

COMMITTEE OF THE WHOLE OCTOBER 19, 2009

SITE DEVELOPMENT FILE DA.09.060 RUTHERFORD CONTWO INVESTMENTS LIMITED WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.060 (Rutherford Contwo Investments 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 shall be approved by the Vaughan Development Planning Department;
 - ii) any zoning variances identified through the zoning review shall be addressed by the applicant to comply with By-law 1-88 to the satisfaction of the Vaughan Development Planning Department, or alternatively, the variances shall be approved by the Committee of Adjustment and shall be final and binding; and,
 - iii) 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 Development Planning Department that the following sustainable features will be provided within the site and building design:

- i) high-efficiency furnaces;
- ii) high efficiency air conditioners;
- iii) Energy Star rated appliances;
- iv) low flow shower heads;
- v) Low-E Argon windows; and,
- vi) environmentally-friendly drainage membrane adjacent to the foundation wall (recycled plastic), which stops soil erosion.

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 50, two-storey street townhouse dwelling units within 10 townhouse blocks (Blocks 172 – 179 inclusive, and Blocks 194 and 195 in Registered Plan 65M-4126), as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands are located south of Rutherford Road and east of Dufferin Street, specifically on Balsamwood Road, Foxwood Road, and on Pleasant Ridge Avenue and Mary Elien Baker crescent, within Planning Block 10, in Part of Lot 15, 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" and "Low Density Residential" by OPA #600. The "Medium" and "Low 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 RVM1 (WS-A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits the proposed street townhouse dwellings. Exception 9(1063) defines a "townhouse dwelling" as follows, which is further addressed in the "Site Plan Review" section of this report:

"Dwelling, Townhouse – Means a building containing three (3) or more dwelling units, each of which has independent access from the outside ground level and shares two (2) above or below ground links with the abutting units; the end unit of a row of townhouse dwellings, sharing only one (1) above or below ground link shall also be deemed a townhouse dwelling unit."

The final site plan drawings must comply with By-law 1-88, or alternatively, any required variances must be approved by the Committee of Adjustment and shall be final and binding.

Site History

On June 26, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-05V06 (Rutherford Contwo Investments Limited) to permit the development of 312 residential units consisting of 194 single detached dwellings units, 70 semi-detached dwelling units and 48 street townhouse units. Prior to the Plan of Subdivision being registered, the unit type distribution was changed to reflect the following: 316 residential units consisting of 135 single detached dwellings, 52 semi-detached dwellings, and 129 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4126 on April 27, 2009, and facilitates the subject 10 blocks for 50 street townhouse dwelling units. Servicing for the proposed development has been allocated.

Site Plan Review

A proposed site plan for the overall property is shown on Attachment #3. Typical landscape plans for Blocks 173, 195, and 178 are shown on Attachments #4, #5 and #6, respectively. In accordance with the definition for a townhouse dwelling in Exception 9(1063), the proposed development is comprised of townhouse dwelling units that take on three (3) different building forms including:

- i) townhouse units linked at the garage and below grade as shown on Attachment #7 (typical – Block 173);
- ii) townhouse units linked below grade and that are double-fronted (Attachment #8) on Pleasant Ridge Avenue and Mary Ellen Baker Crescent (Blocks 194 and 195)

to address urban design issues related to the streetscape for these through lots;
and,

- iii) townhouse units linked below grade as shown on Attachment #9 (typical - Block 178).

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plans and building elevations shown on Attachments #4 to #9 inclusive, and will continue to work with the Applicant to finalize the details of the development proposal.

The subject lands are located within Planning Block 10 and are subject to Architectural Control. The Block 10 Control Architect has approved the site plan and building 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.09.060 (Rutherford Contwo Investments Limited) in accordance with OPA #600, By-law 1-88, the Block 10 Plan, comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 50 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
4. Typical Landscape Plan - Block 173
5. Typical Landscape Plan – Block 195
6. Typical Landscape Plan – Block 178
7. Typical Elevations - Block 173
8. Typical Elevations (Double Fronted) - Block 195
9. Typical Elevations (Underground Link) - Block 178

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Carmela Marrelli, Senior Planner, ext. 8791

