

COMMITTEE OF THE WHOLE JANUARY 12, 2010

**SITE DEVELOPMENT FILE DA.09.046
DUFFERIN RUTHERFORD HOLDINGS LIMITED/MEDALLION DEVELOPMENTS
(SOUTH MAPLE) LIMITED
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.046 (Dufferin Rutherford Holdings Limited/Medallion Developments (South Maple) 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 and landscape plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plans and stormwater management report 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 building design:

- i) Low-E argon vinyl casement windows;
- ii) metal insulated entry doors;
- iii) EnergyStar-rated high efficiency forced air gas furnace and programmable thermostat; and,
- iv) low flush toilets.

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 6, two-storey street townhouse units within one townhouse block (Block 77 on Registered Plan 65M-4113), as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands are located on the west side of Dufferin Street, south of Major Mackenzie Drive, specifically on Sir Sandford Fleming Way within Planning Block 18, in Part of Lots 18 and 19, Concession 3, 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 (Carville Urban Village 2). The proposed residential street townhouse development conforms to the Official Plan.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1234). The proposed residential street townhouse development complies with By-law 1-88.

Site History

On June 25, 2007, Vaughan Council approved Draft Plan of Subdivision File 19T-06V11 (Arglen Estate Limited) to permit the development of 27 residential units consisting of 13 single-detached dwelling units, 8 semi-detached units and 6 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4113 on February 4, 2009, and facilitates the subject block for 6 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 #6 inclusive, and will continue to work with the Applicant to finalize details of the development proposal.

The subject lands are located within Planning Block 18 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 18 Control Architect, being The Planning Partnership Limited.

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the townhouse development. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition of approval in this respect is included in the recommendation of this report.

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 Vaughan Development Planning Department has reviewed Site Development File DA.09.046 (Dufferin Rutherford Holdings Limited/Medallion Developments (South Maple) Limited) in accordance with OPA #600, By-law 1-88, the Block 18 Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 6 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. Landscape Plan
5. Elevation Plan
6. Rendered Elevations

Report prepared by:

Mary Serino, Planner 1, ext. 8215
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 Location Map

Location: Part of Lots 18 & 19,
Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
Medallion Developments (South Maple) Limited

NA\DTY1 ATTACHMENTS\DA_06.09.046.dwg



The City Above Toronto

Development Planning Department

Attachment

File: DA_09.046

1

Date:
December 21, 2009



Development Planning Department

Location Map

Location: Part of Lots 18 & 19,
 Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
 Medallion Developments (South Maple) Limited

