

COMMITTEE OF THE WHOLE FEBRUARY 2, 2010

SITE DEVELOPMENT FILE DA.09.072 BELMONT PROPERTIES (WESTON) INC. WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.072 (Belmont Properties (Weston) 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 landscape plan shall be approved by the Vaughan Development Planning 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 windows and patio doors;
- ii) steel insulated doors;
- iii) basement insulation;
- iv) R40 blown insulation in the roof; and,
- v) a high efficiency furnace.

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 35, two-storey street townhouse units within six townhouse blocks (Blocks 163, 164, 167, 182 and 183 contain 6 units each and Block 166 contains 5 units, within Registered Plan 4145), as shown on Attachments #3 to #11 inclusive.

Background - Analysis and Options

Location

The subject lands are located north of Major Mackenzie Drive and west of Weston Road, specifically on Wardlaw Place (Blocks 163, 164, 166 and 167) and on Sedgewick Place (Blocks 182 and 183) within Planning Block 40, in Part of Lot 22, Concession 6, 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 (Vellore Urban Village). 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(1291). 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-06V07 (Belmont Properties (Weston) Inc.) to permit the development of 786 residential units consisting of 641 single-detached dwelling units and 145 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4145 on September 17, 2009, and facilitates the subject blocks for 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 #11 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 40 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 40 Control Architect, being John G. Williams Limited.

The Vaughan Engineering Department has approved the grading and servicing plans and stormwater management report for the townhouse development.

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.09.072 (Belmont Properties (Weston) Inc.) in accordance with OPA #600, By-law 1-88, the Block 40 Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 35 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 – Blocks 163, 164, 166 & 167
5. Landscape Plan – Blocks 182 & 183
6. Elevation Plan – Block 163
7. Elevation Plan – Block 164
8. Elevation Plan – Block 166
9. Elevation Plan – Block 167
10. Elevation Plan – Block 182
11. Elevation Plan – Block 183

Report prepared by:

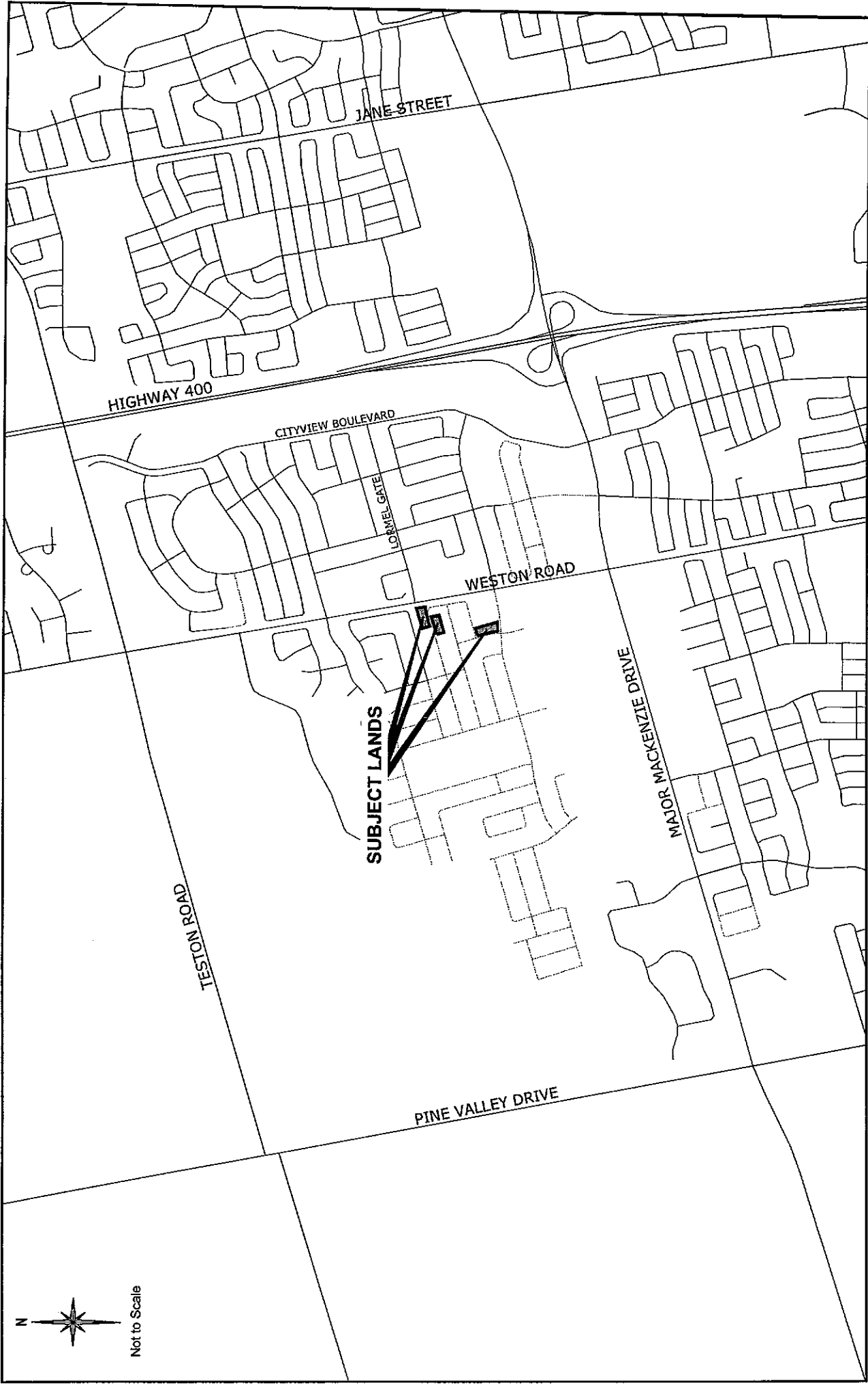
Margaret Holyday, Planner ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Attachment

File: DA-09.072
 Related File: 19T-06V07
 Date: December 21, 2009



Development Planning Department

Context Location Map

Location: Part of Lot 22,
 Concession 6

Applicant:
 Belmont Properties (Weston) Inc.