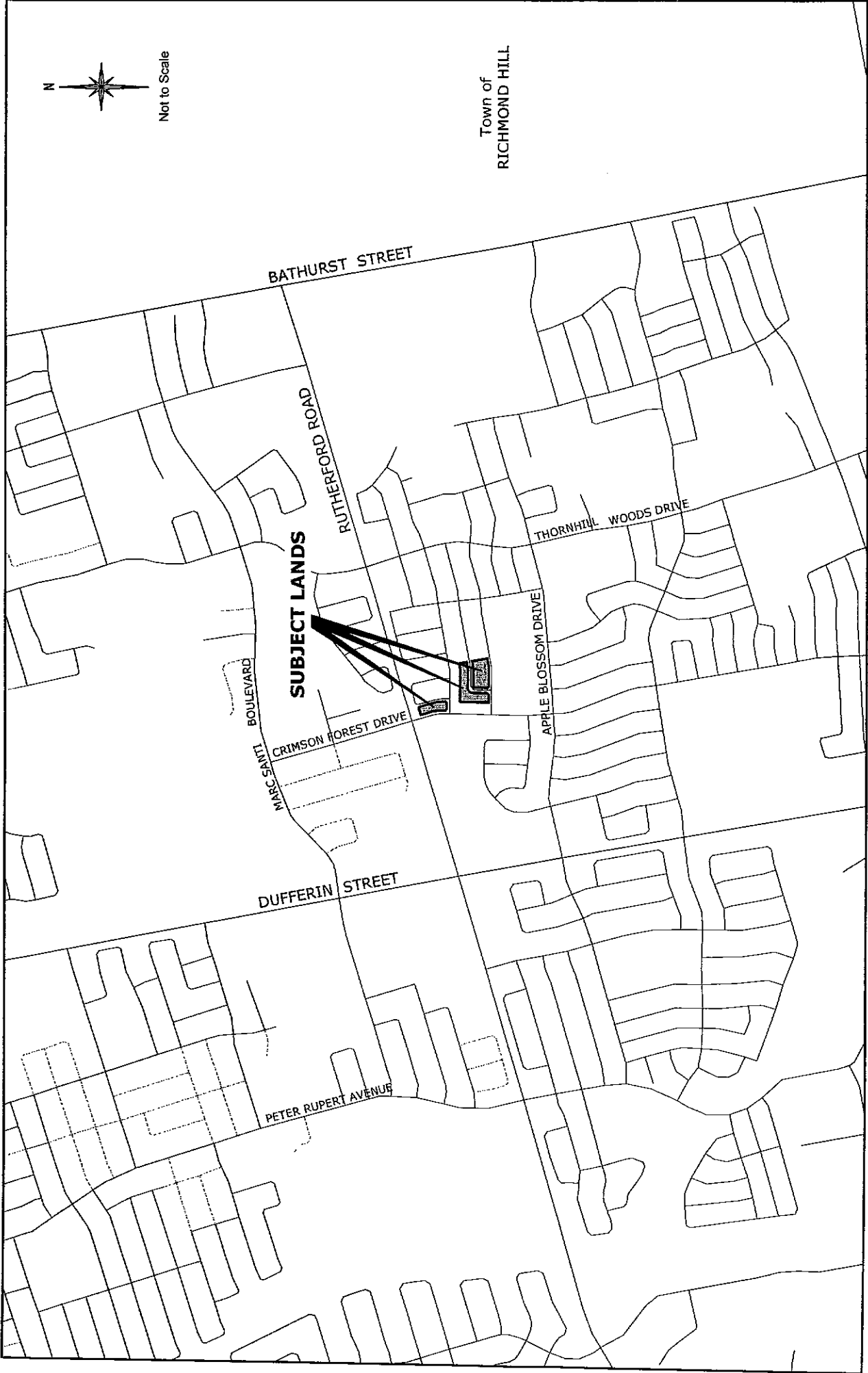
Mauro Peverini, Manager of Development Planning, ext. 8407

