

**COMMITTEE OF THE WHOLE    MARCH 23, 2010**

**SITE DEVELOPMENT FILE DA.09.087  
589915 ONTARIO LIMITED  
WARD 3**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.087 (589915 Ontario 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.

**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 maintenance Energy Star vinyl casement windows;
- ii) exterior wall construction with R-22 insulation as per Energy Star;
- iii) R-31 sprayed foam insulation;
- iv) R-40 roof insulation and R-12 basement wall full height;
- v) Energy Star high efficiency furnace;
- vi) heat recovery ventilation system; and,
- vii) high-efficiency gas forced hot water heater.

**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 14, two-storey street townhouse units within two townhouse blocks - Blocks 505 (containing 7 units) within 65M-3922, and Blocks 506 & 67 (combined containing 7 units), within Registered Plans 65M-3922 and 65M-4029, as shown on Attachments #3 to #6.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #1 and #2 are located south of Major Mackenzie Drive and West of Weston Road, specifically on the south side of Sorgenti Drive between Vellore Avenue and Moderna Drive within Planning Block 39, in Part of Lot 18, 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 RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One by By-law 1-88, subject to Exception 9(1024). The proposed residential street townhouse development complies with By-law 1-88.

### Site History

On June 22, 1998, Vaughan Council approved Draft Plan of Subdivision File 19T-89081 (Rachelle Chetti et al) to permit the development of 361 residential units. The above-noted Plan of Subdivision was registered as Plan 65M-4029 on December 7, 2007, and facilitates Block 67 for street townhouse dwelling units.

On February 2, 1998, the Ontario Municipal Board approved Draft Plan of Subdivision File 19T-89024 (Vellore Village Estates Limited) to permit the development of 3645 residential units. The Plan of Subdivision was registered as Plan 65M-3922 on August 31, 2006, and facilitates Blocks 505 and 506 for street townhouse dwelling units, combined with Block 67 noted-above. Servicing for the proposed development has been allocated.

### Site Plan Review

The applicant has upgraded the rear elevations for both townhouse blocks to include additional brick detailing around the windows, and to include grills to all doors to match the grills on the windows. The Vaughan Development Planning Department is generally satisfied with the proposed building elevations, site plan, and landscape plan as shown on Attachments #3 to #6 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 39 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 39 Control Architect, being Watchorn Architects.

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.09.087 (589915 Ontario Limited) in accordance with OPA #600, By-law 1-88, the Block 39 Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 14 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 Plans 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. Elevations - Block 505
6. Elevations - Block 506