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Location Map

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.

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The City Above Toronto

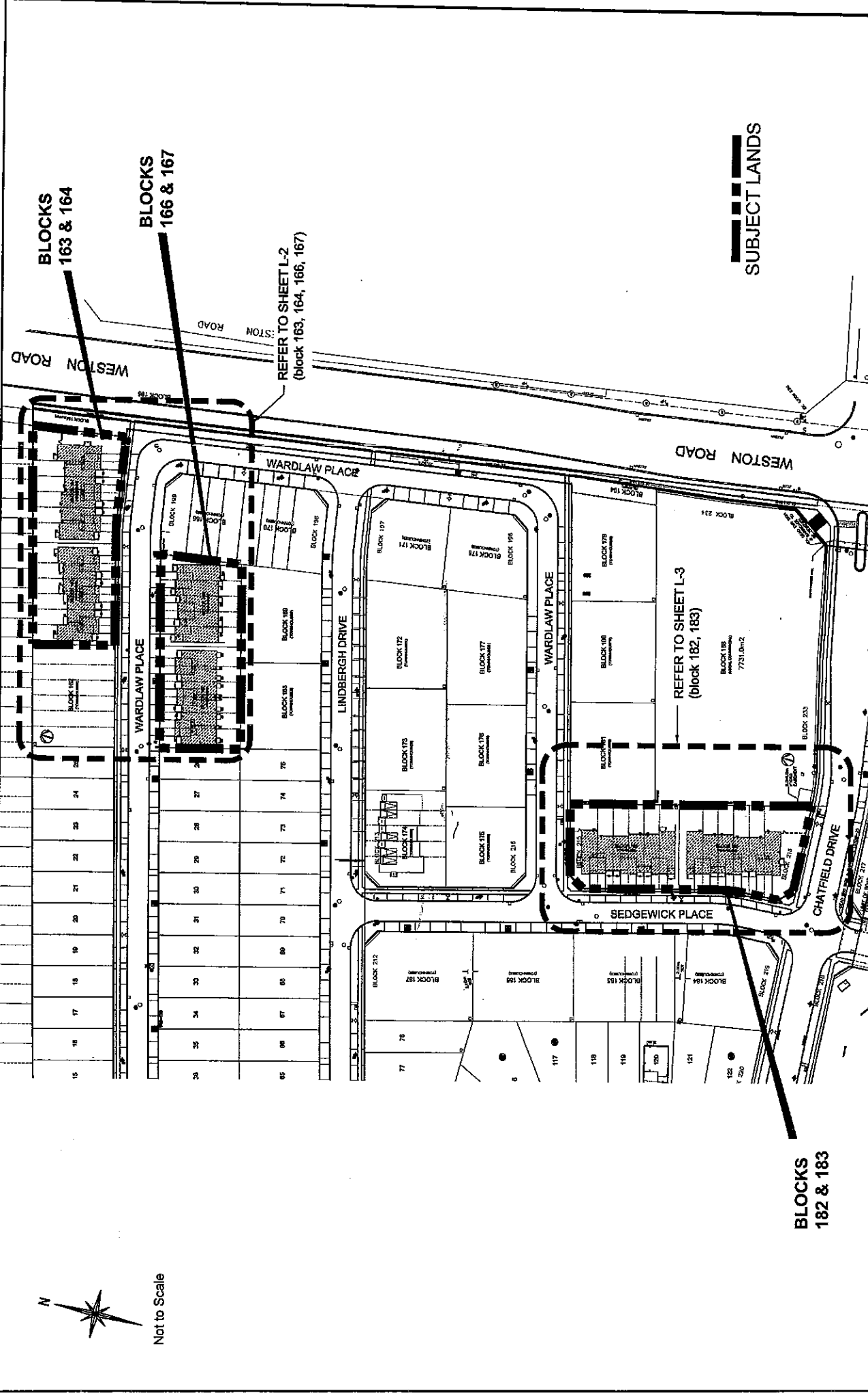
Development Planning Department

Attachment

File: DA.09.072
Related File: 19T-06V07

Date:
December 21, 2009

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Not to Scale

BLOCKS 163 & 164

BLOCKS 166 & 167

REFER TO SHEET L-2
(block 163, 164, 166, 167)

REFER TO SHEET L-3
(block 182, 183)

BLOCKS 182 & 183

SUBJECT LANDS

Site Plan

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.