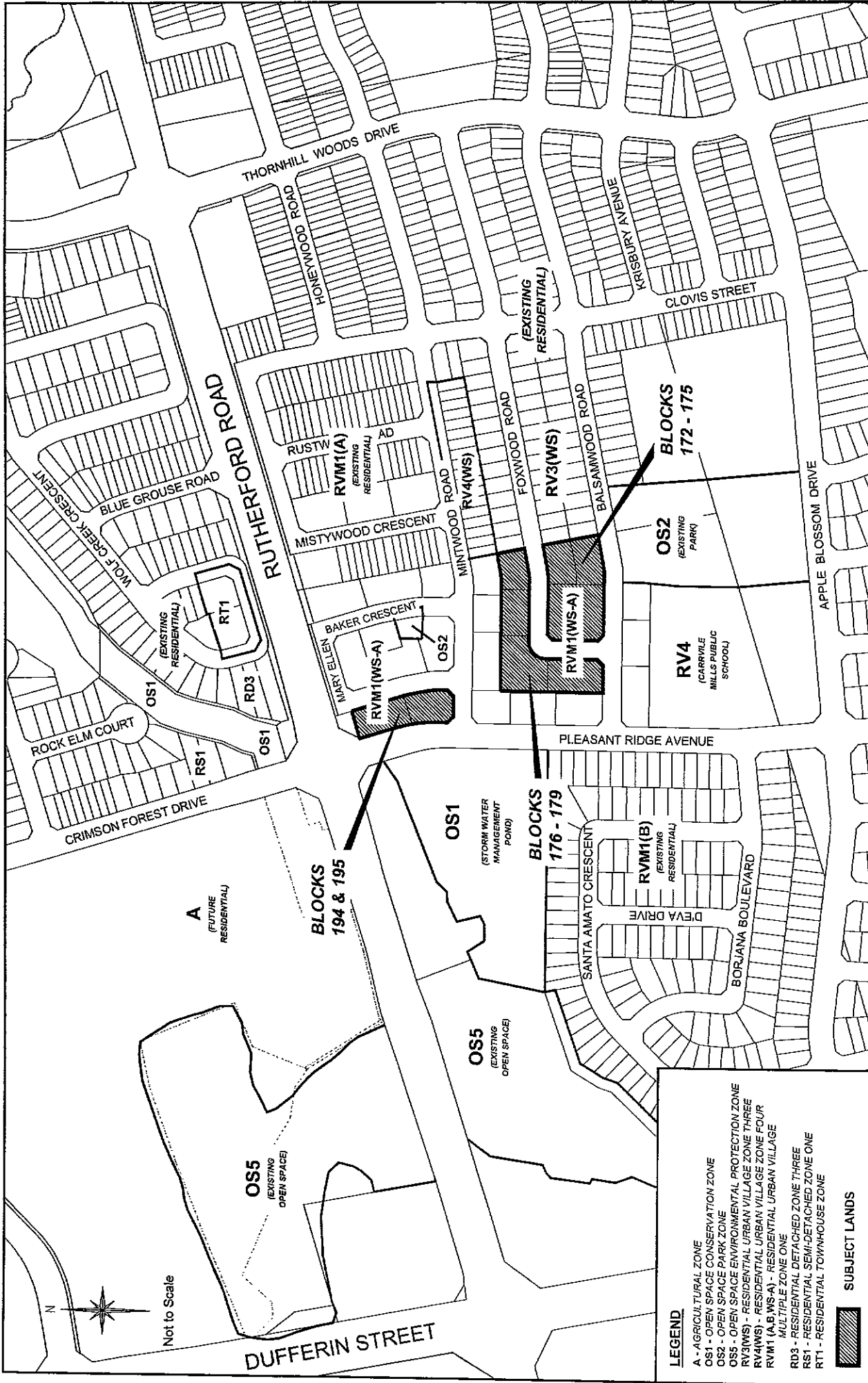
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM





Location Map

Location:
Part of Lot 15, Concession 2

Applicant:
Rutherford Contivo Investments

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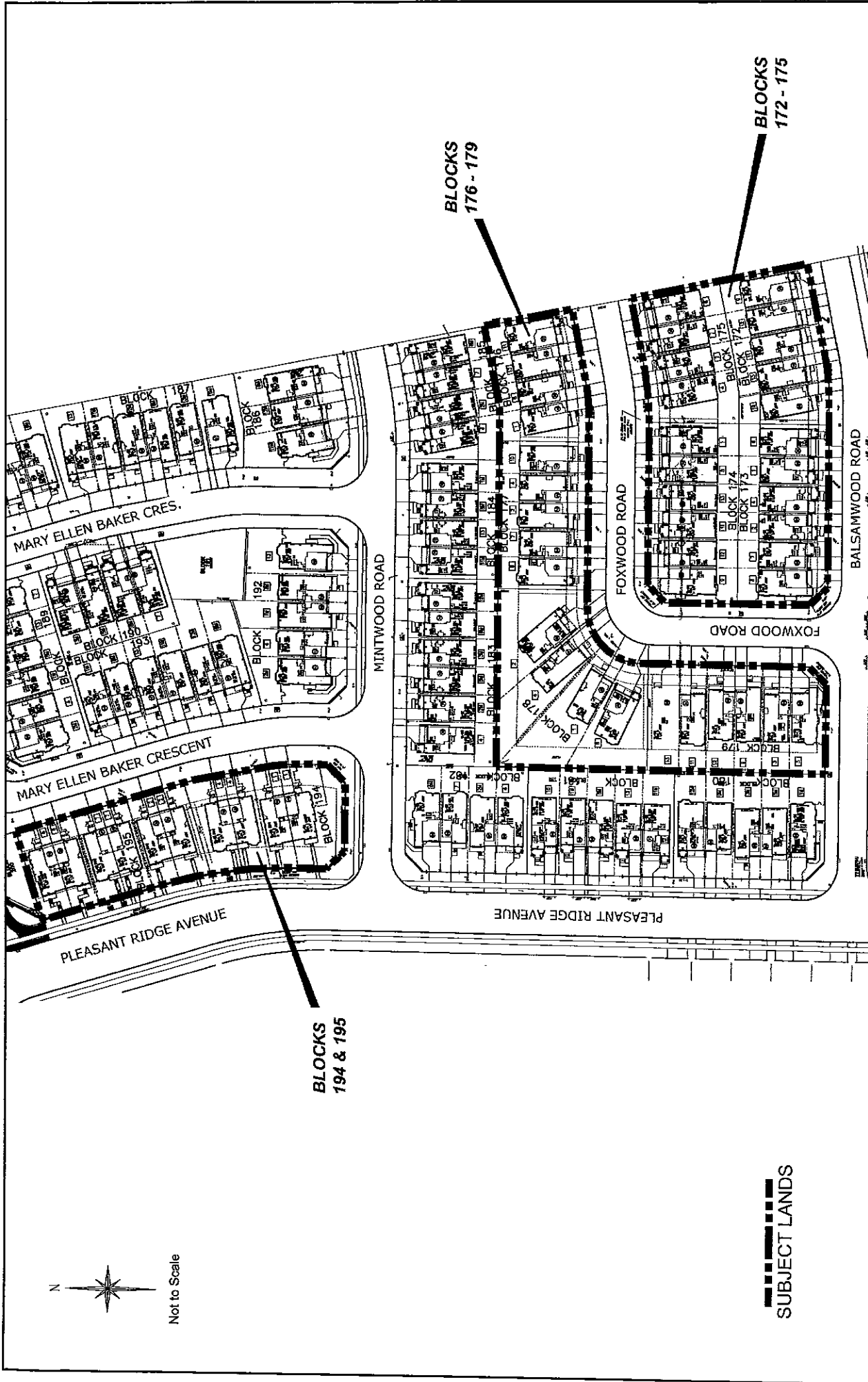
Development Planning Department