NA\DP\1 ATTACHMENTS\DA.09.046.dwg

LEGEND

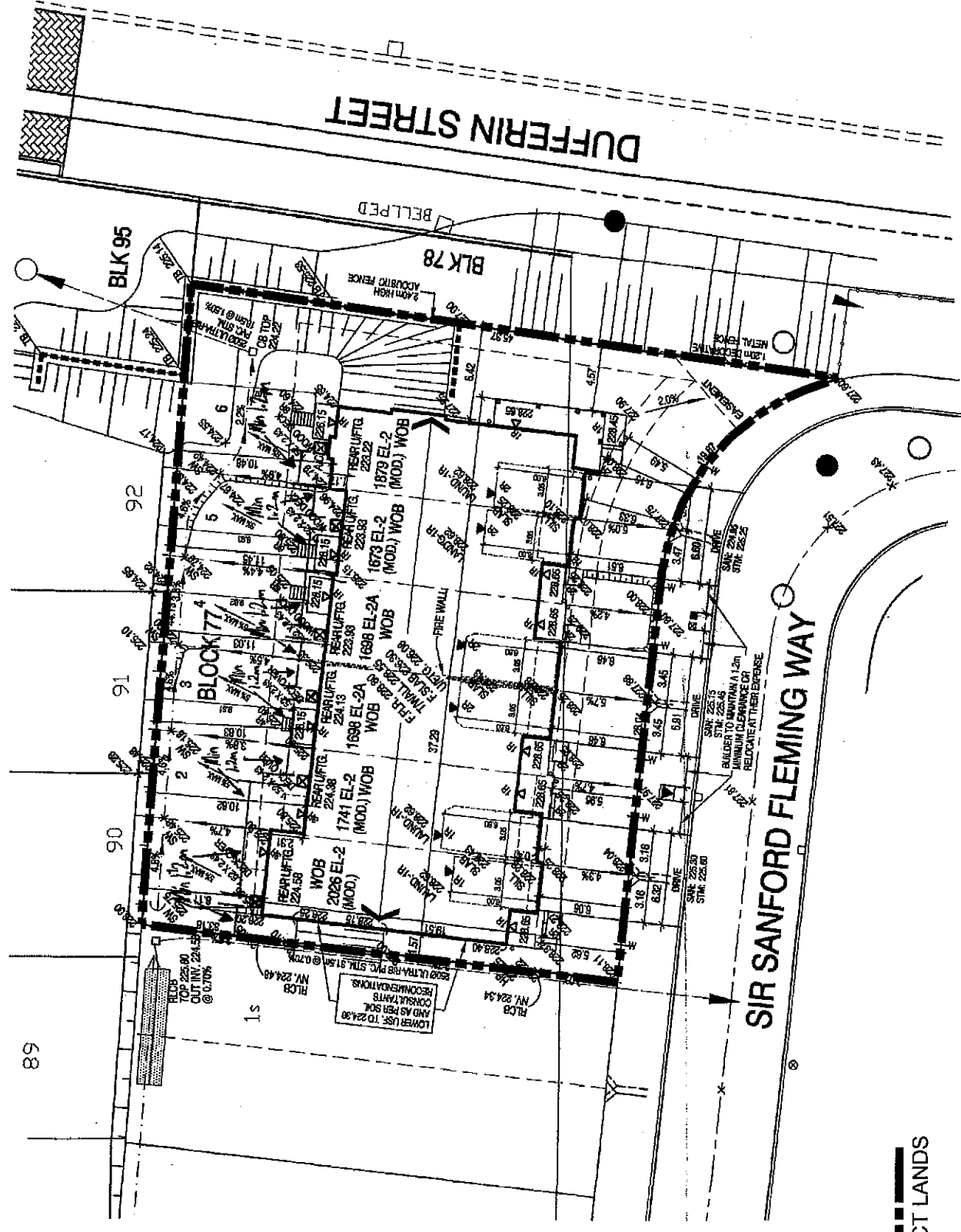
- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale



Not to Scale



SUBJECT LANDS

Site Plan

Location: Part of Lots 18 & 19,
Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