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The City Above Toronto

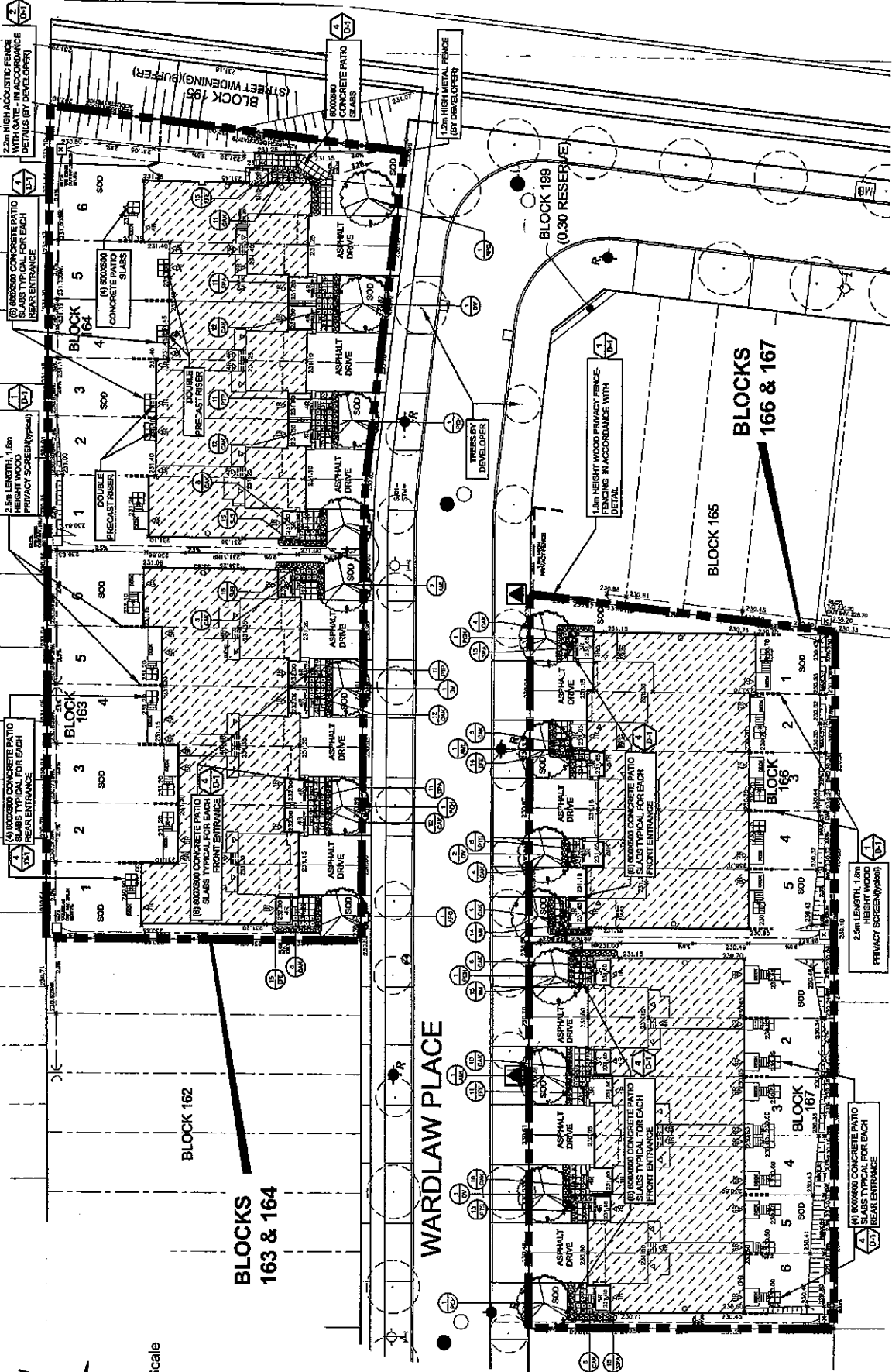
Development Planning Department

Attachment

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Date:
December 21, 2009

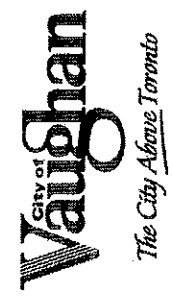


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SUBJECT LANDS

Landscape Plan - Blocks 163, 164, 166 & 167

Applicant: Belmont Properties (Weston) Inc.
Location: Part of Lot 22, Concession 6



Development Planning Department

Attachment

File: DA.09.072
Related File: 19T-06V07

Date: December 21, 2009

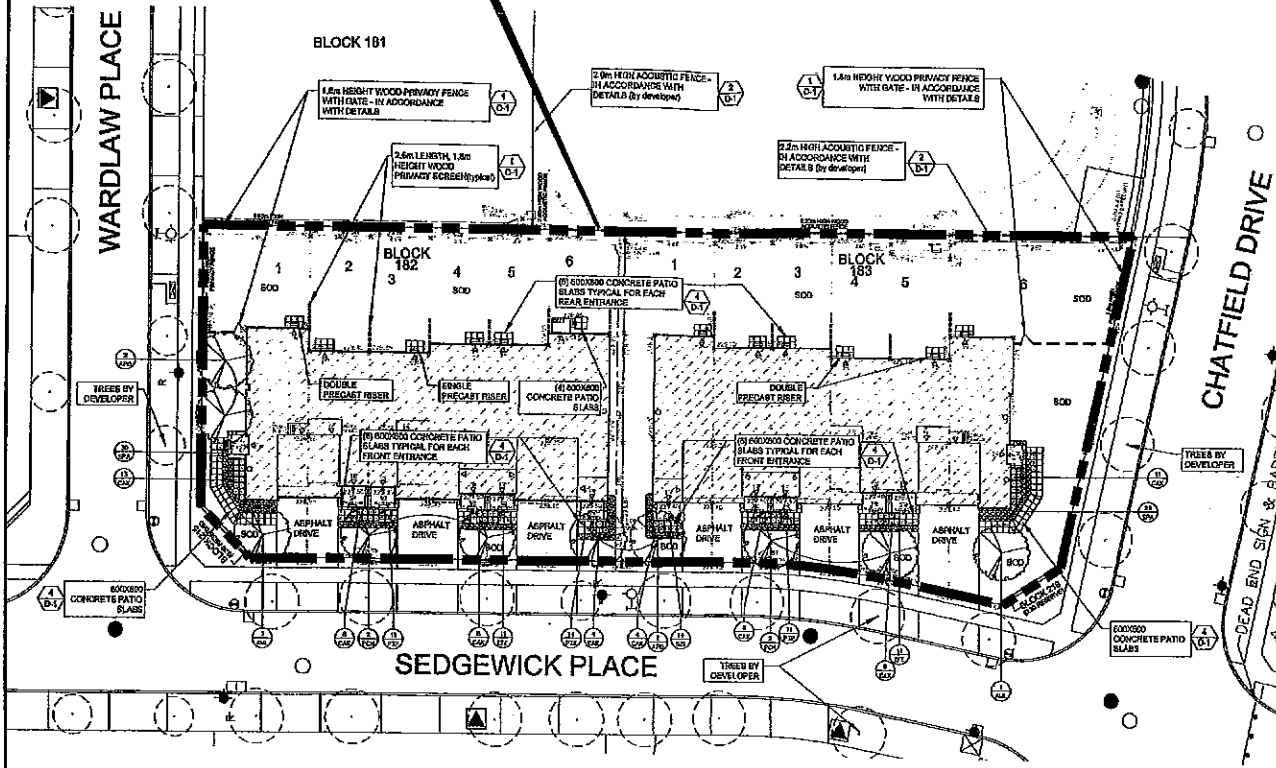
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BLOCKS
182 & 183