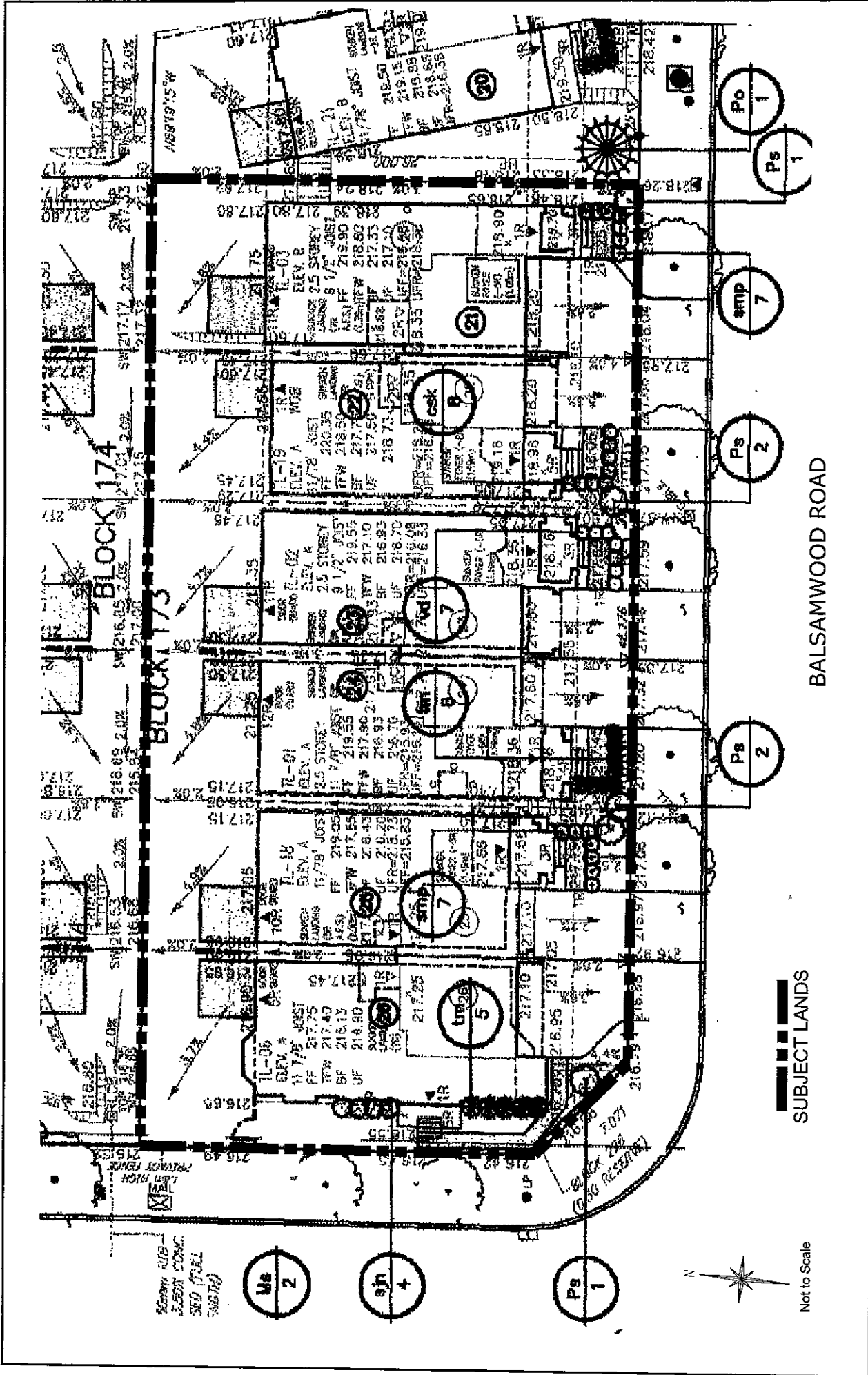
Attachment

File: DA.09.060

Date:
September 29, 2009

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Typical Landscape Plan - Block 173



