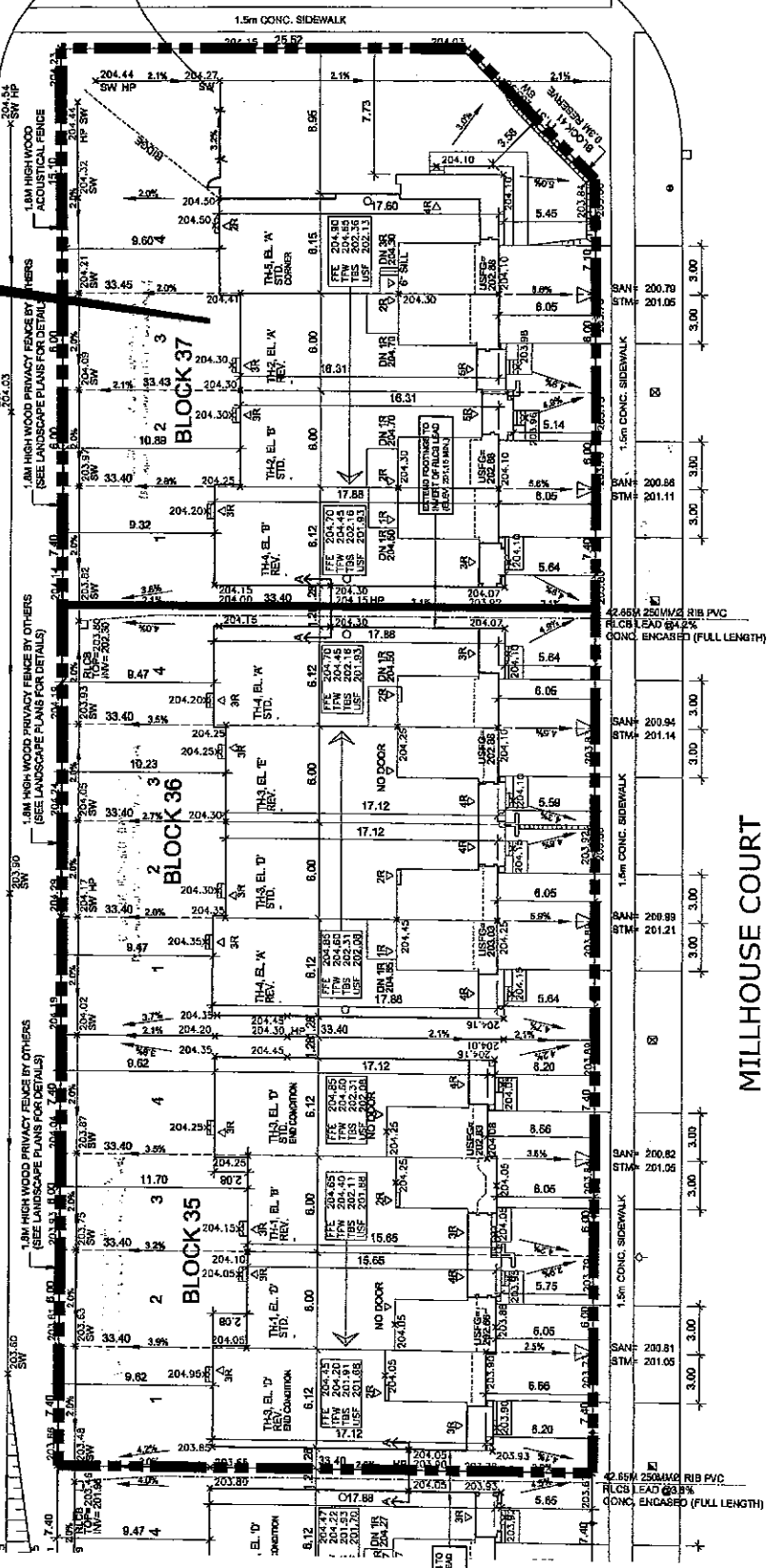
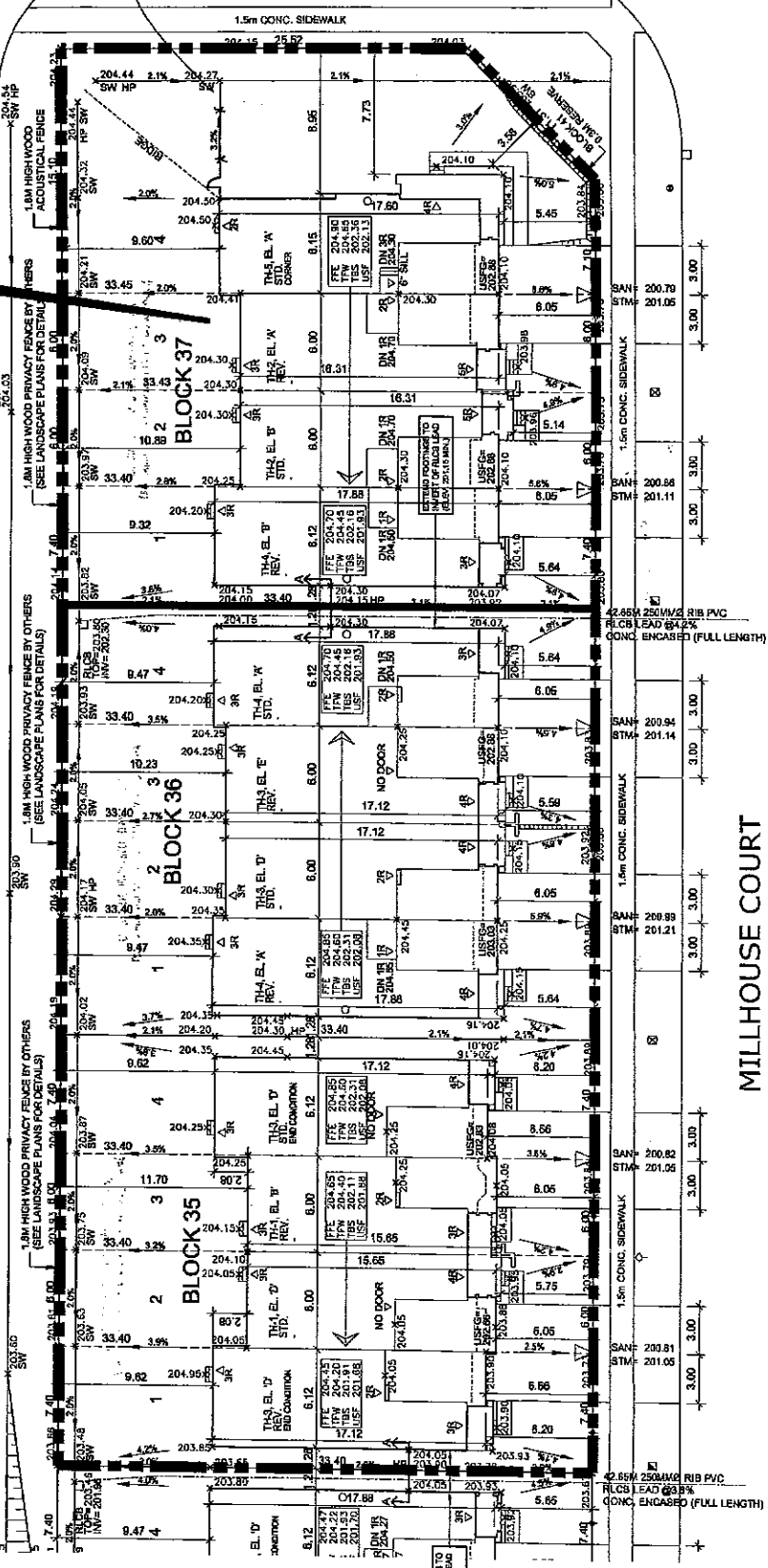
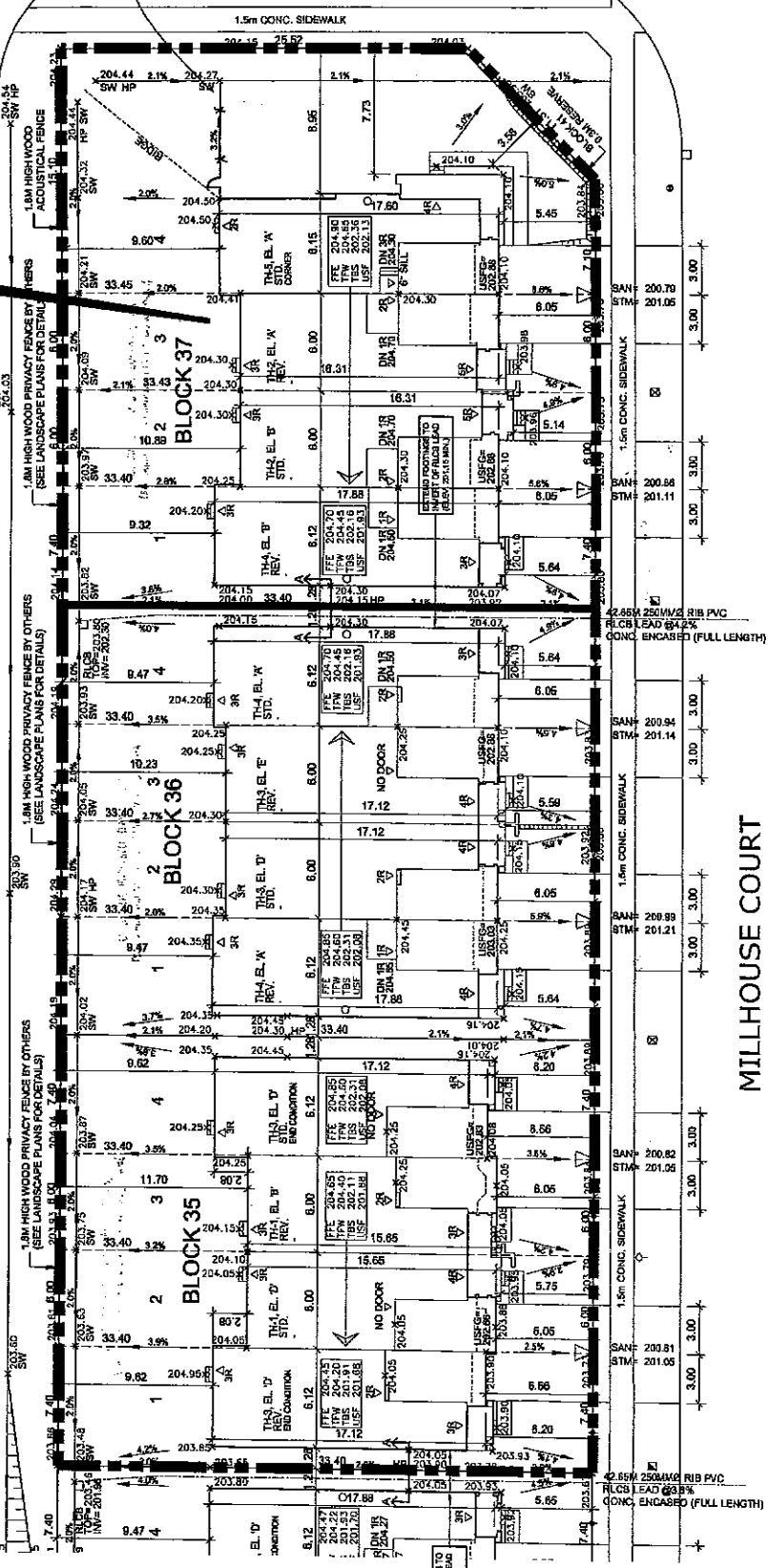
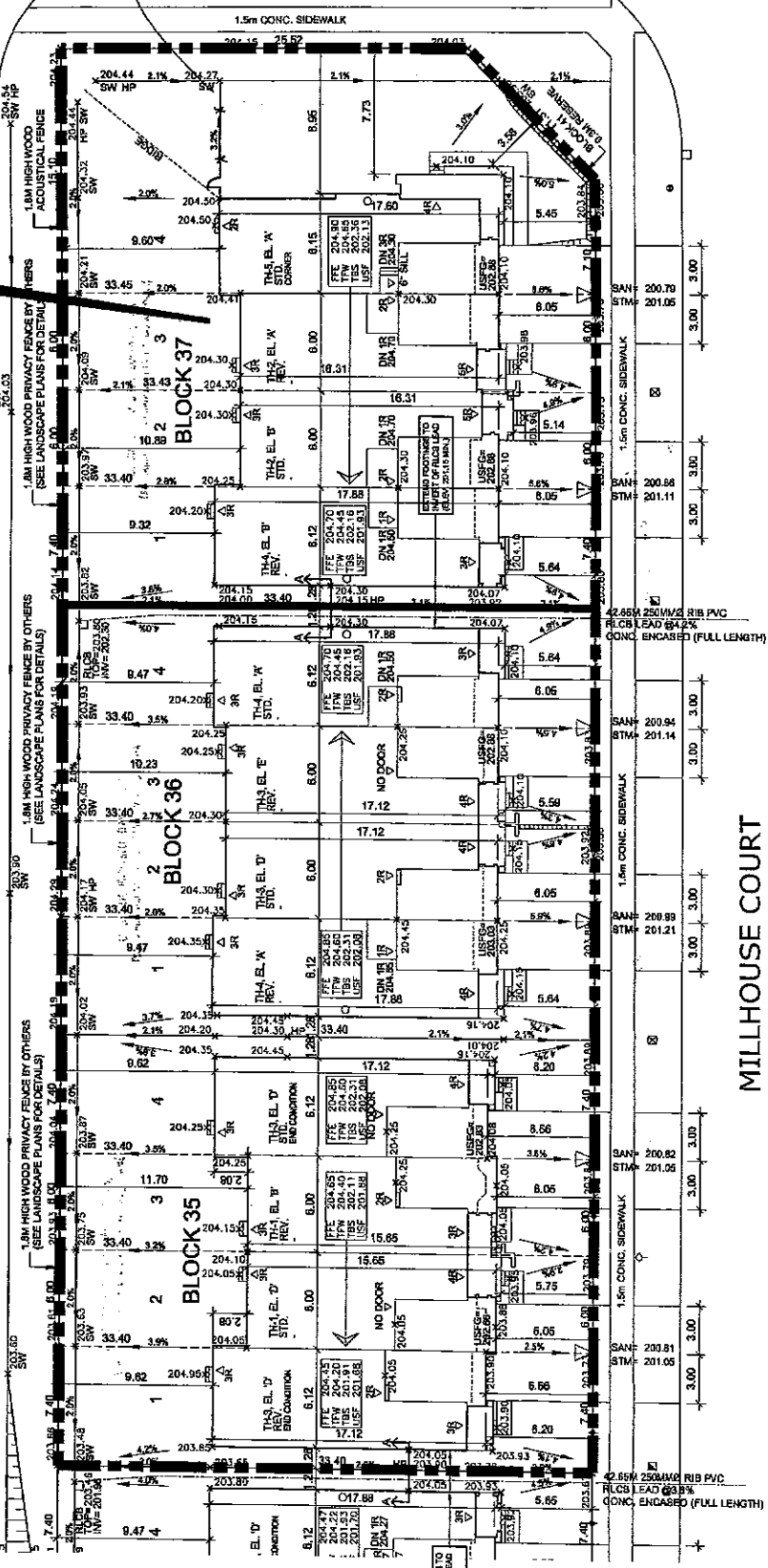
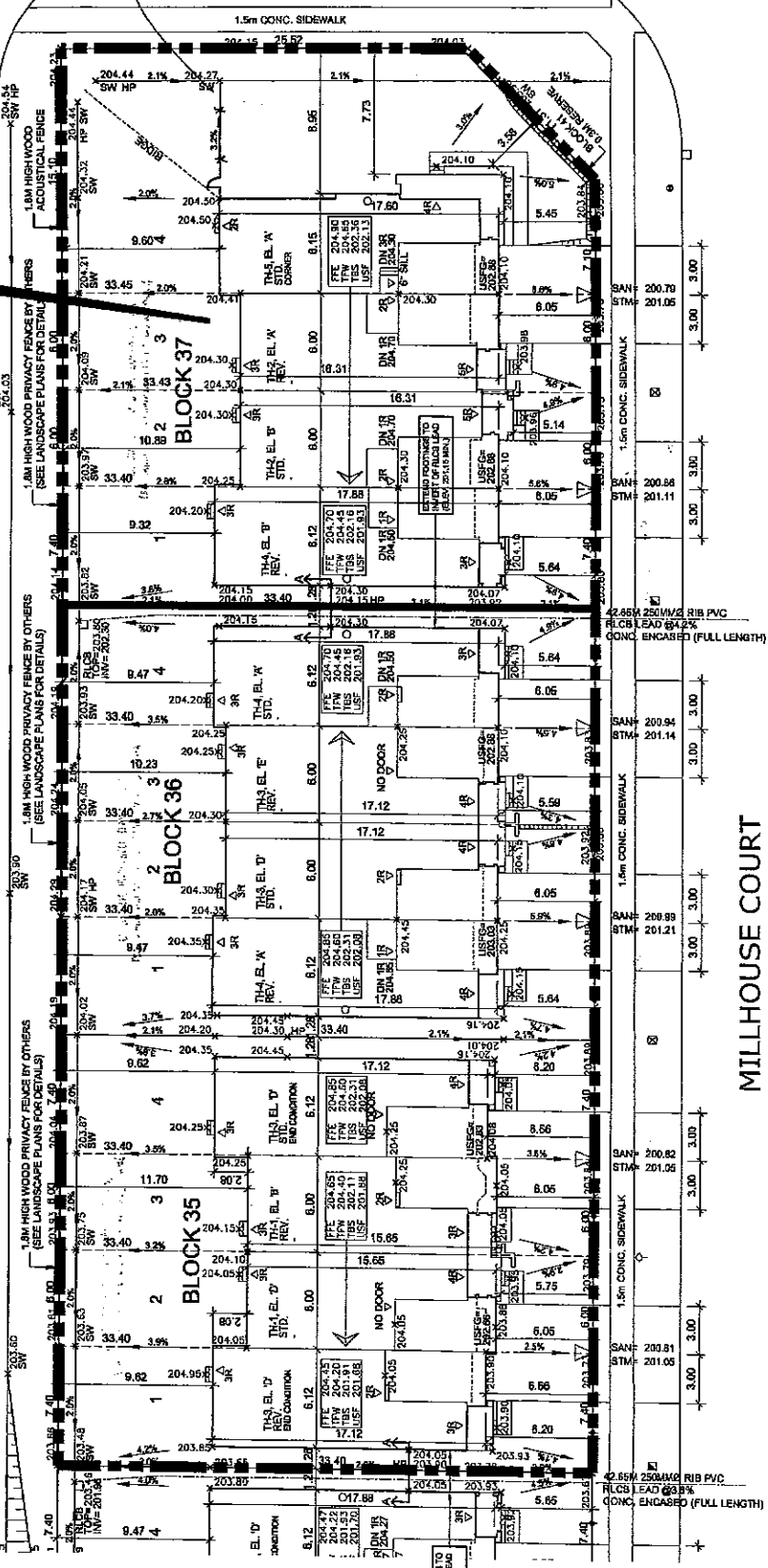
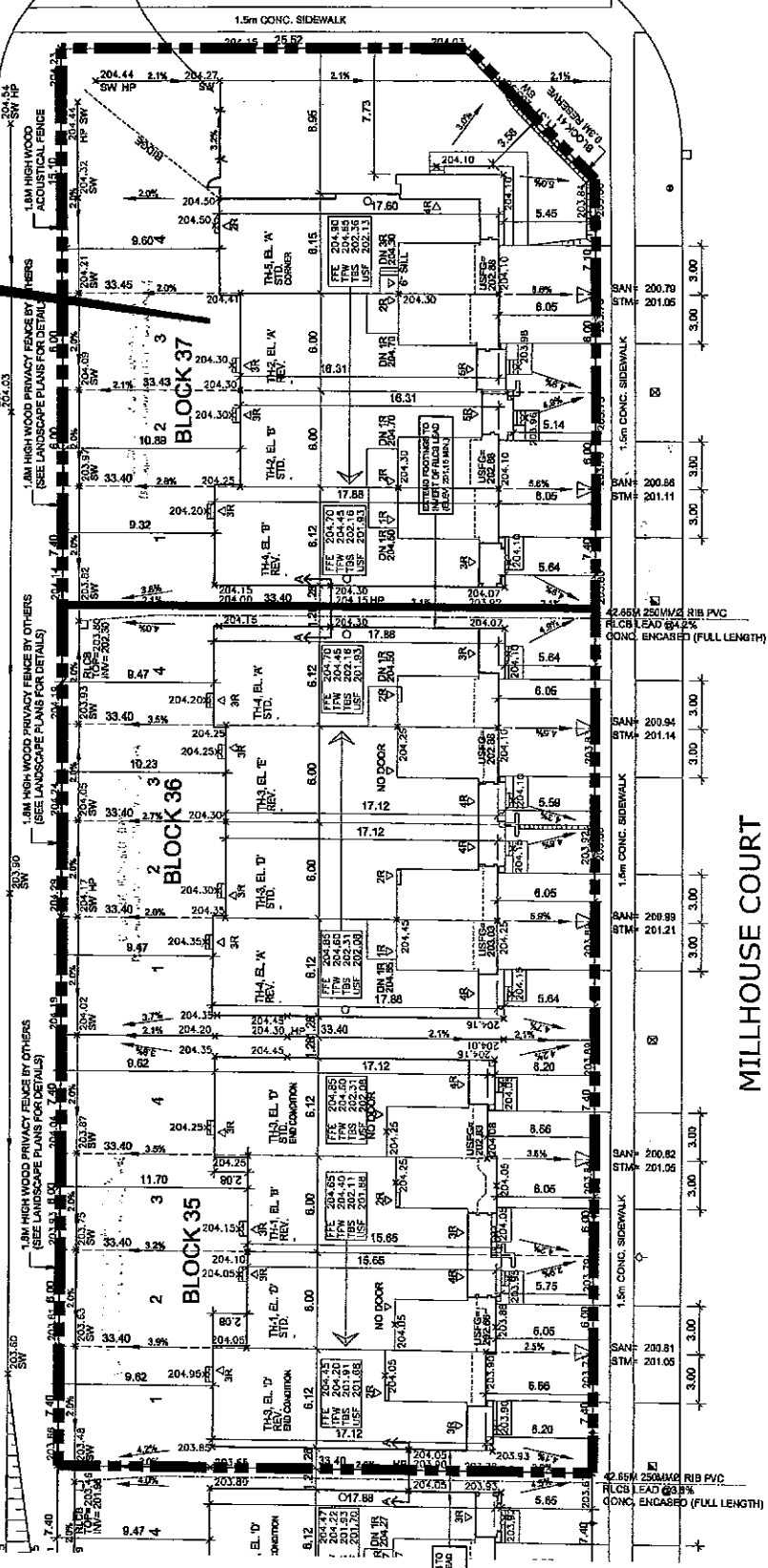
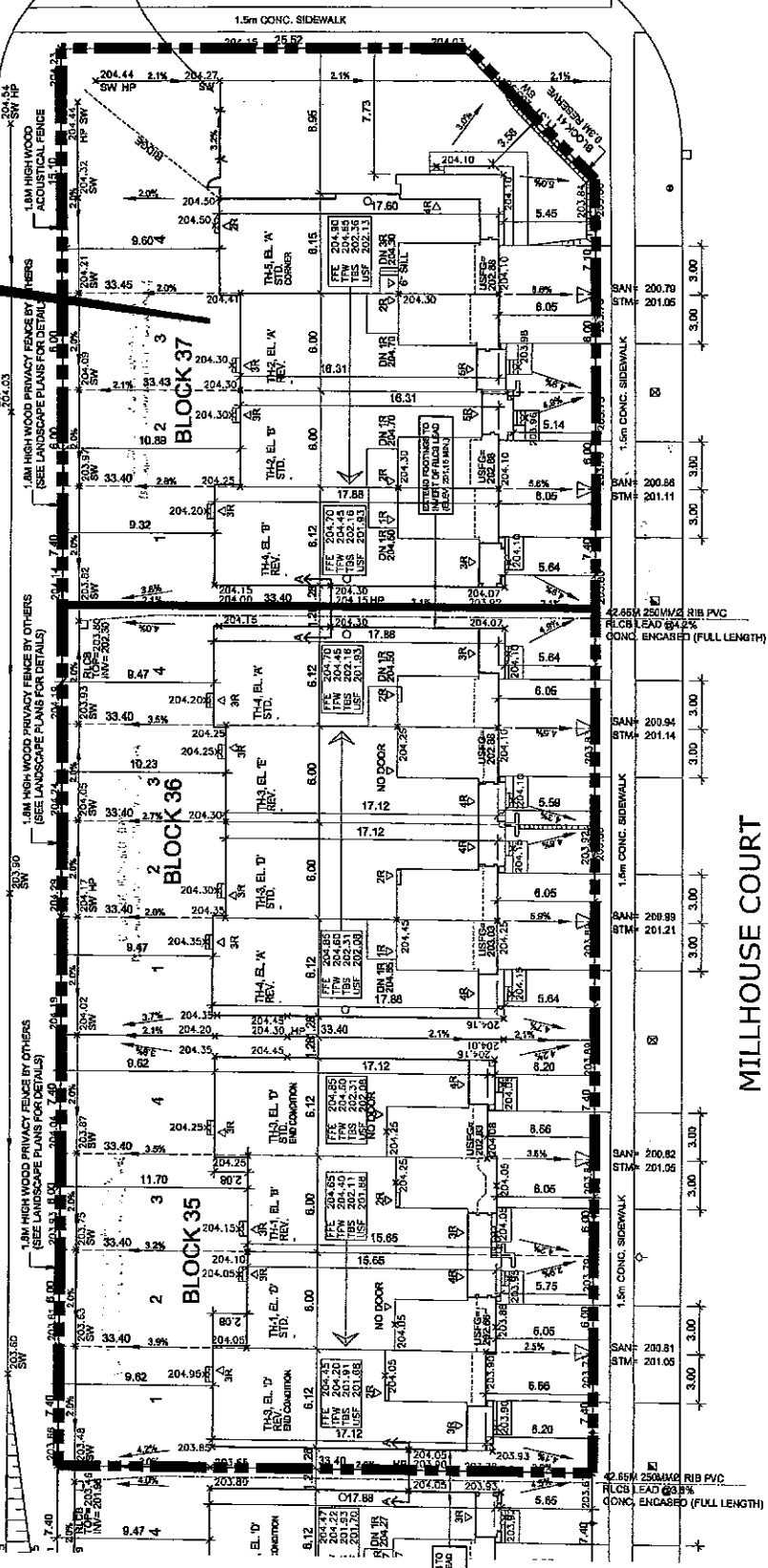
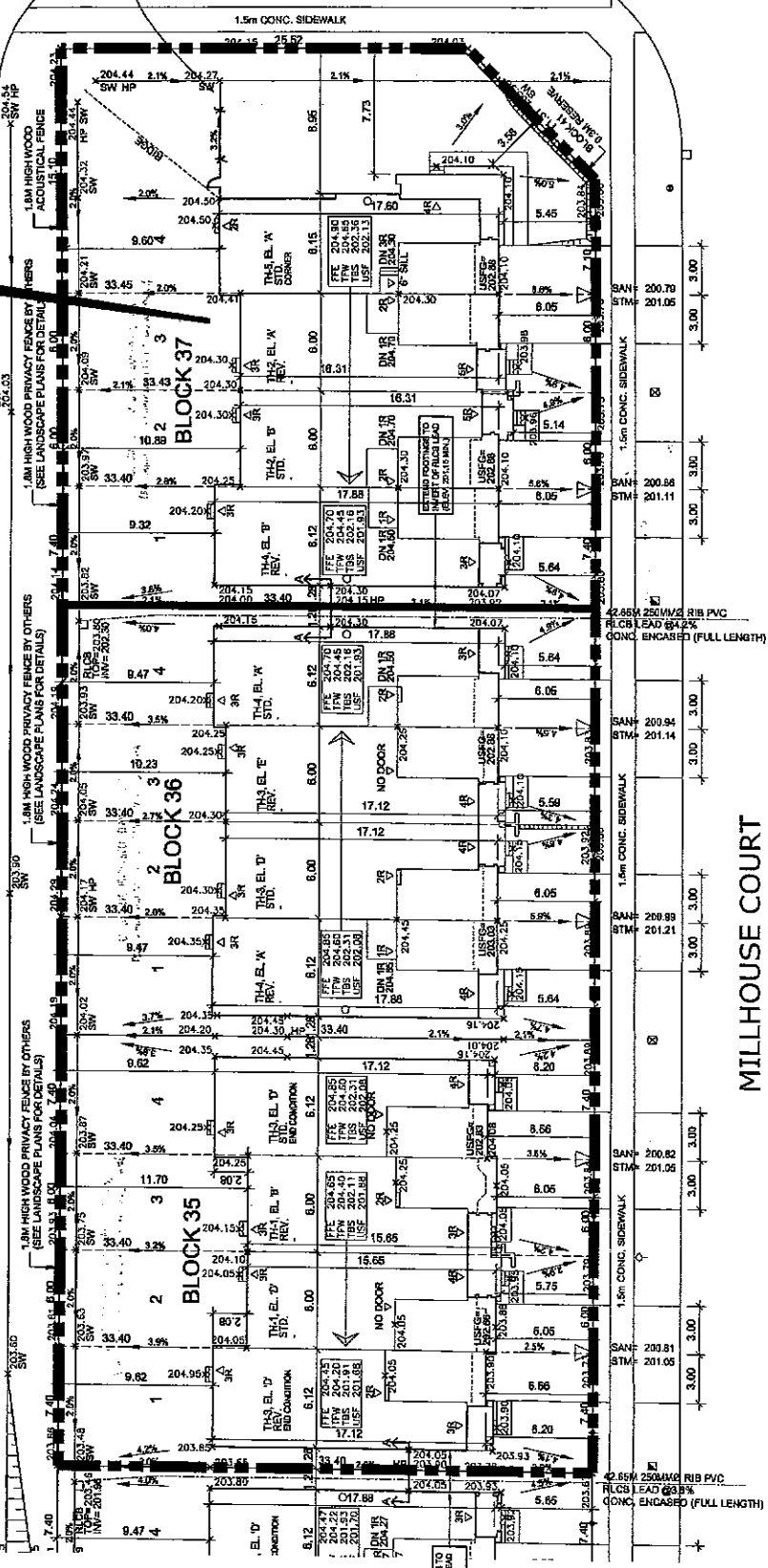
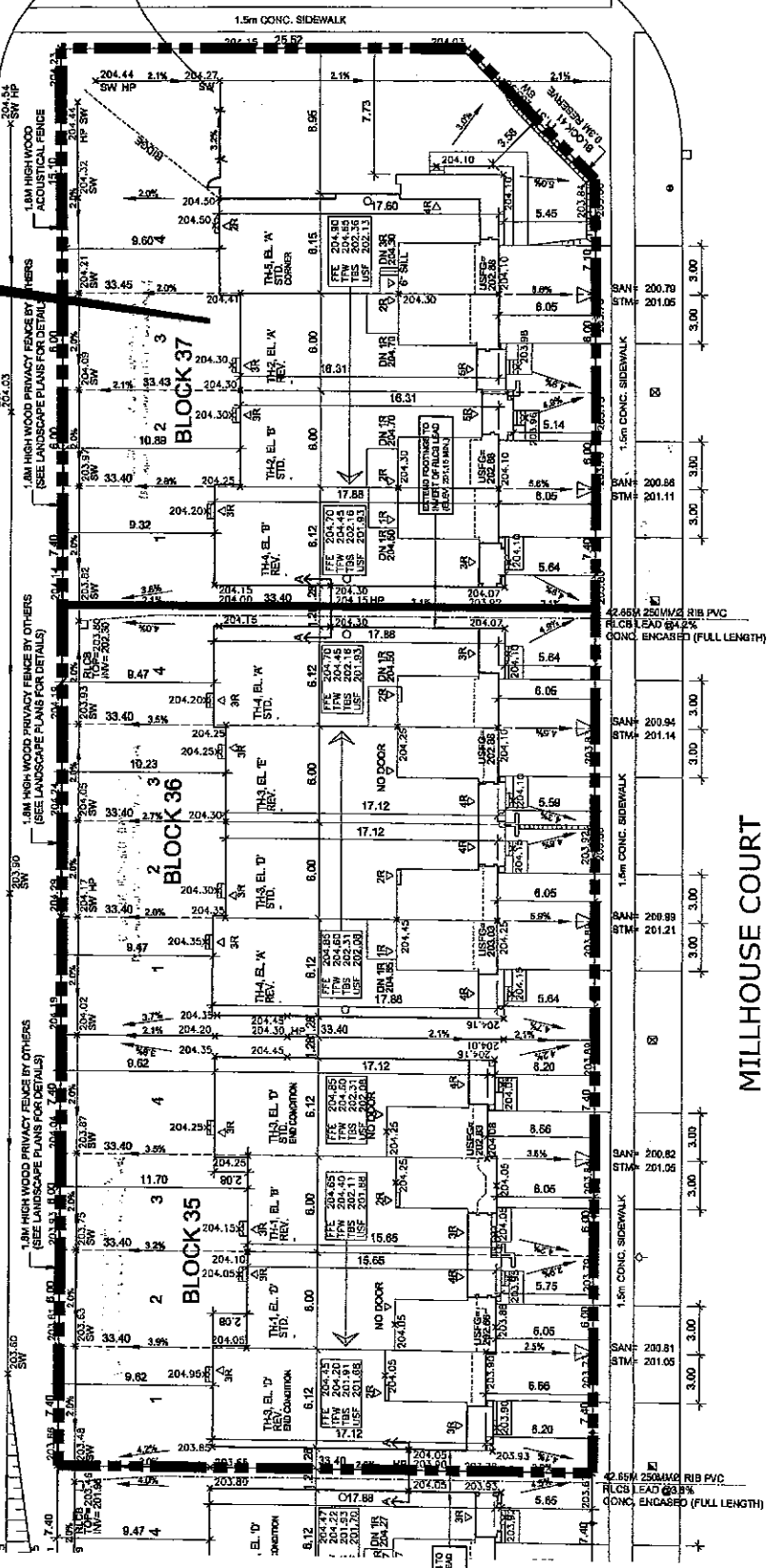
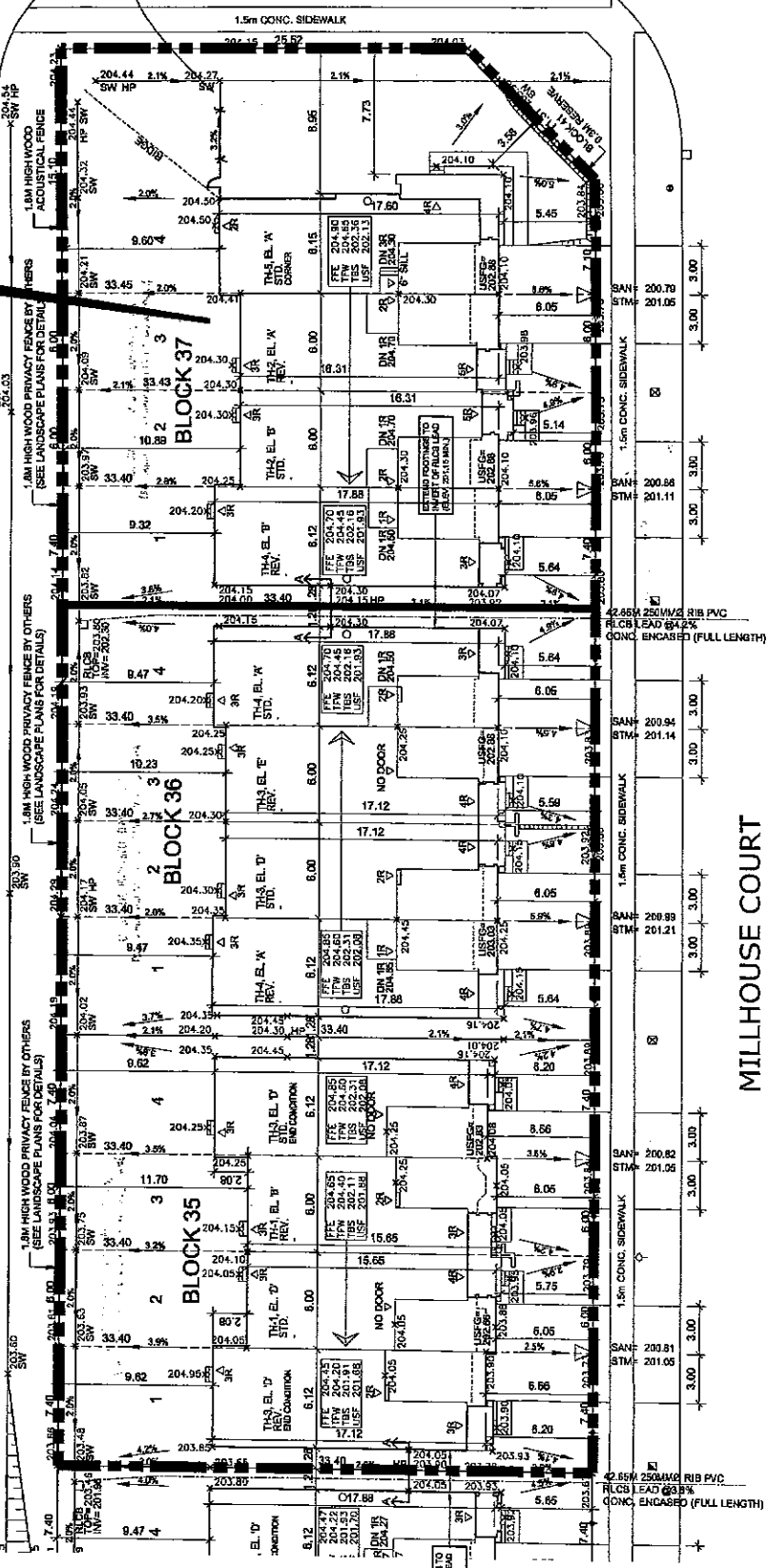
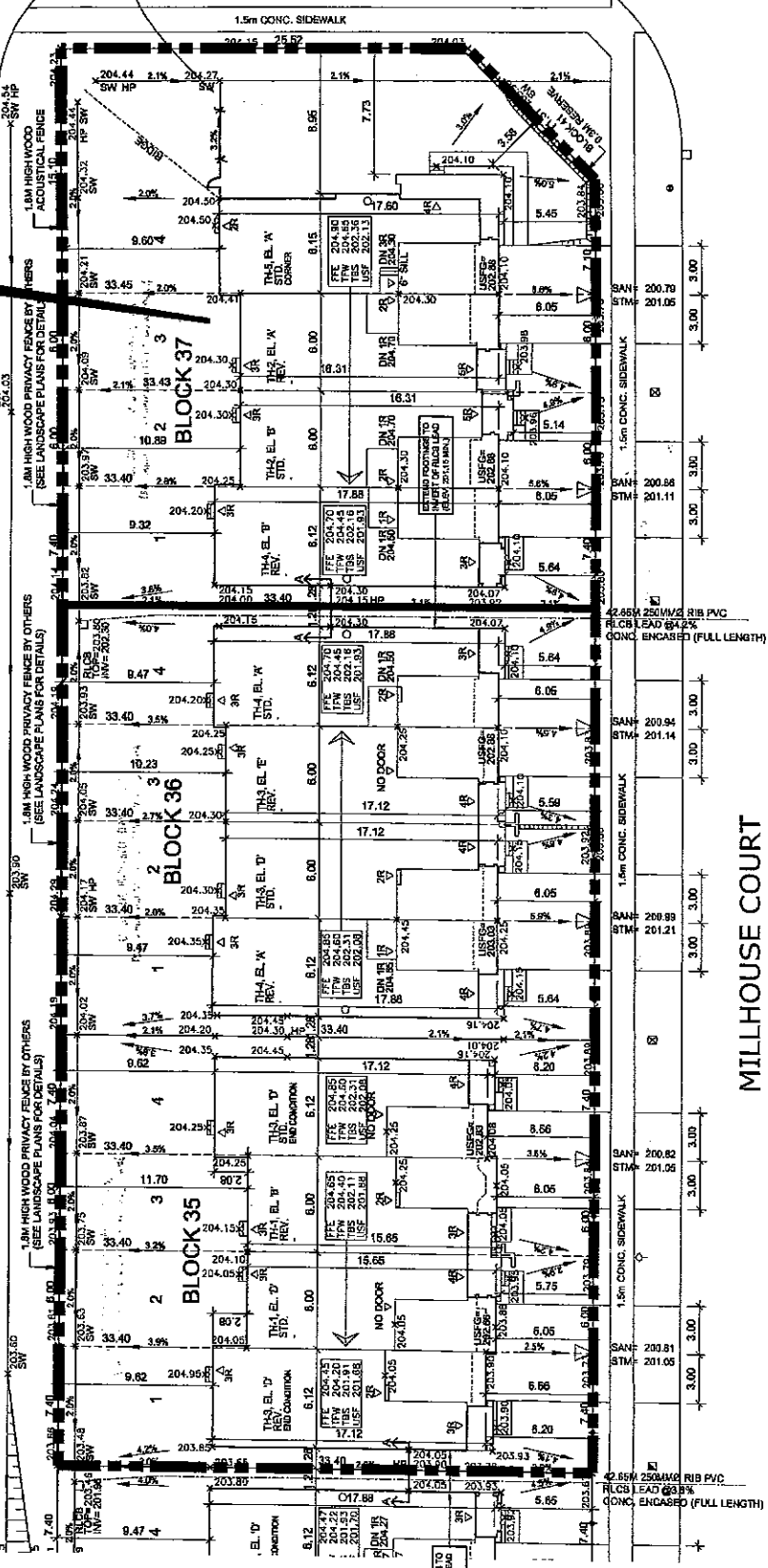
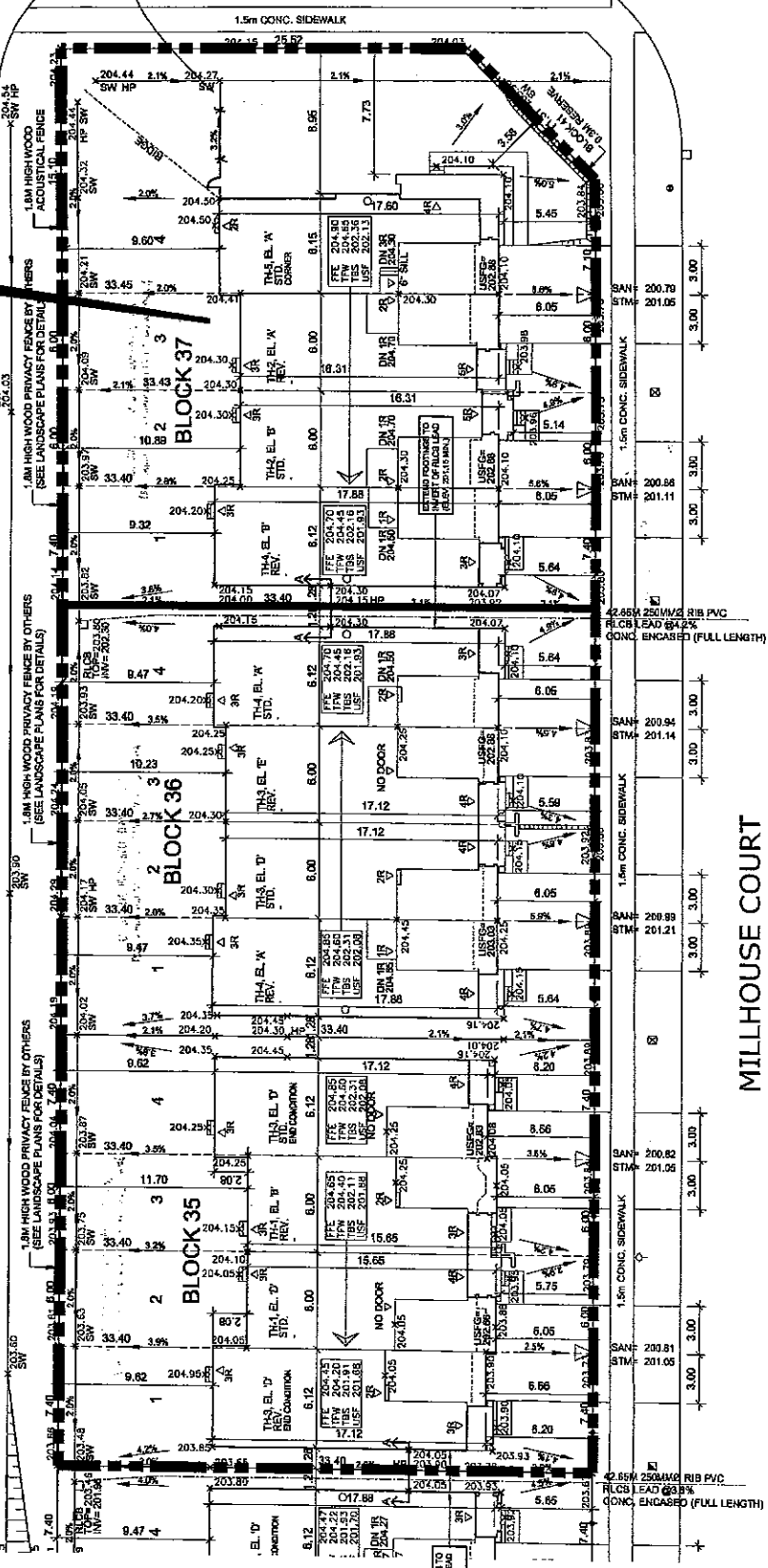