SUBJECT LANDS



Landscape Plan - Blocks 182 & 183

Applicant:
Belmont Properties (Weston) Inc.

Location: Part of Lot 22,
Concession 6



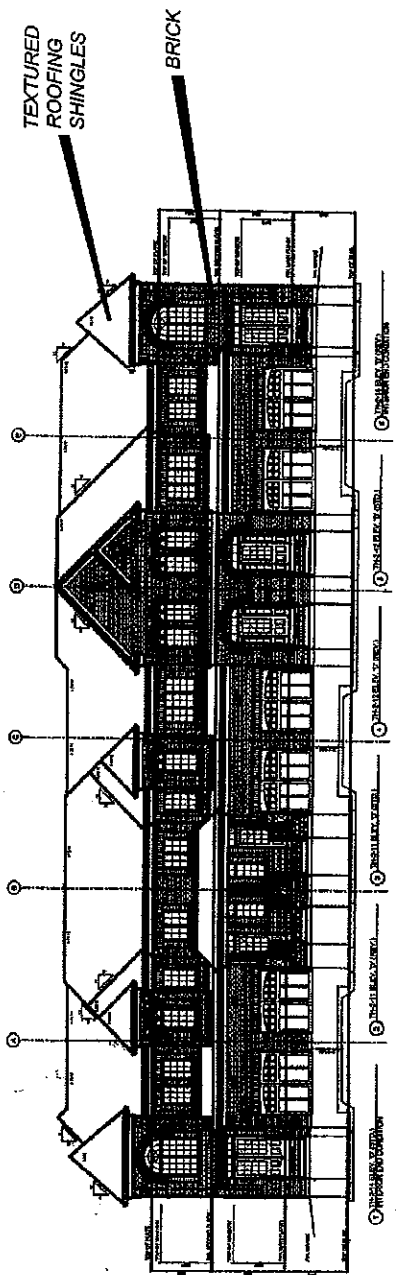
The City Above Toronto
Development Planning Department

Attachment

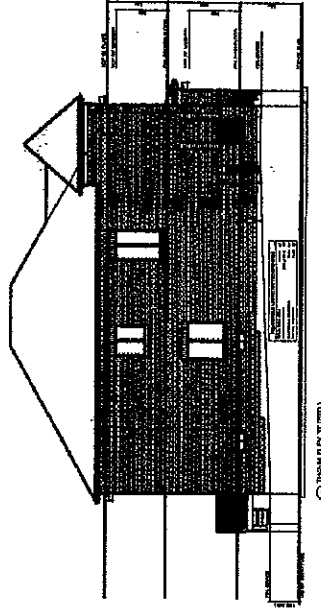
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Related File: 197-06/07

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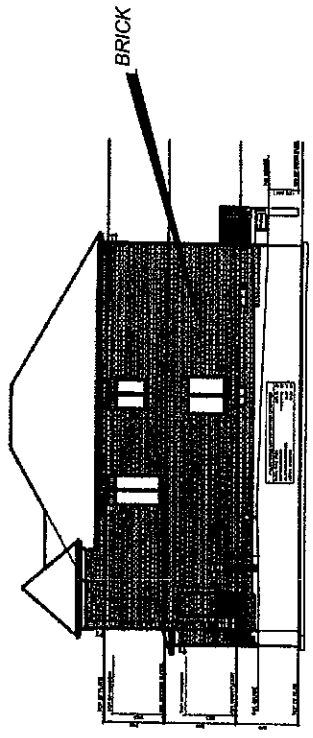
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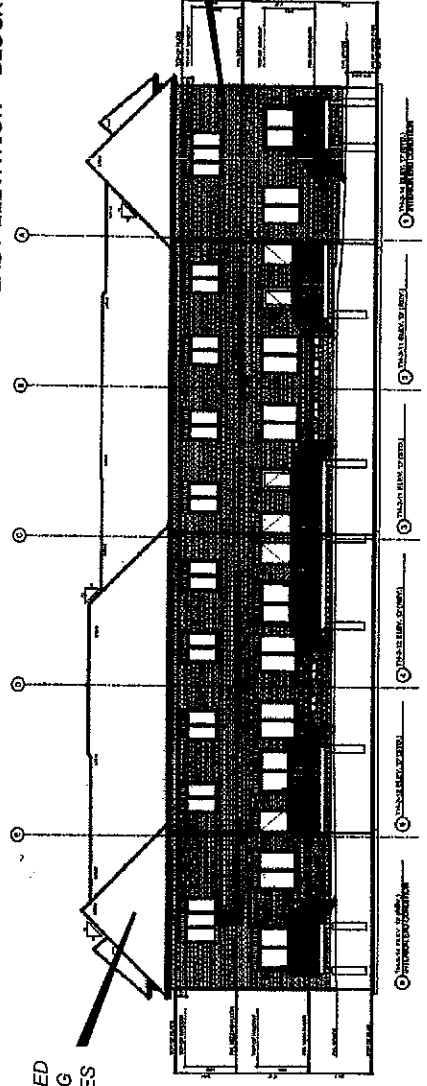
SOUTH ELEVATION - BLOCK 163



WEST ELEVATION - BLOCK 163



EAST ELEVATION - BLOCK 163



NORTH ELEVATION - BLOCK 163

Not to Scale

Elevation Plan - Block 163

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.