**Report prepared by:**

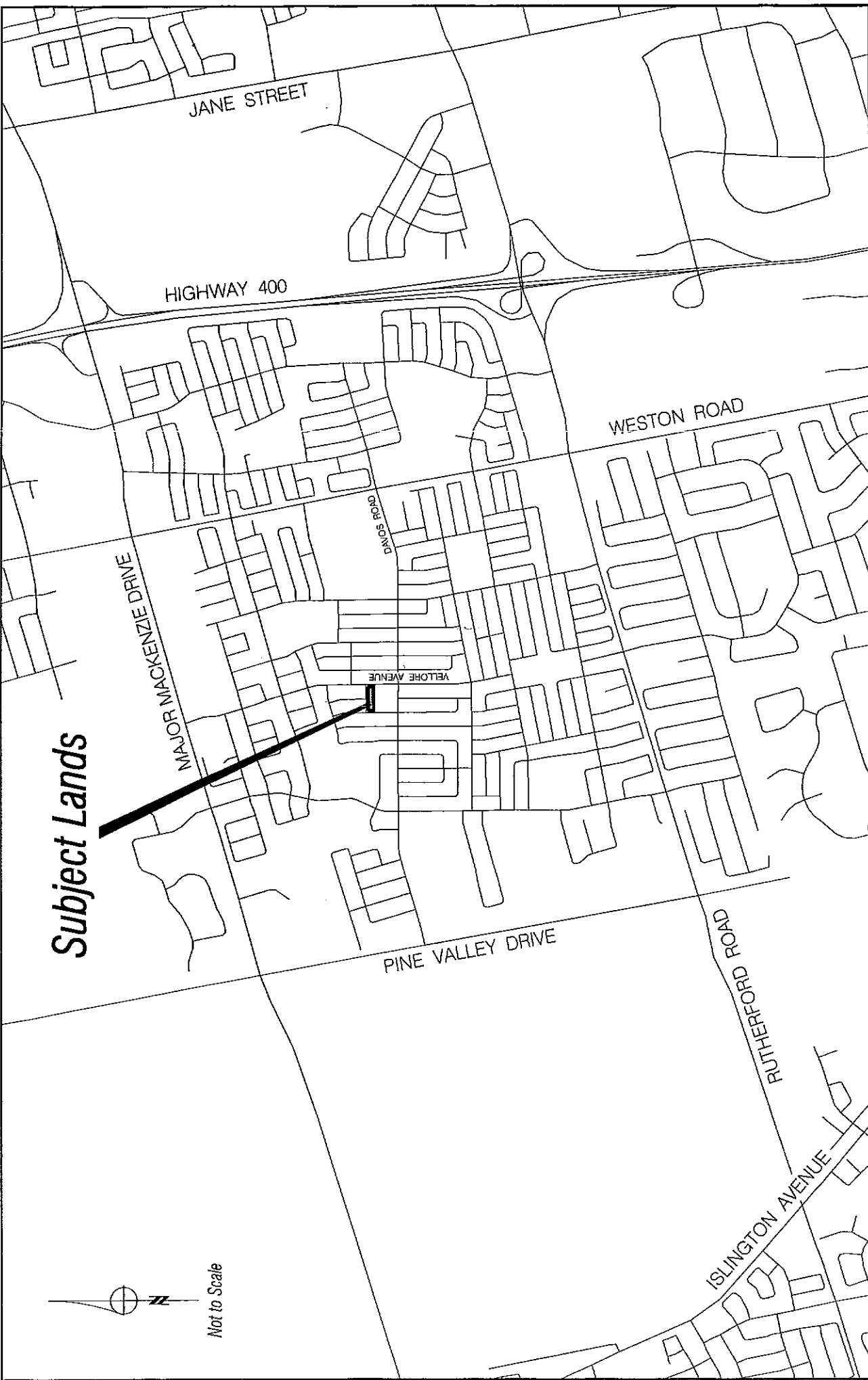
Margaret Holyday, Planner ext. 8216  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

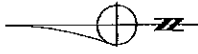
JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



**Subject Lands**



Not to Scale

**Attachment**

FILE: DA.09.087  
DATE: February 23, 2010



Development Planning Department

**Context Location Map**

LOCATION:  
Part of Lot 18, Concession 6


APPLICANT:  
589915 Ontario Limited

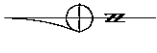
N:\071\ ATTACHMENTS\DA.09.087.dwg



**Legend**

- OS2 - OPEN SPACE PARK ZONE
- RV2 (WS) - RESIDENTIAL URBAN VILLAGE ZONE TWO
- RV3 (WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 (WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVMT (WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