MARY ELLEN BAKER CRESCENT

RUTHERFORD ROAD

PLEASANT RIDGE AVENUE

BLOCK 200

BLOCK 195

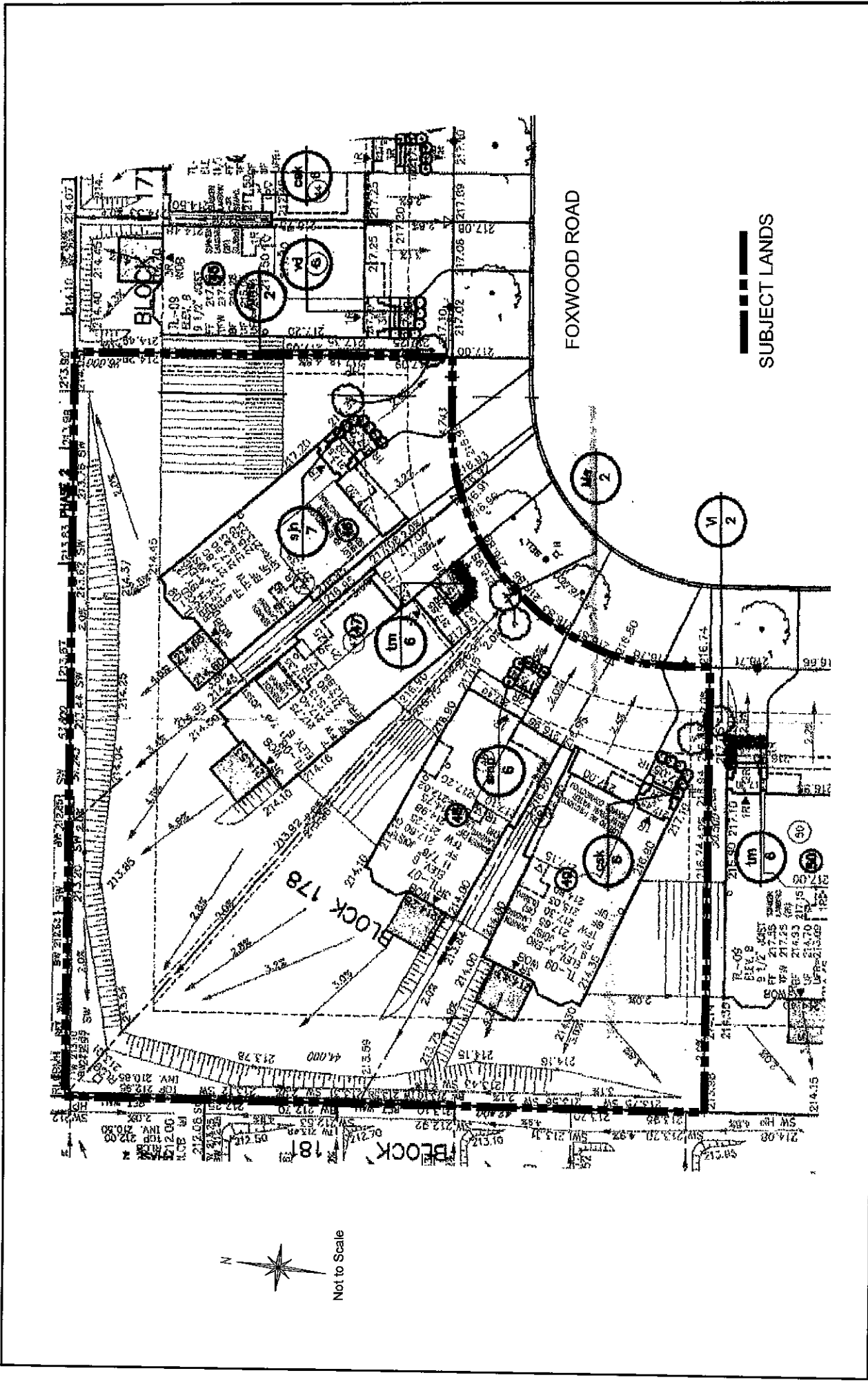
SUBJECT LANDS

Attachment 5
File: DA.09.060
Date: September 29, 2009

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Development Planning Department