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The City Above Toronto

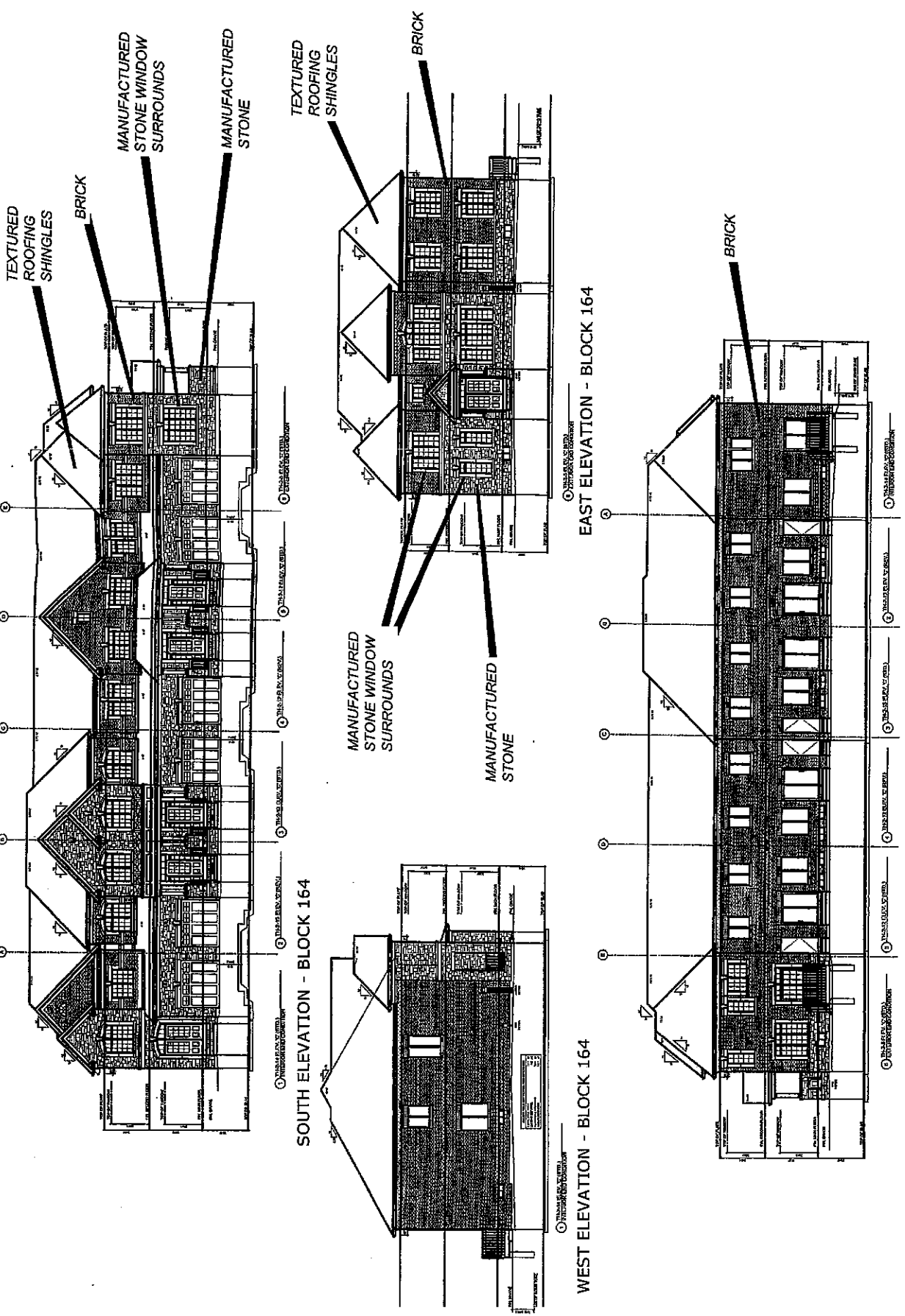
Development Planning Department

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Date:
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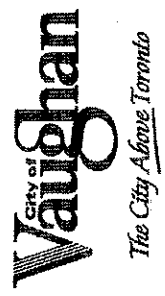