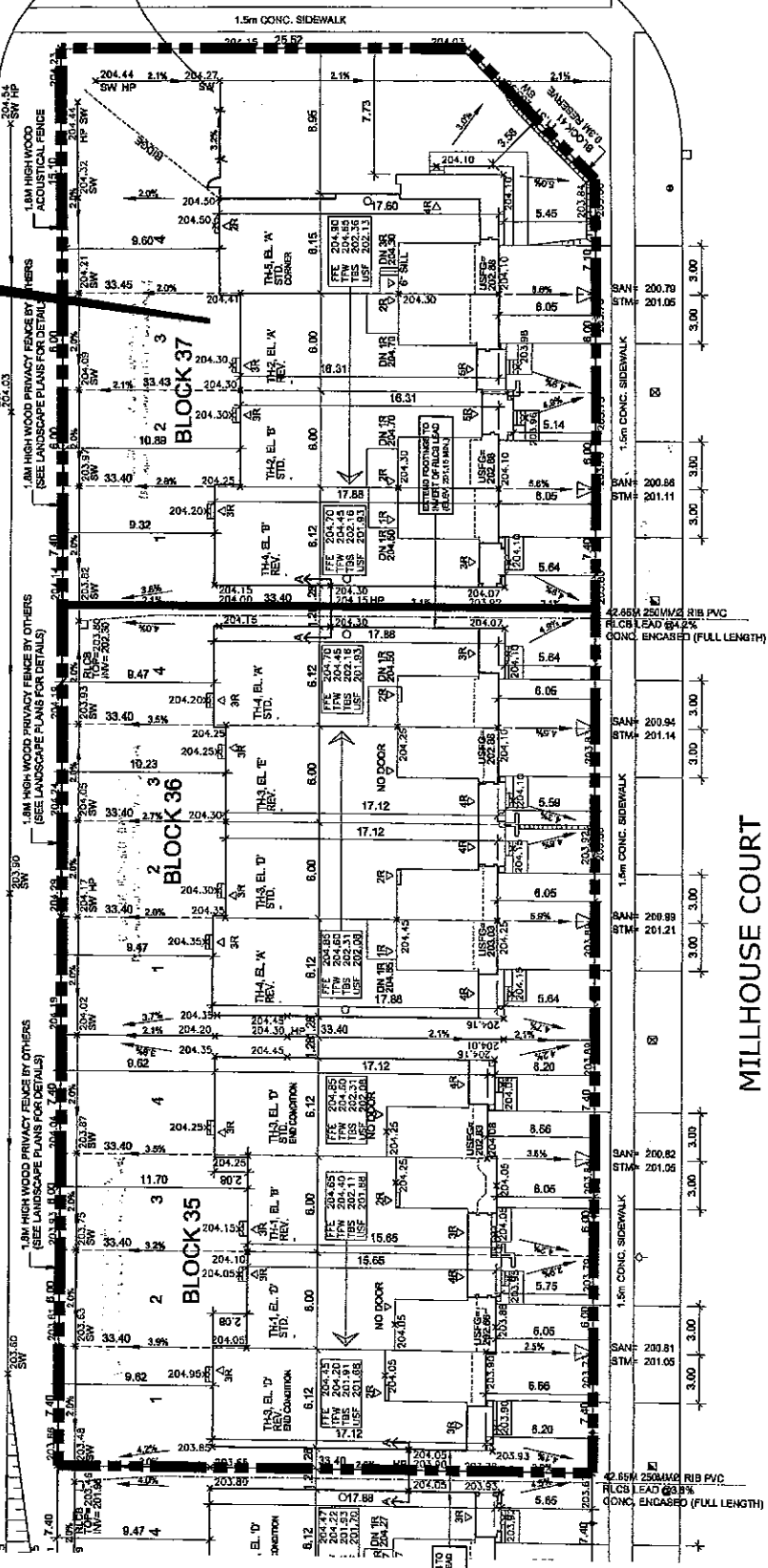
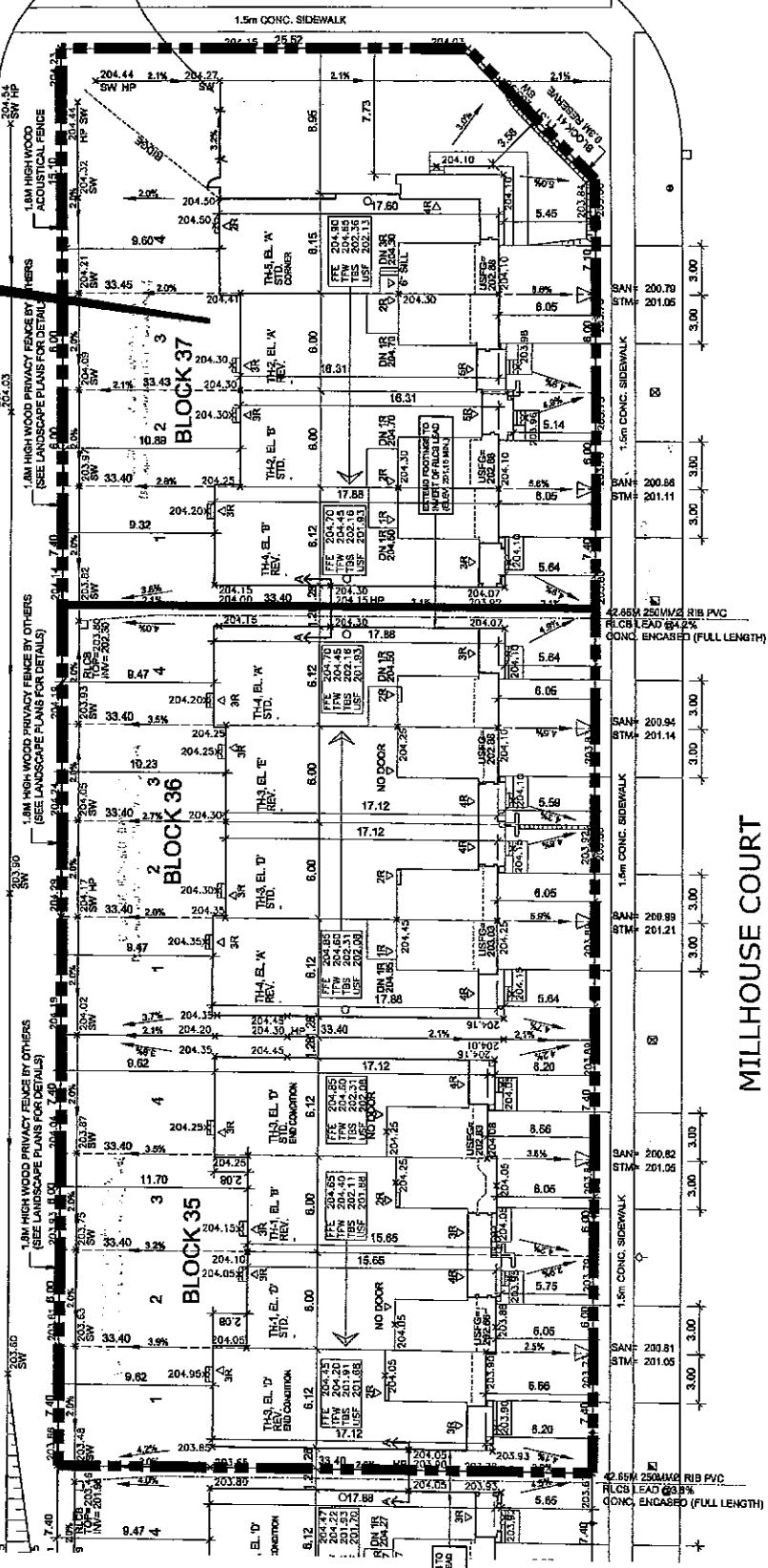
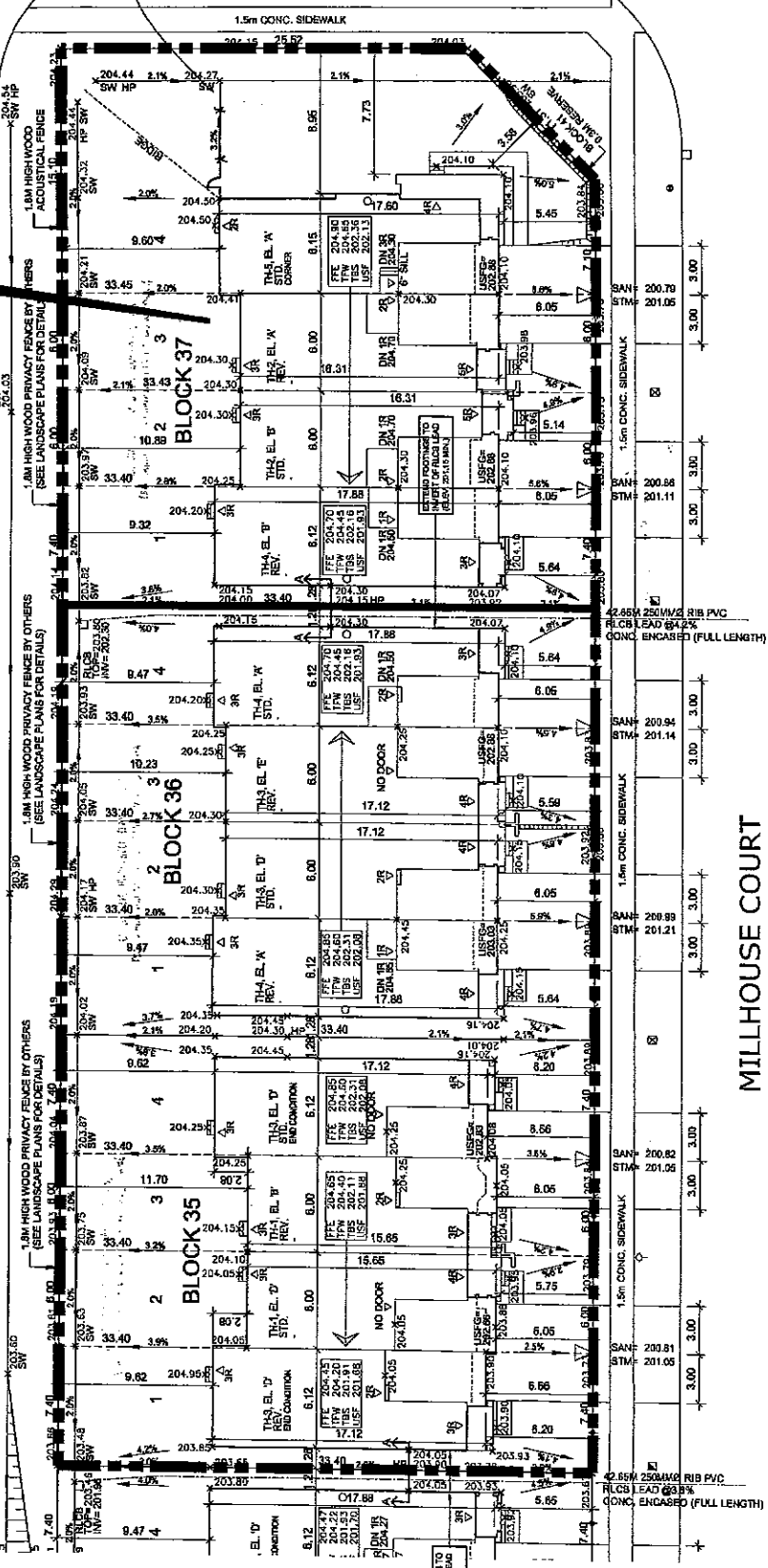
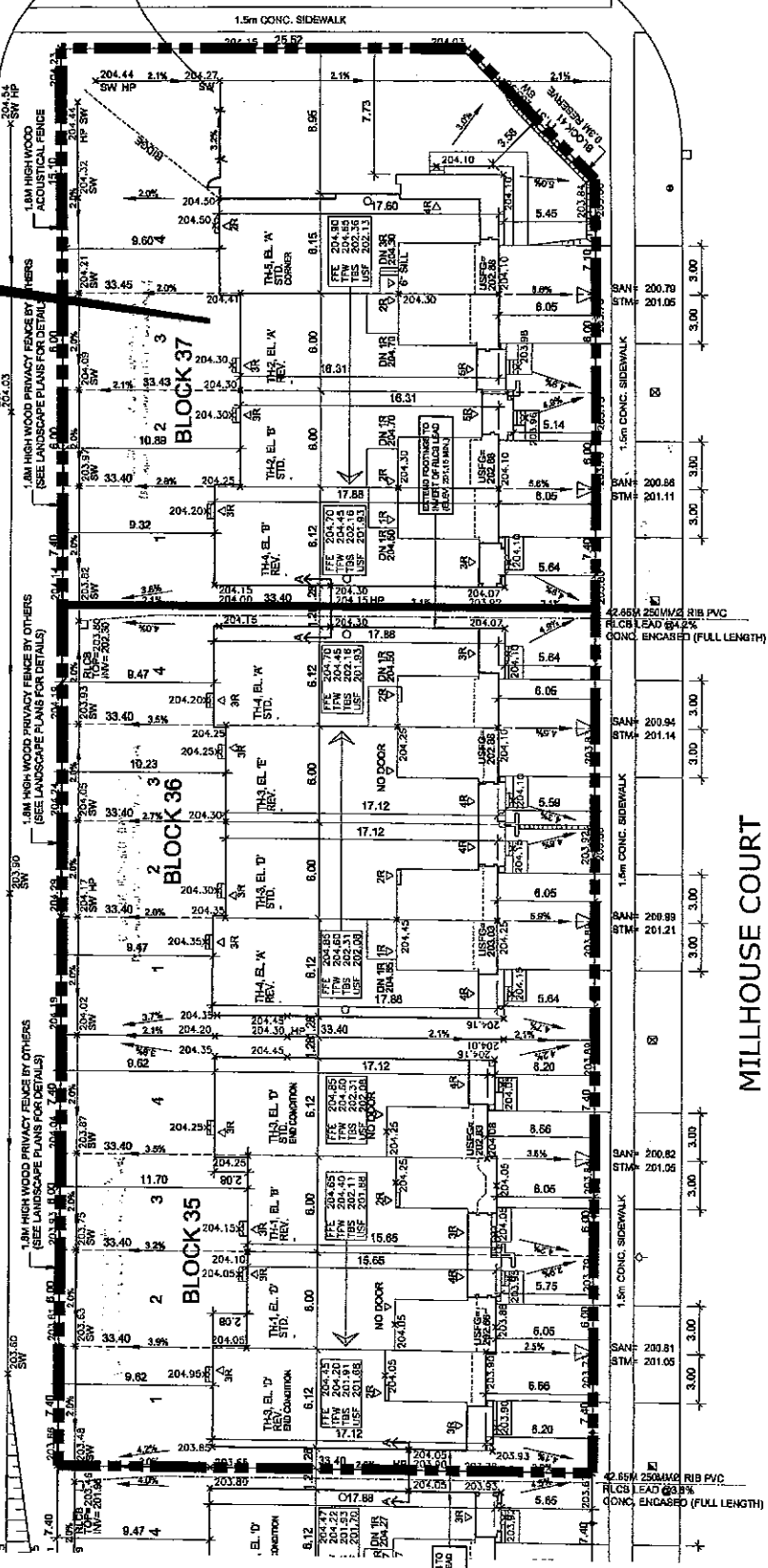
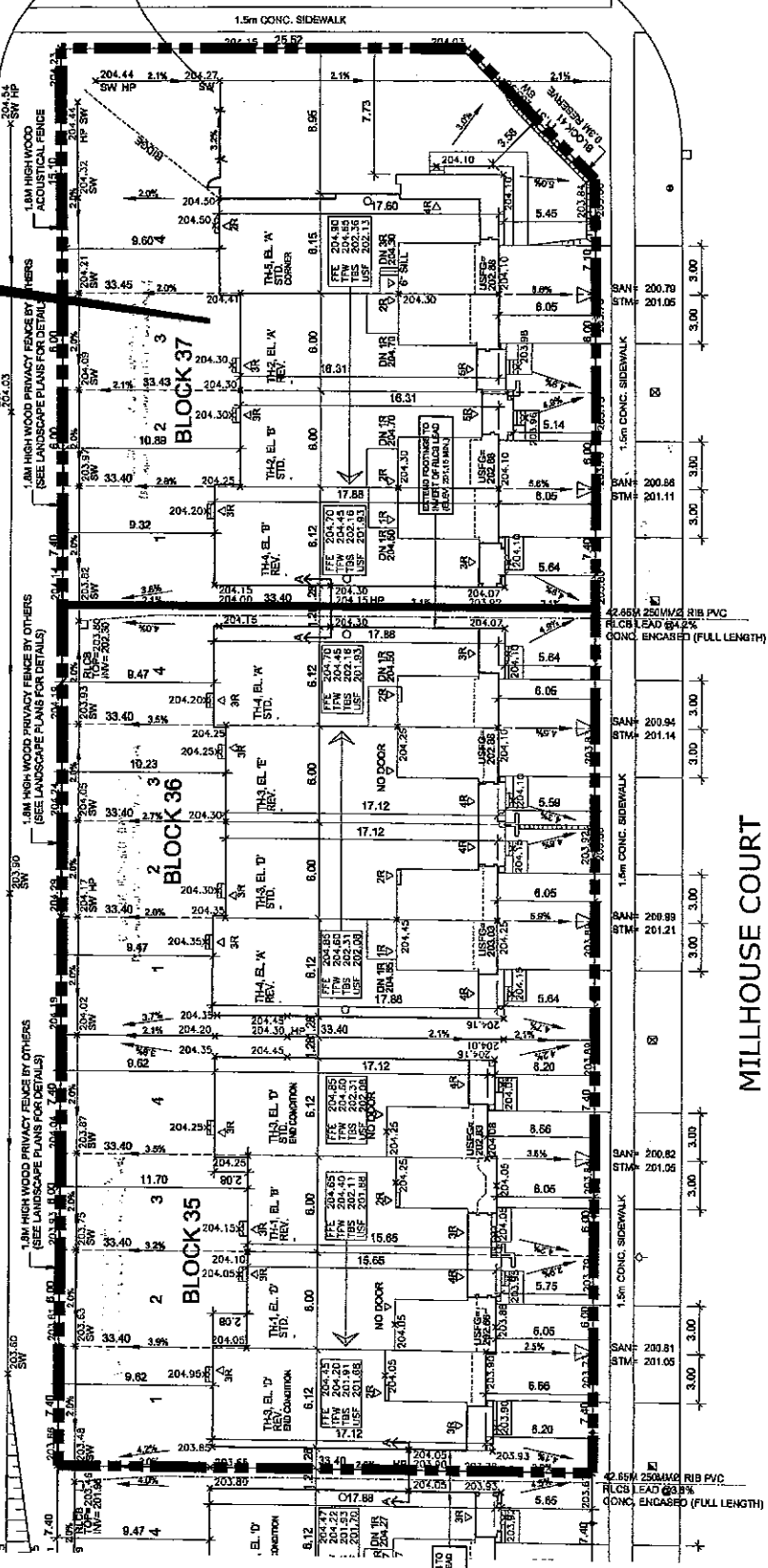
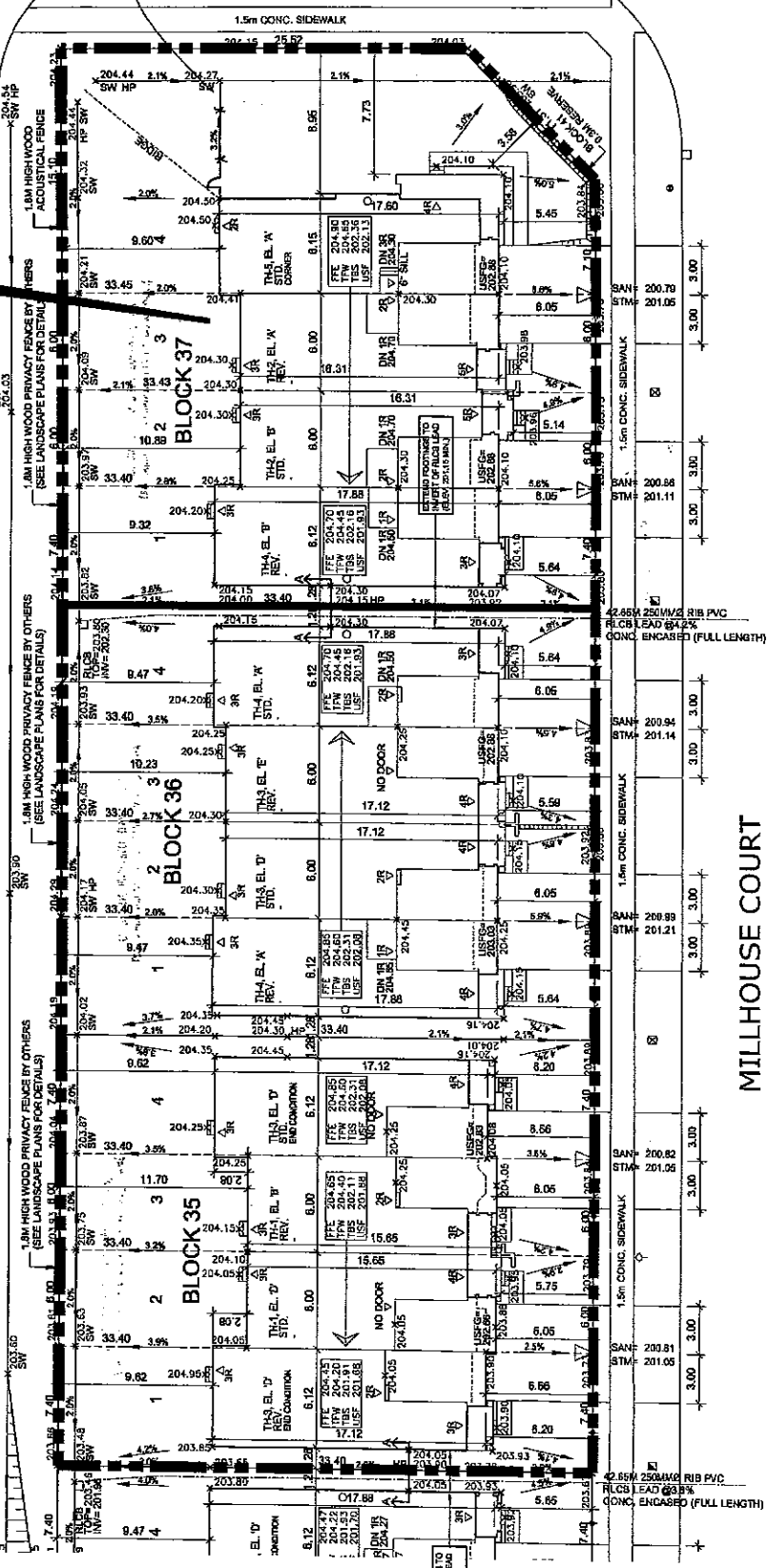
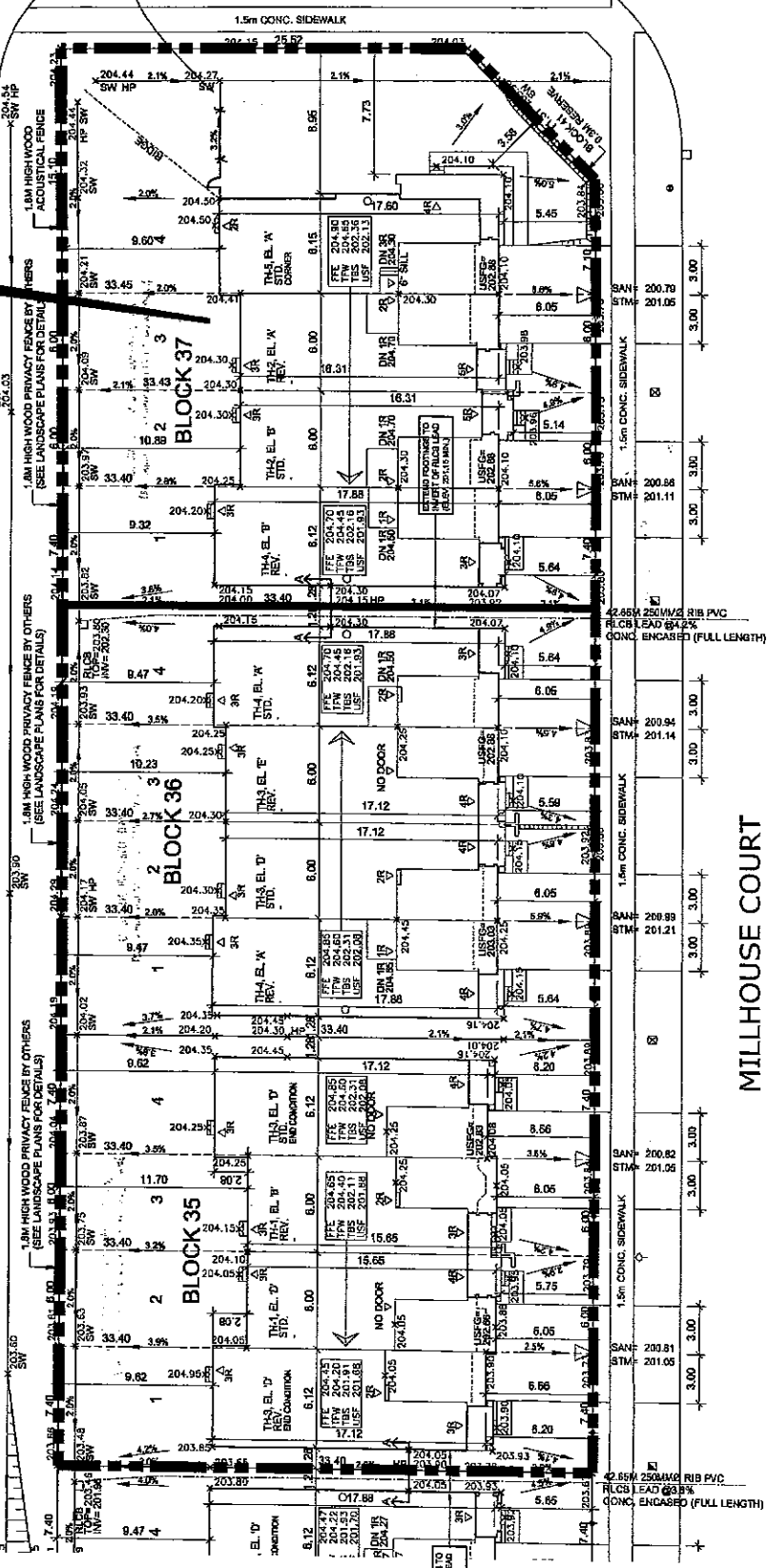
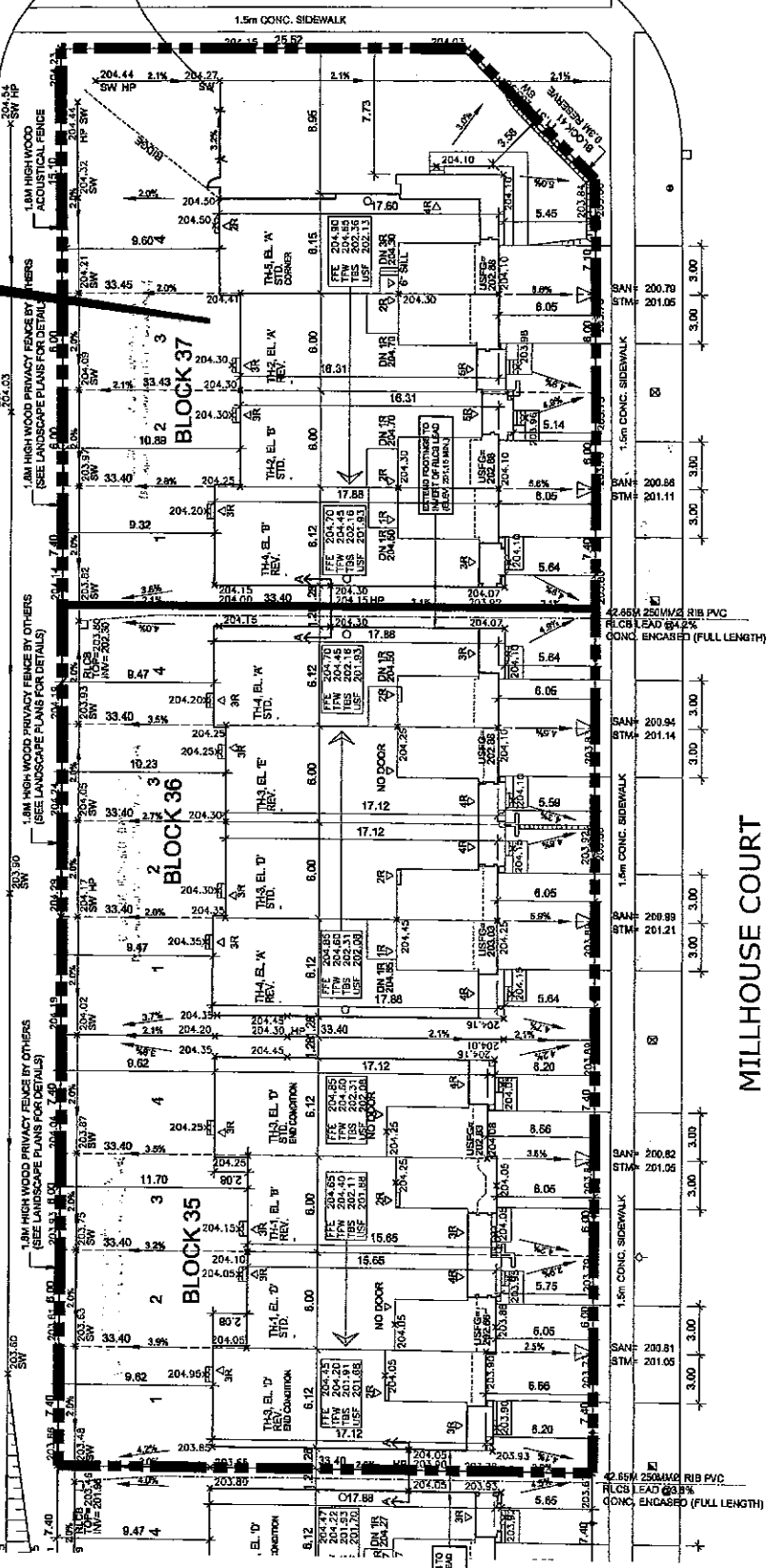
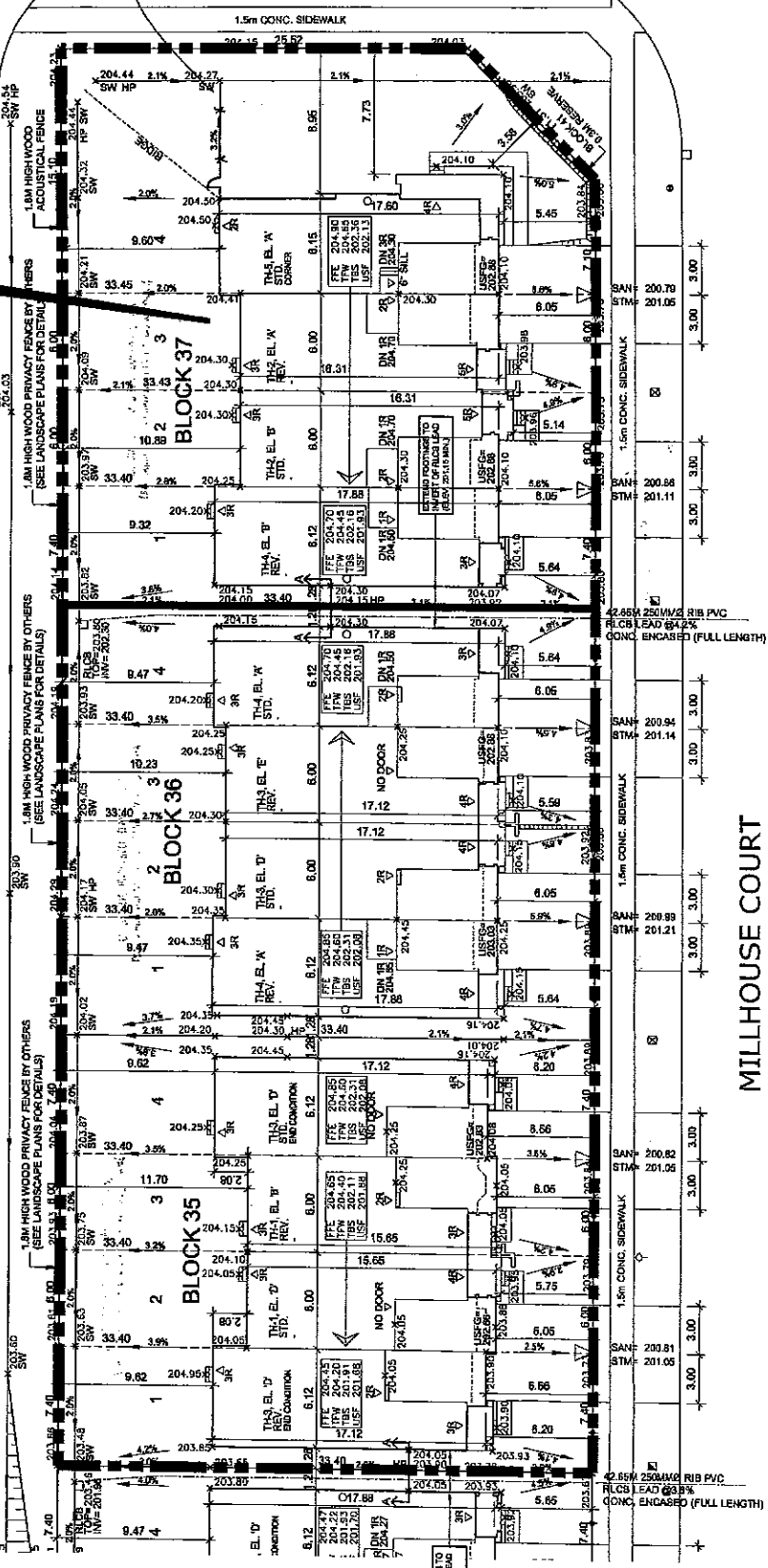
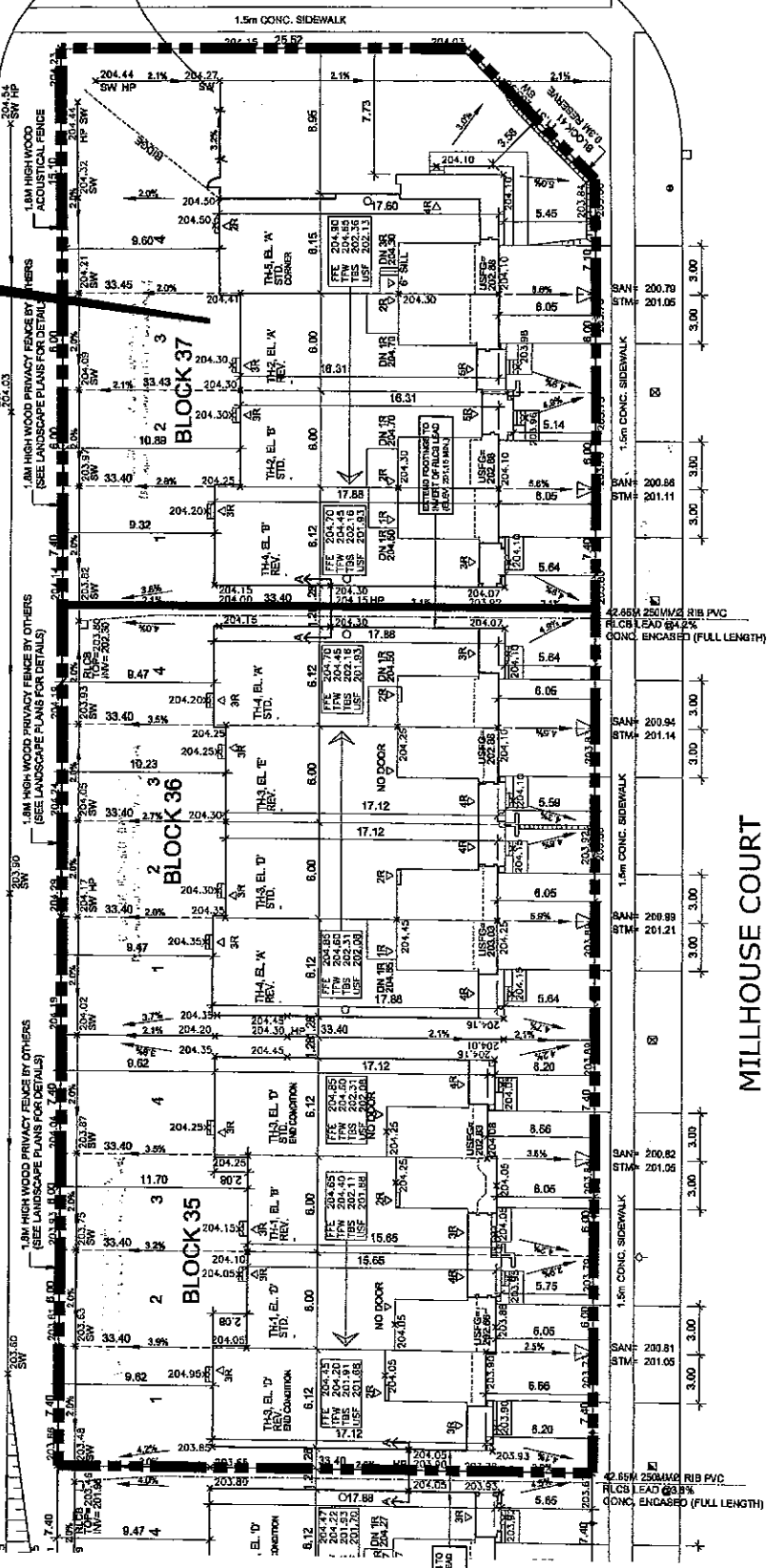
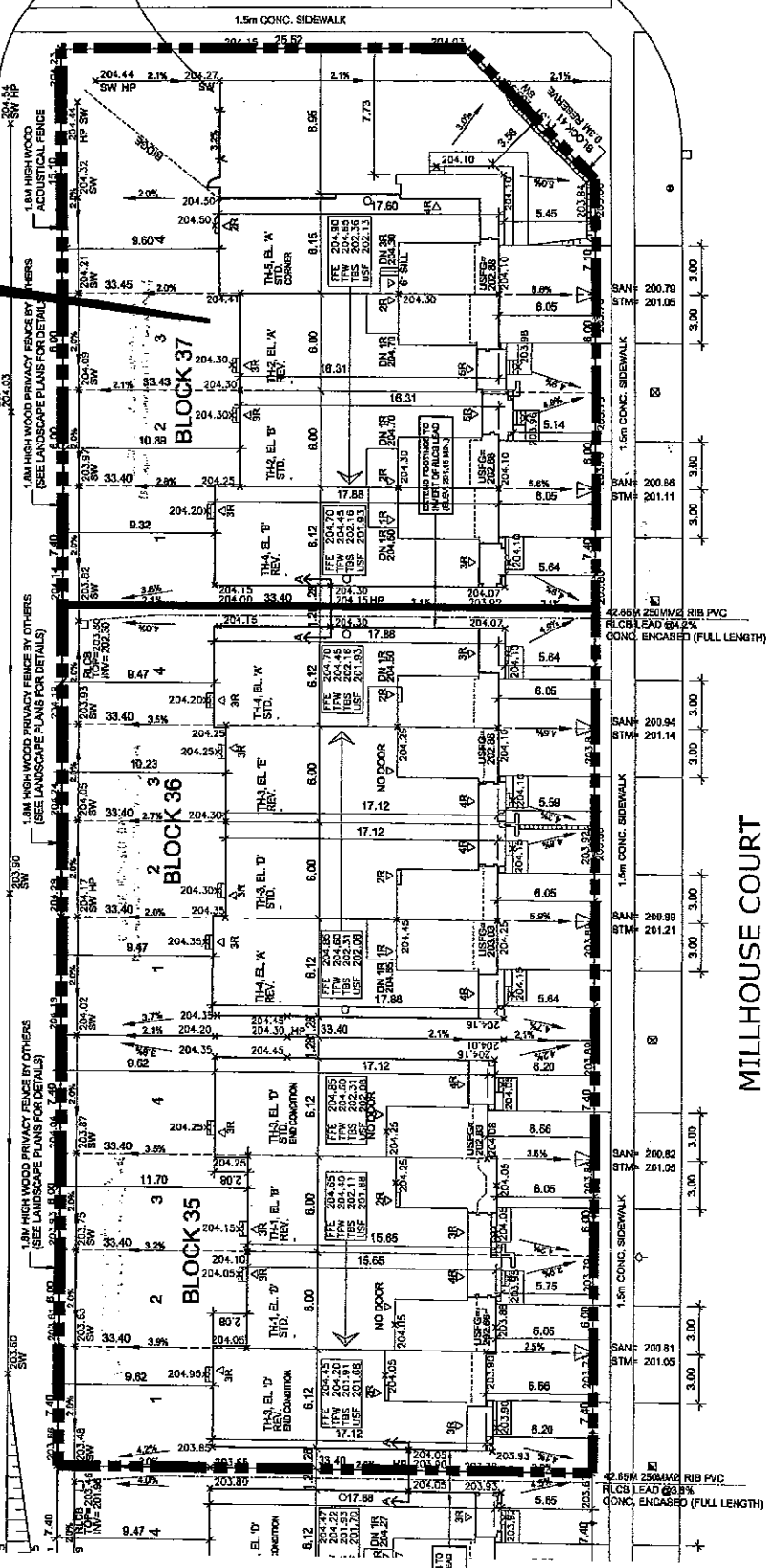
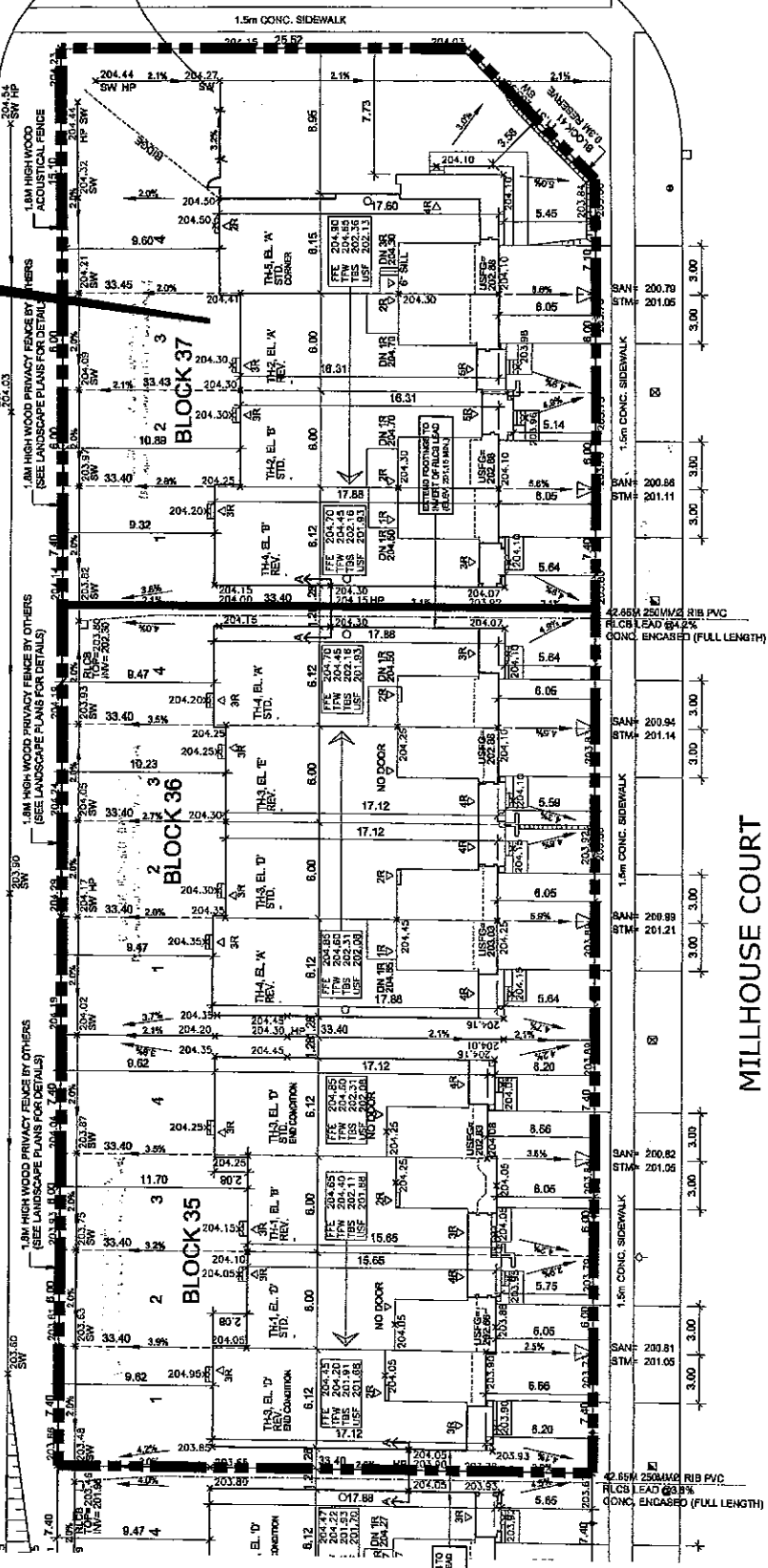