Typical Landscape Plan -
Block 195

Applicant: Rutherford Cortwo Investments
Location: Part of Lot 15, Concession 2

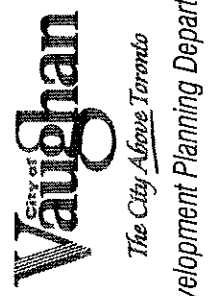


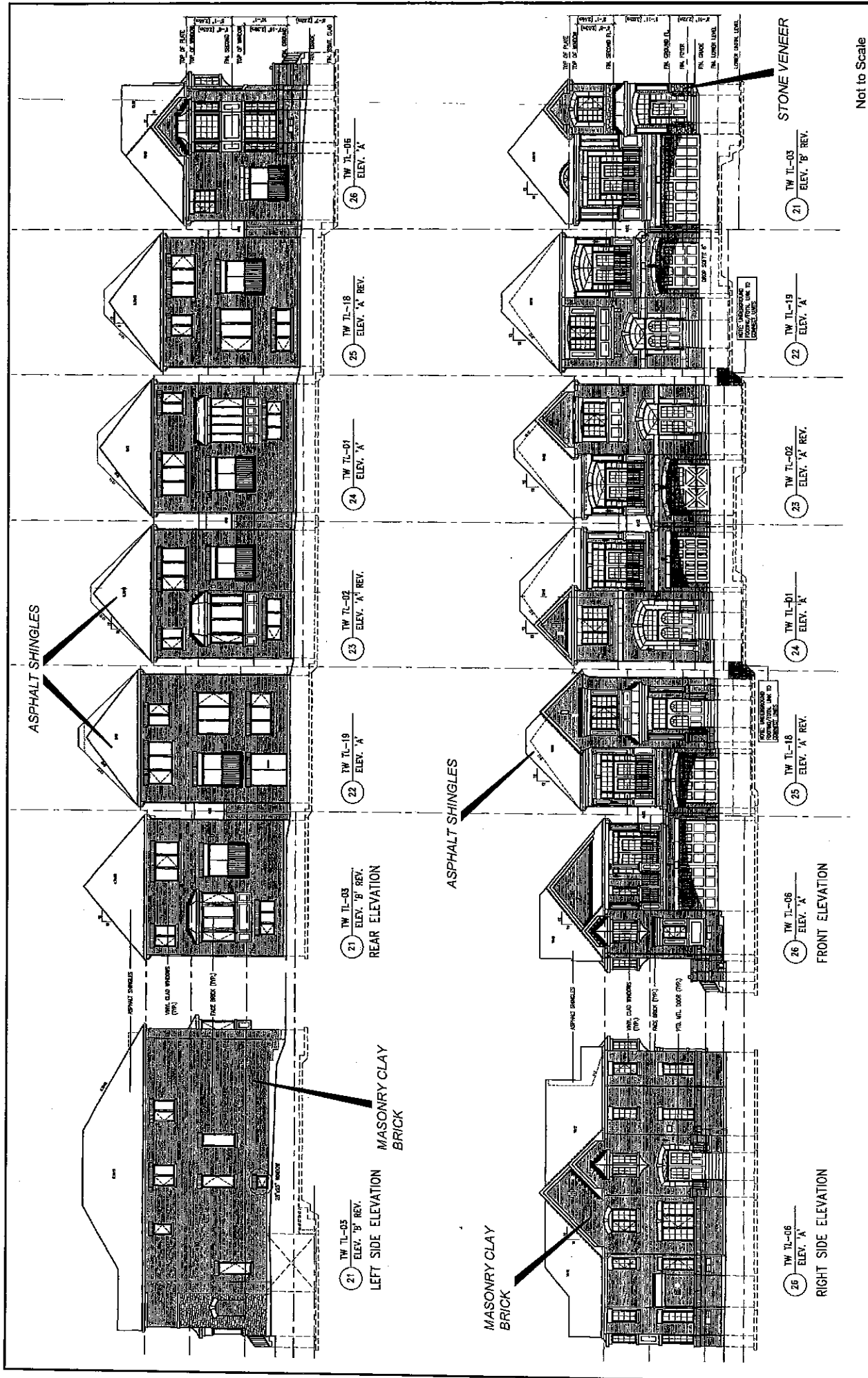
Typical Landscape Plan - Block 178

Applicant:
Rutherford Contwo Investments

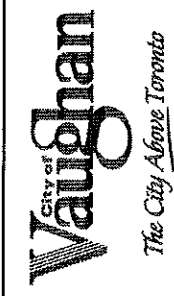
Location:
Part of Lot 15, Concession 2

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Typical Elevations - Block 173