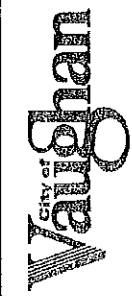
 Subject Lands

 Not to Scale

# Location Map

LOCATION:  
Part of Lot 18, Concession 6

APPLICANT:  
589915 Ontario Limited



The City Above Toronto

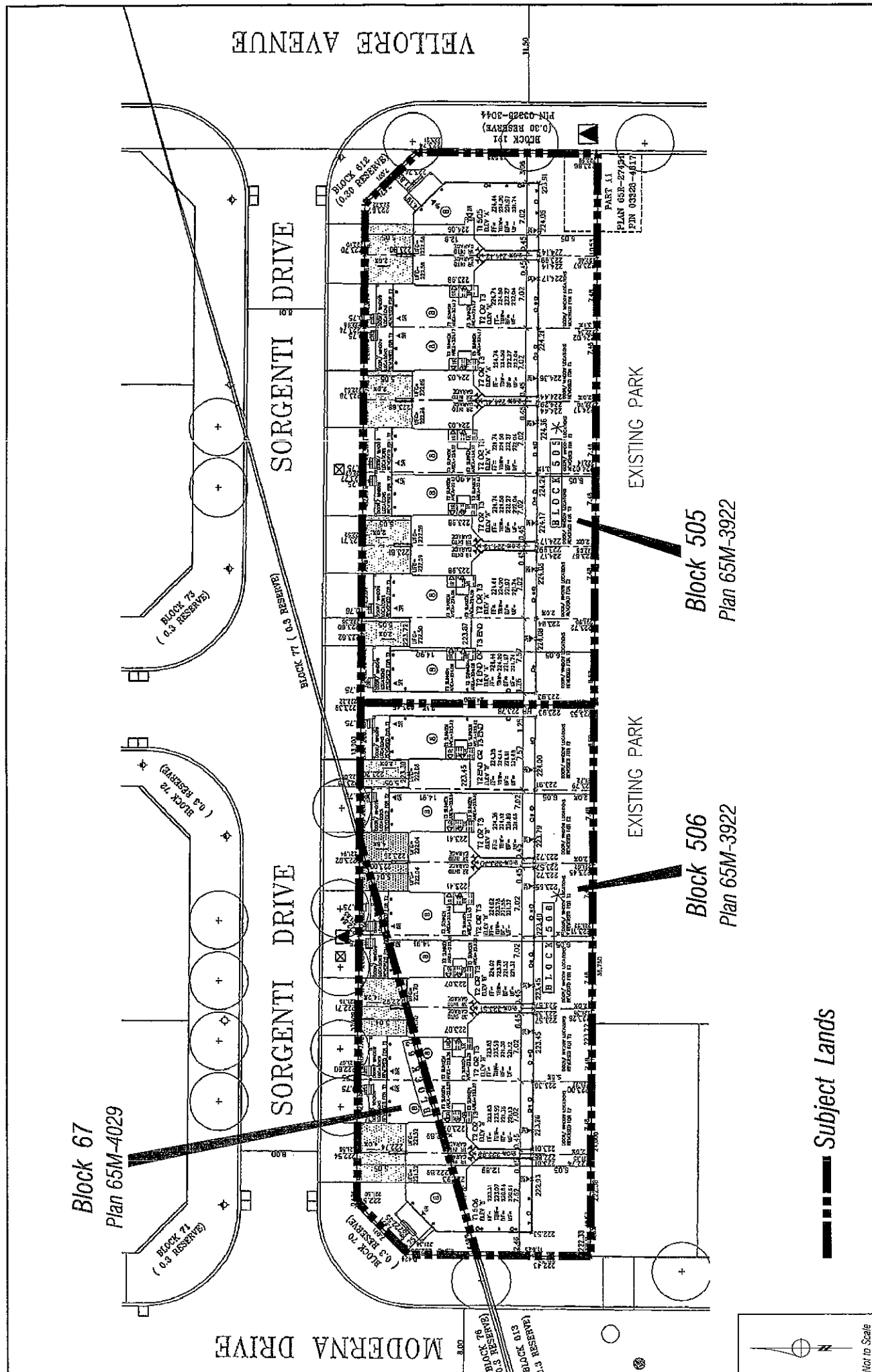