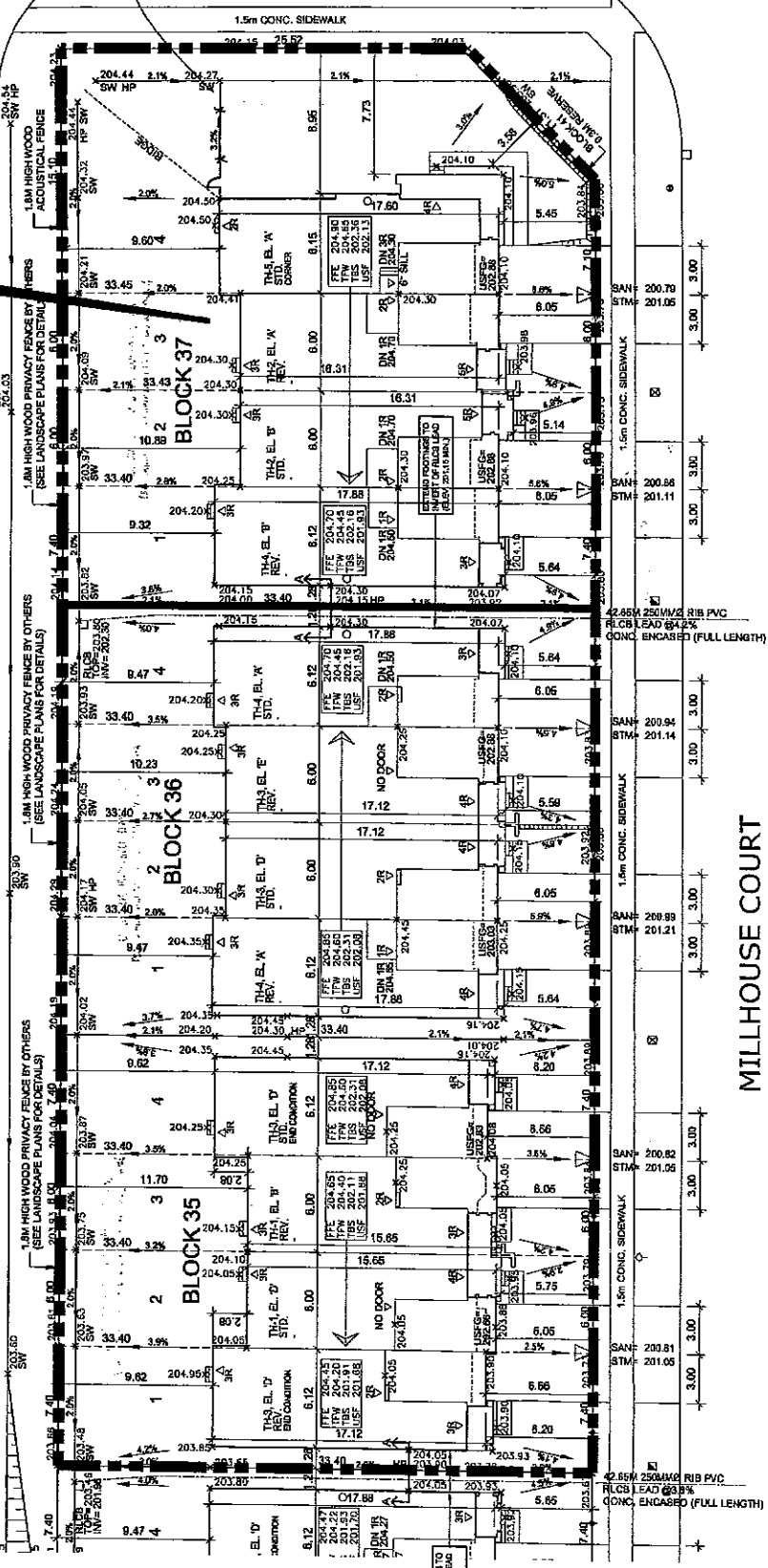
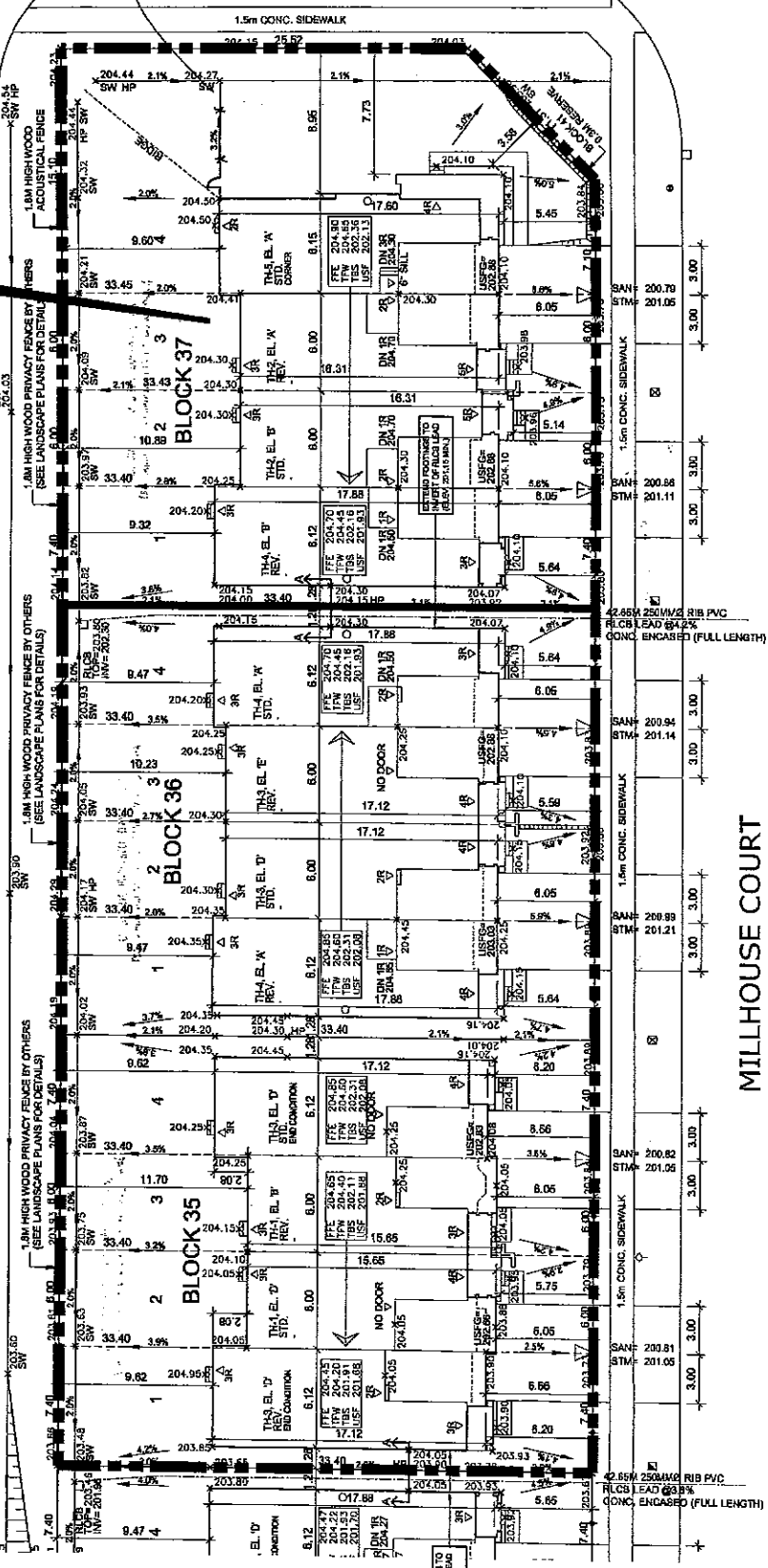
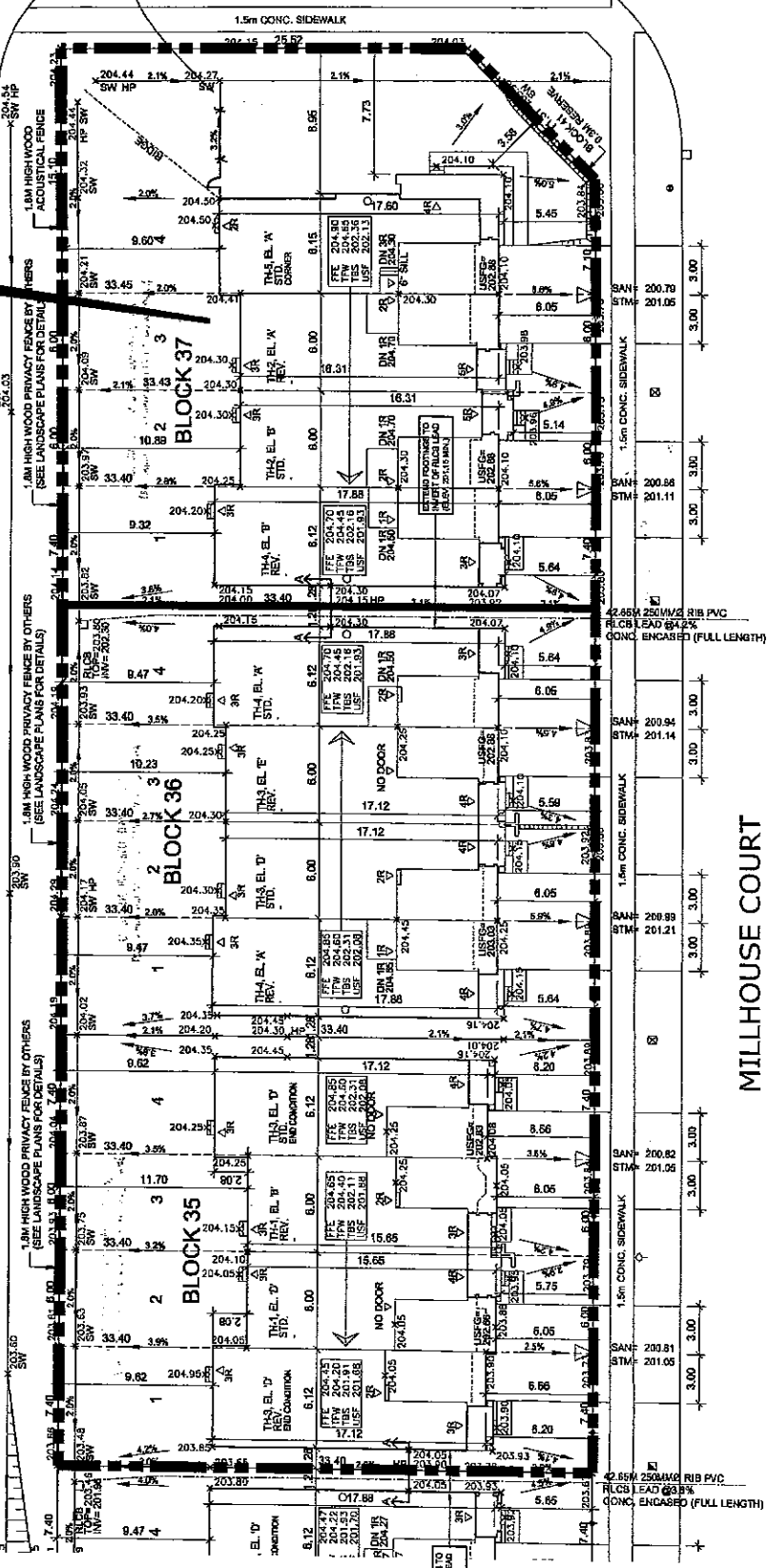
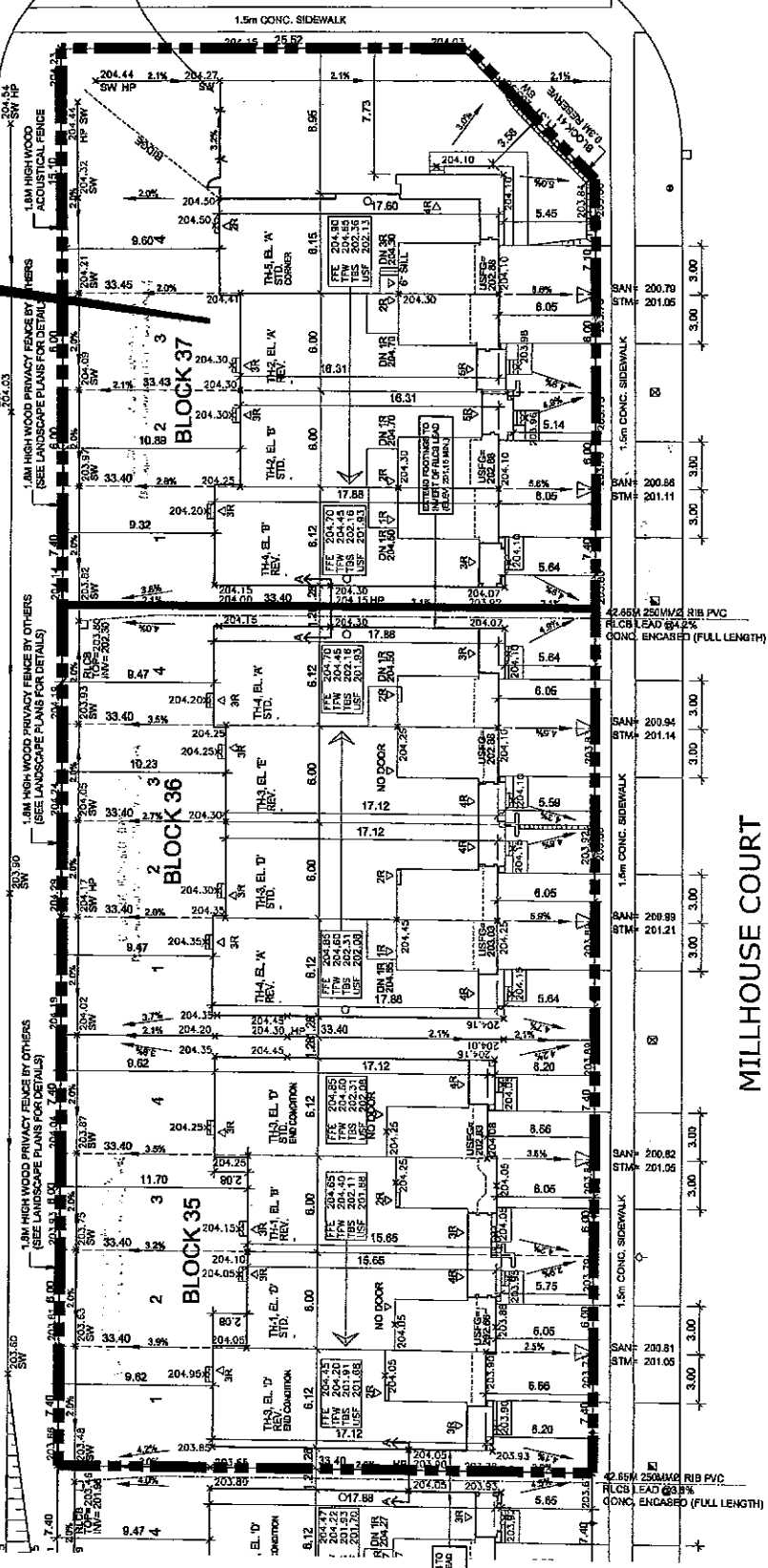
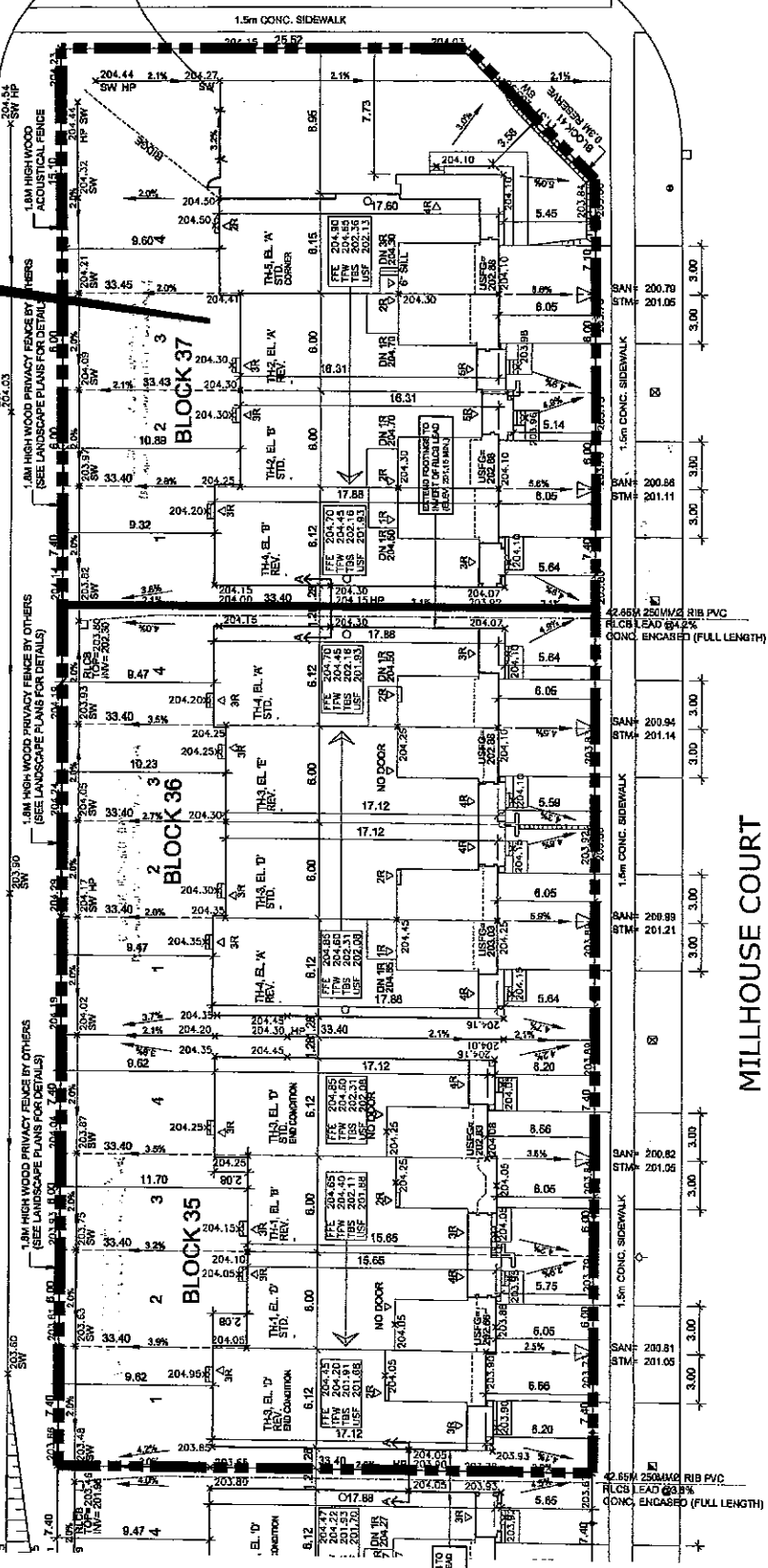
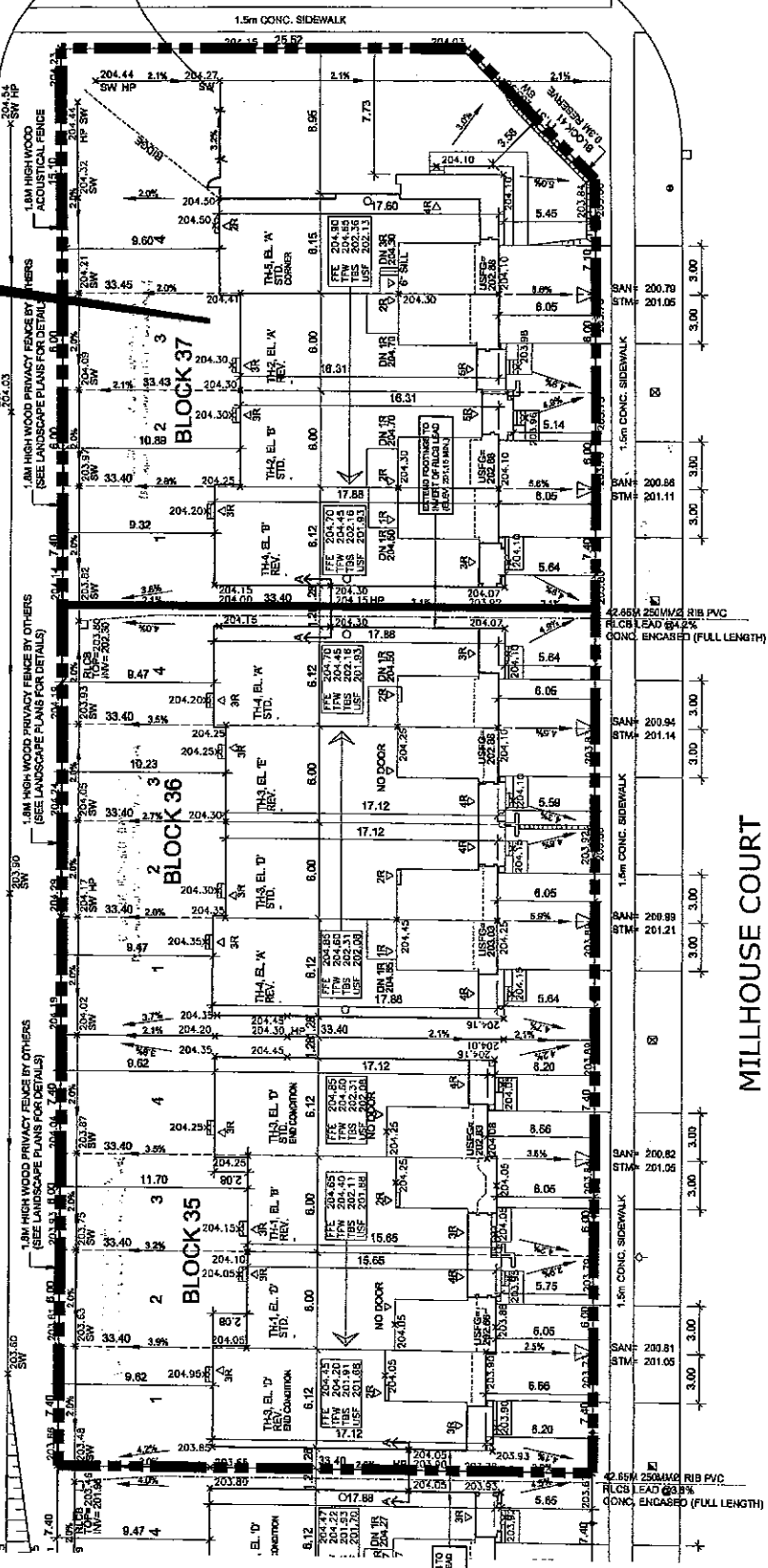
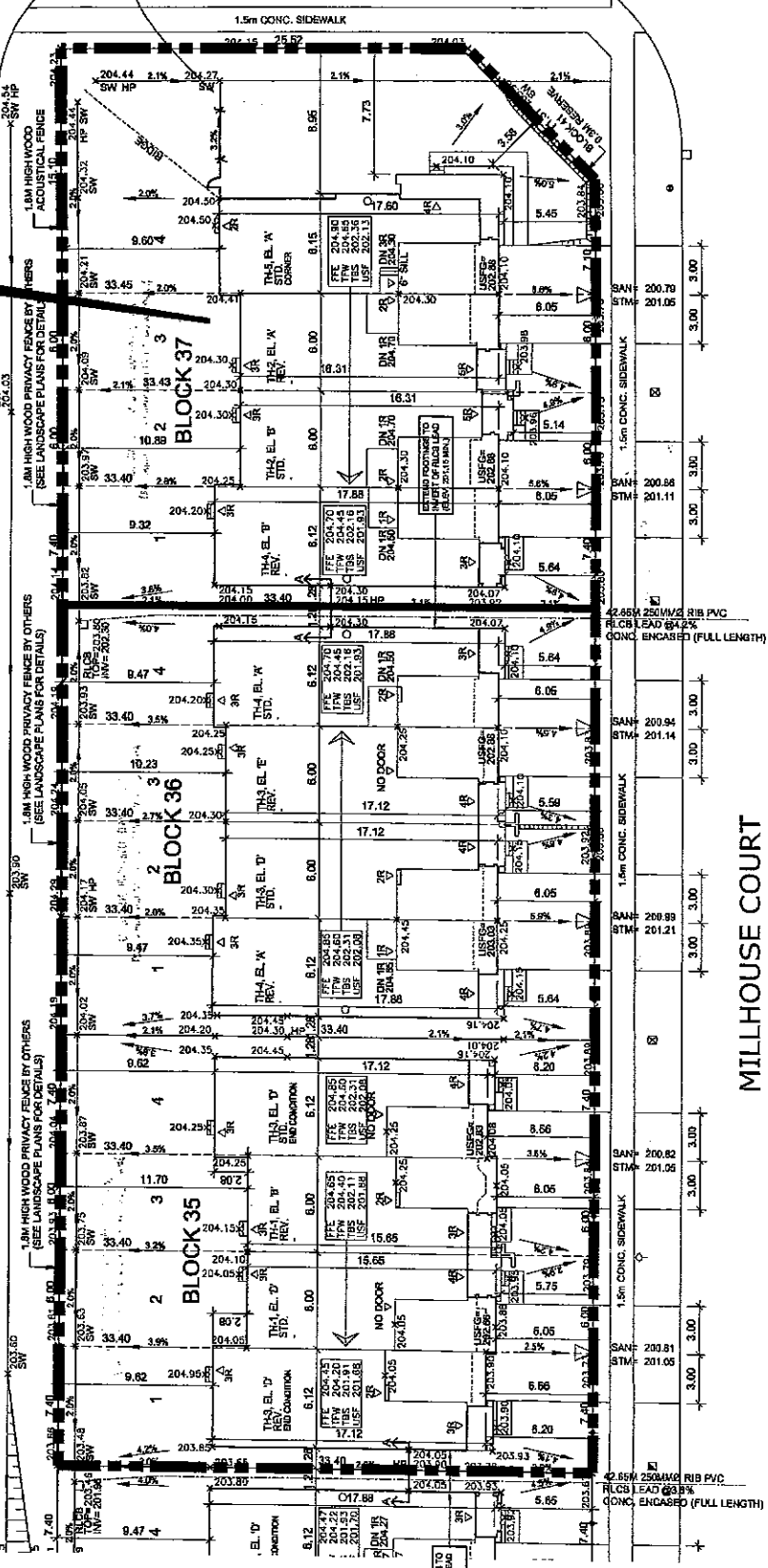
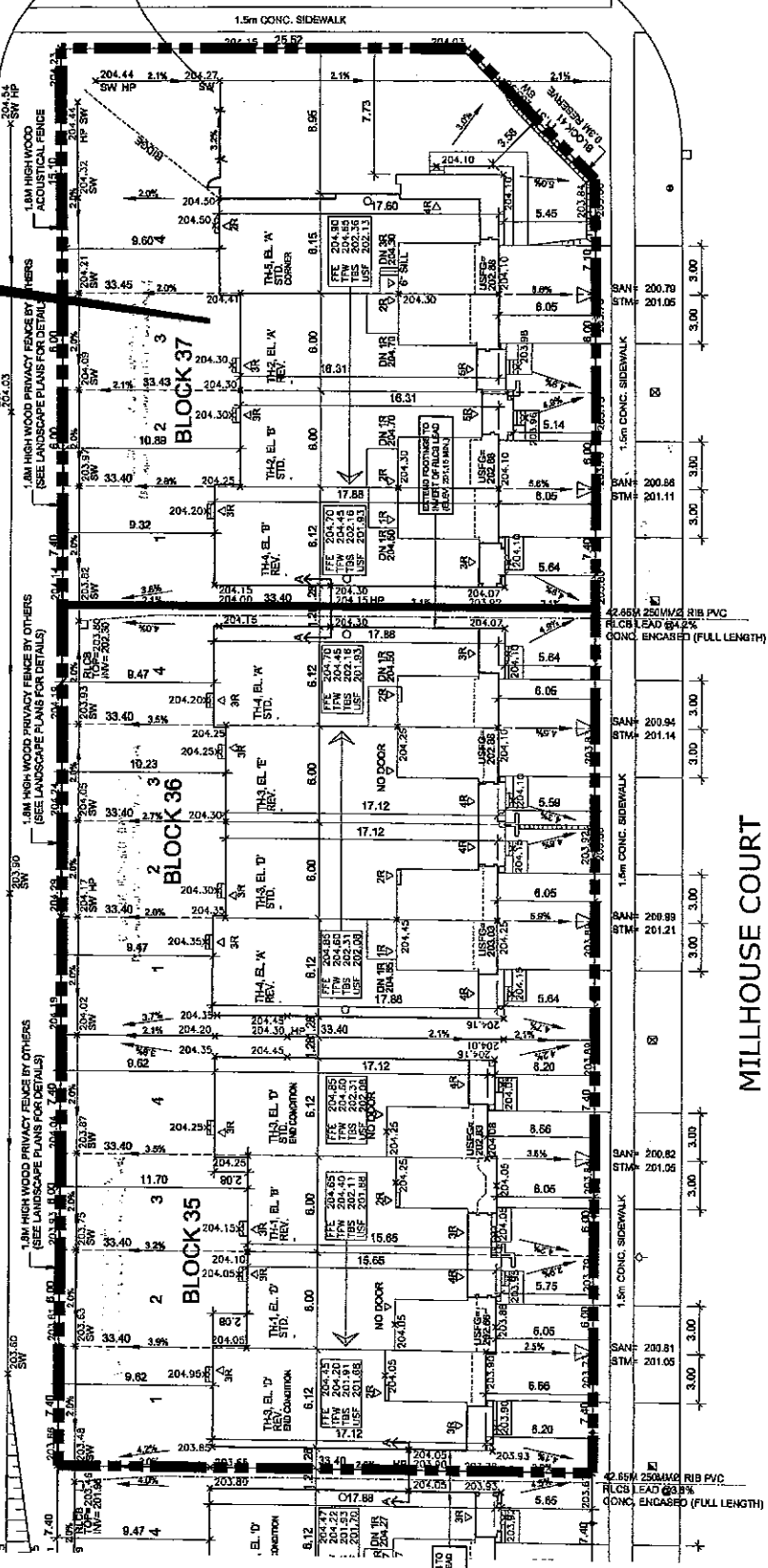
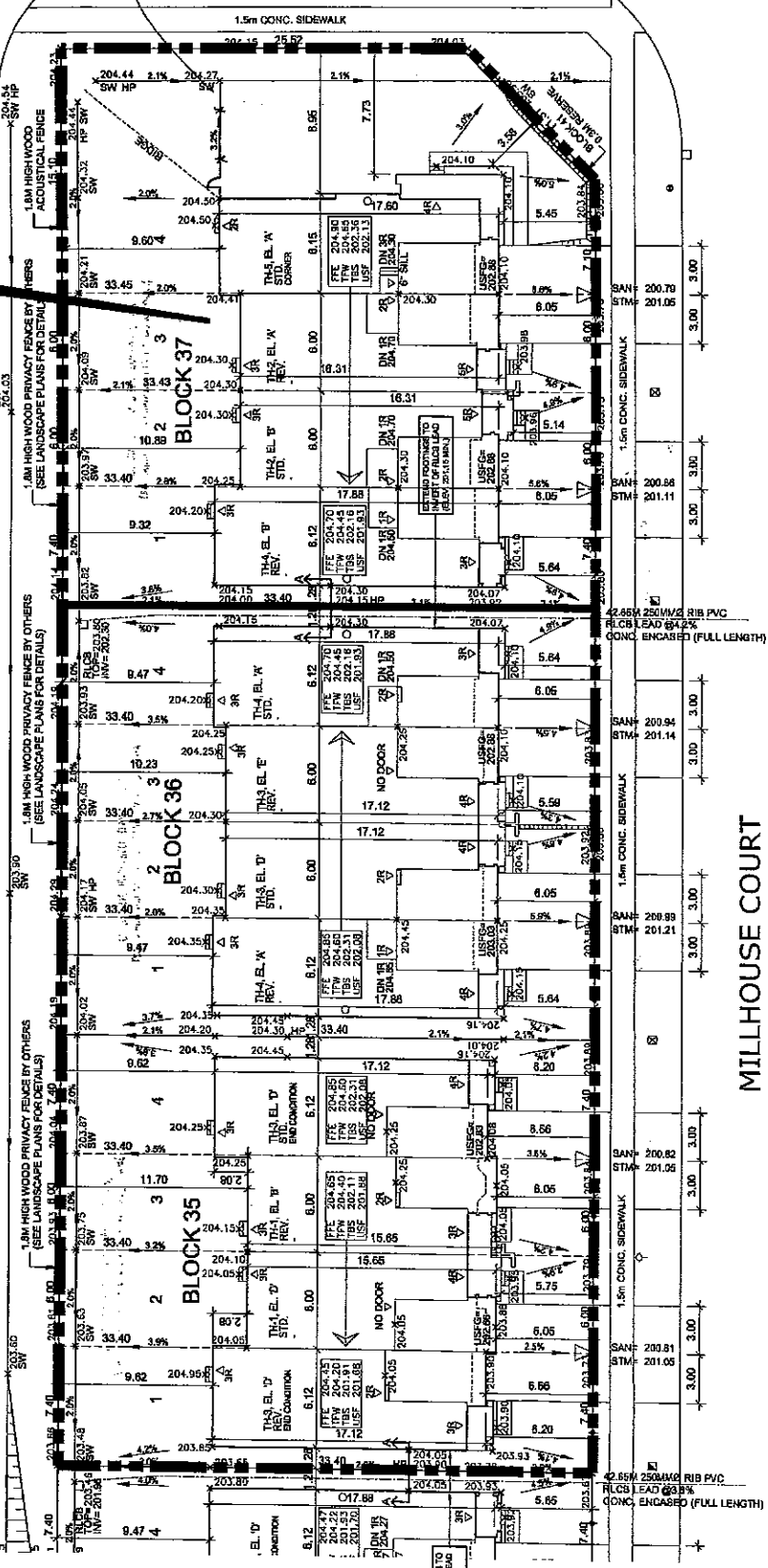
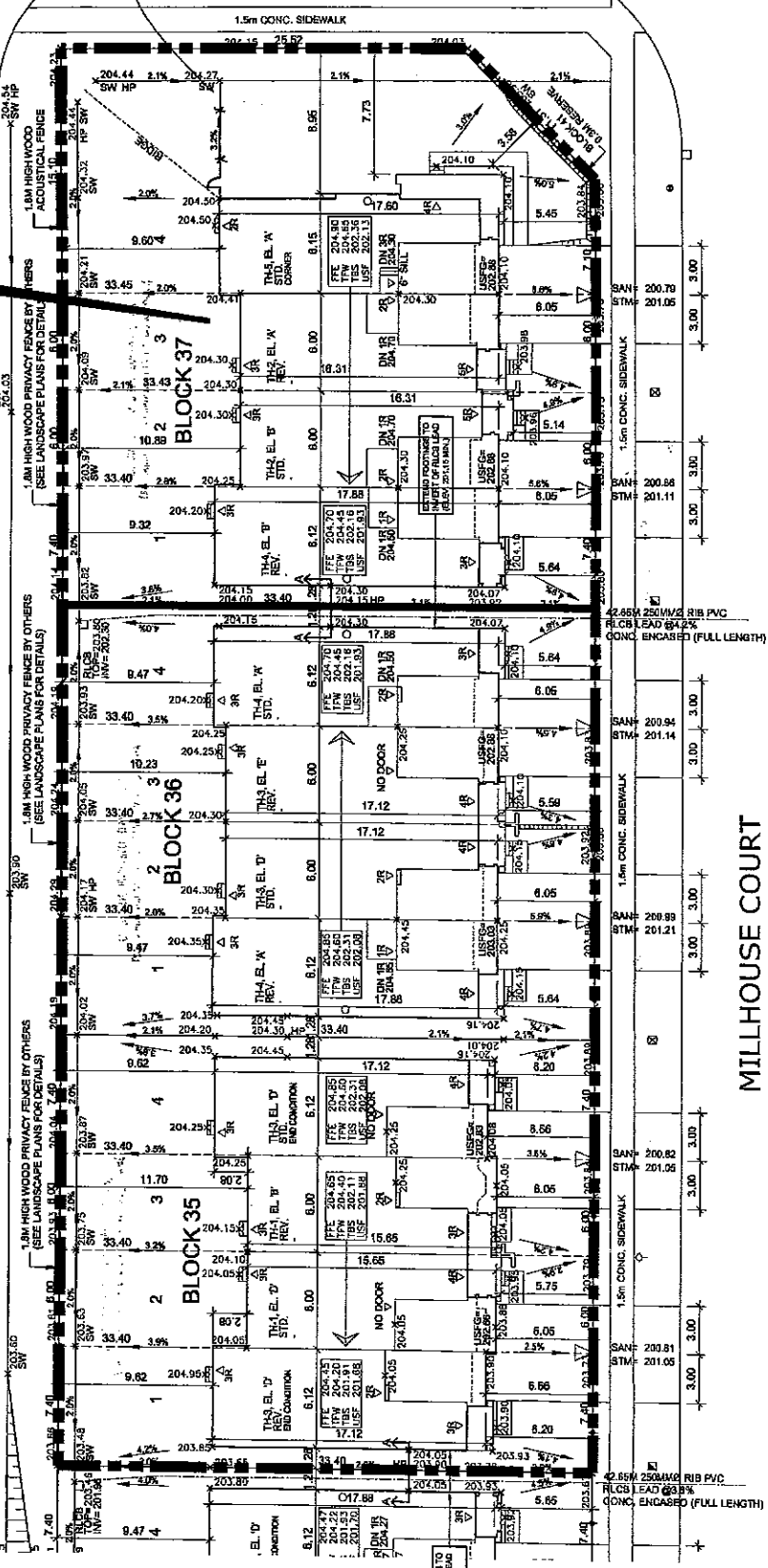
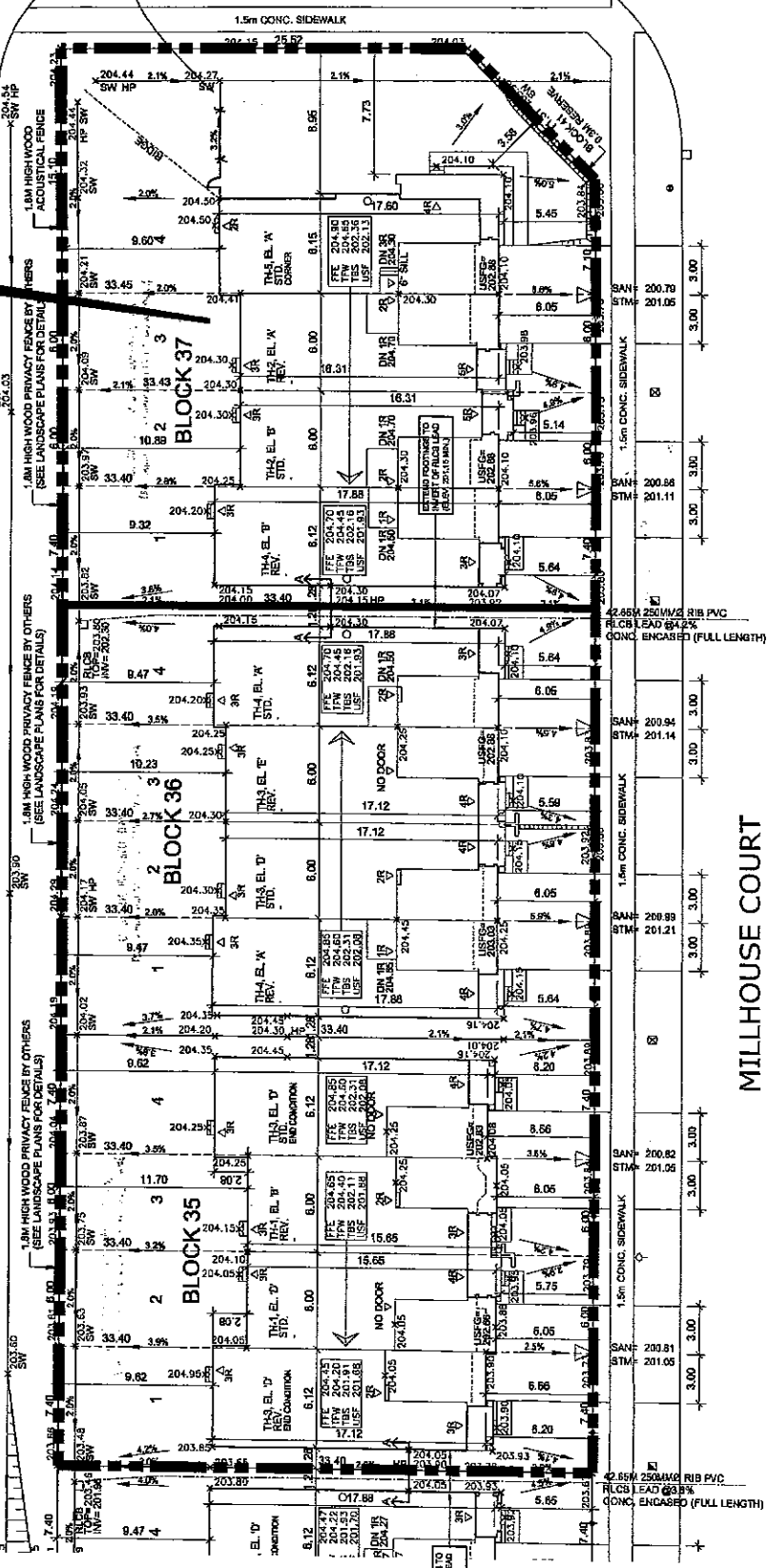
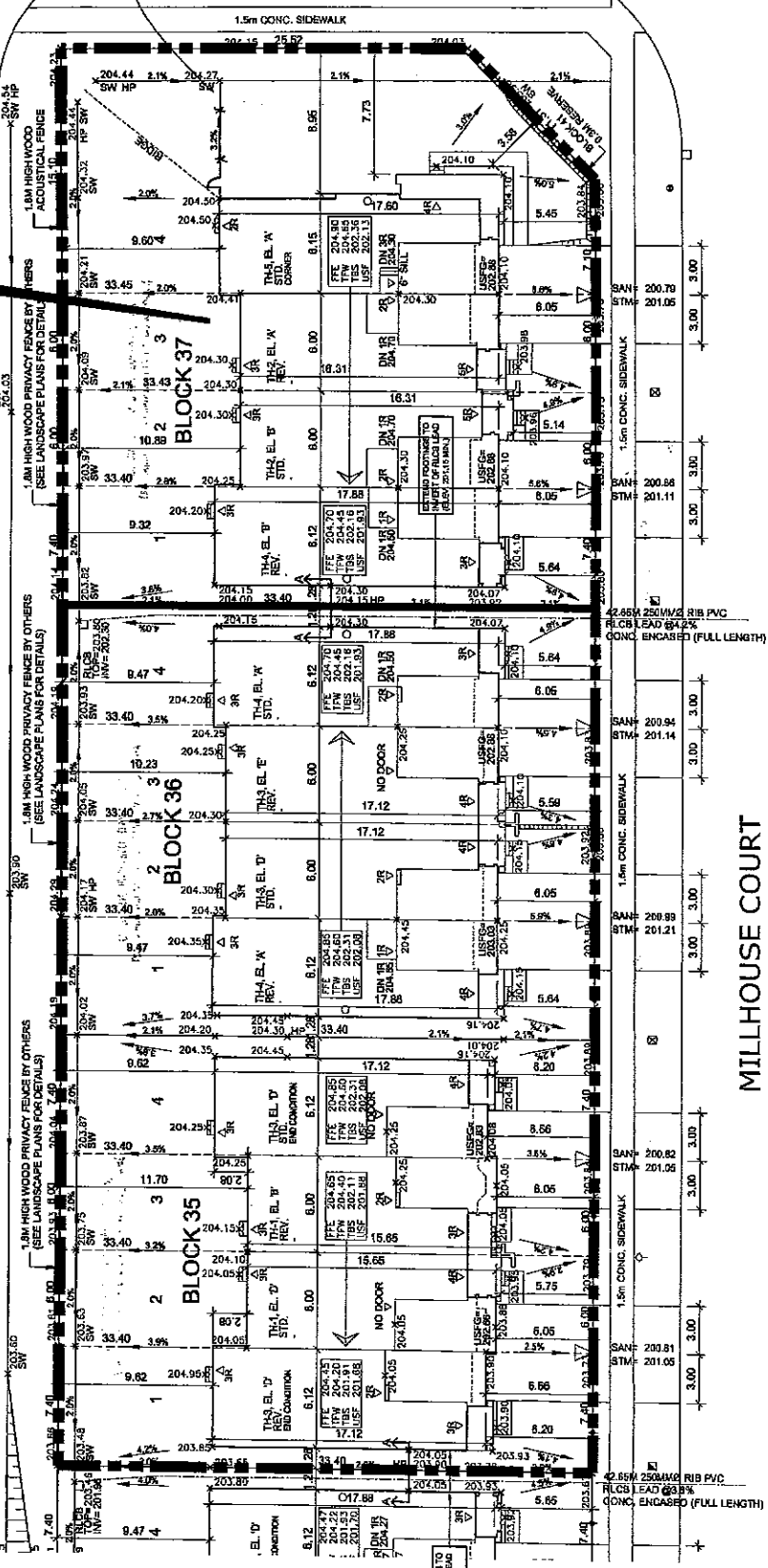