Development Planning Department

Attachment

File: DA.09.060

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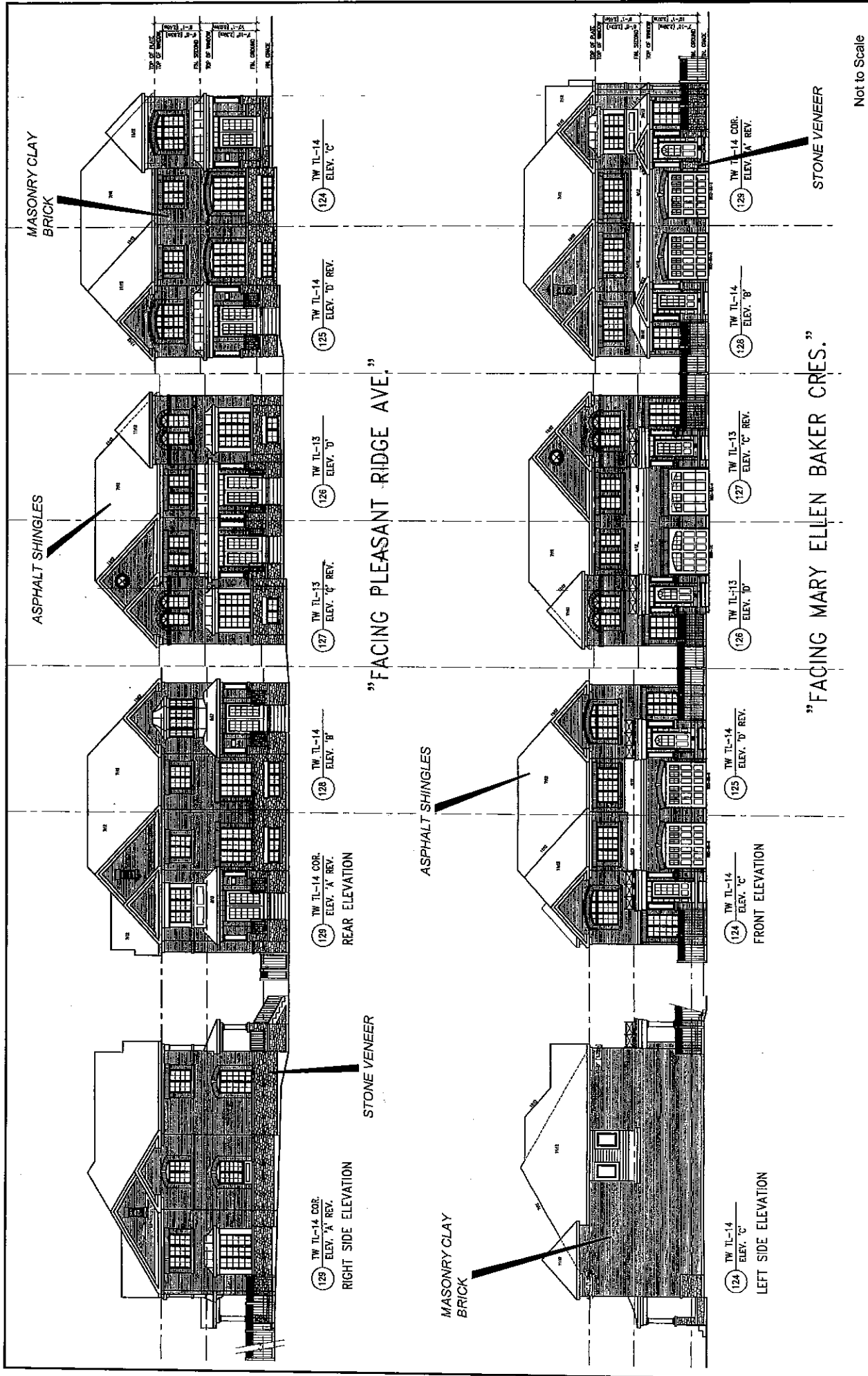
Applicant:
Rutherford Cortivo Investments

The City Above Toronto

Location:
Part of Lot 15, Concession 2

Date:
September 29, 2009

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Typical Elevations (Double Fronted) - Block 195
 Applicant: Rutherford Contwo Investments
 Location: Part of Lot 15, Concession 2
 File: DA.09.060
 Date: September 29, 2009
 Attachment **8**
 City of Vaughan
 The City Above Toronto
 Development Planning Department