Medallion Developments (South Maple) Limited

N:\DFT\1 ATTACHMENTS\DA\09.046.dwg



The City Above Toronto

Development Planning Department

Attachment

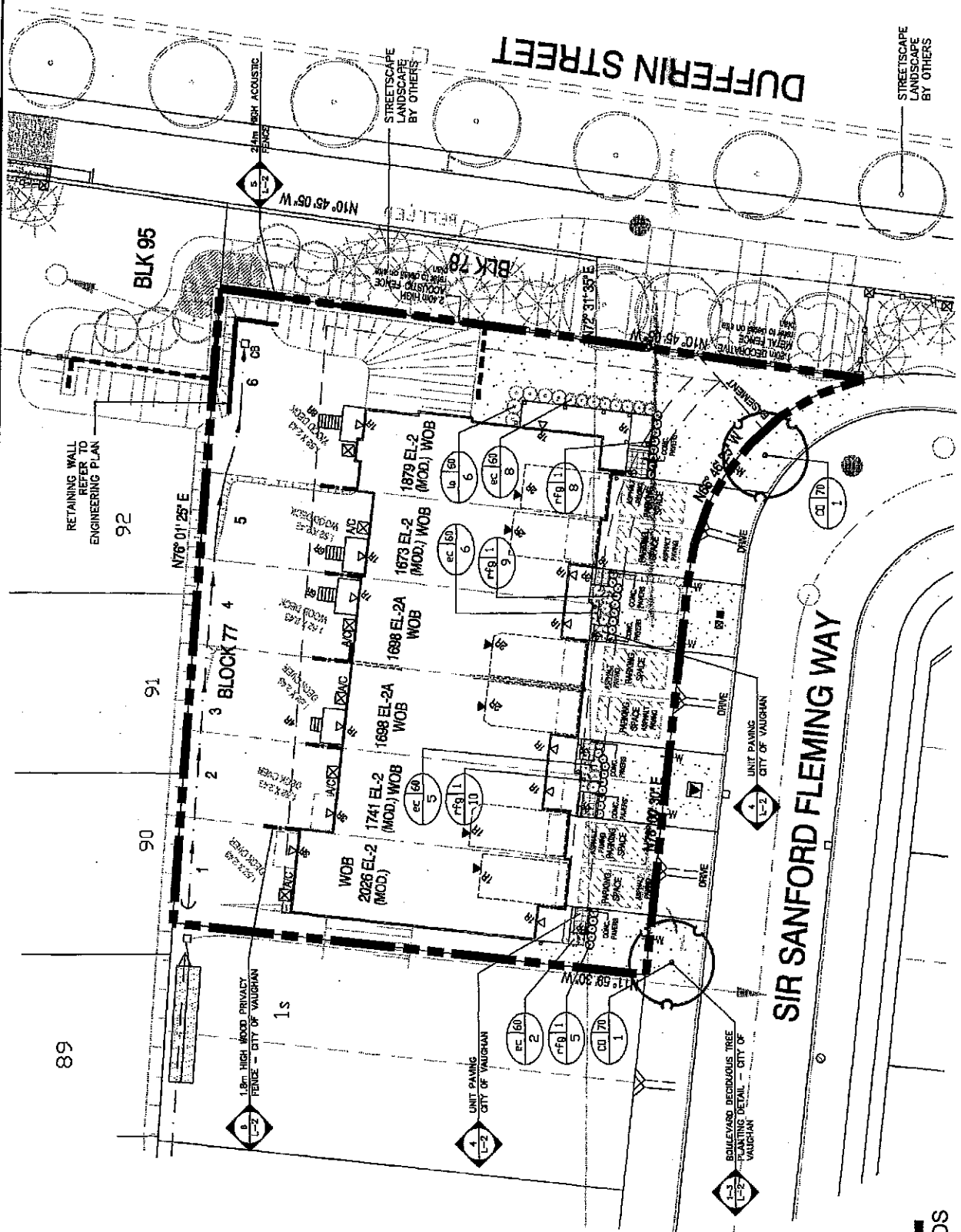
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Date:
December 21, 2009