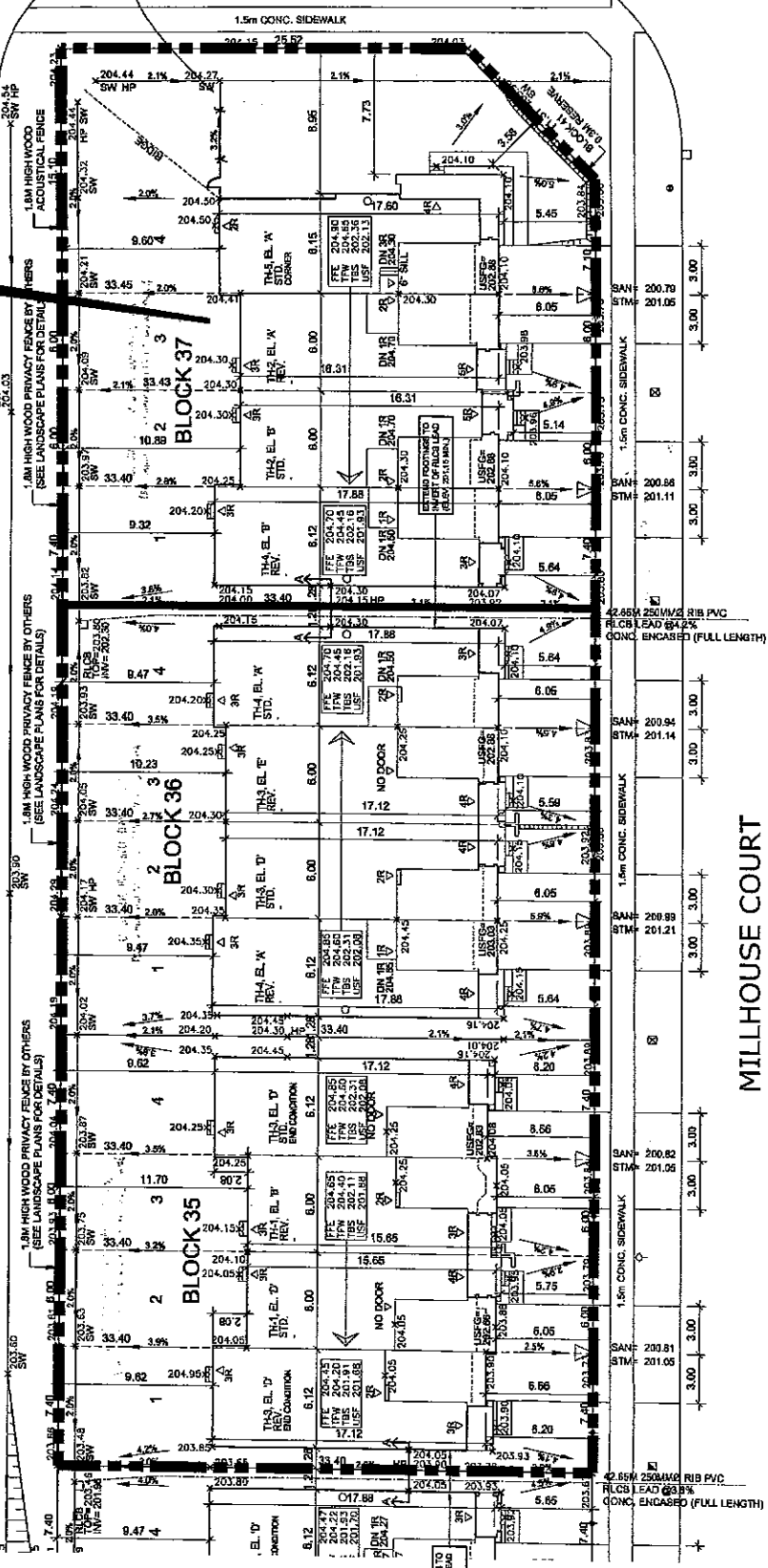
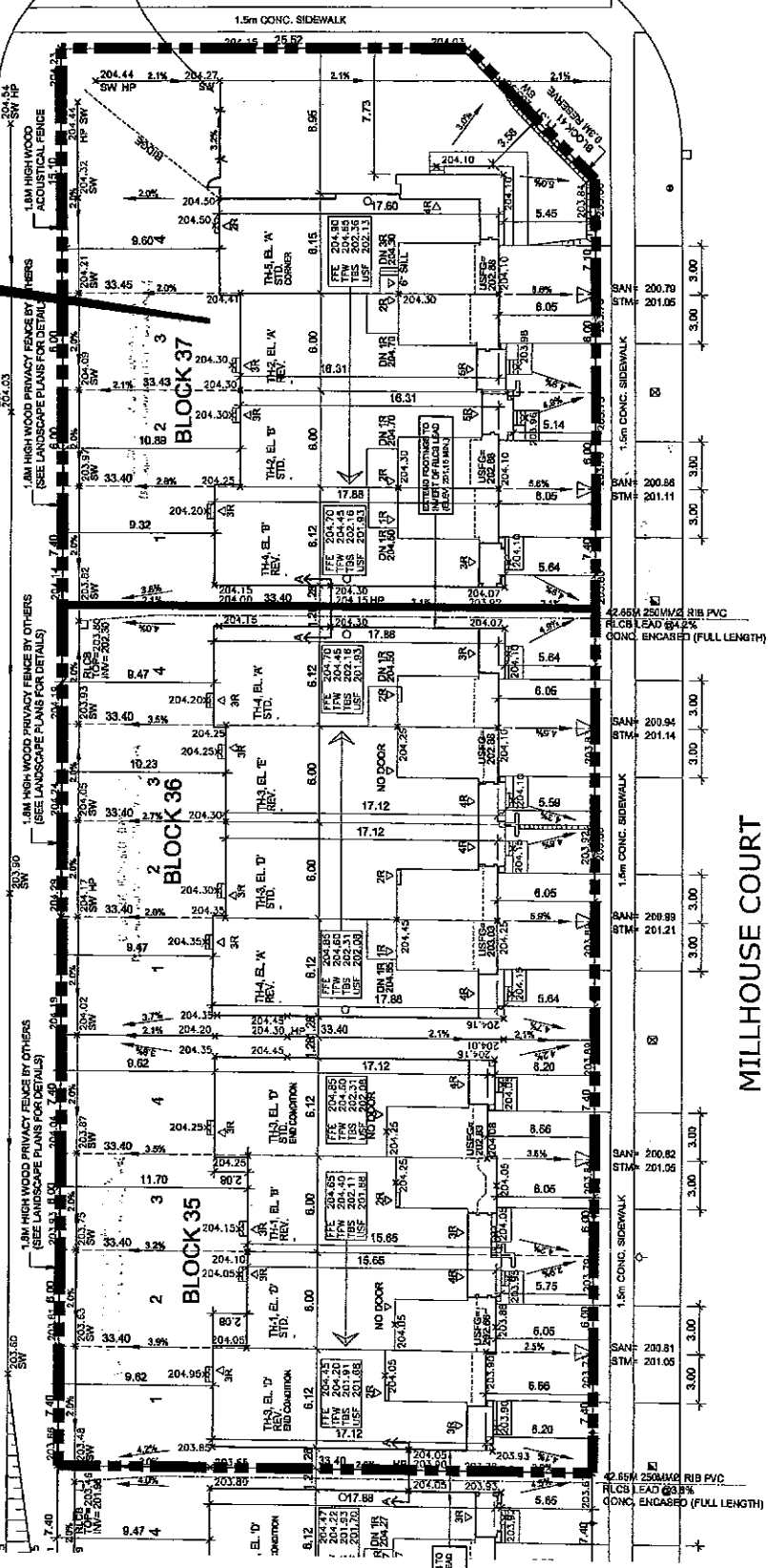
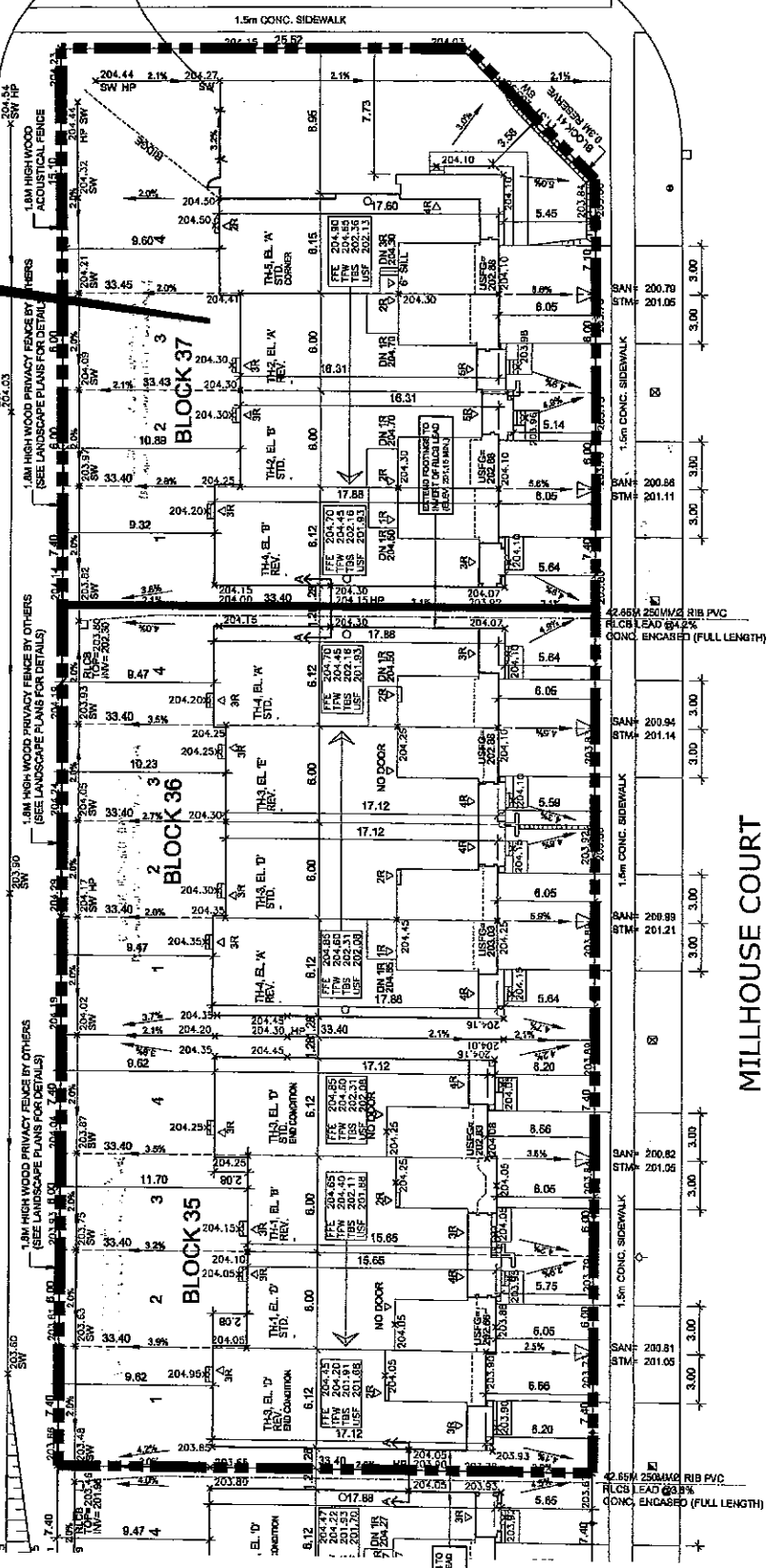
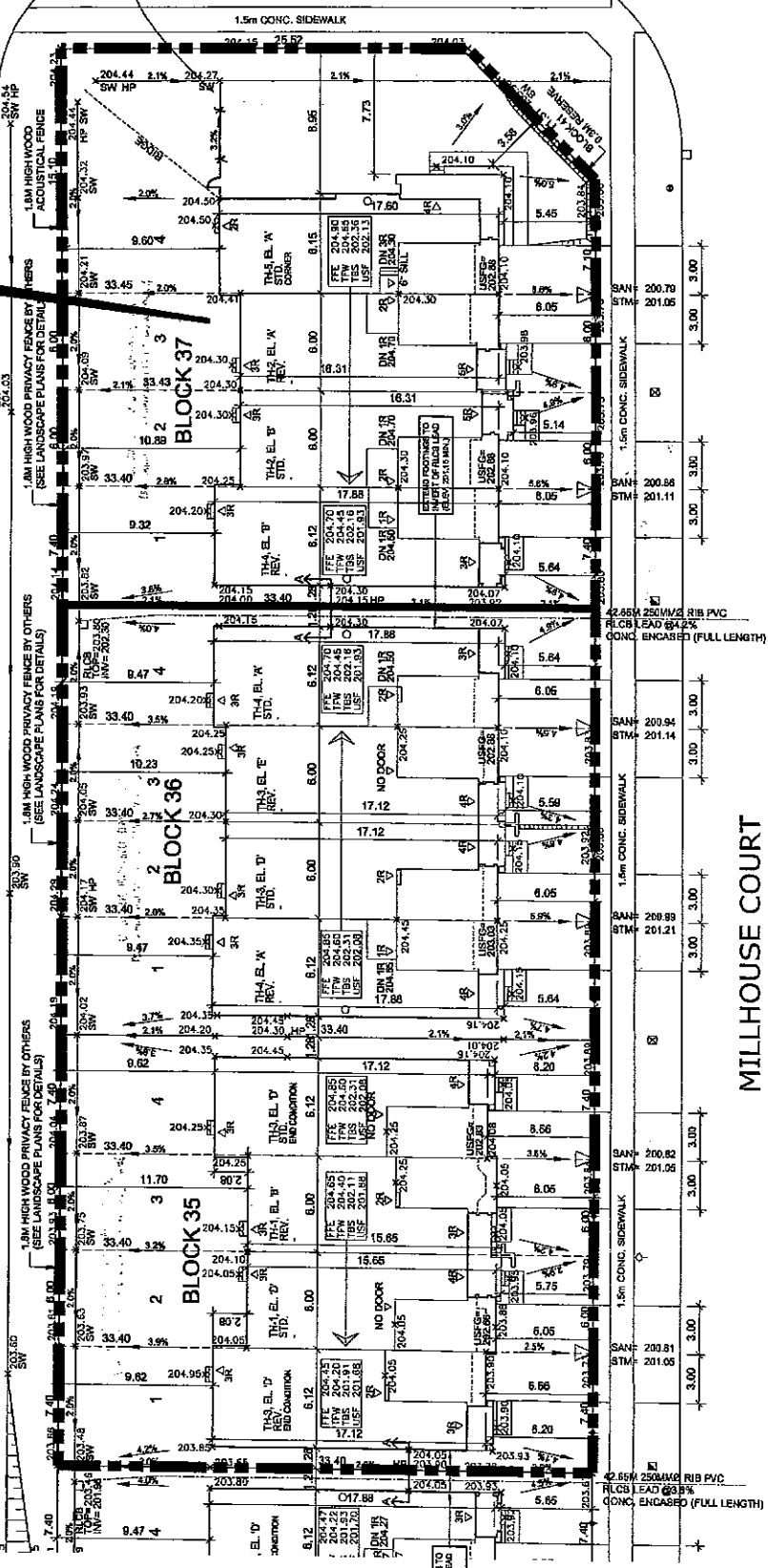
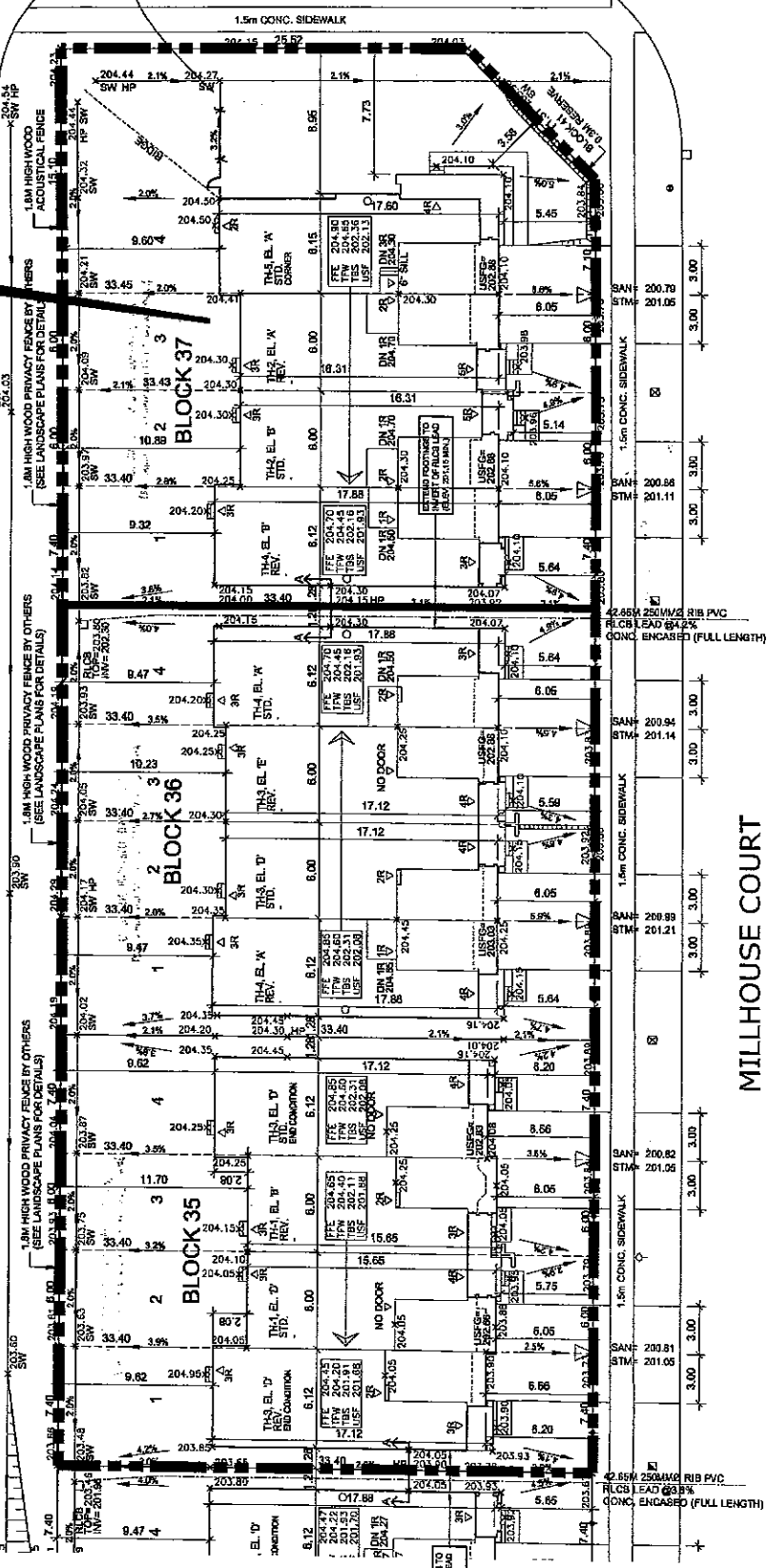
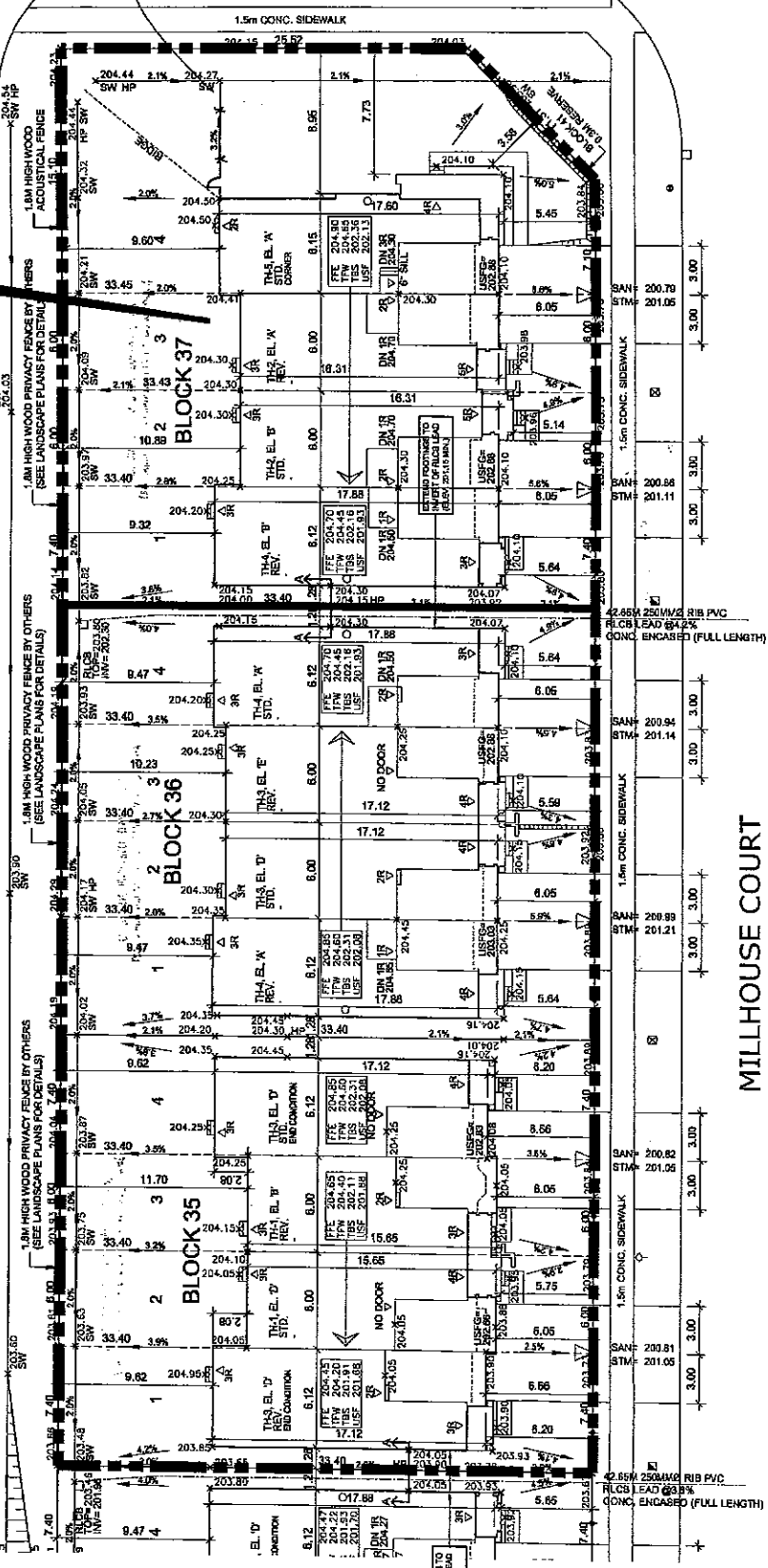
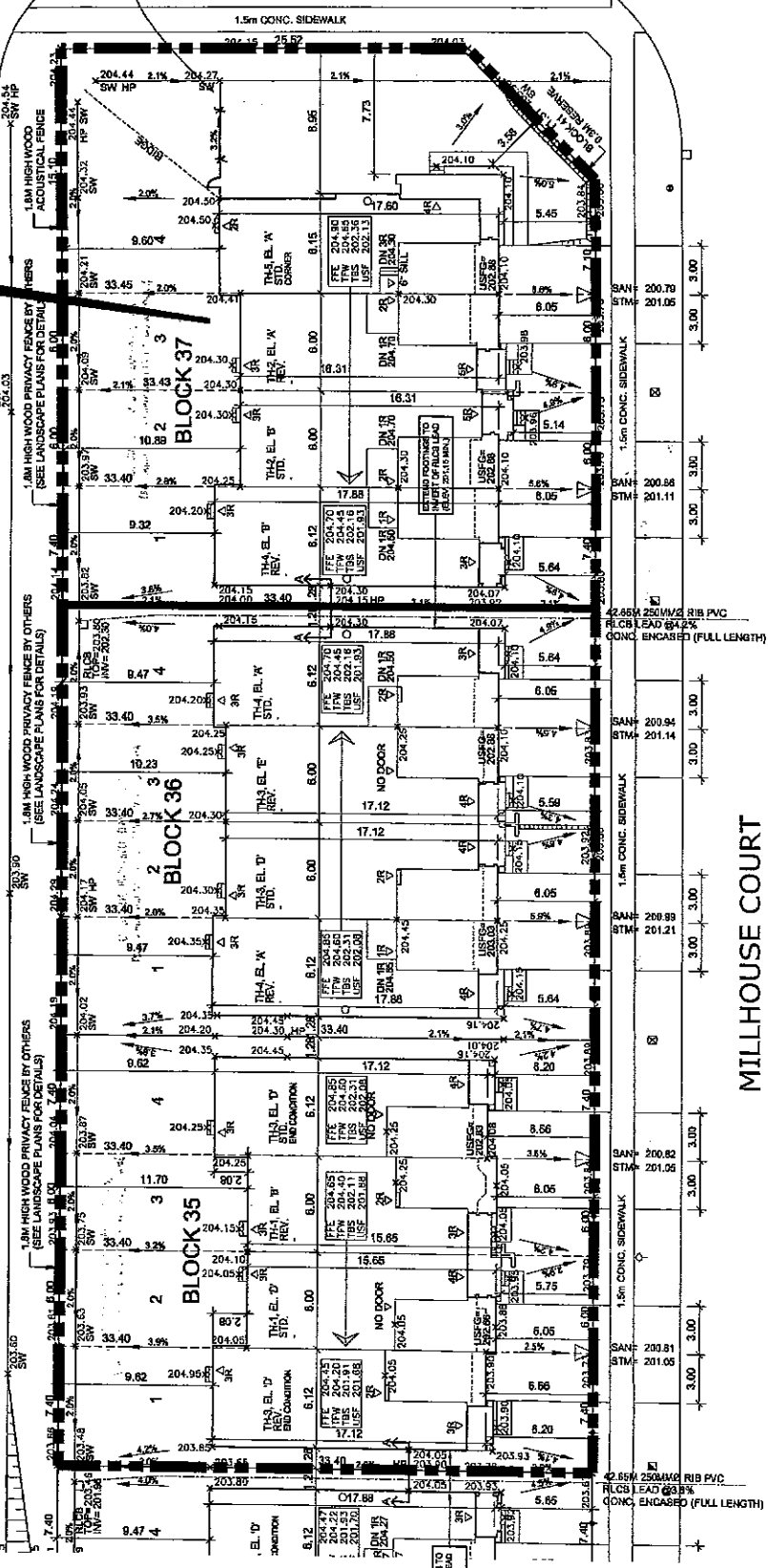
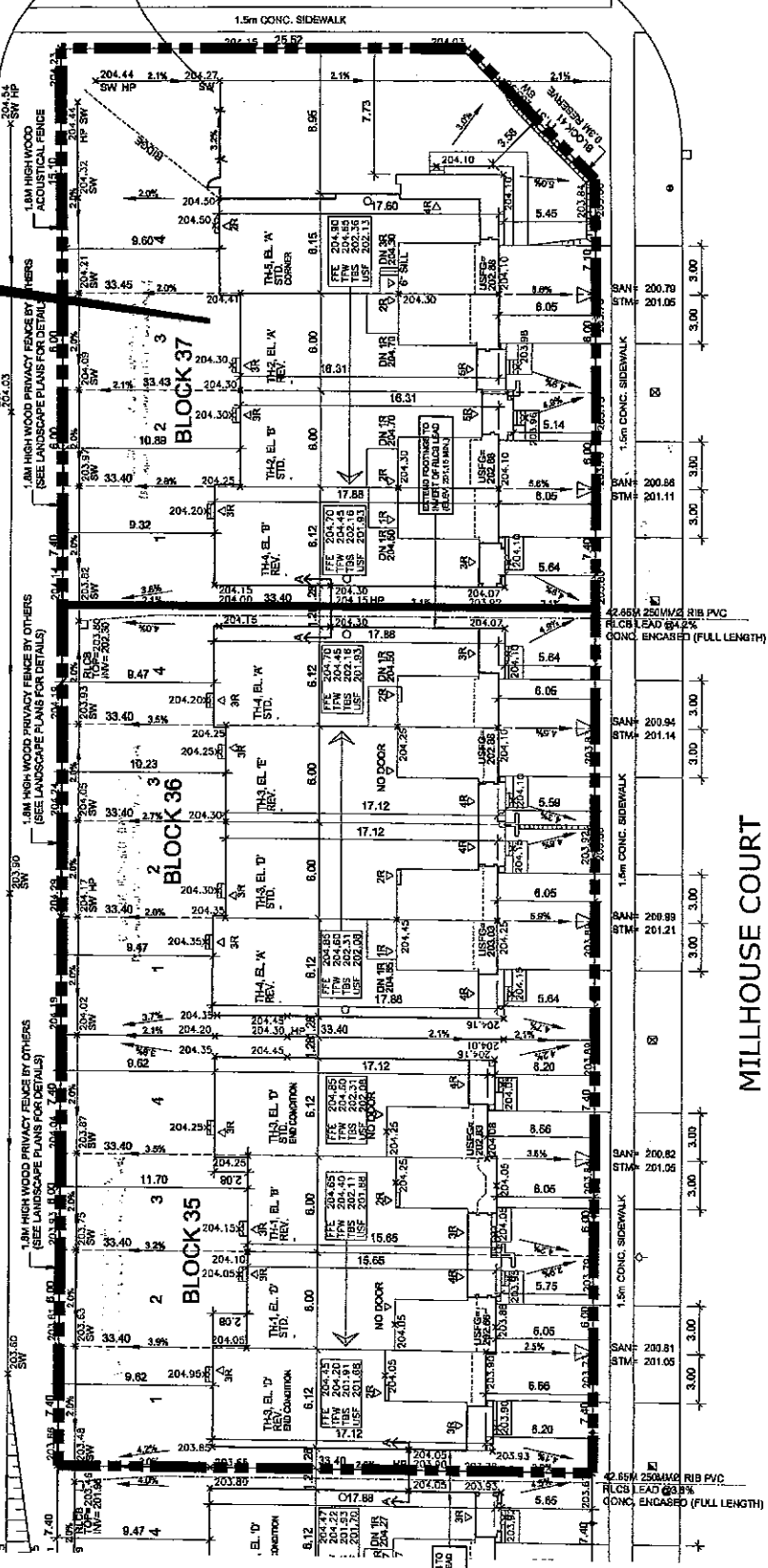
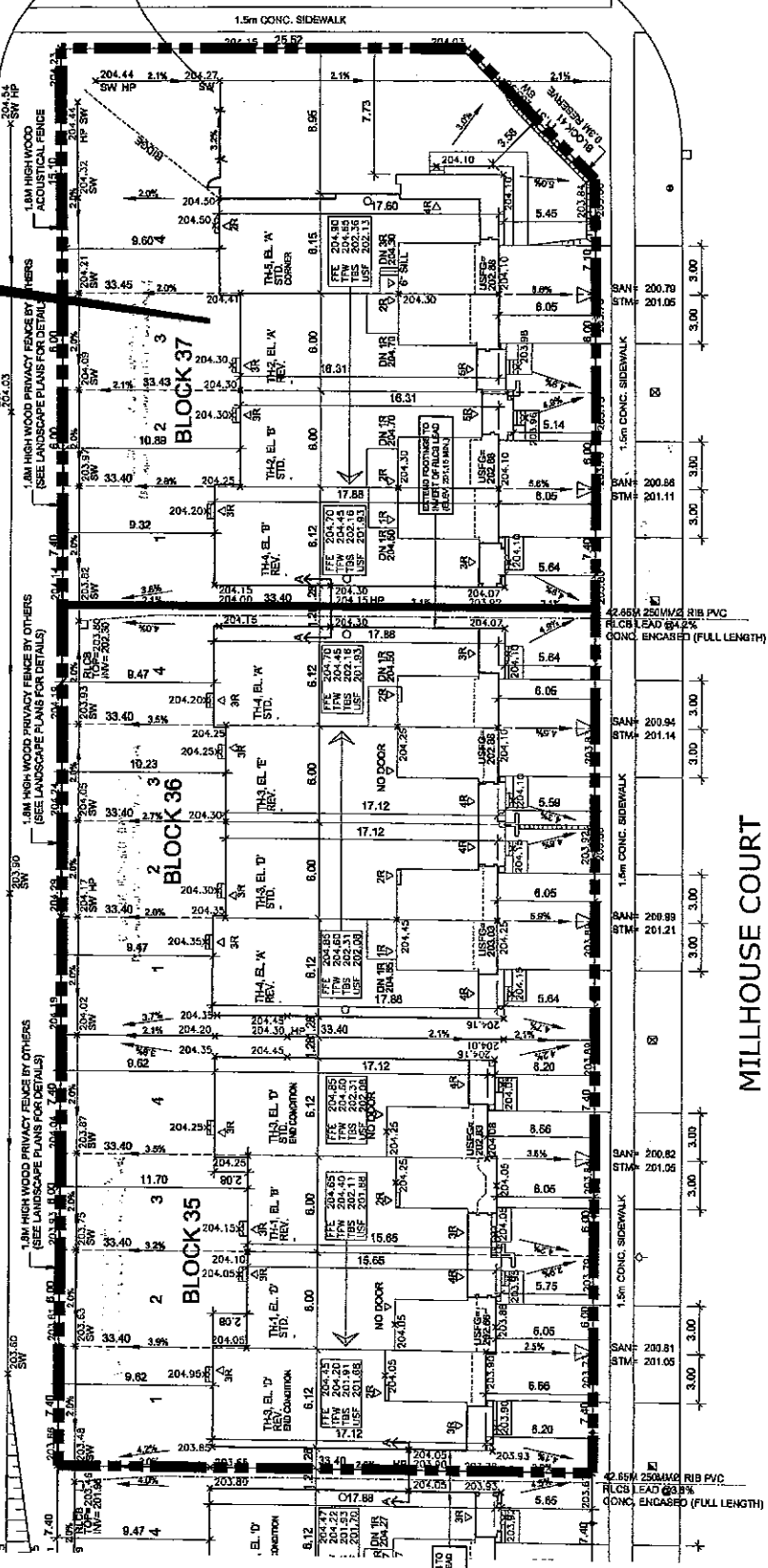
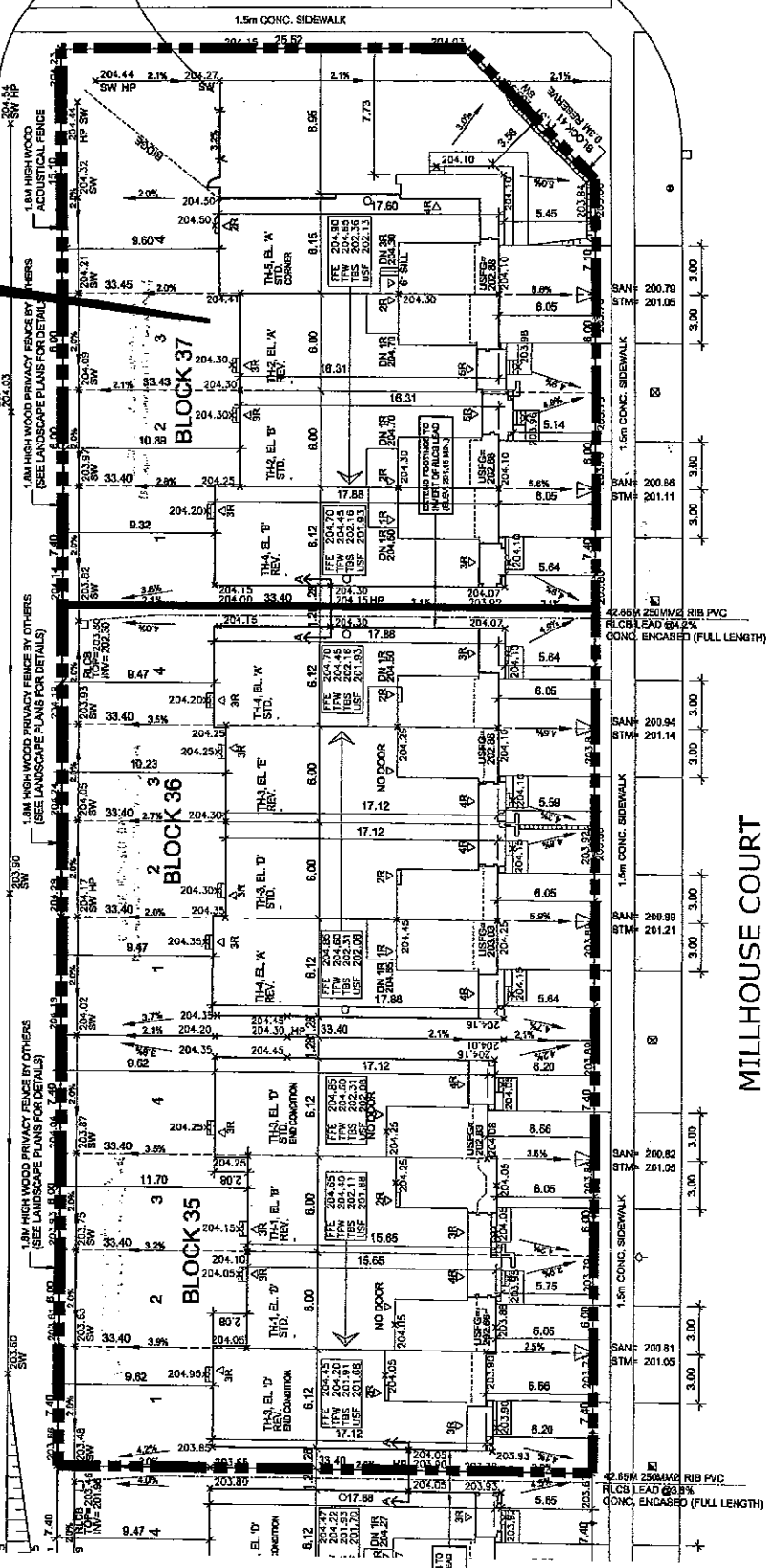
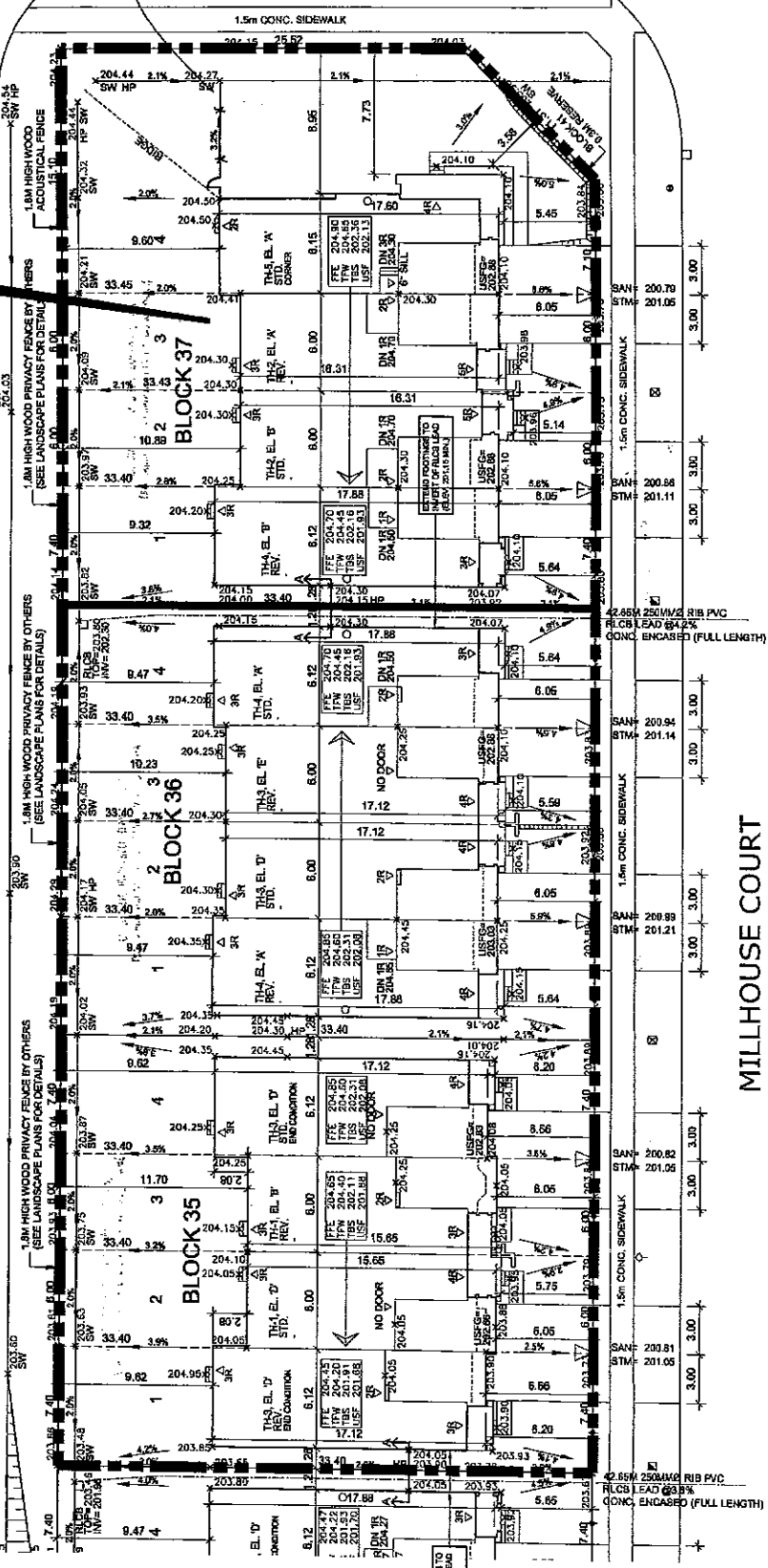
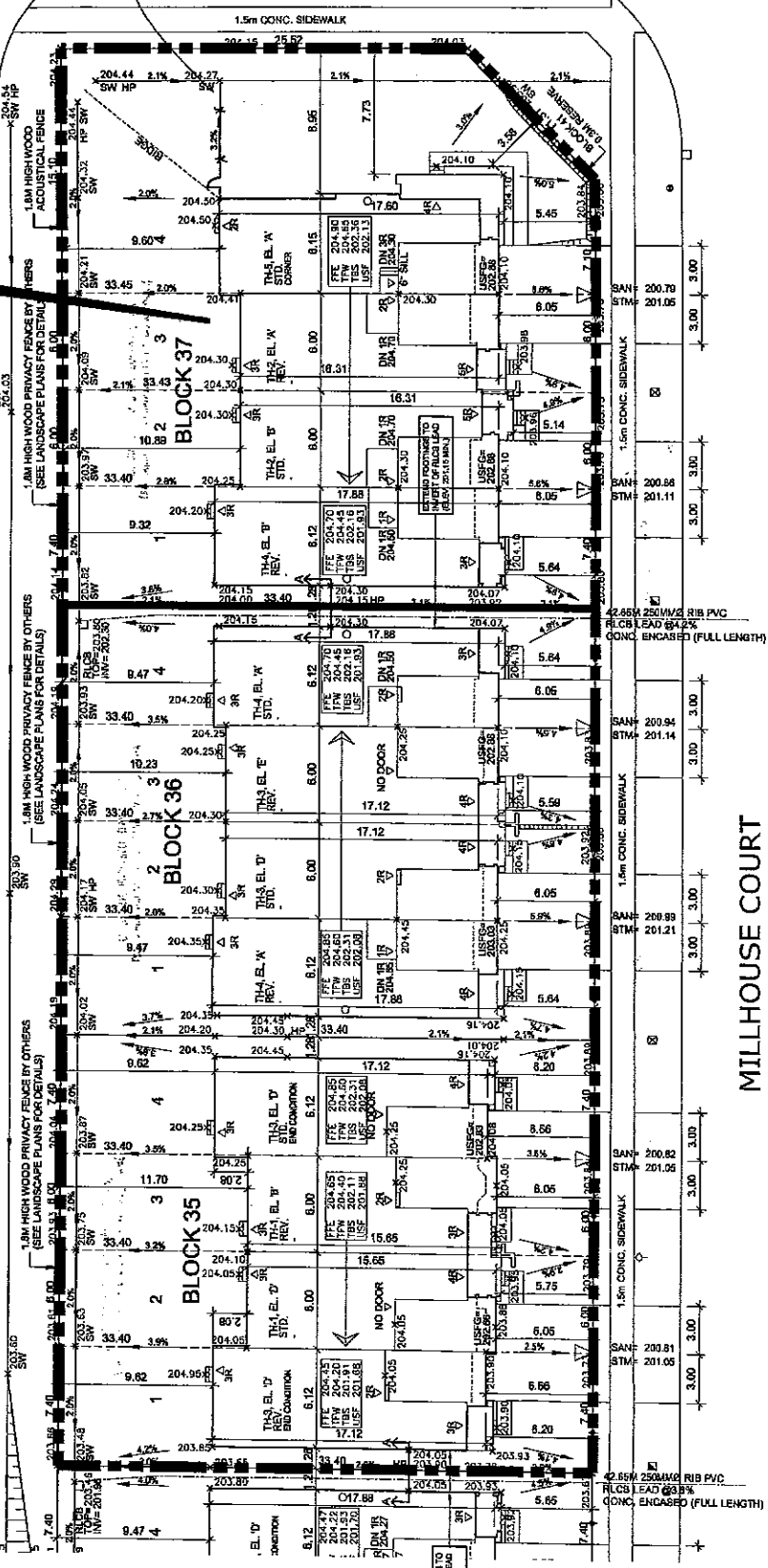