Development Planning Department

# Attachment

FILE:  
DA.09.087

DATE:  
February 23, 2010

# 2



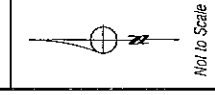
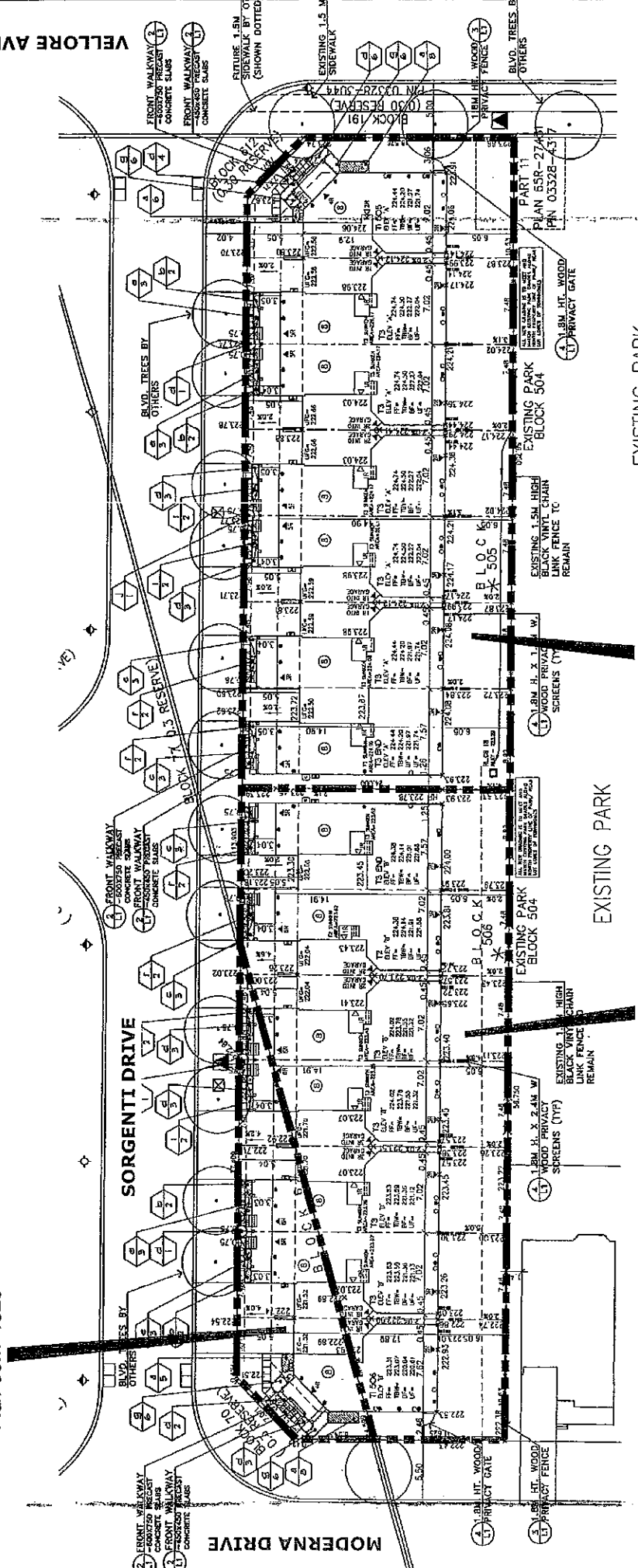
**Subject Lands**