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Elevation Plan - Block 164

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.
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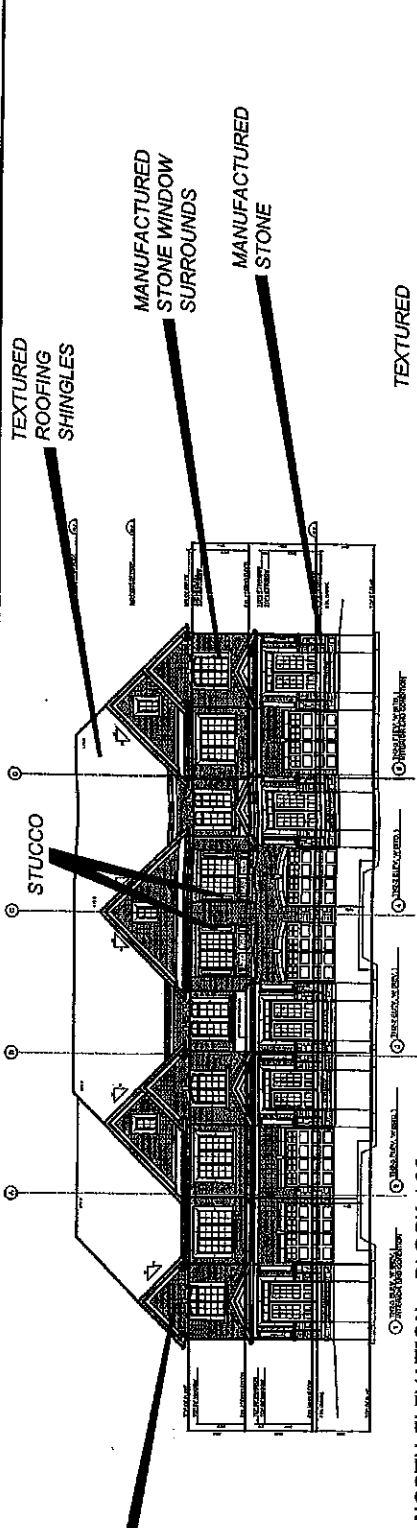
Development Planning Department

Attachment

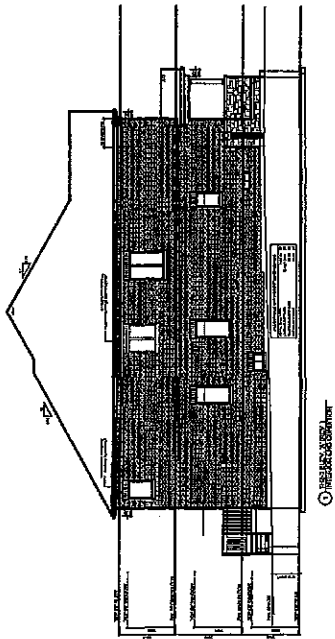
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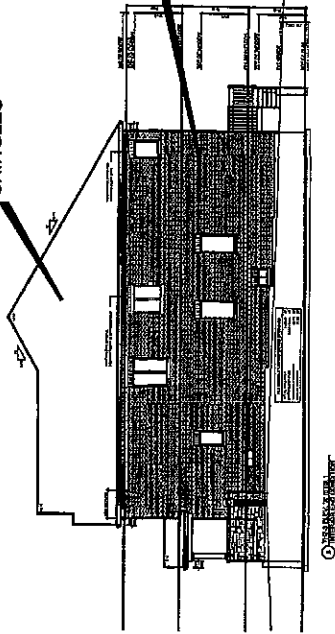
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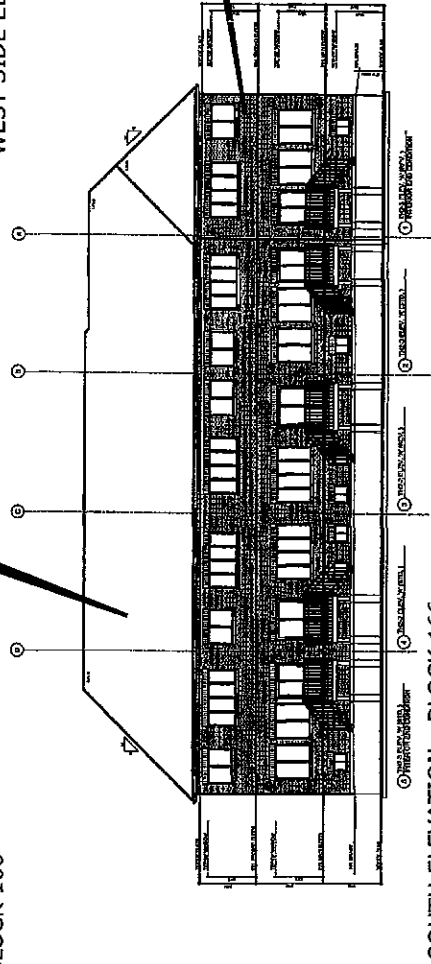
NORTH ELEVATION - BLOCK 166



EAST SIDE ELEVATION - BLOCK 166



WEST SIDE ELEVATION - BLOCK 166



SOUTH ELEVATION - BLOCK 166

Not to Scale

Elevation Plan - Block 166

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.

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Development Planning Department

Attachment

File: DA.09.072
Related File: 19T-06V07

Date:
December 21, 2009

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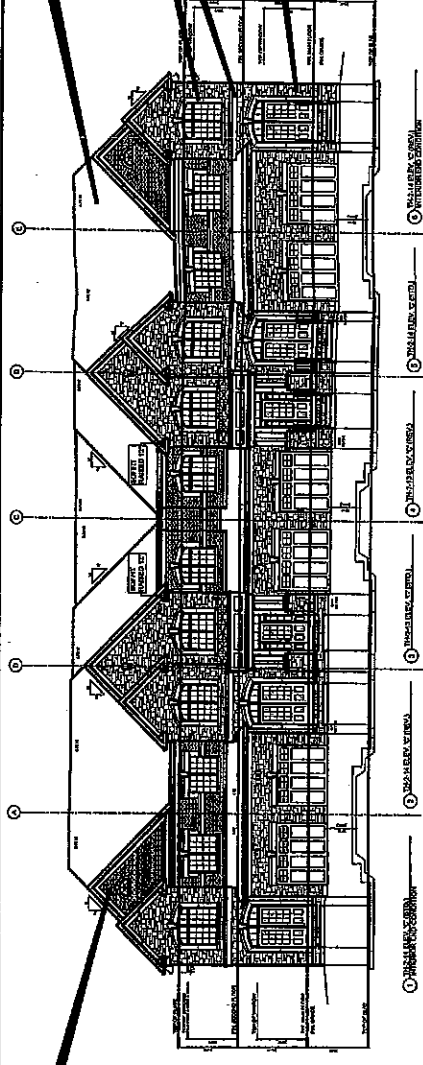
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SHINGLES