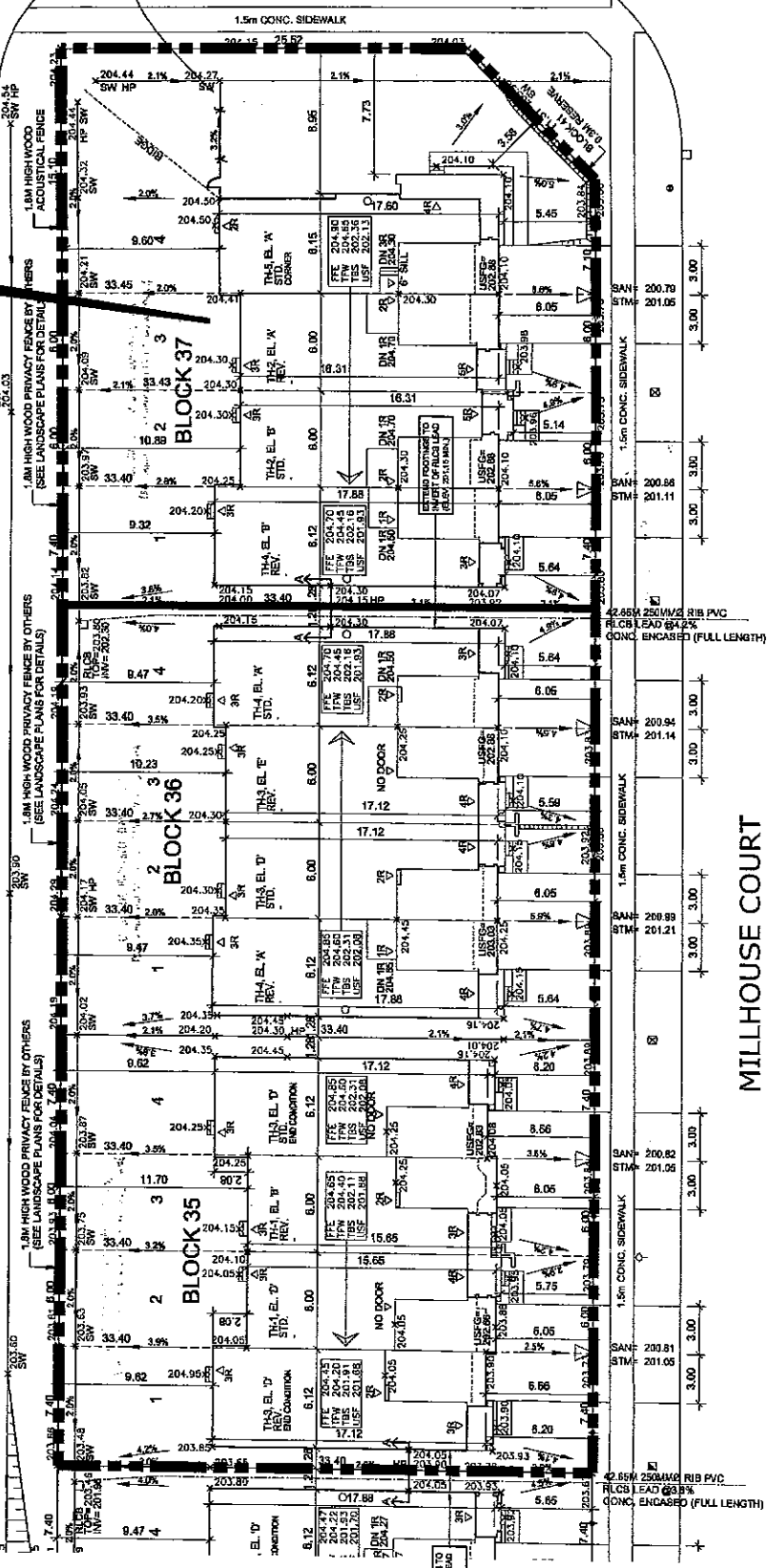
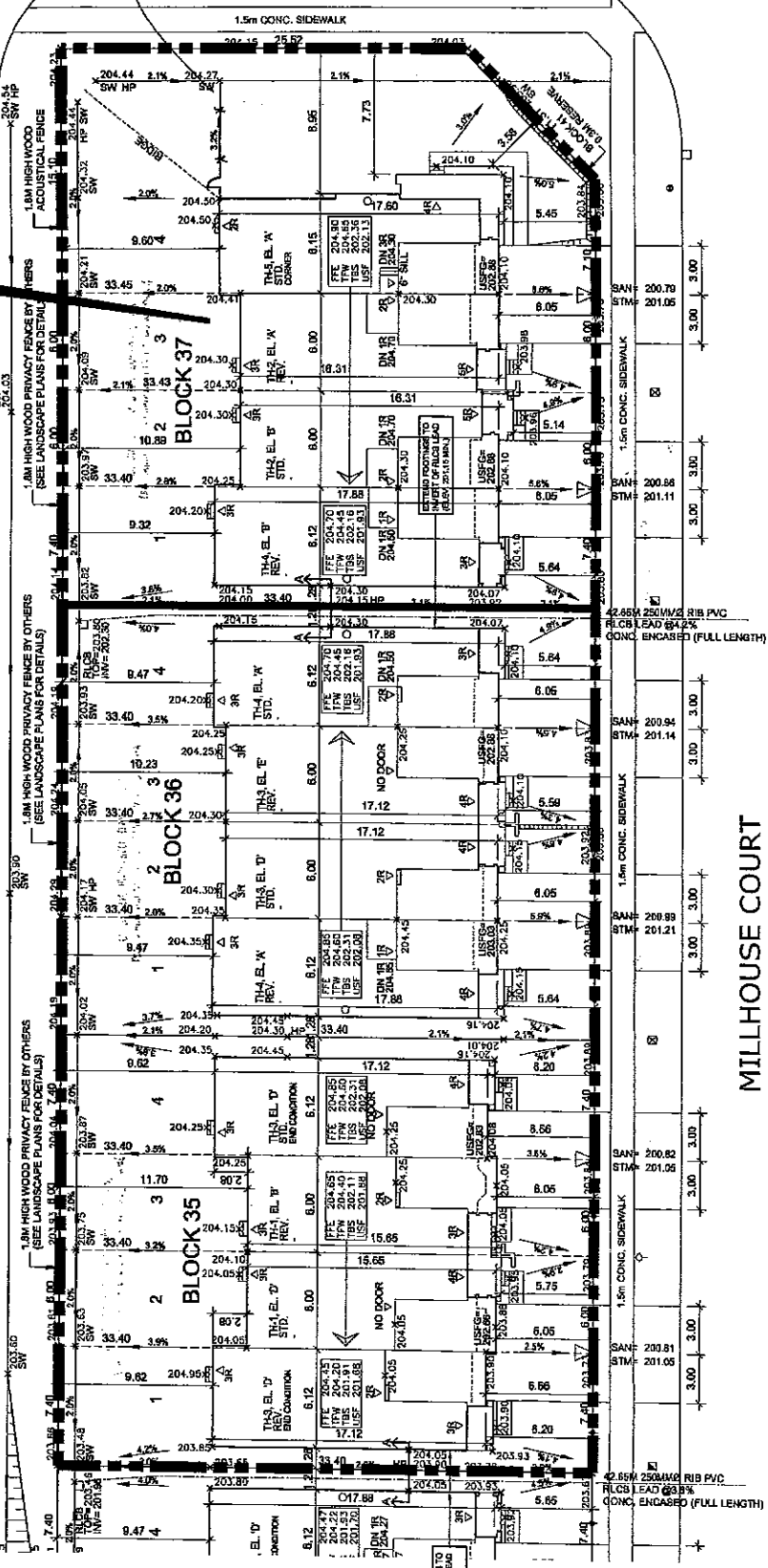
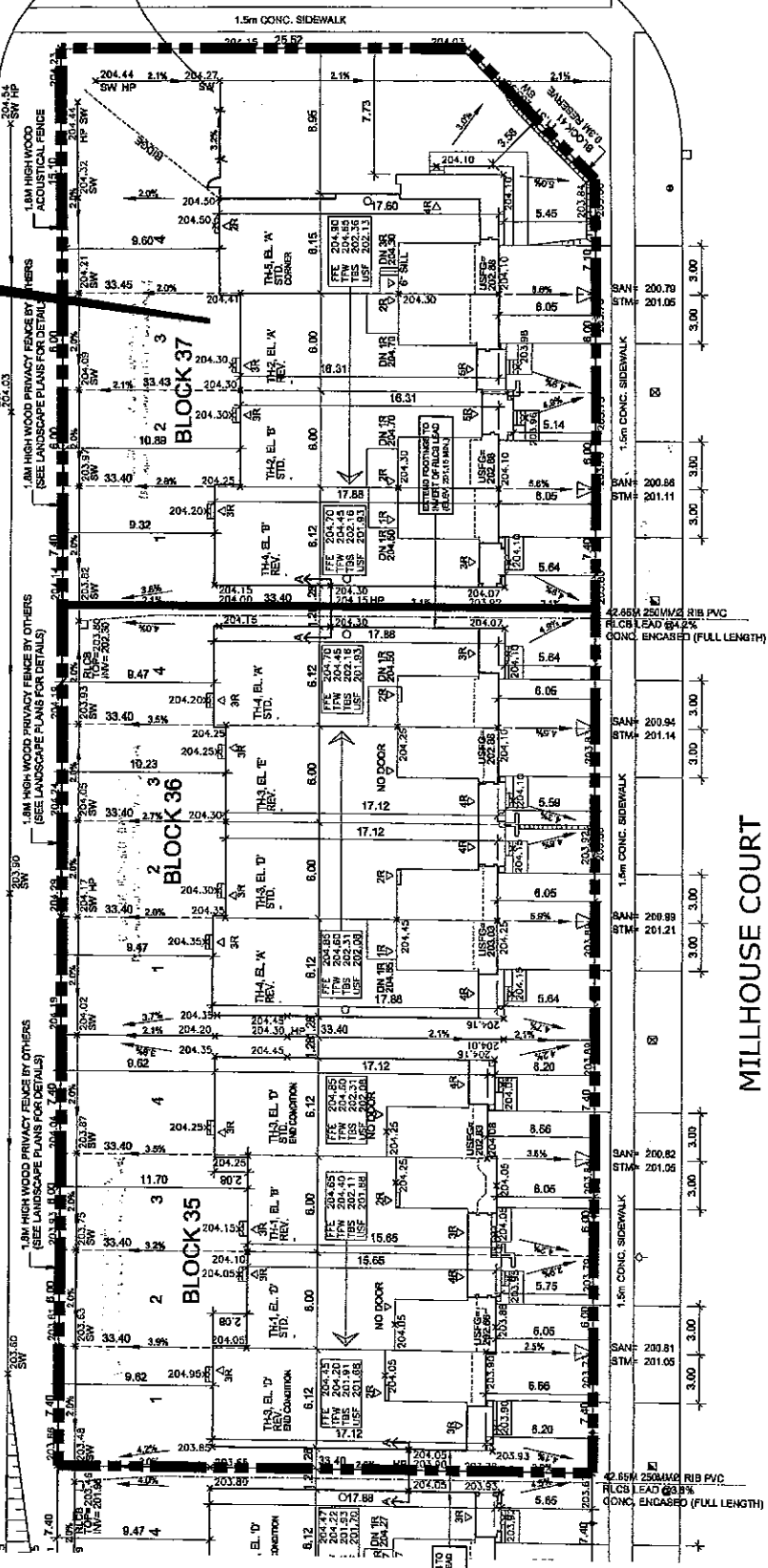
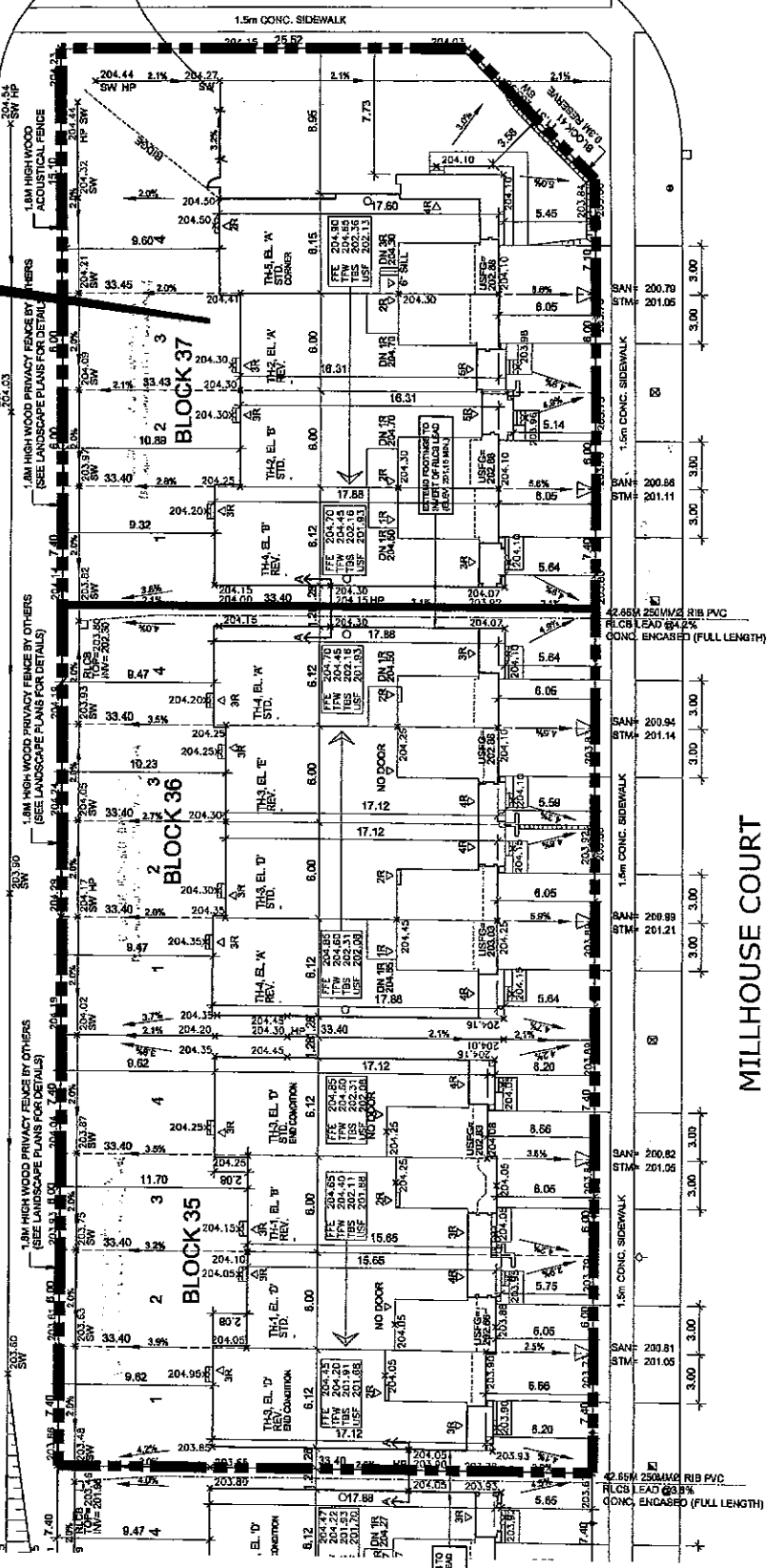
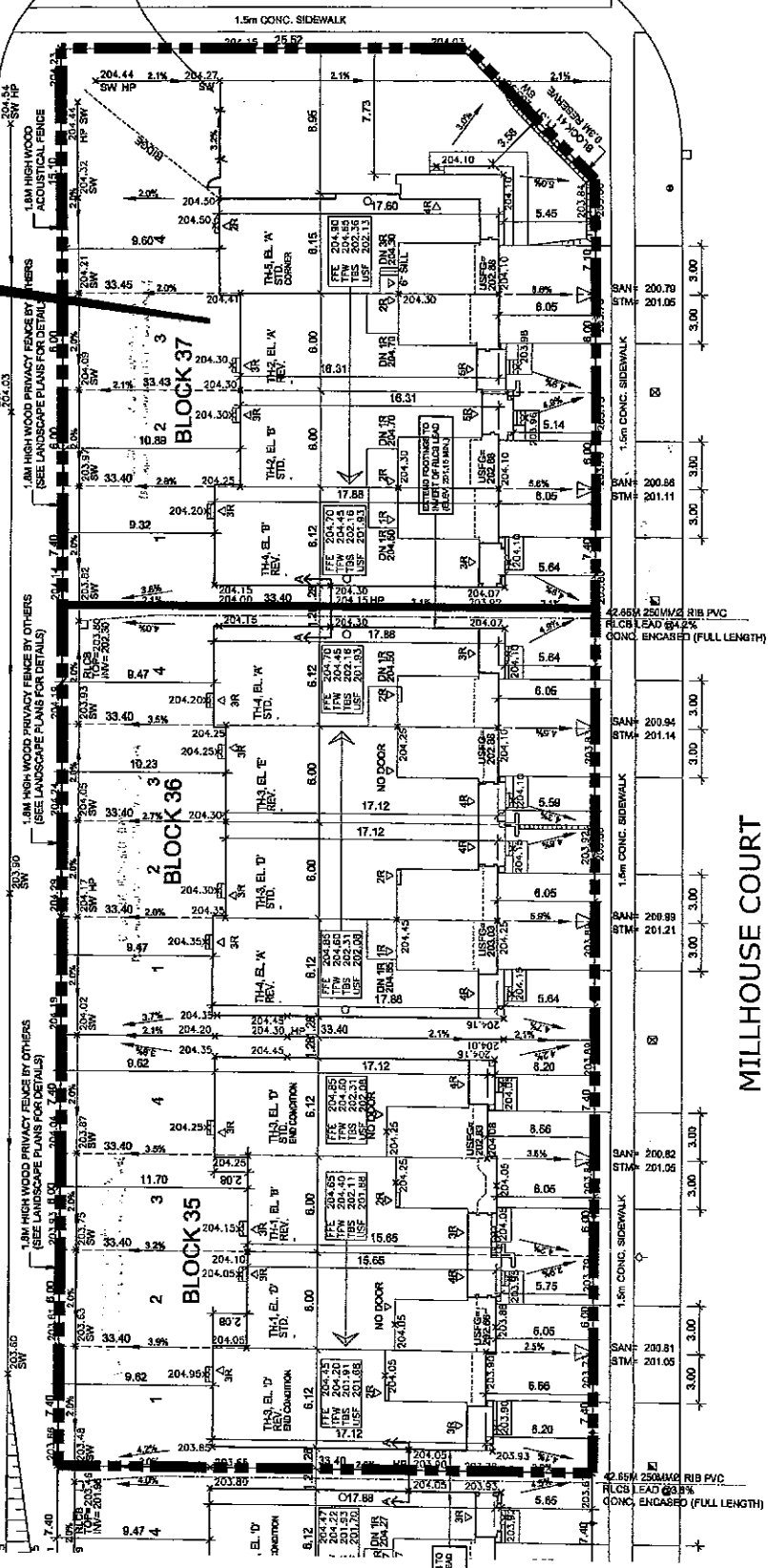
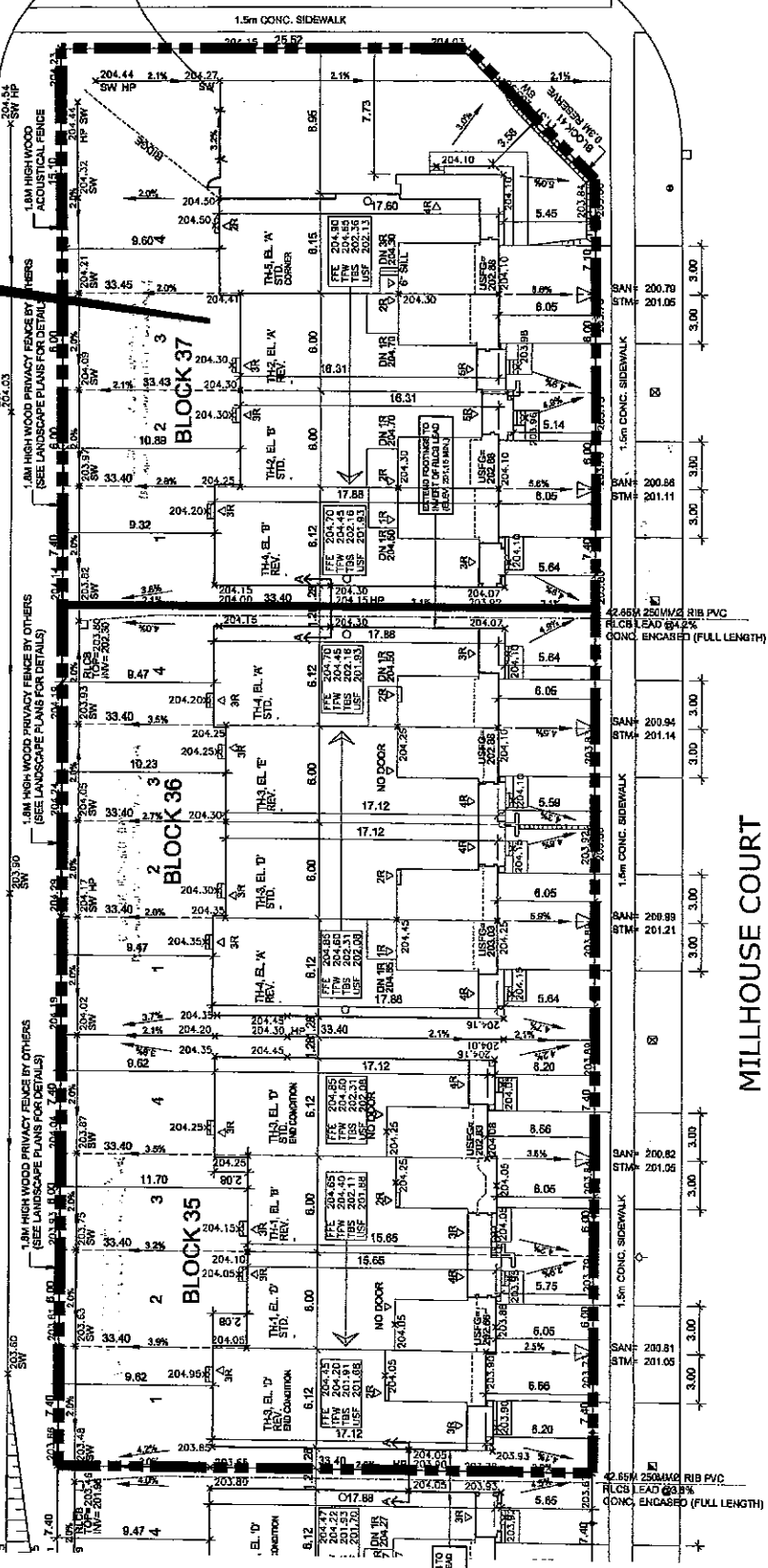
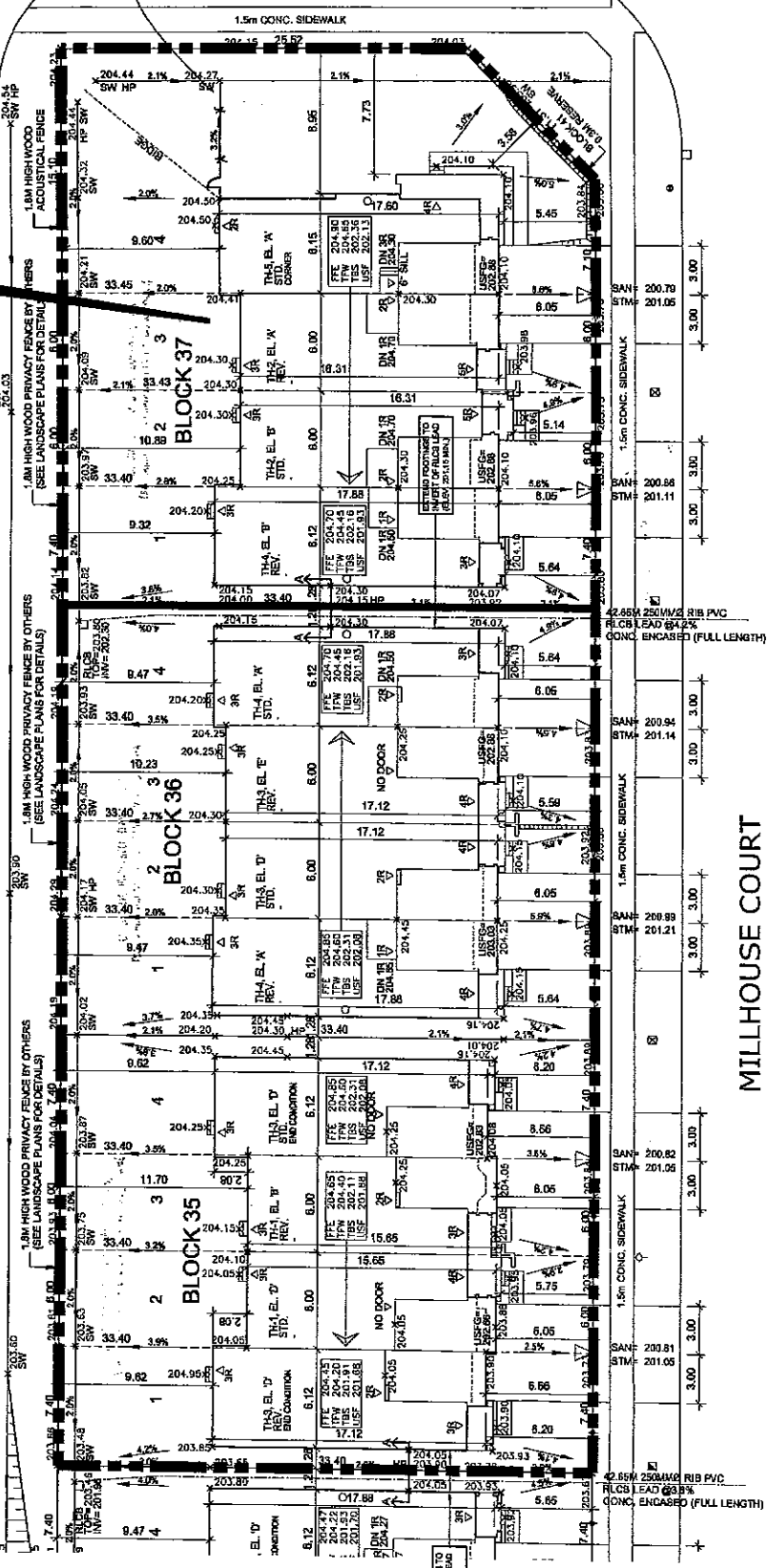
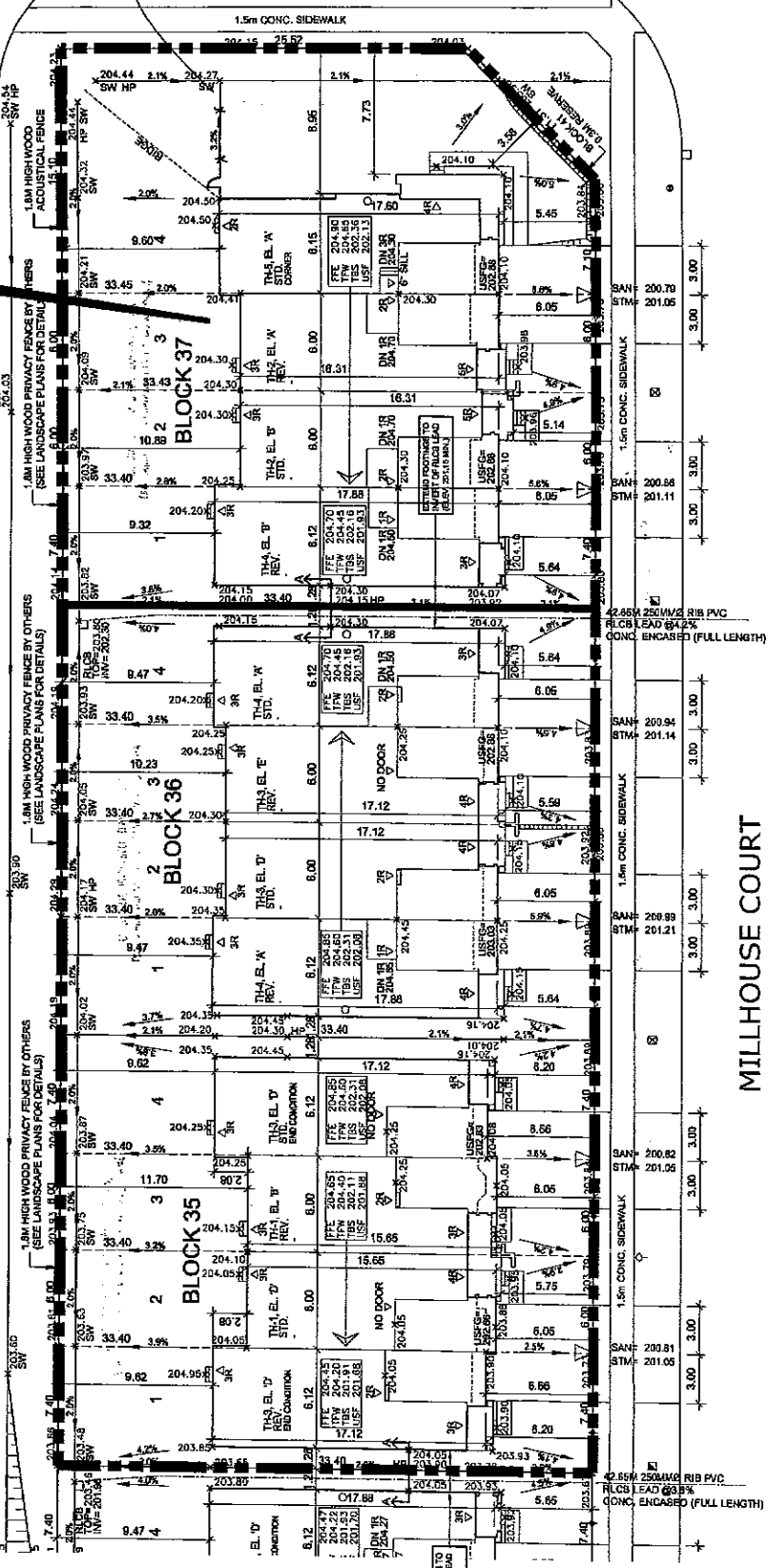
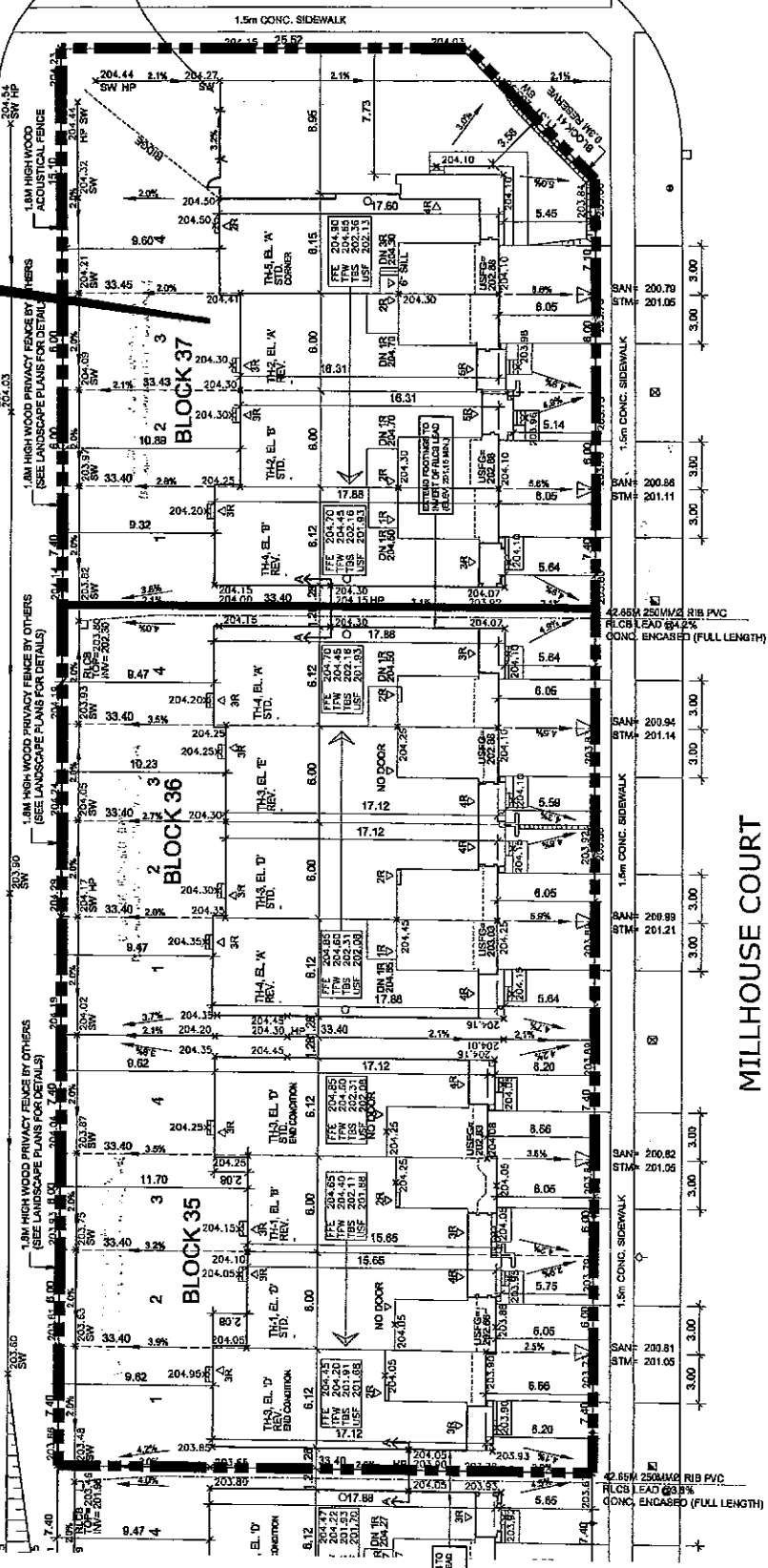
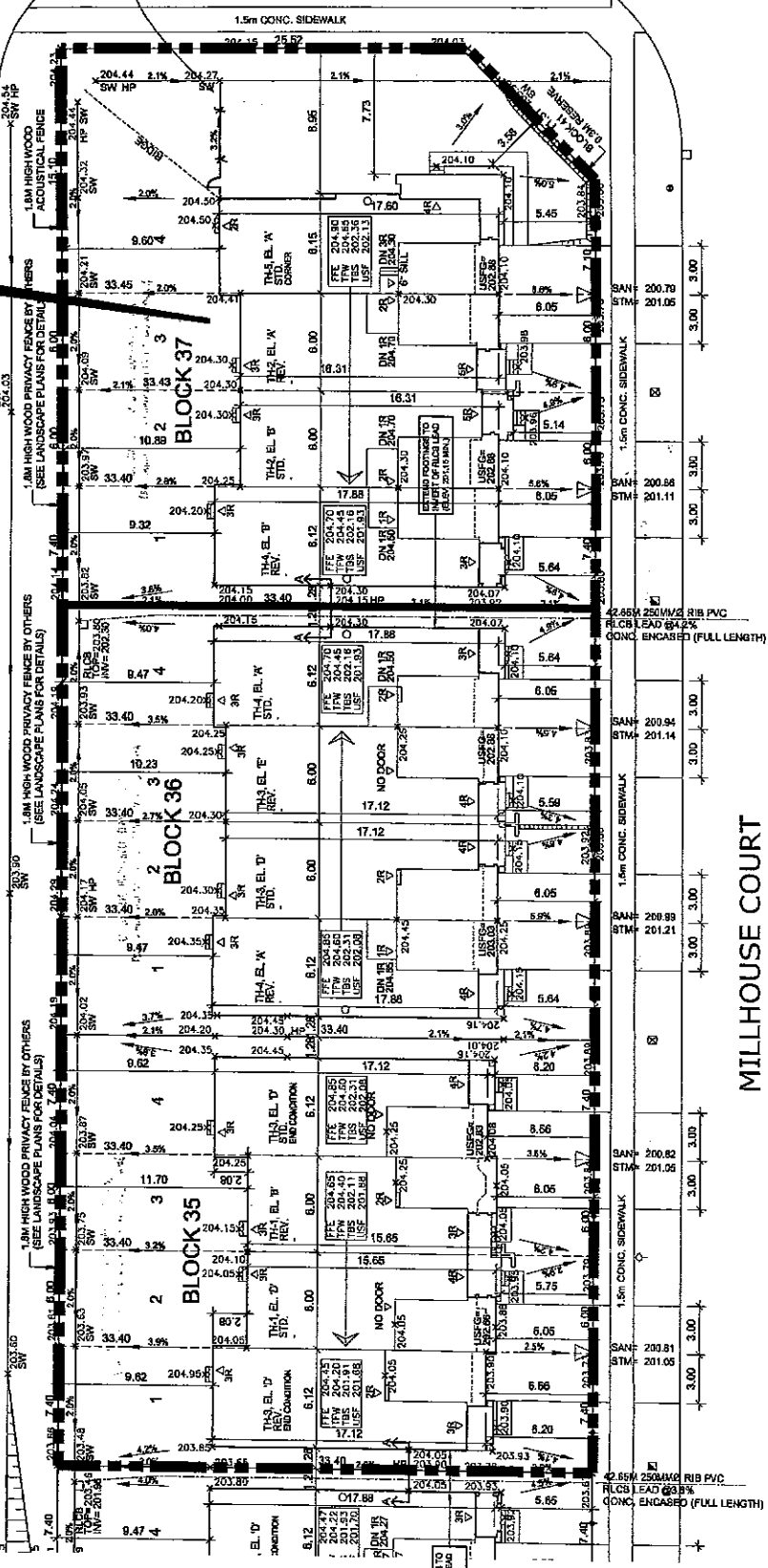
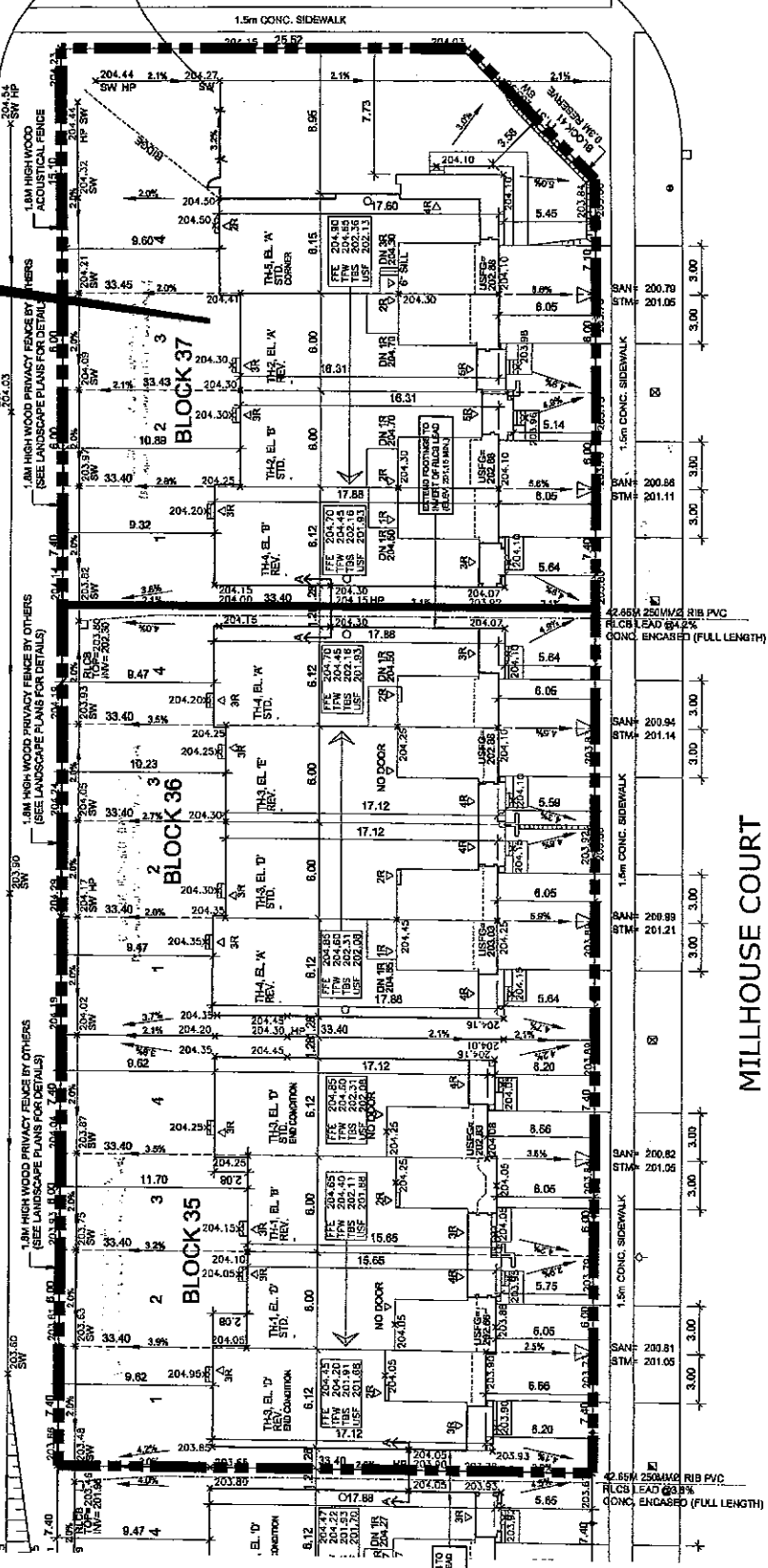
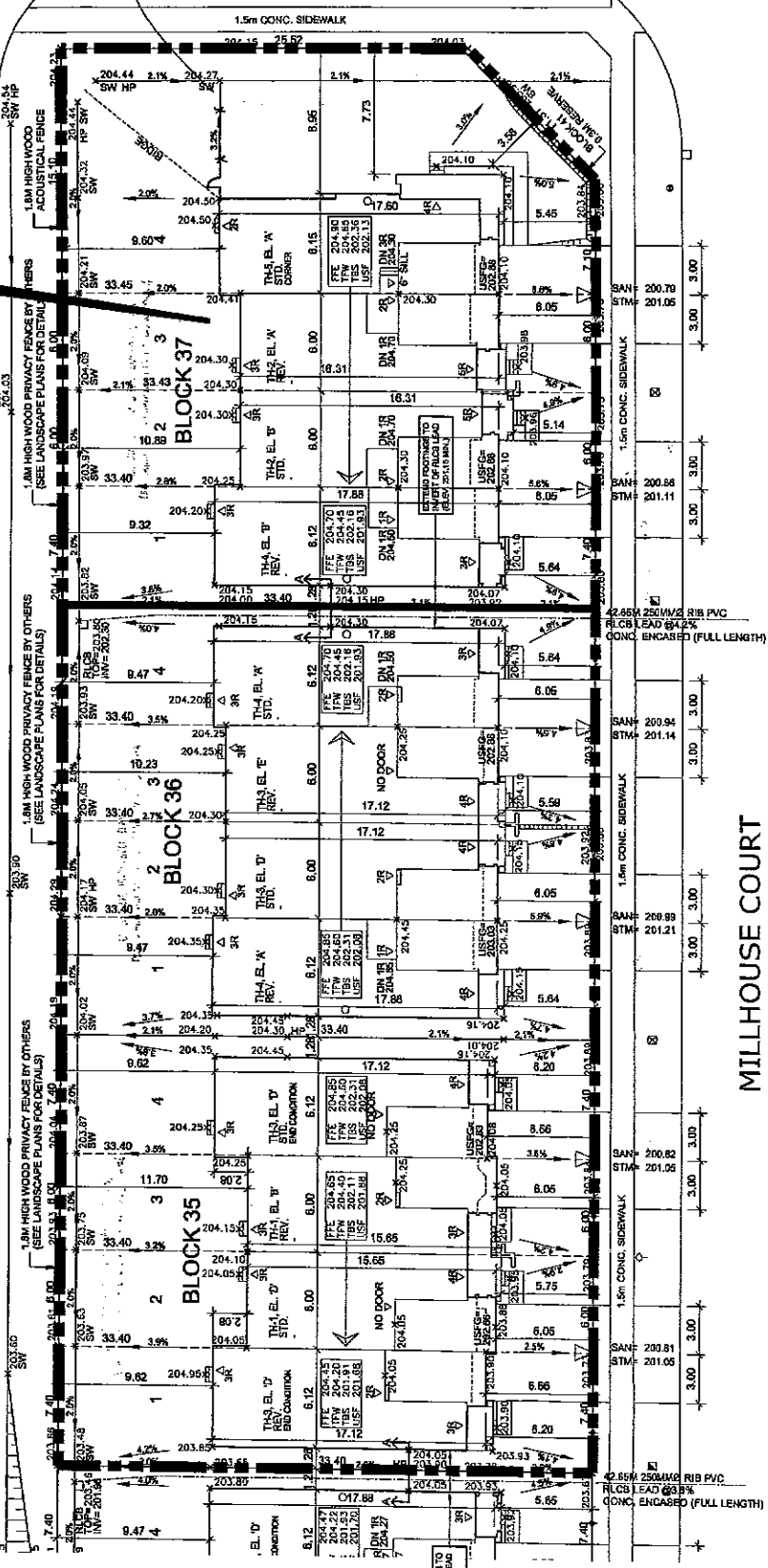