**Block 505**  
Plan 65M-3922

**Block 506**  
Plan 65M-3922

Block 67  
Plan 65M-4029

VELLORE AVENUE



Subject Lands

Block 505  
Plan 65M-3922

Block 506  
Plan 65M-3922

EXISTING PARK

EXISTING PARK

# Landscape Plan

LOCATION:  
Part of Lot 18, Concession 6

APPLICANT:  
589915 Ontario Limited

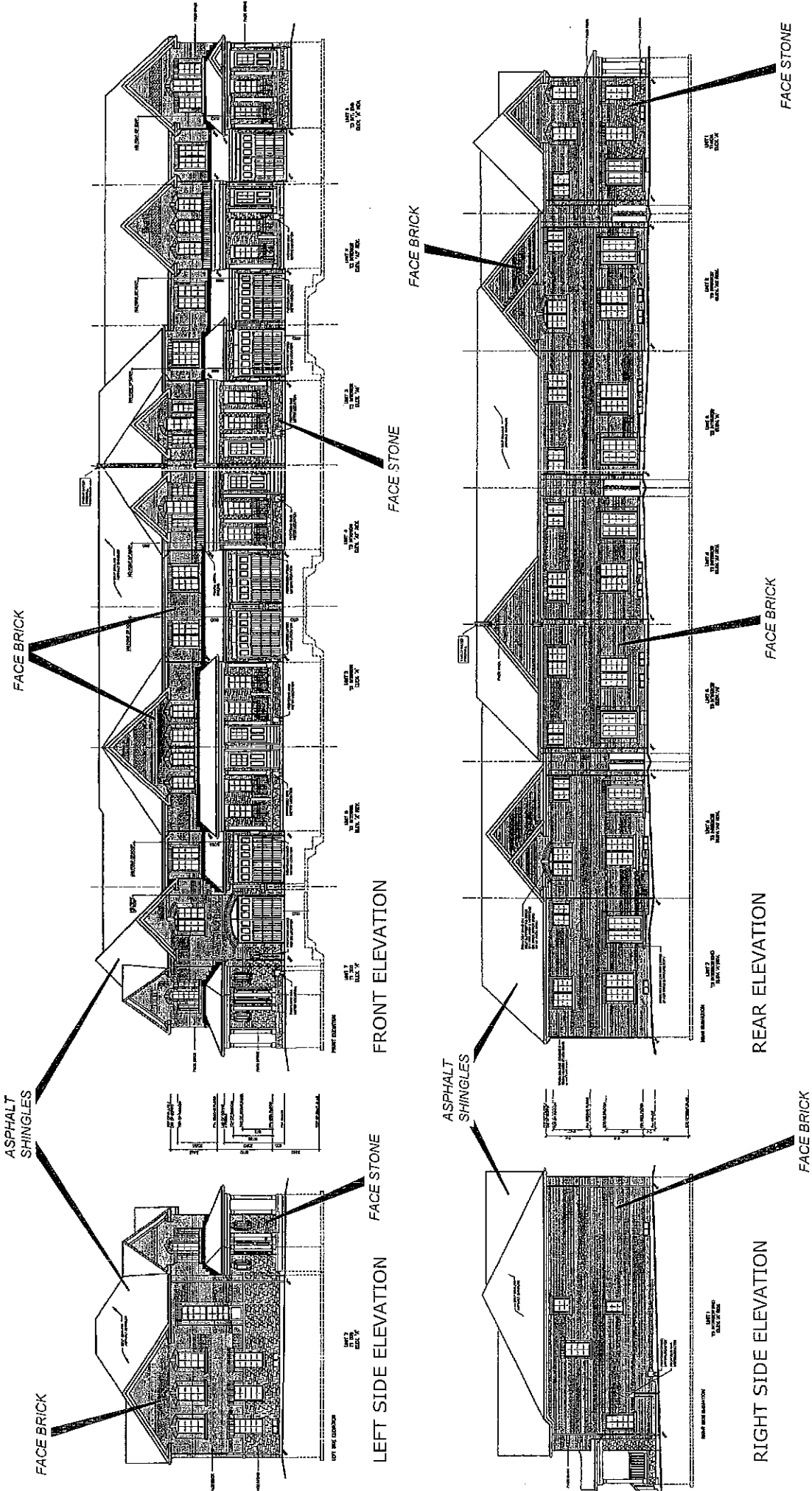


The City Above Toronto  
Development Planning Department

# Attachment

FILE: DA.09.087  
DATE: February 23, 2010

# 4



Not to Scale

# Elevations - Block 505

LOCATION:  