MANUFACTURED
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SURROUNDS

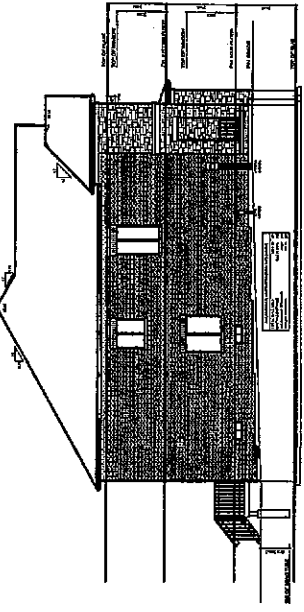
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STONE

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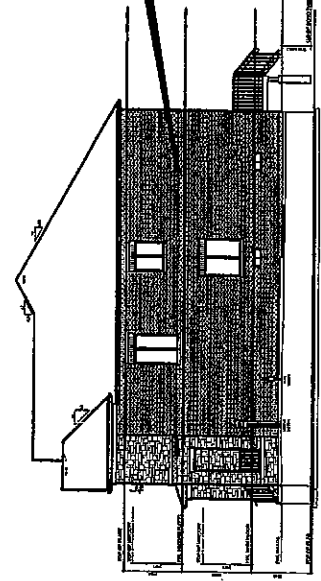
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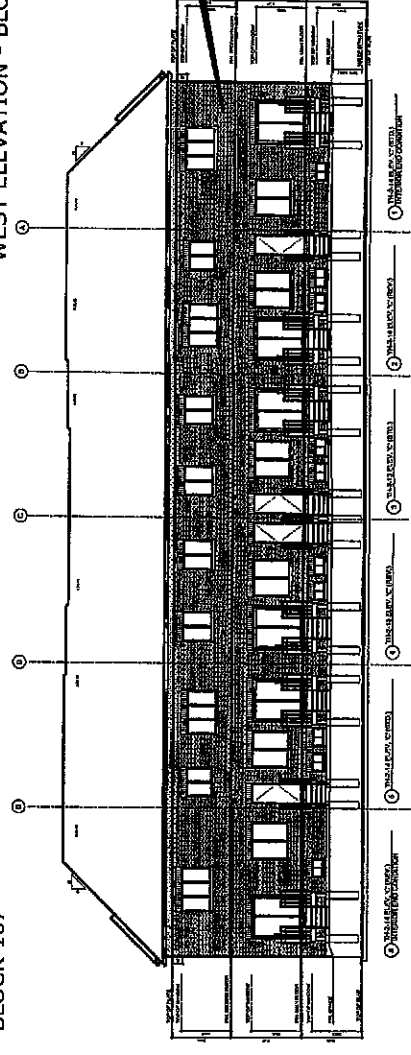
NORTH ELEVATION - BLOCK 167



EAST ELEVATION - BLOCK 167



WEST ELEVATION - BLOCK 167



SOUTH ELEVATION - BLOCK 167

Not to Scale

Elevation Plan - Block 167



Development Planning Department

Attachment

Location: Part of Lot 22,
Concession 6

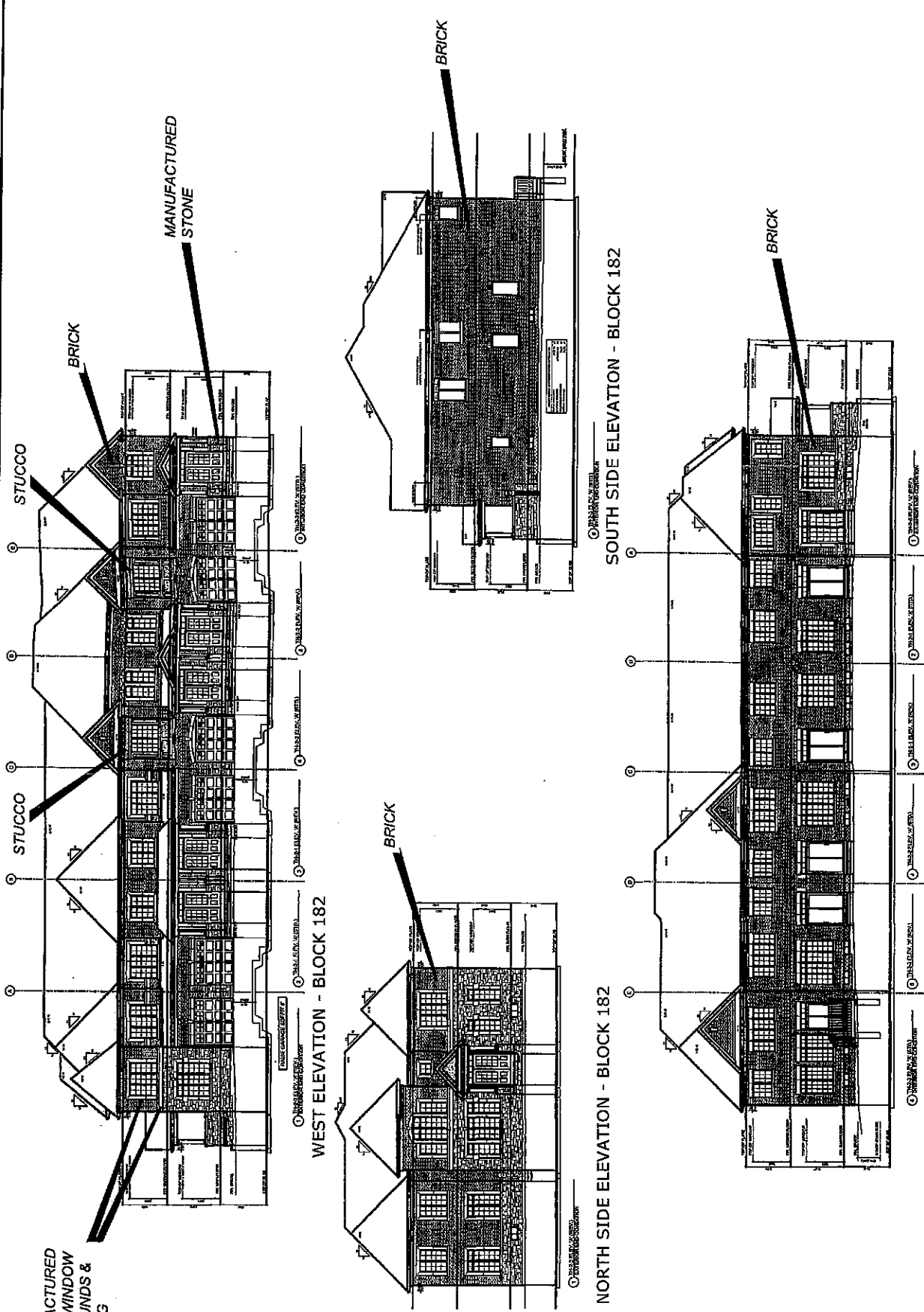
Applicant:
Belmont Properties (Weston) Inc.