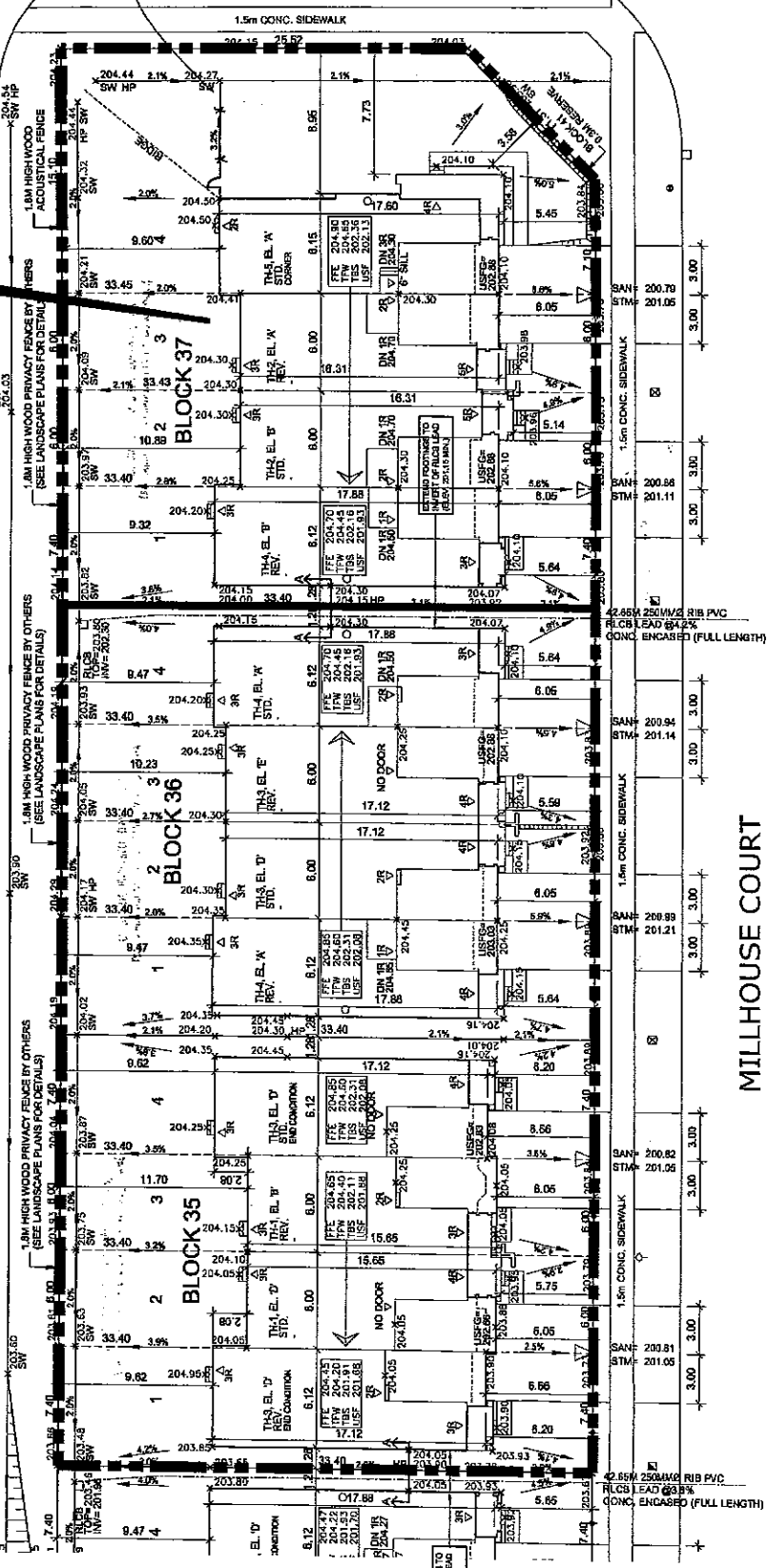
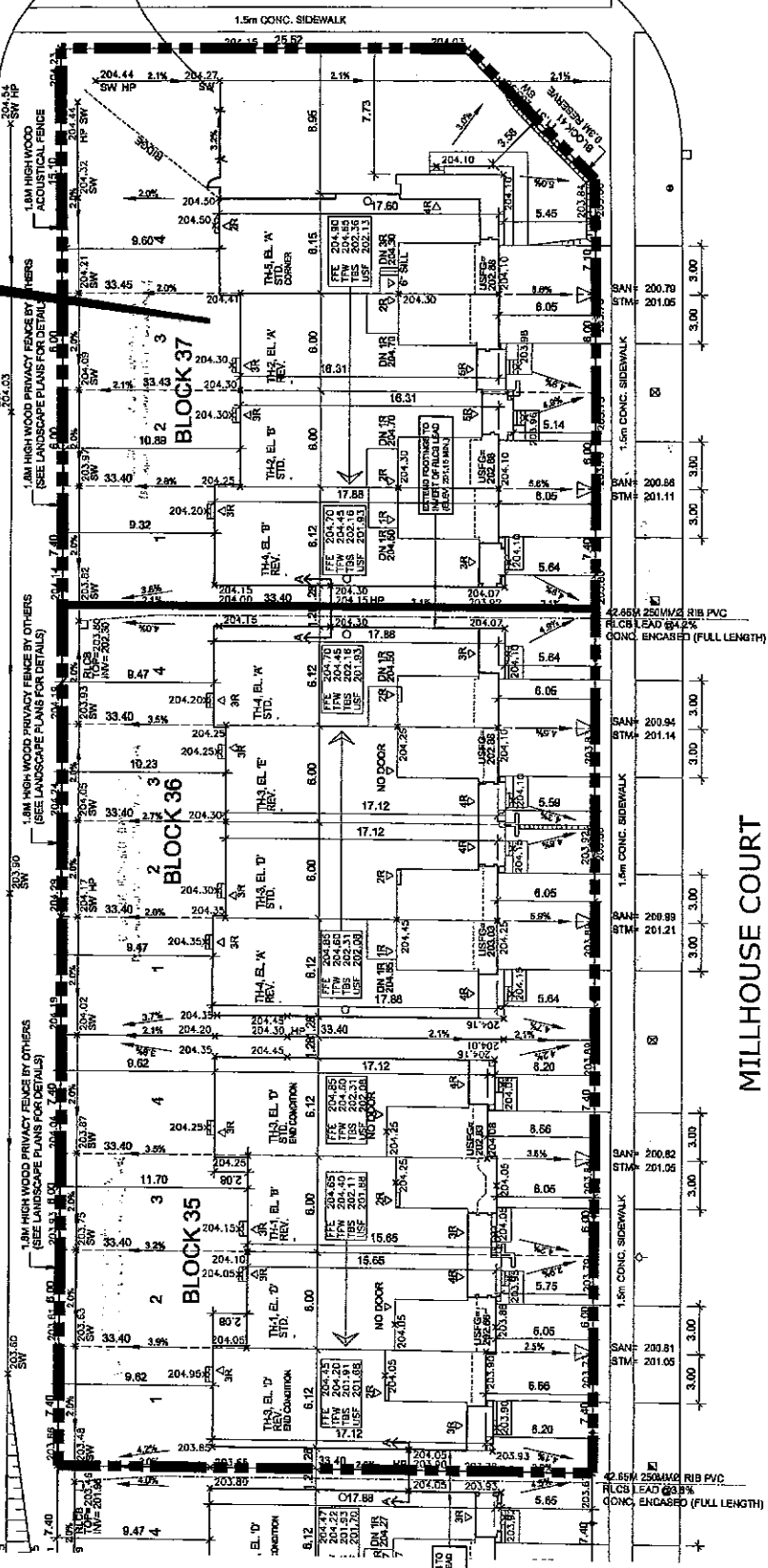
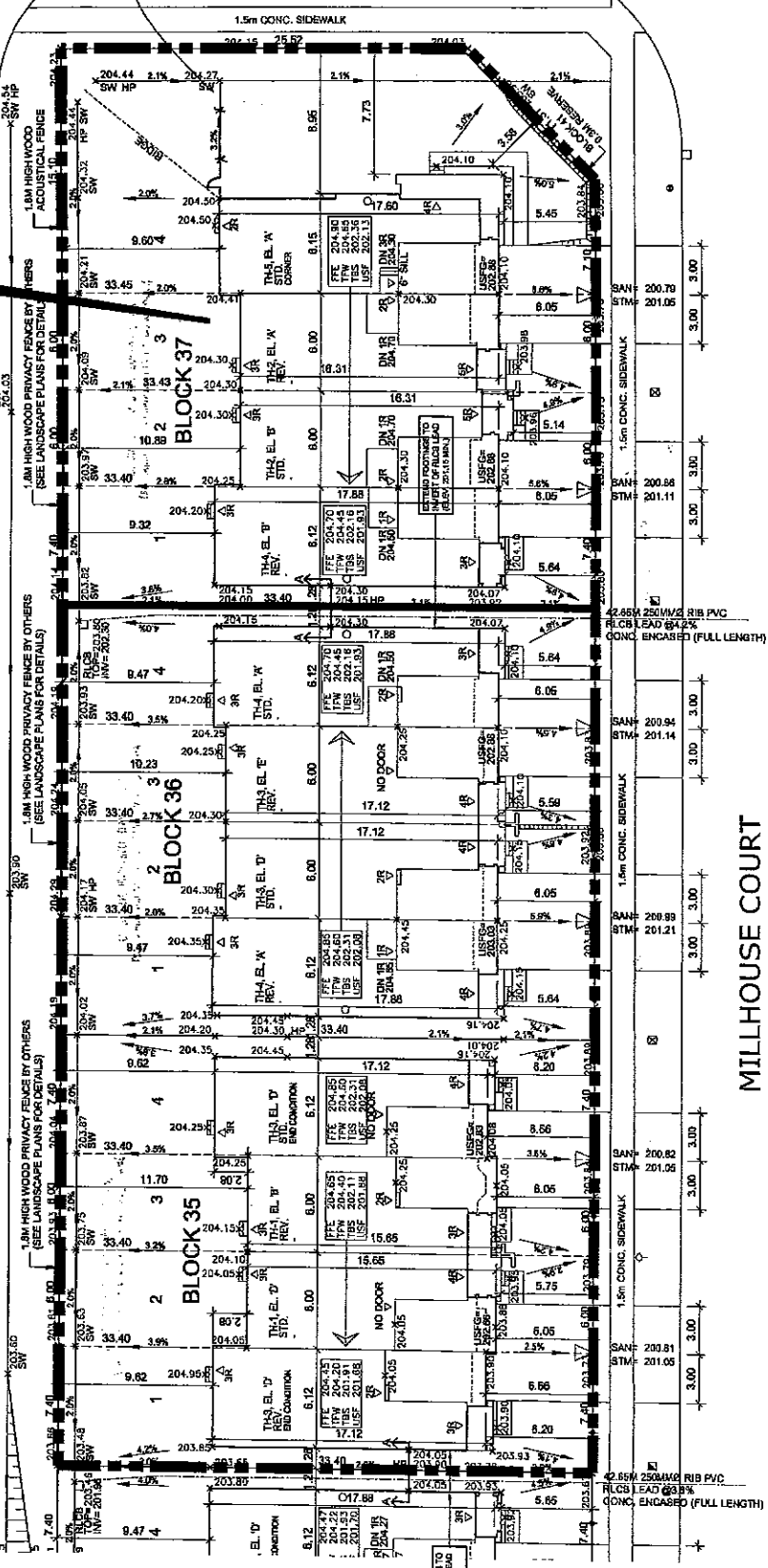
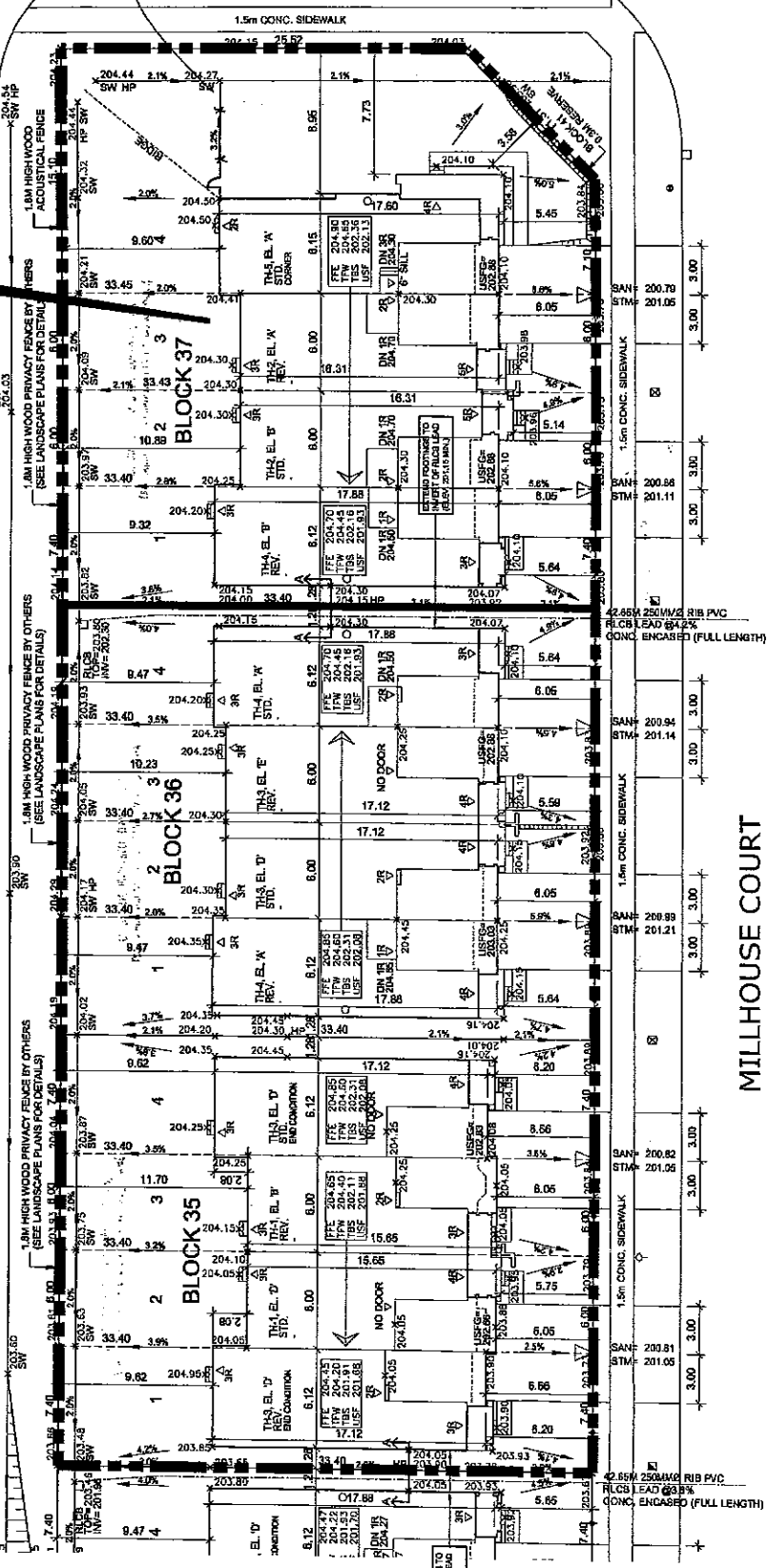
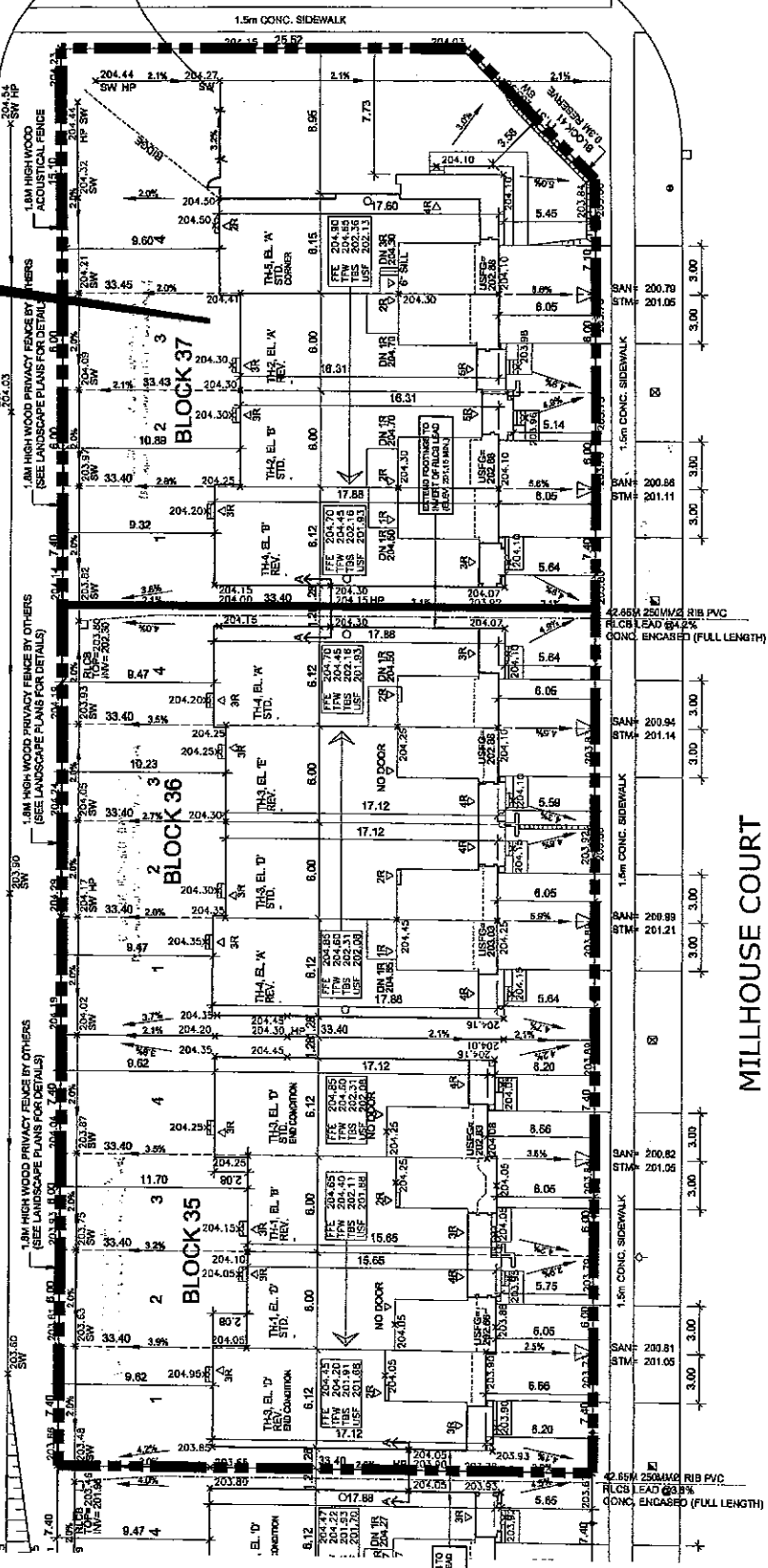
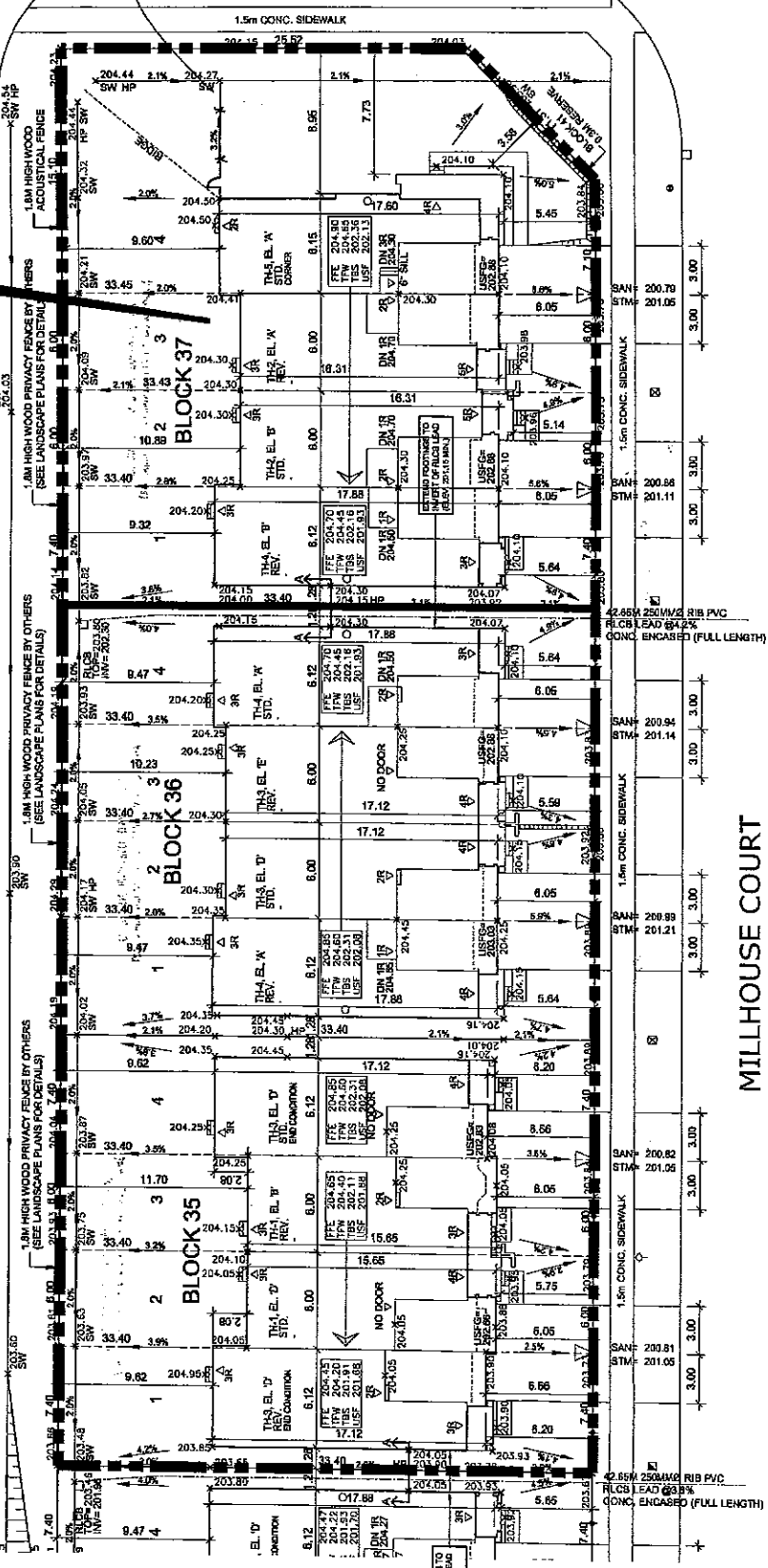
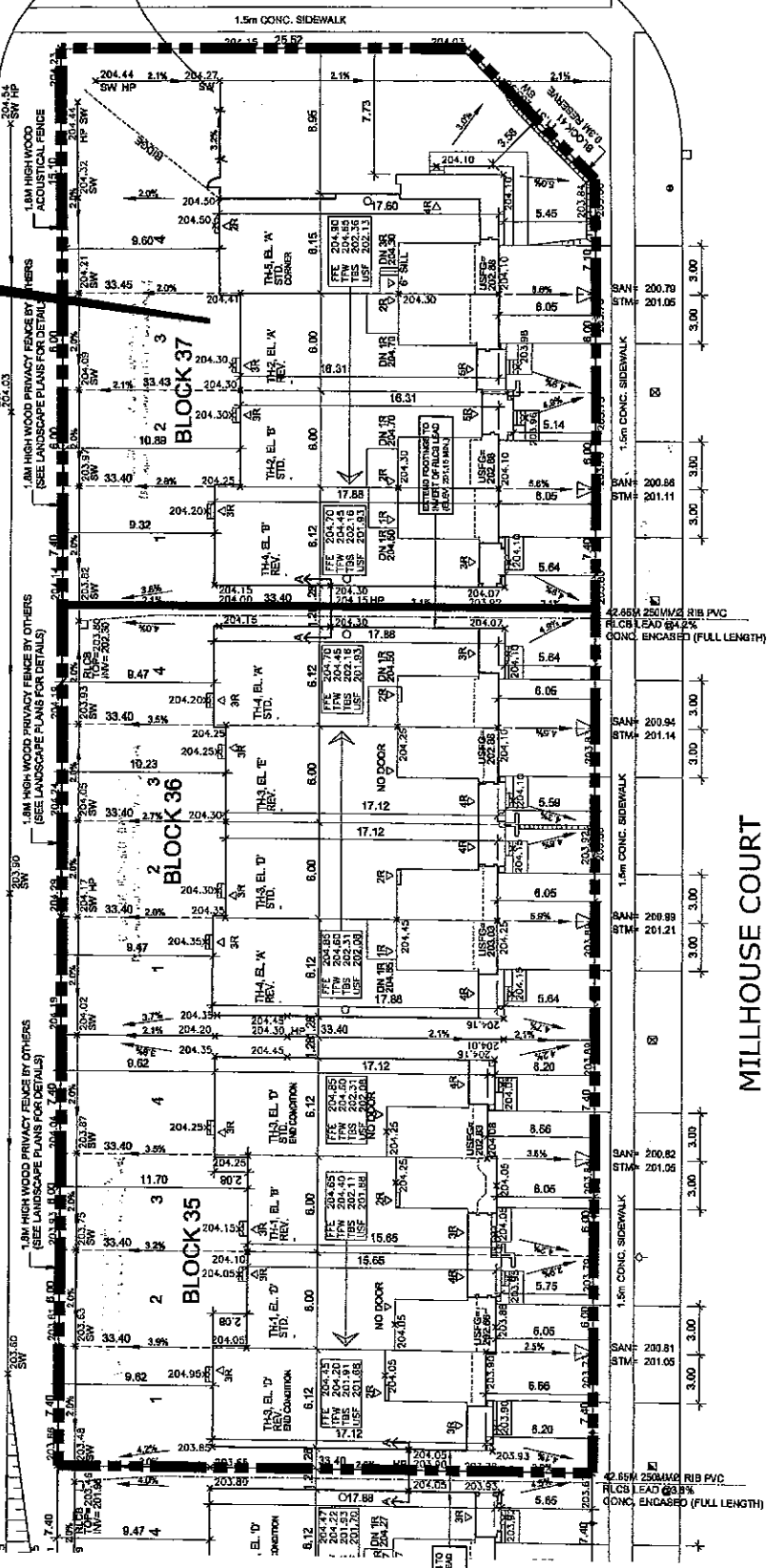
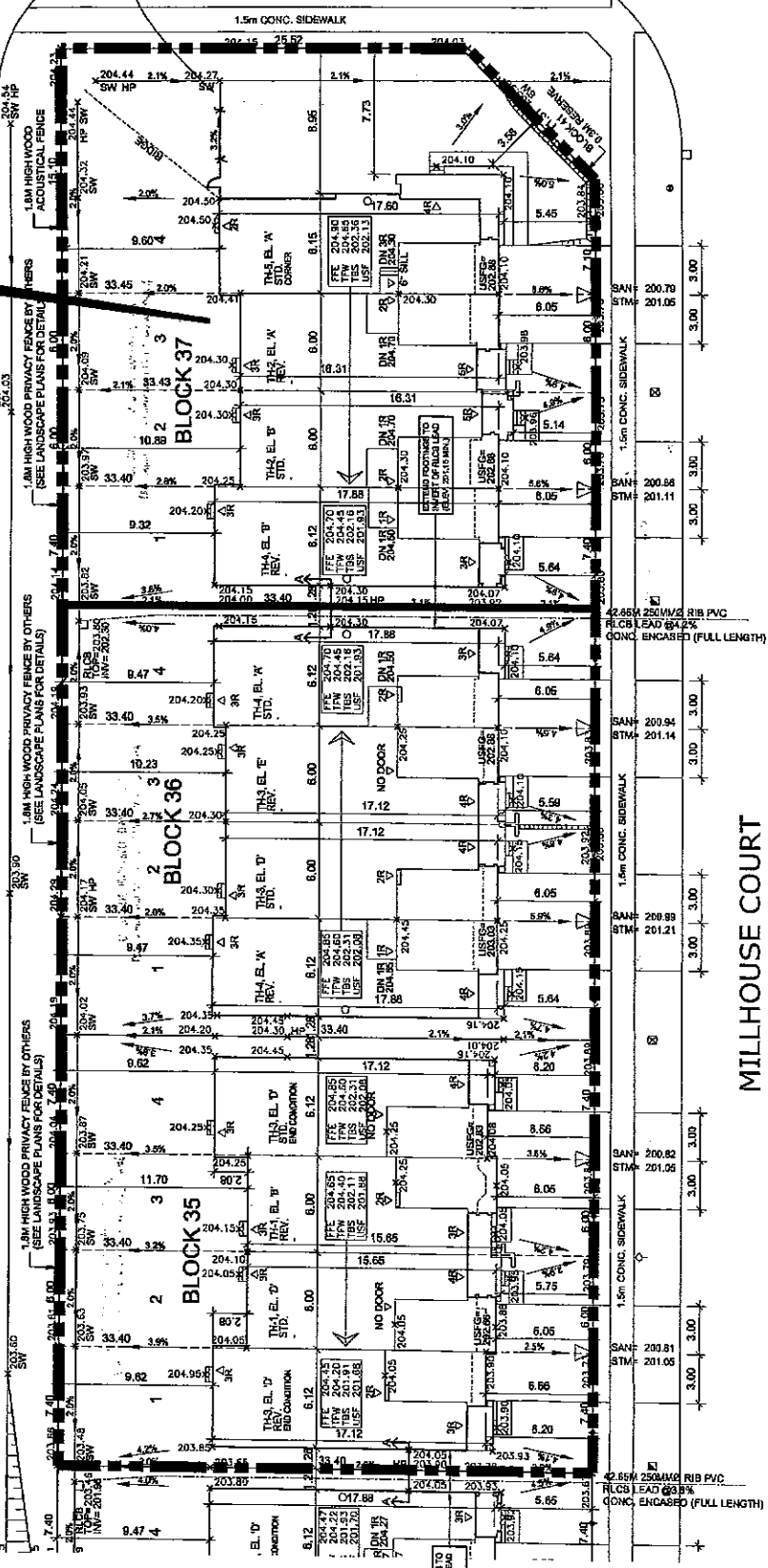
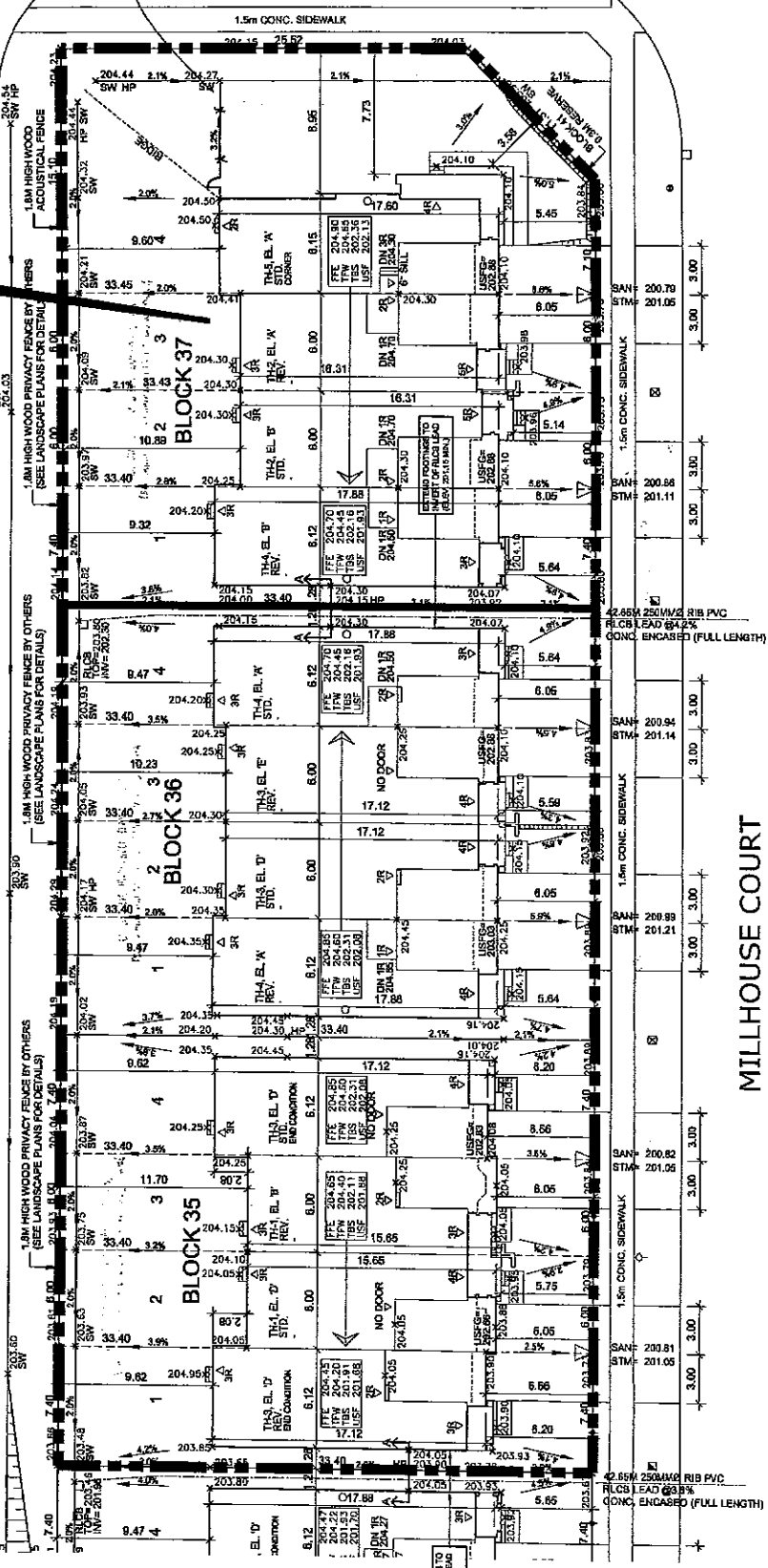
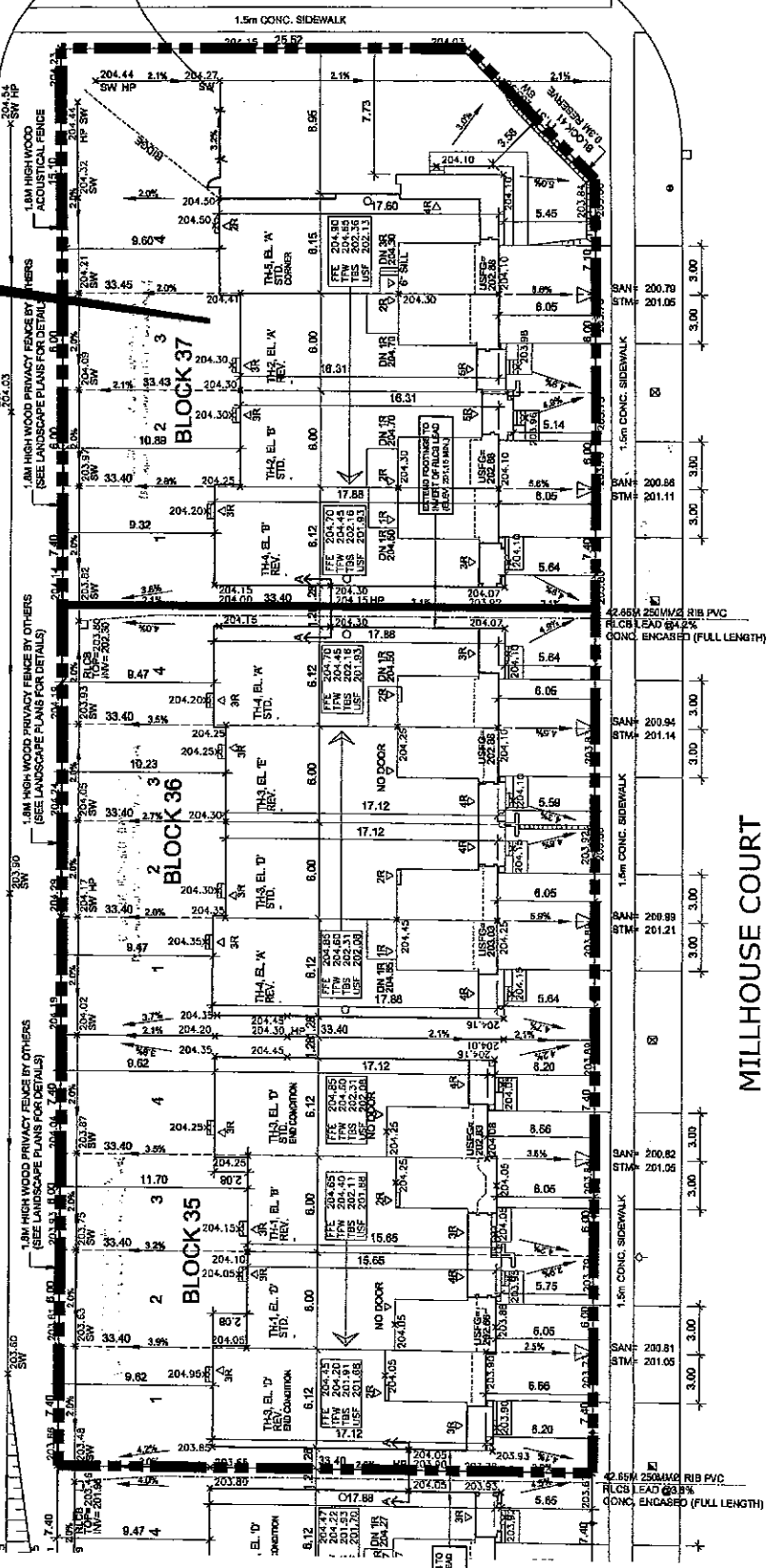
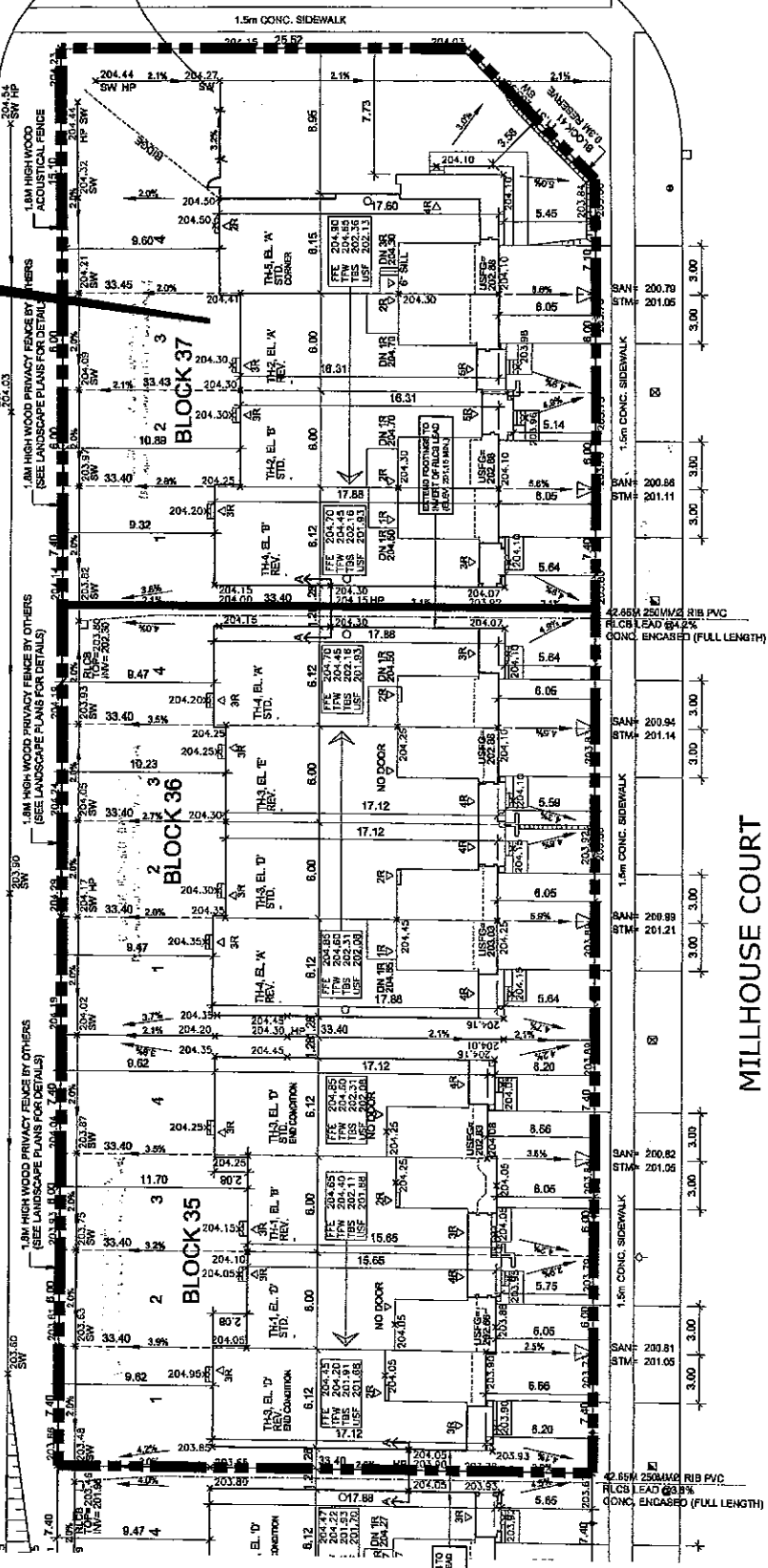
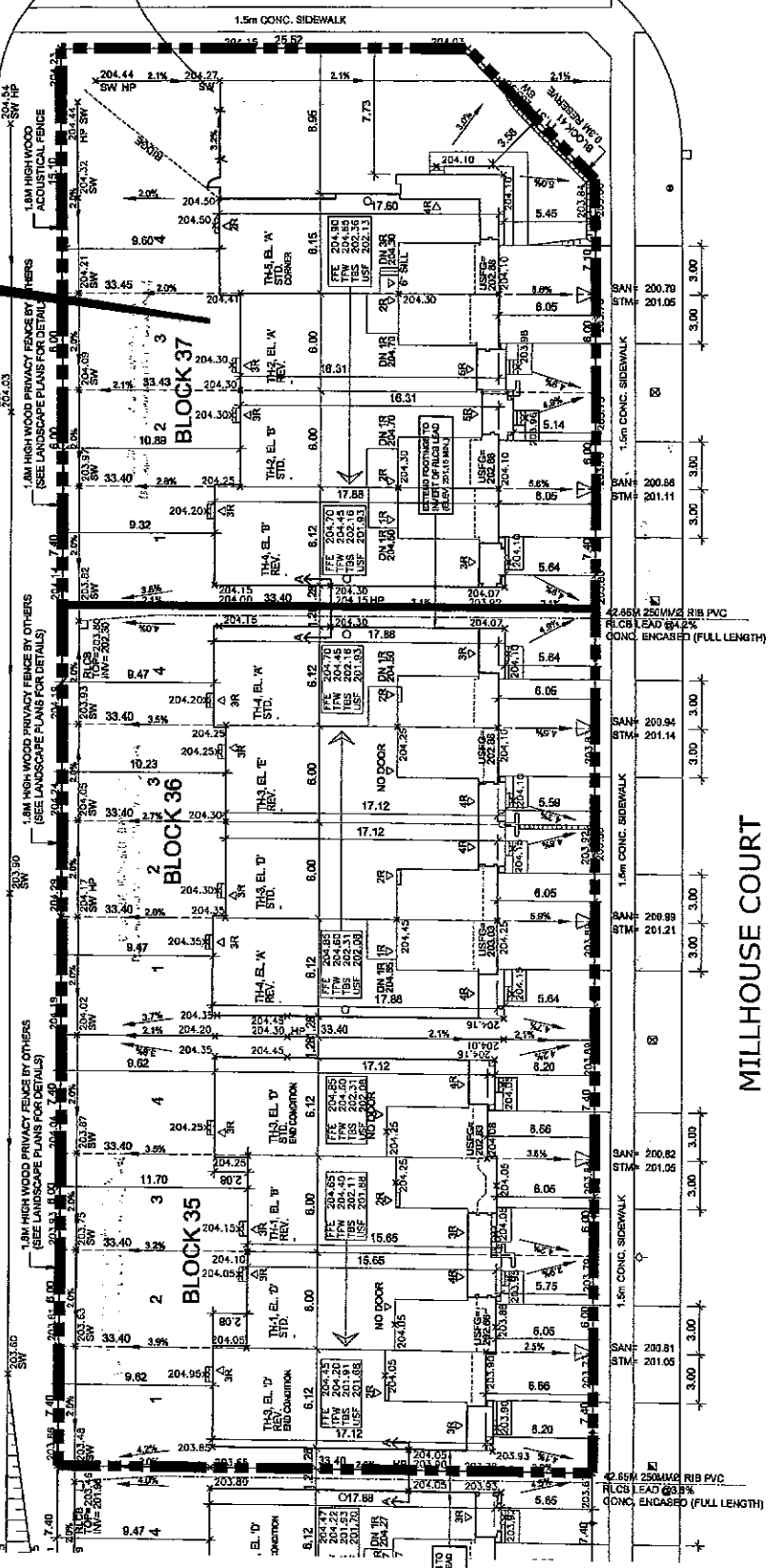