Part of Lot 18, Concession 6

APPLICANT:  
589915 Ontario Limited



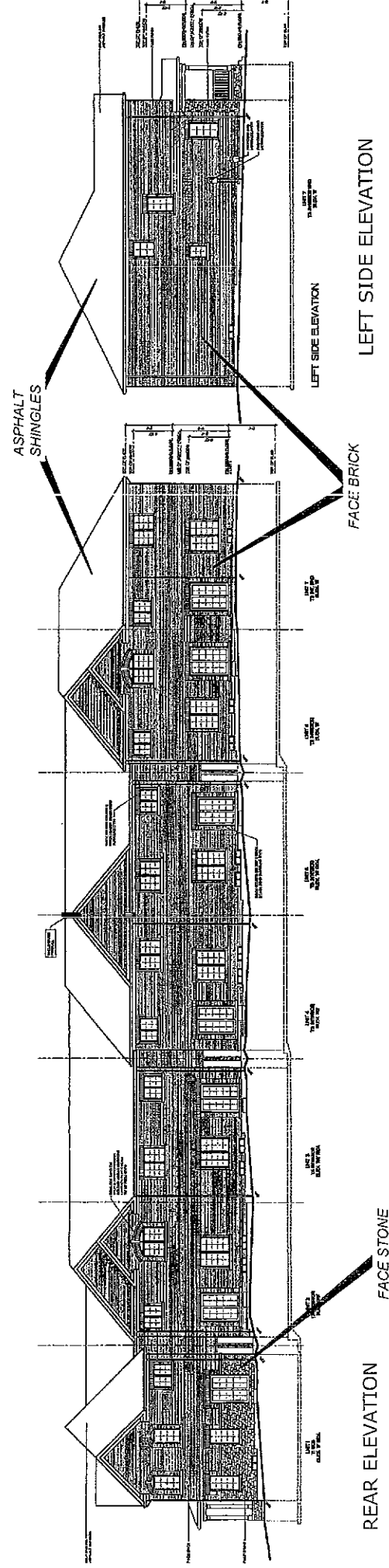
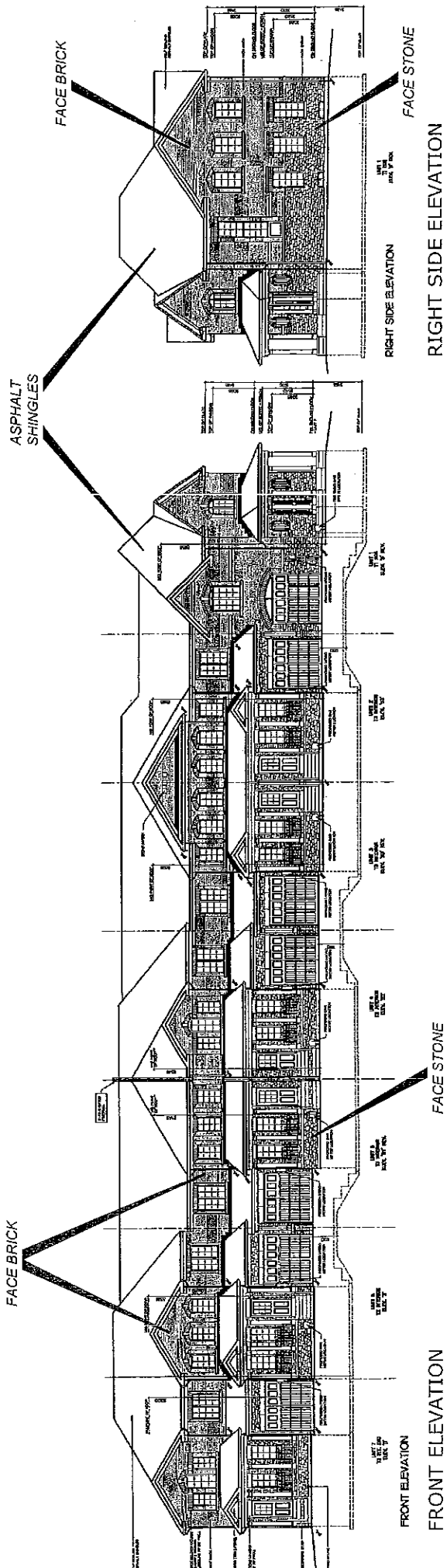
Development Planning Department

Attachment

FILE: DA.09.087  
DATE: February 23, 2010

5





Not to Scale

# Elevations - Block 506

LOCATION:  
Part of Lot 18, Concession 6

APPLICANT:  
589915 Ontario Limited



The City Above Toronto

Development Planning Department

Attachment

FILE: DA-09-087  
DATE: February 23, 2010

# 6