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File: DA.08.072
Related File: 19T-06V07

Date:
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Elevation Plan - Block 182

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.
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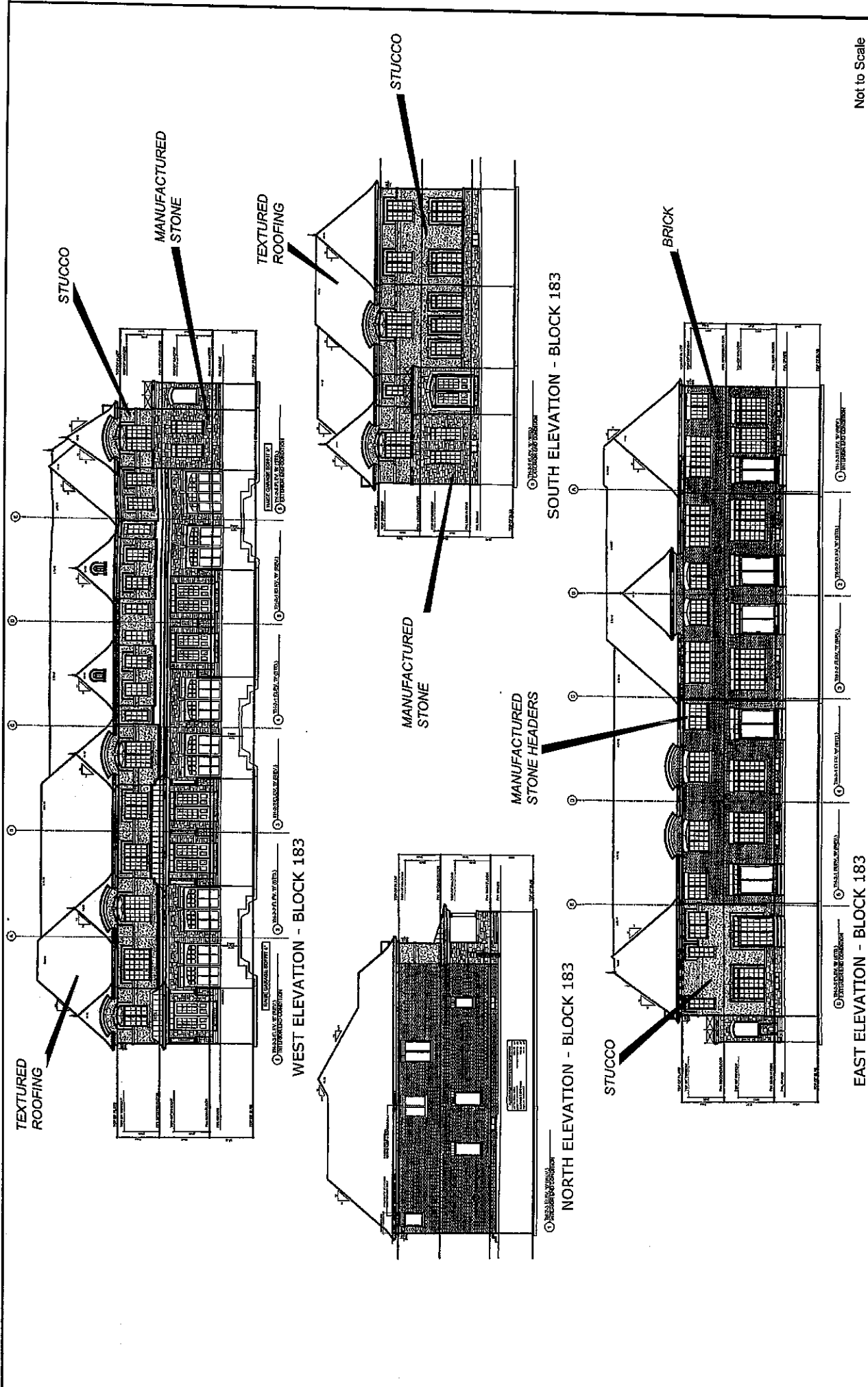
Development Planning Department

Attachment

File: DA.09.072
Related File: 19T-06V07

Date:
December 21, 2009

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Elevation Plan - Block 183

Location: Part of Lot 22,
Concession 6

Applicant:
Belmont Properties (Weston) Inc.
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Attachment

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