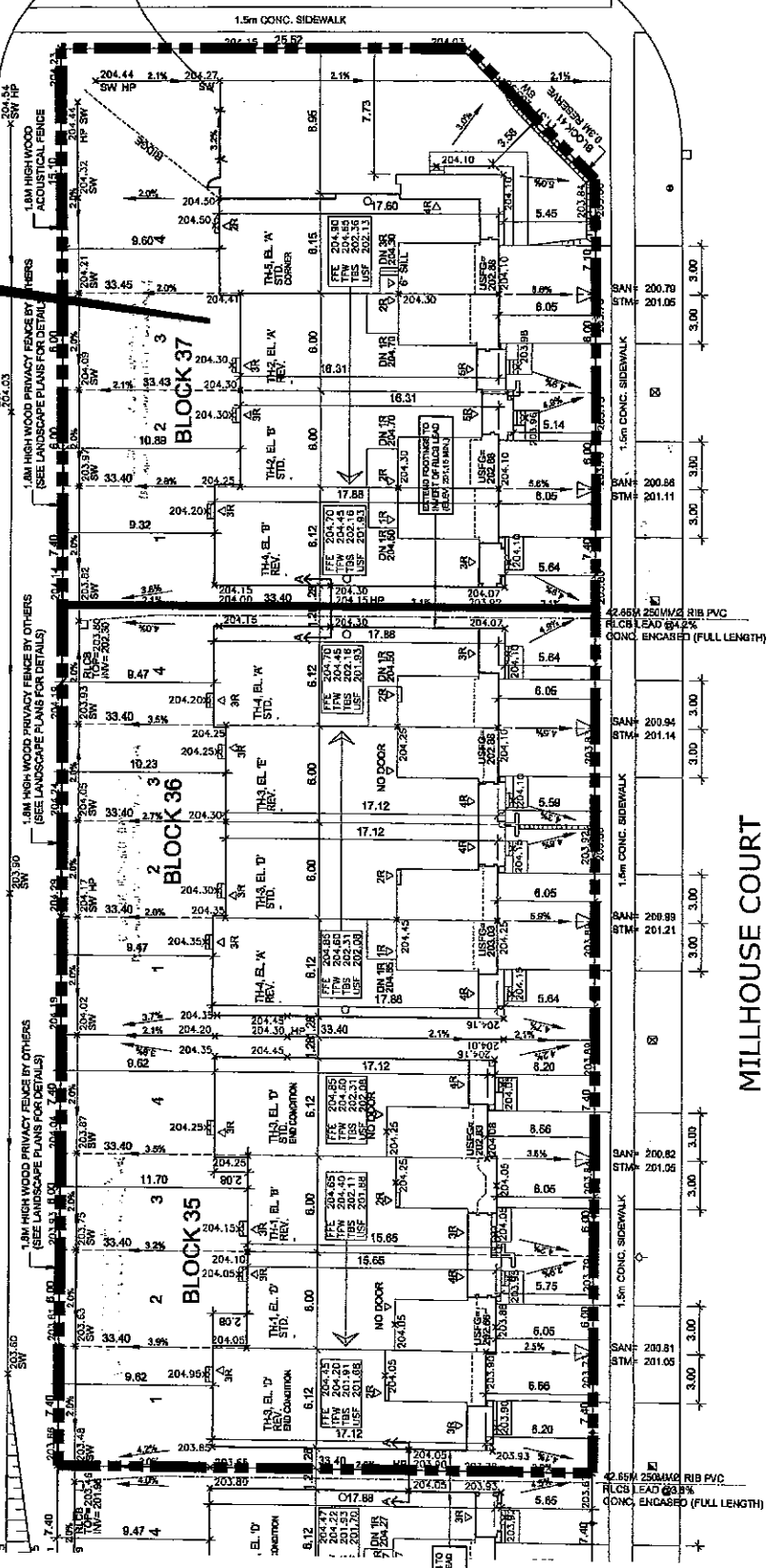
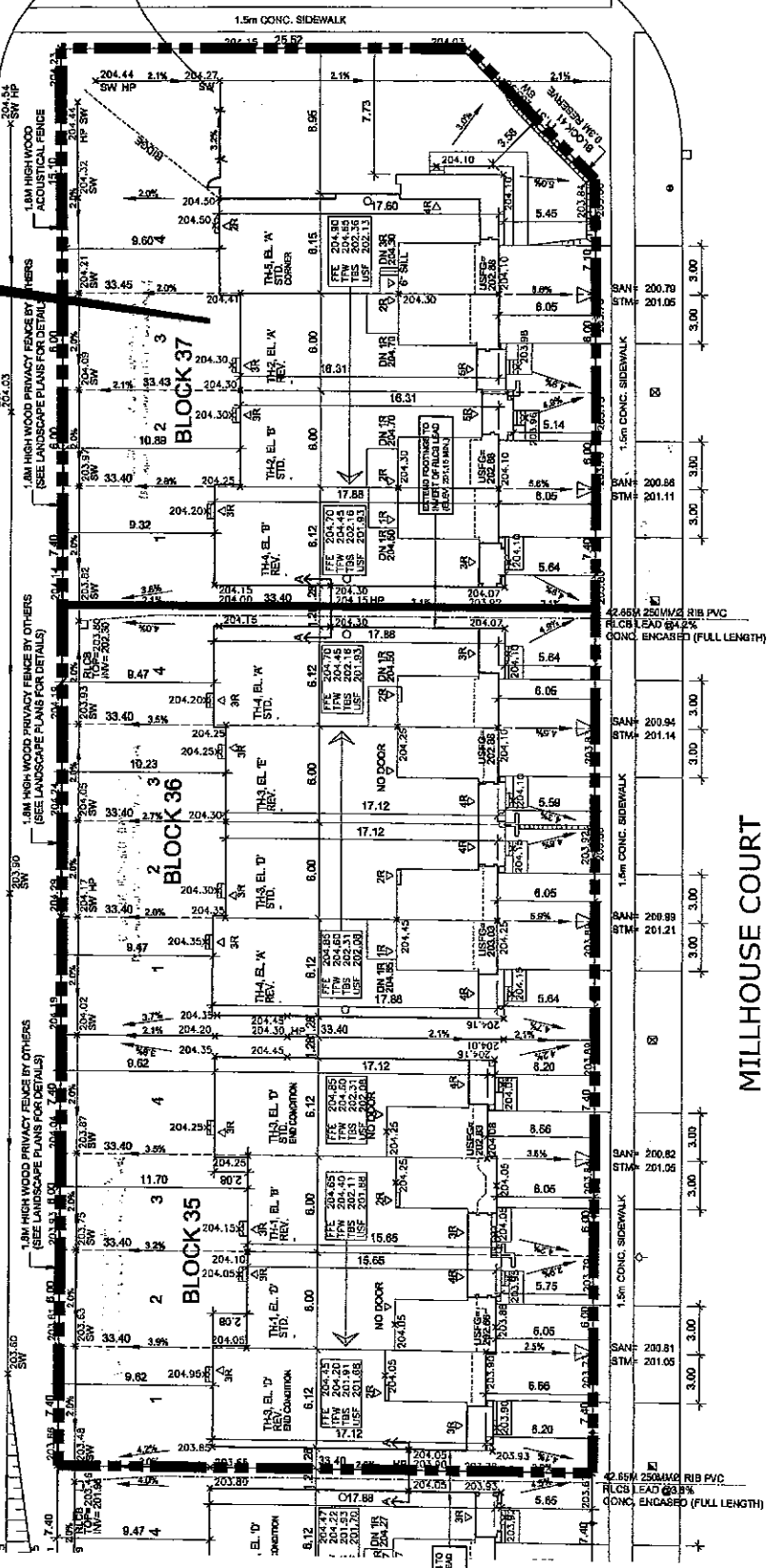
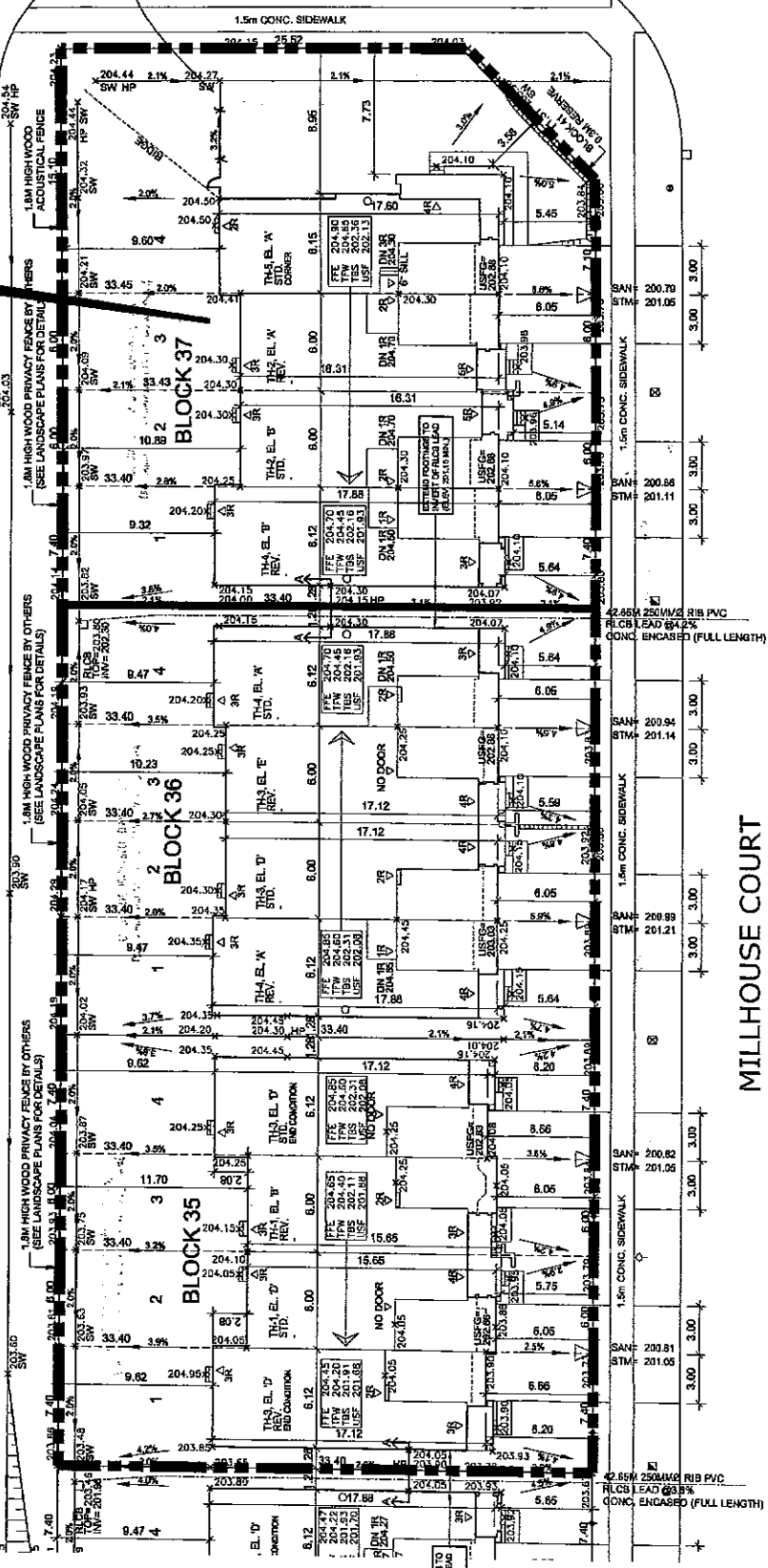
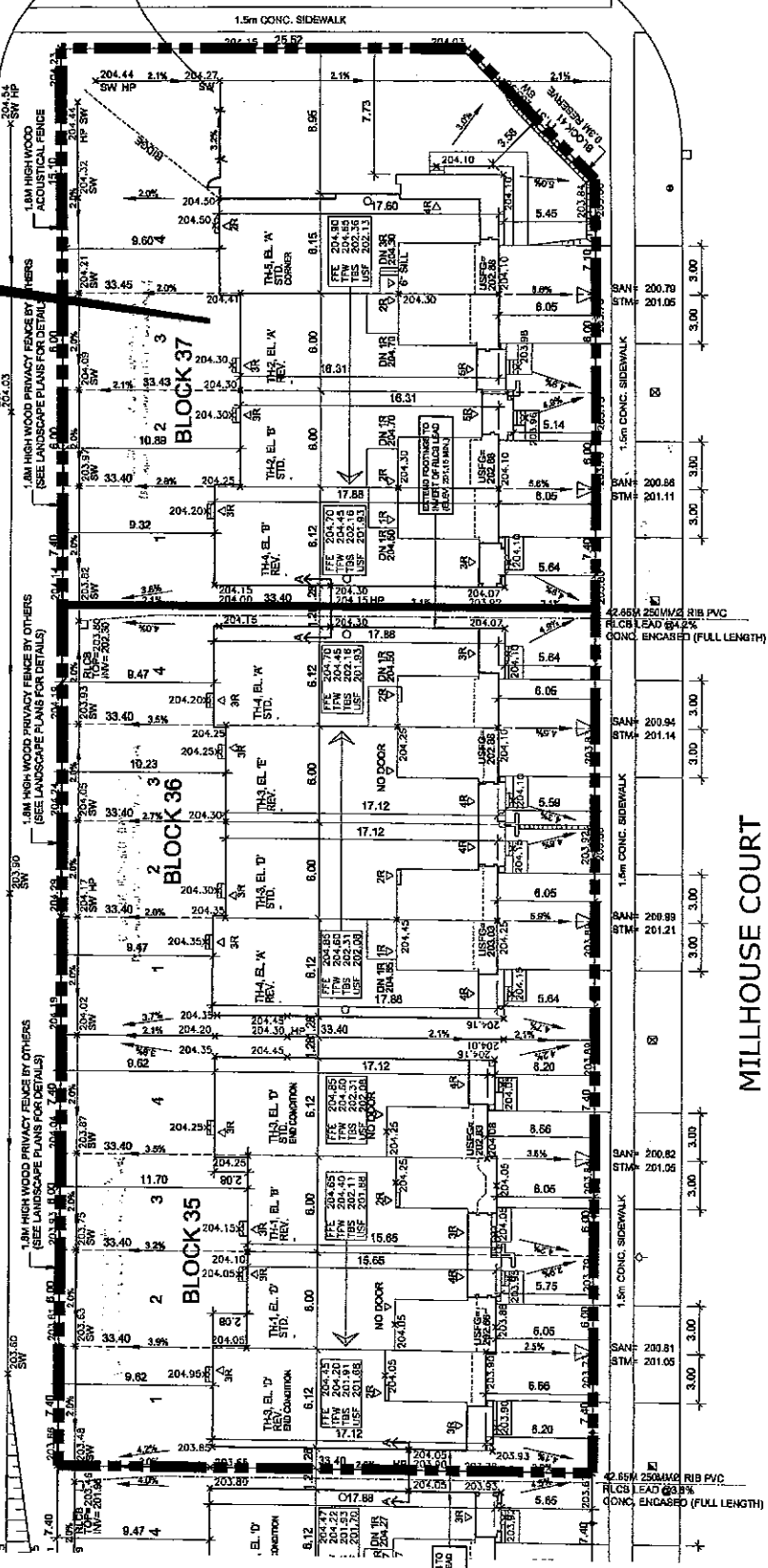
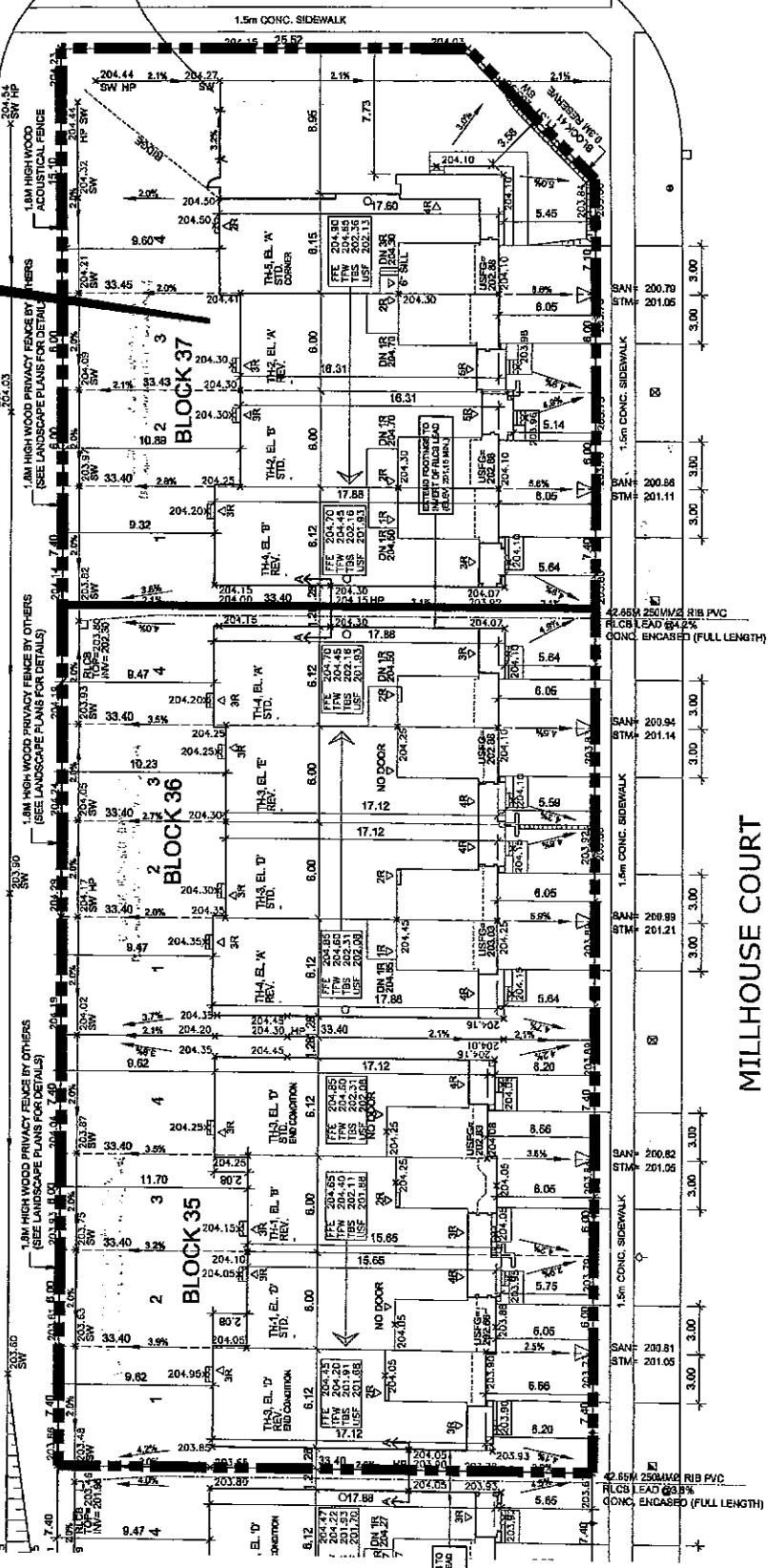
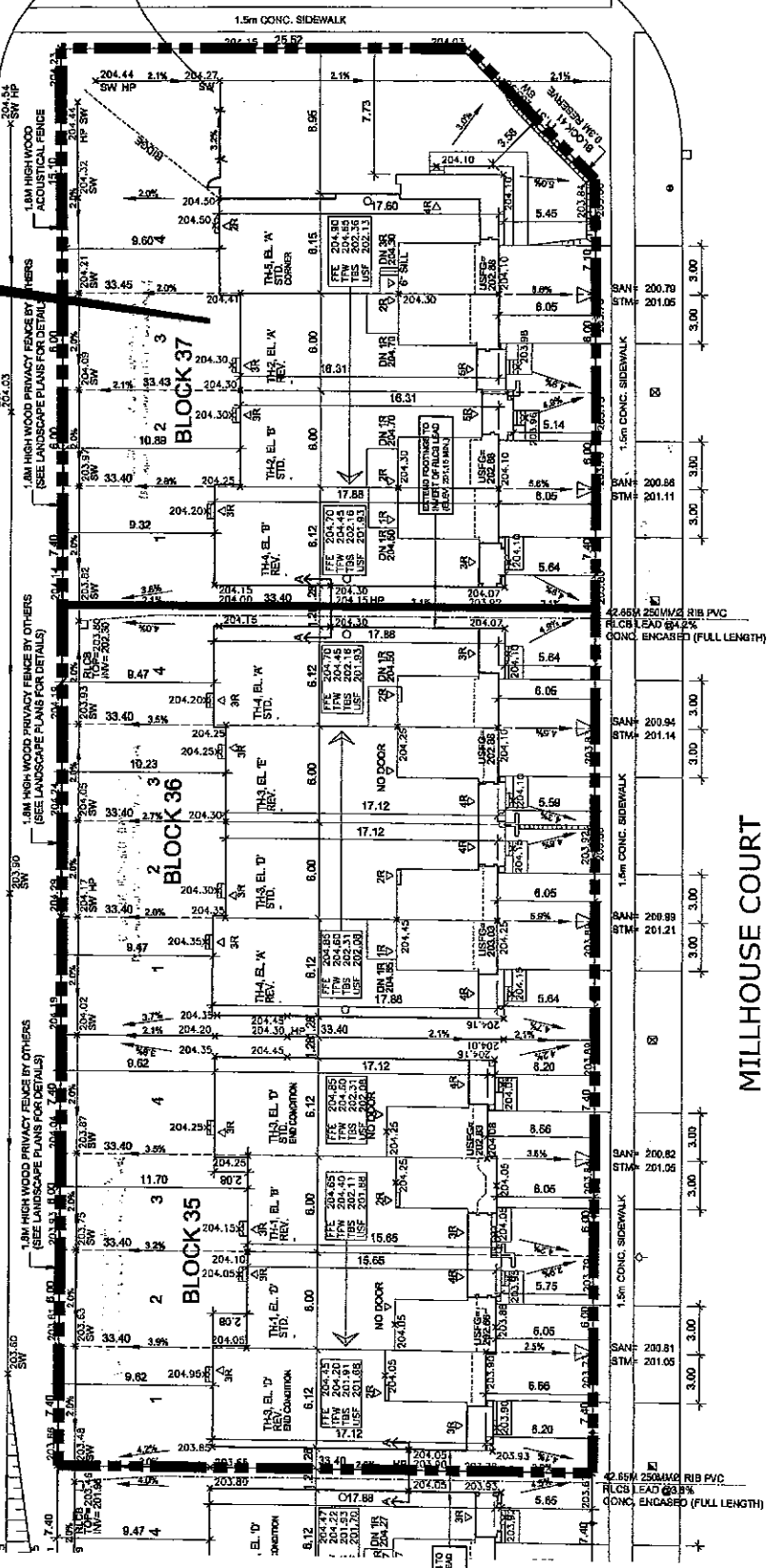
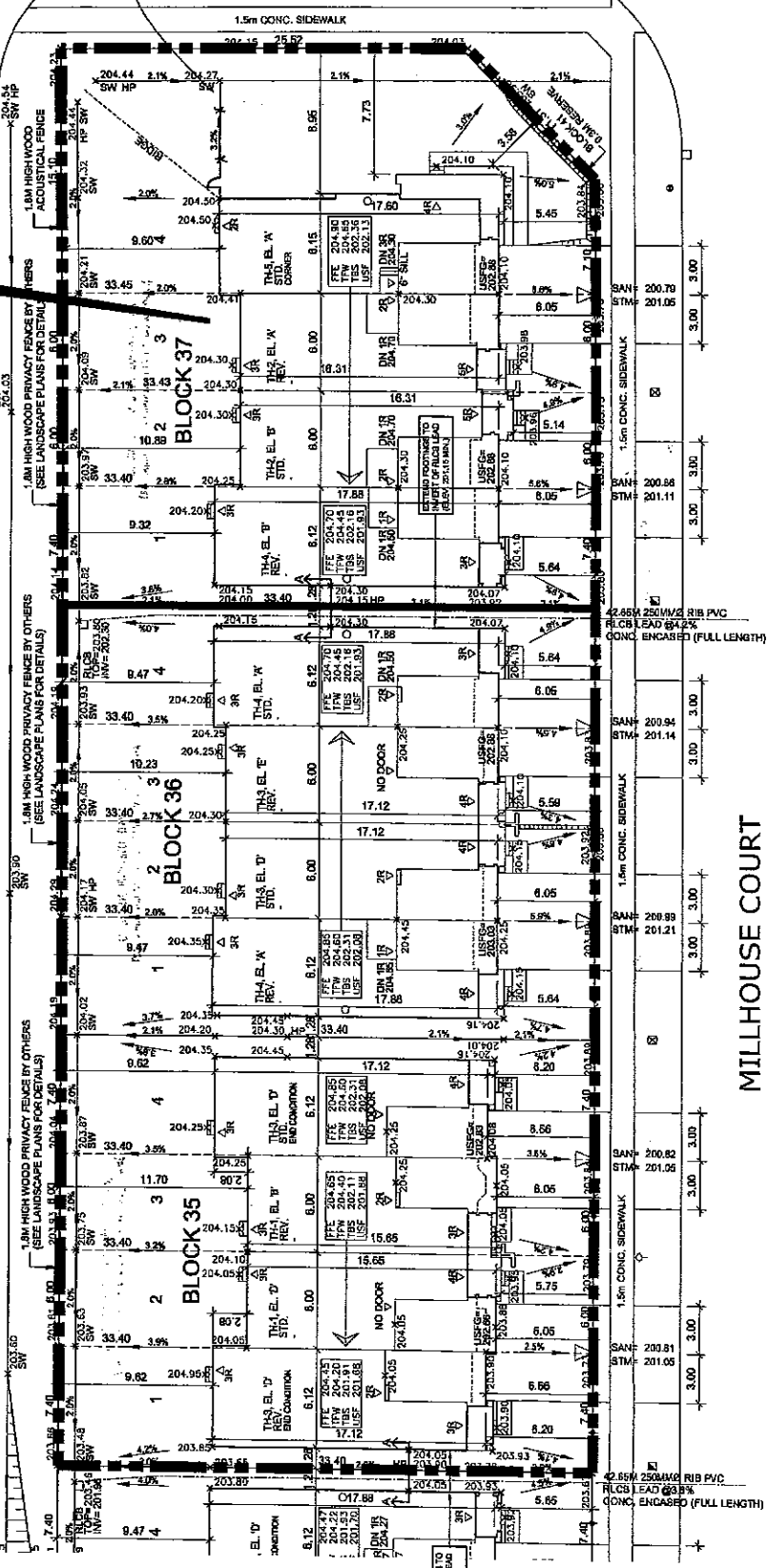
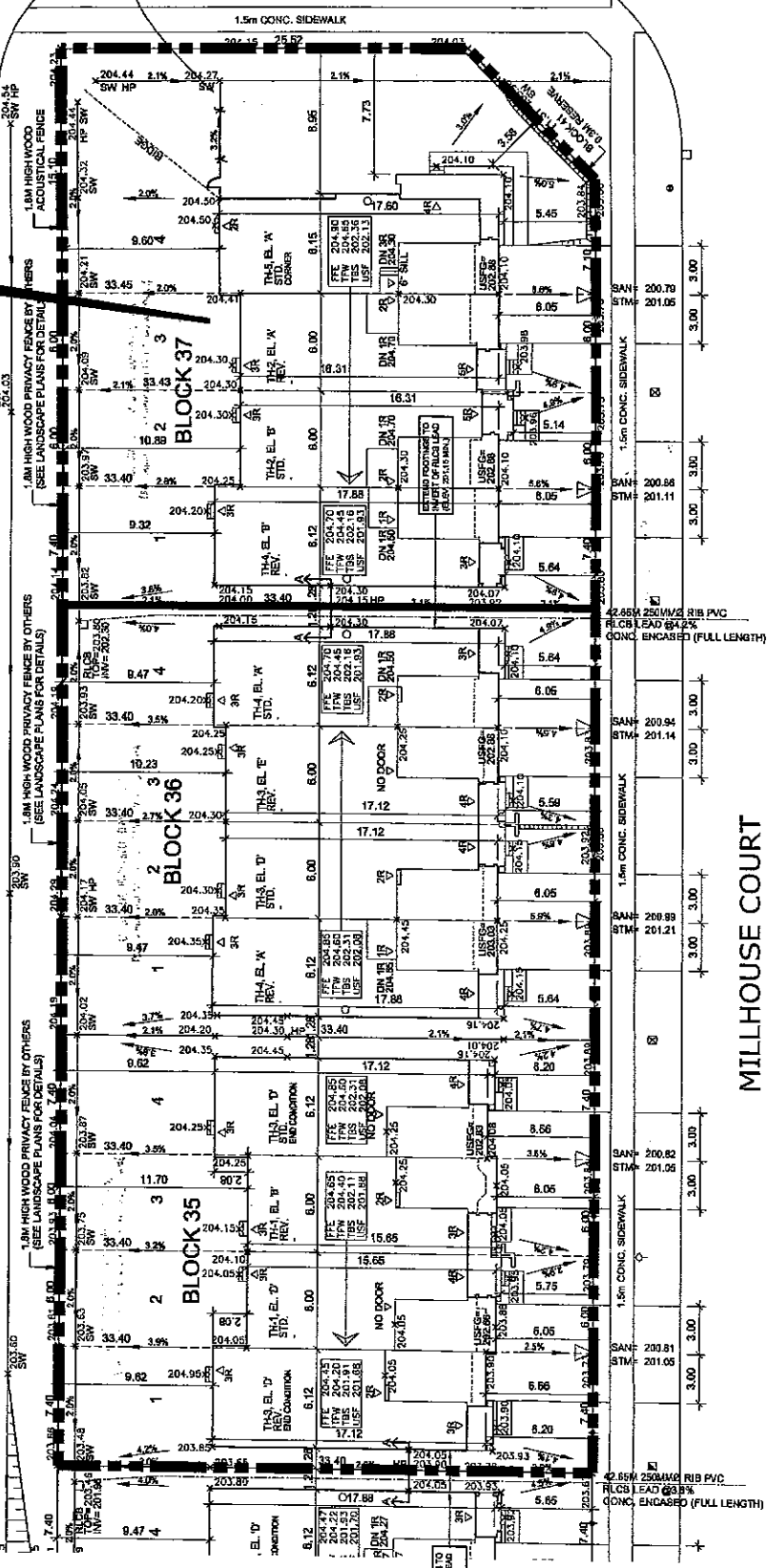
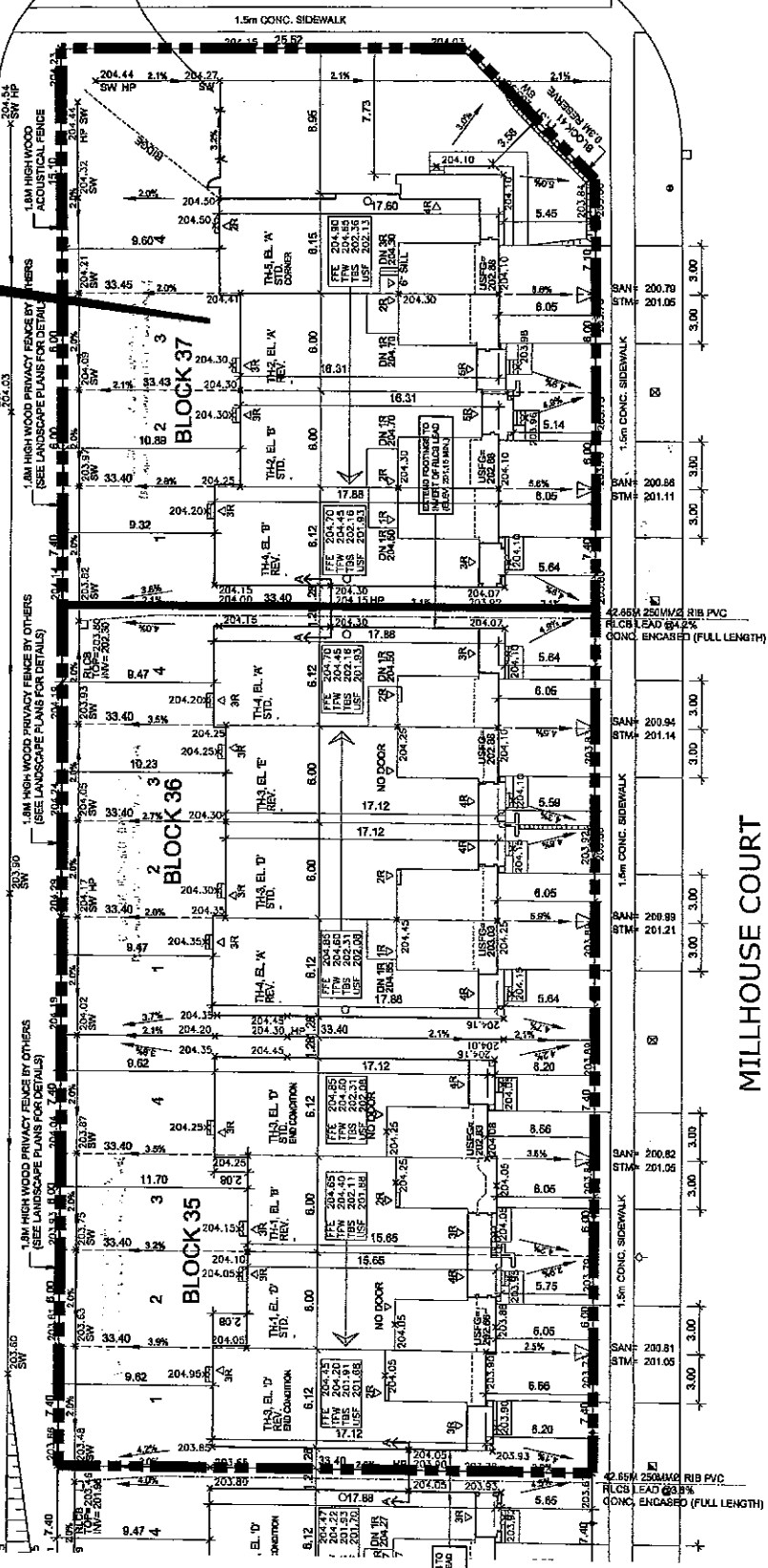
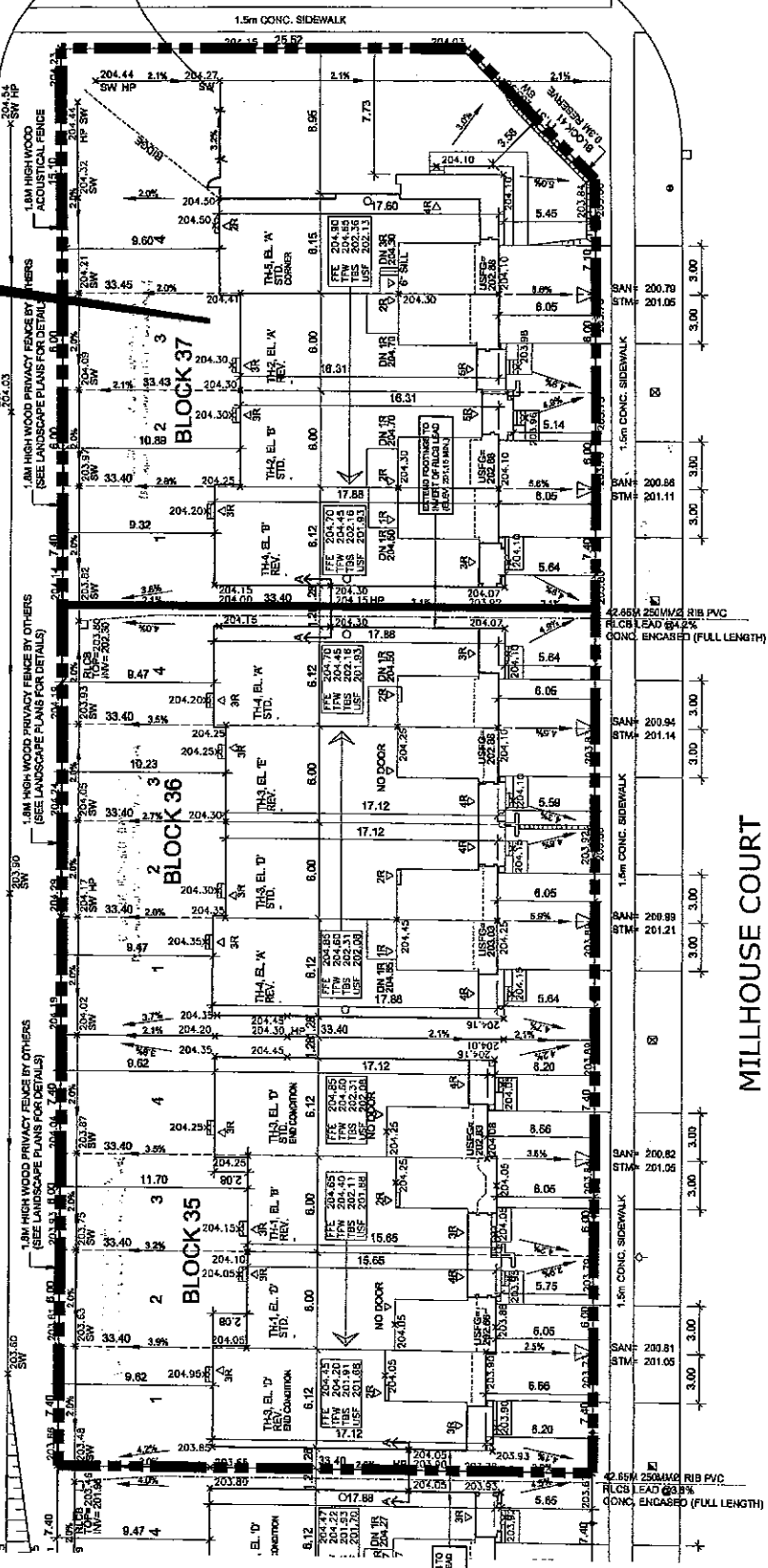
42.85M 250MMØ RIB PVC
R/CB LEAD @ 2.5%
CONC. ENCASED (FULL LENGTH)