Not to Scale



SUBJECT LANDS

Landscape Plan

Location: Part of Lots 18 & 19,
Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
Medallion Developments (South Maple) Limited

NA\DP\1 ATTACHMENTS\DA\da.09.046.dwg



The City Above Toronto

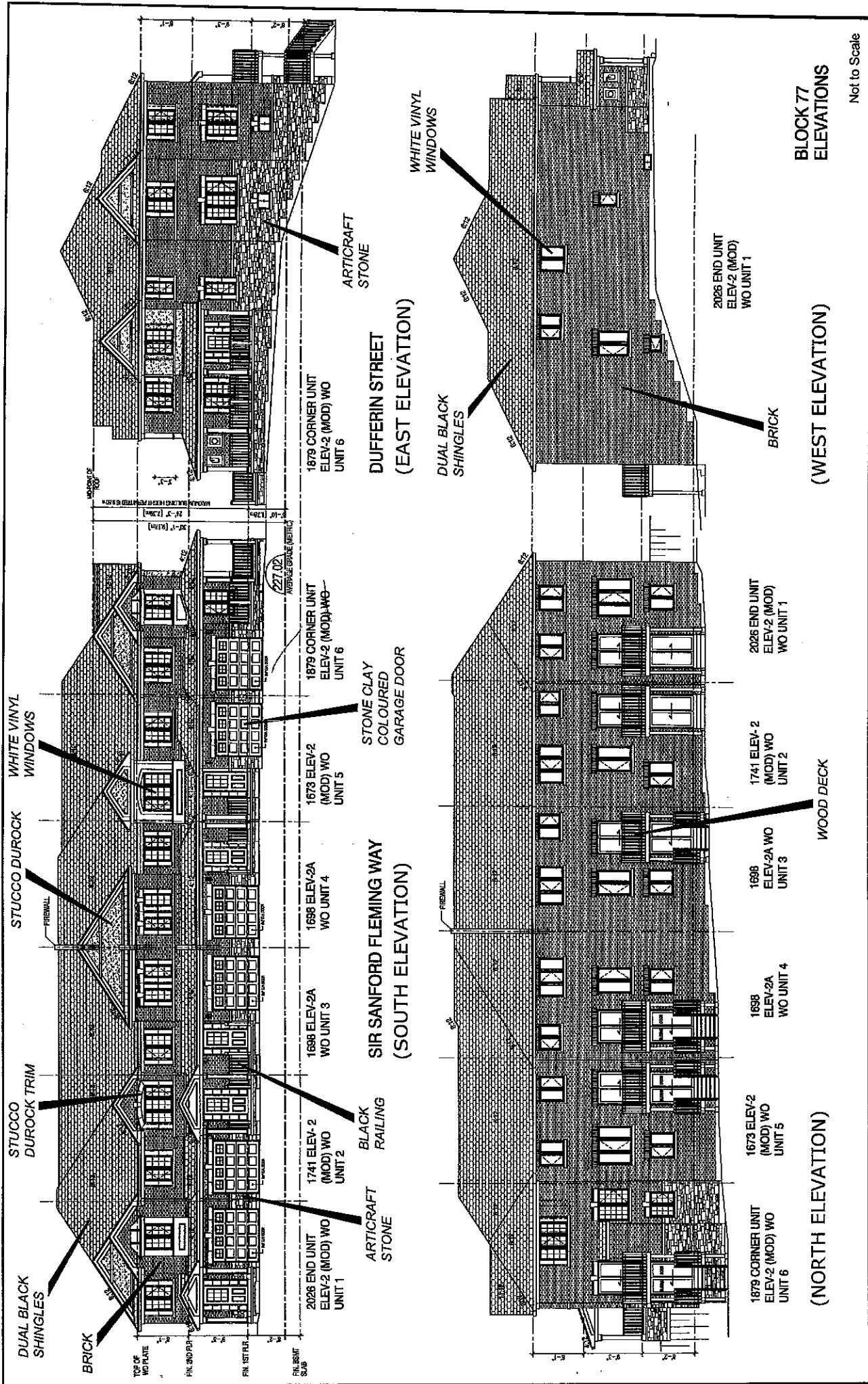
Development Planning Department

Attachment

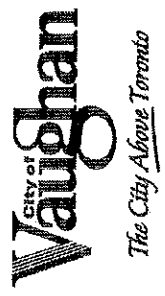
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Date:
December 21, 2009

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Development Planning Department

Elevation Plan

Location: Part of Lots 18 & 19,
Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
Medallion Developments (South Maple) Limited

N:\DPA1 ATTACHMENTS\DA\09.046.dwg

WHITE VINYL
WINDOWS

STUCCO DUROCK

STUCCO
DUROCK TRIM

DUAL BLACK
SHINGLES

BRICK

FRONT (SOUTH) ELEVATION - ON SIR SANFORD FLEMING WAY

ARTICRAFT
STONE

STONE CLAY
COLOURED
GARAGE DOOR

BLACK
RAILING

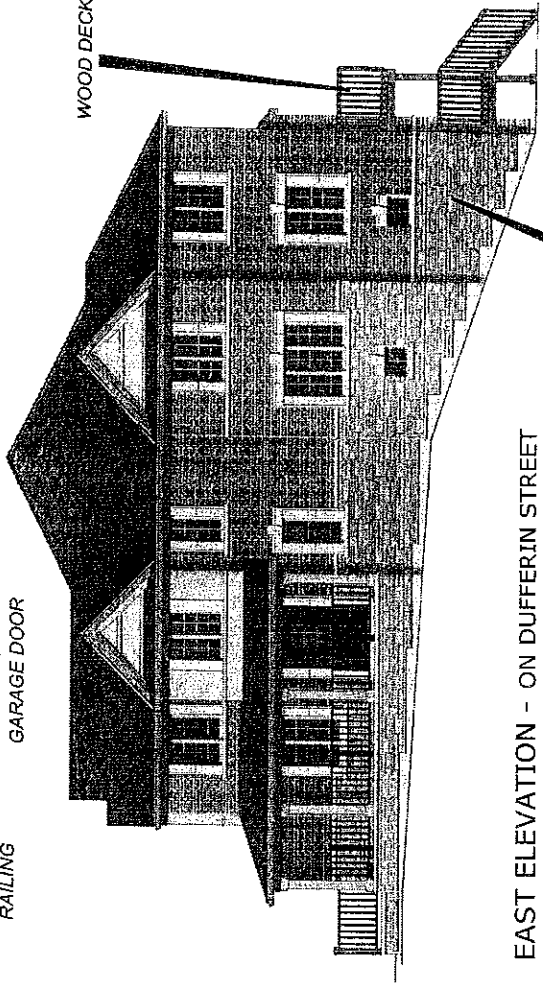
WOOD DECK

DUAL BLACK
SHINGLES

WHITE VINYL
WINDOWS

BRICK

WEST ELEVATION



EAST ELEVATION - ON DUFFERIN STREET

ARTICRAFT
STONE

Not to Scale

Rendered Elevations

Location: Part of Lots 18 & 19,
Concession 3

Applicant: Dufferin Rutherford Holdings Limited /
Medallion Developments (South Maple) Limited

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Development Planning Department

Attachment

File: DA.09.046

Date:
December 21, 2009

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