42.85M 250MMØ RIB PVC
R/CB LEAD @ 2.5%
CONC. ENCASED (FULL LENGTH)



MILLHOUSE COURT

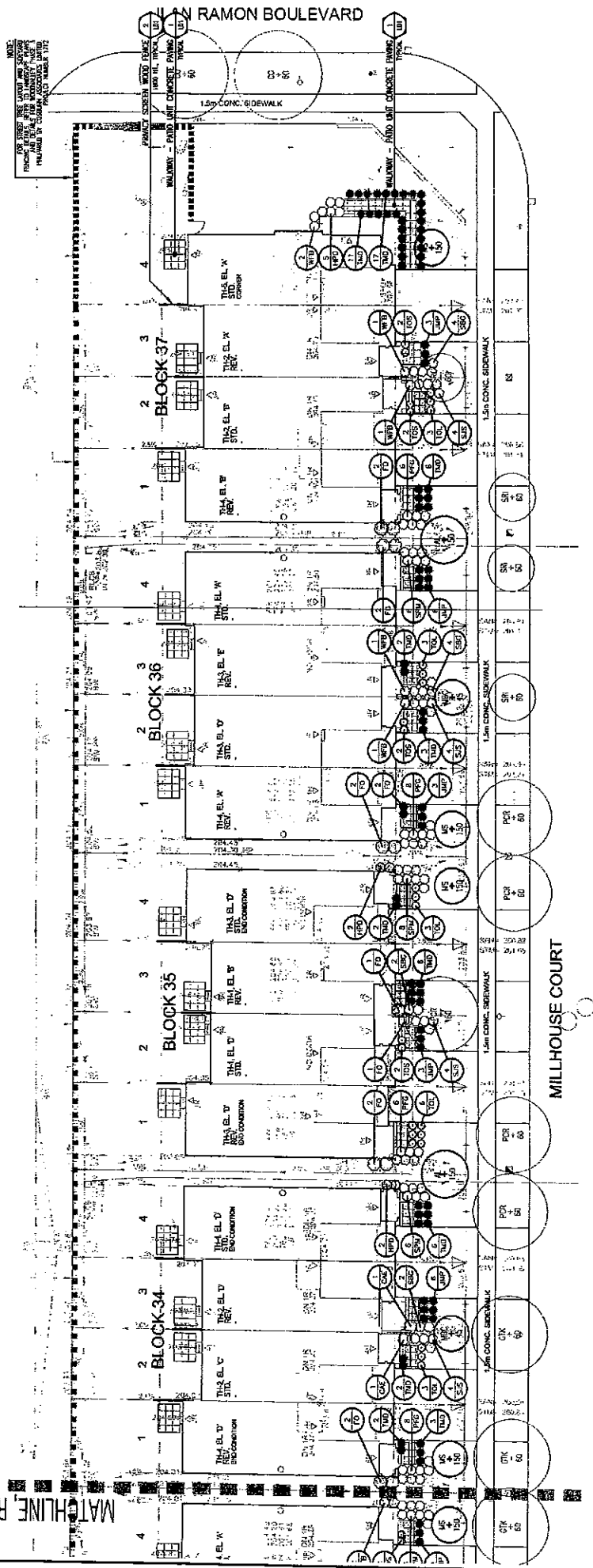
ILAN RAMON BOULEVARD

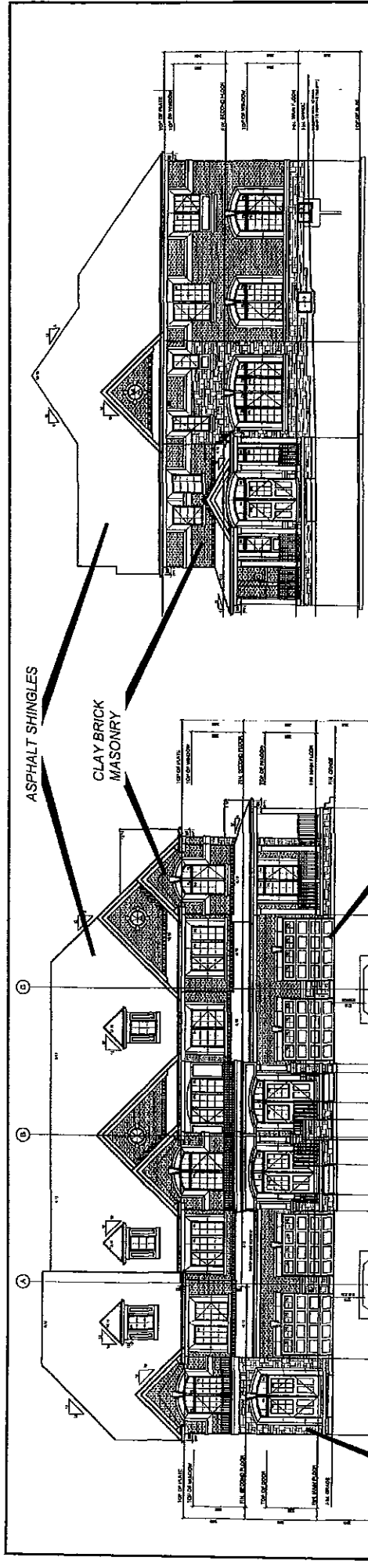




Not to Scale

MATCHLINE, REFER TO L1



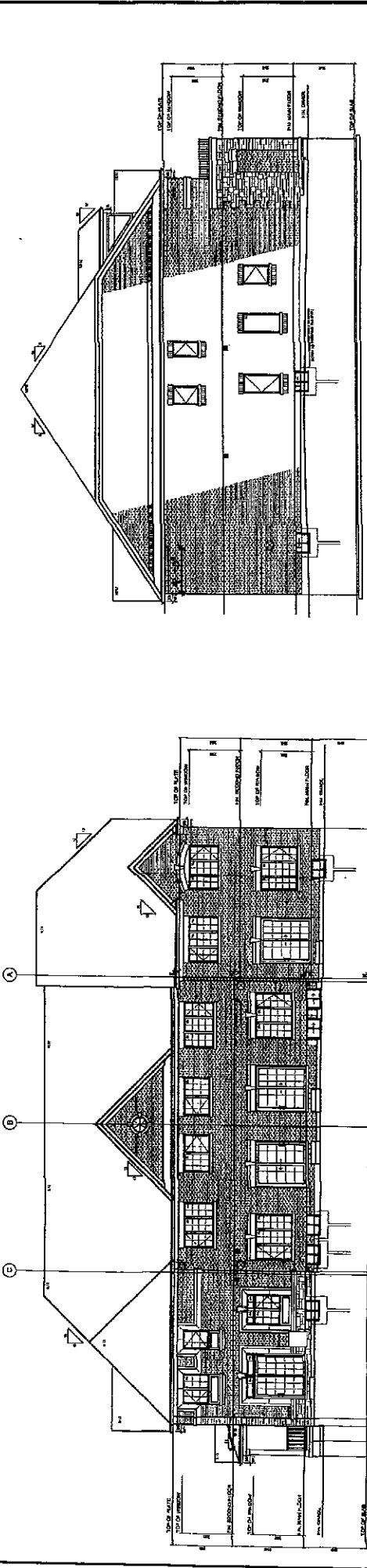


1 THIS ELEV. X. INTERIOR
FRONT ELEVATION - BLOCK 37

SOUTH ELEVATION (FACING MILLHOUSE COURT)

EAST ELEVATION (FACING ILAN RAMON BOULEVARD)

ARIS-CRAFT
STONE



1 THIS ELEV. X. INTERIOR
REAR ELEVATION - BLOCK 37

NORTH ELEVATION

1 THIS ELEV. X. INTERIOR
LEFT SIDE ELEVATION - BLOCK 37

WEST ELEVATION

Not to Scale

Typical Elevations - Block 37

Location:
Part of Lot 17, Concession 2

Applicant:
Spallacci Construction Limited

N:\DPT\1 ATTACHMENTS\DA\609.054.dwg



Development Planning Department

Attachment

File: DA.09.054

Date:
September 24, 2009

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