

COMMITTEE OF THE WHOLE AUGUST 31, 2010

SITE DEVELOPMENT FILE DA.10.056 SUMMIT VIEW HOMES LTD. WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.056 (Summit View Homes Ltd.) BE APPROVED, to permit eighteen (18) street townhouse blocks (Blocks 165, 168 to 173 inclusive, 175 to 181 inclusive, and 184 to 187 inclusive) comprising a total of 93 units, 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 landscaping plan shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site grading and servicing plans, and acoustic and privacy fencing details, shall be approved by the Vaughan Engineering Department.

Contribution to Sustainability

The Owner advises that the following sustainable features will be included for the proposed development:

- i) energy efficient double glazed low E-argon vinyl casement windows;
- ii) energy efficient water saver shower head and toilet tanks;
- iii) natural gas forced air high-efficiency furnaces; and,
- iv) each unit will have a deciduous tree planted in the front yard to allow for natural cooling.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.10.056) to facilitate the development of 93 street townhouse units within 18 townhouse blocks in Registered Plan 65M-4145, as shown on Attachments #3 to #11 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Weston Road, north of Major Mackenzie Drive, being Blocks 165, 168 to 173 inclusive, 175 to 181 inclusive, and 184 to 187 inclusive on Plan 65M-4145 (Plan of Subdivision 19T-06V07 - Belmont

Properties Inc.), 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. The proposed freehold 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), which permits the proposed freehold street townhouse dwelling units. The proposed development complies with the Zoning By-law.

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations, and landscape plans, shown on Attachments #3 to #11 inclusive. The development proposal includes upgraded architectural detail such as stone foundations, brick rowlock on brick soldier headers with a keystone stucco surround around the windows, and bay windows with metal roofing. The rear elevations also include window mullions and garden doors. The Development Planning Department has reviewed the proposal and has no objections to the approval of the site plan. The final site plan, elevation plans and landscape plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

The subject lands are located within the Block 40 South Plan, and are subject to Architectural Control. John G. Williams Ltd., Architect, who is the Control Architect for Block 40 South, approved the Siting and Grading Plan on June 11, 2010, and the Elevation Plans on May 6, 2010 and June 7 to 9, 2010.

The Vaughan Engineering Department has reviewed the proposal and has no objection provided that revised grading and servicing plans, and acoustic and privacy fencing details, are submitted for final approval to the satisfaction of the Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been 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

N/A

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.056 in accordance with OPA #600, Zoning By-law 1-88, the Block 40 South Plan, comments from City departments and the area context. The Development Planning Department is satisfied that the proposed development for 93 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, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical Elevations - Blocks 165, 168, 172, 175, 177, 179, 181, 184 & 186
5. Typical Elevations - Blocks 169, 170, 176, 178, 185 & 187
6. Typical Elevations - Blocks 171, 173 & 180
7. Landscape Plan - Blocks 165, 170, 171 & 178
8. Landscape Plan - Blocks 168, 169, 172 & 173
9. Landscape Plan - Blocks 175, 176 & 177
10. Landscape Plan - Blocks 179, 180 & 181
11. Landscape Plan - Blocks 184 & 185

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Christina Napoli, Acting Senior Planner, ext. 8483

Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 22,
Concession 6

Applicant:
Summit View Homes Ltd.

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Attachment 1

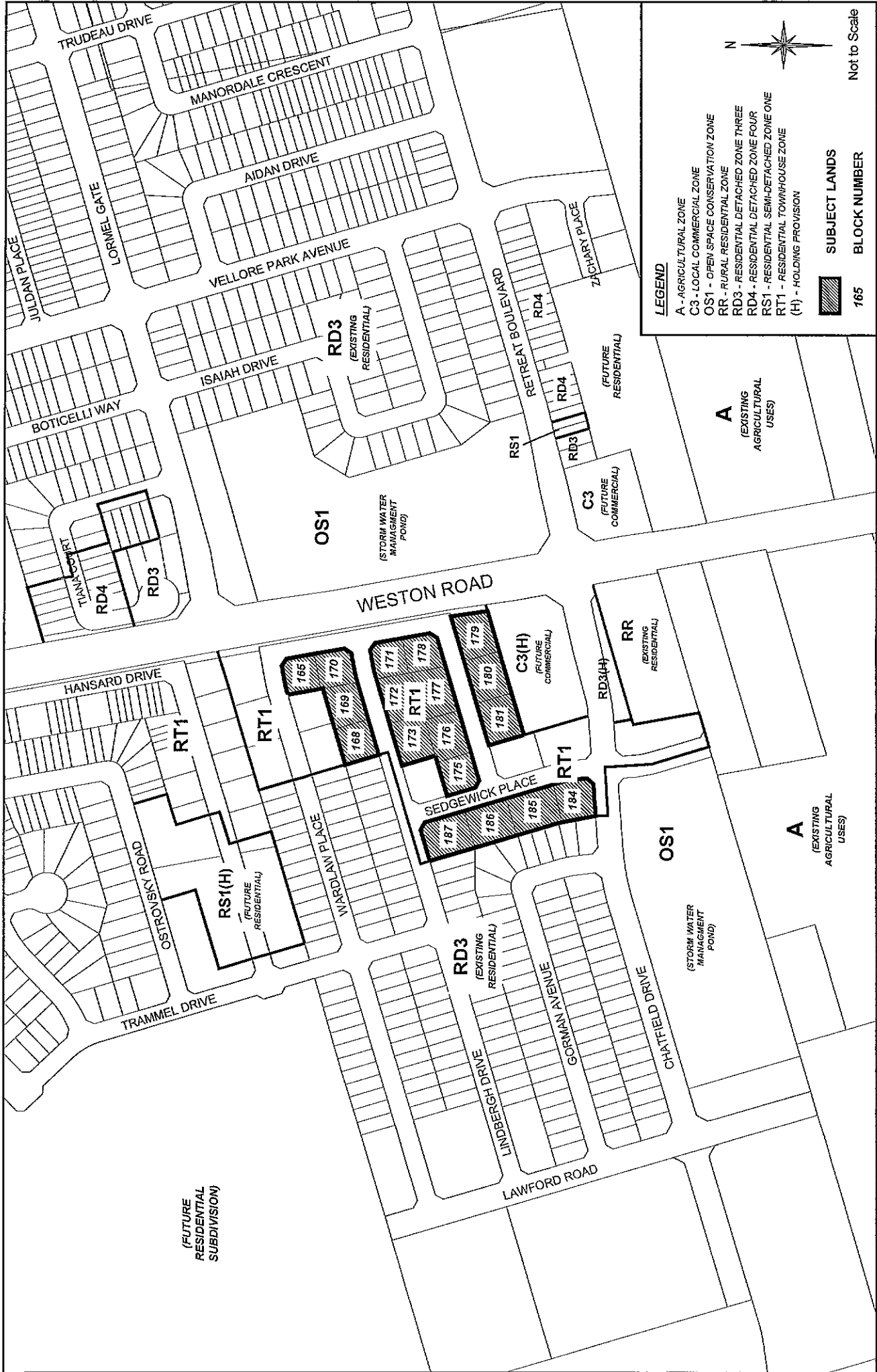
File: DA.10.056
Related File: 19T-06V07,
Not to Scale

Date: July 27, 2010



VAUGHAN

Development Planning Department



LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE
- 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

165

Not to Scale

Attachment

File: DA.10.056
 Related File: 19T-06V07
 Not to Scale
 Date: July 27, 2010



Location Map

Location: Part of Lot 22,
 Concession 6

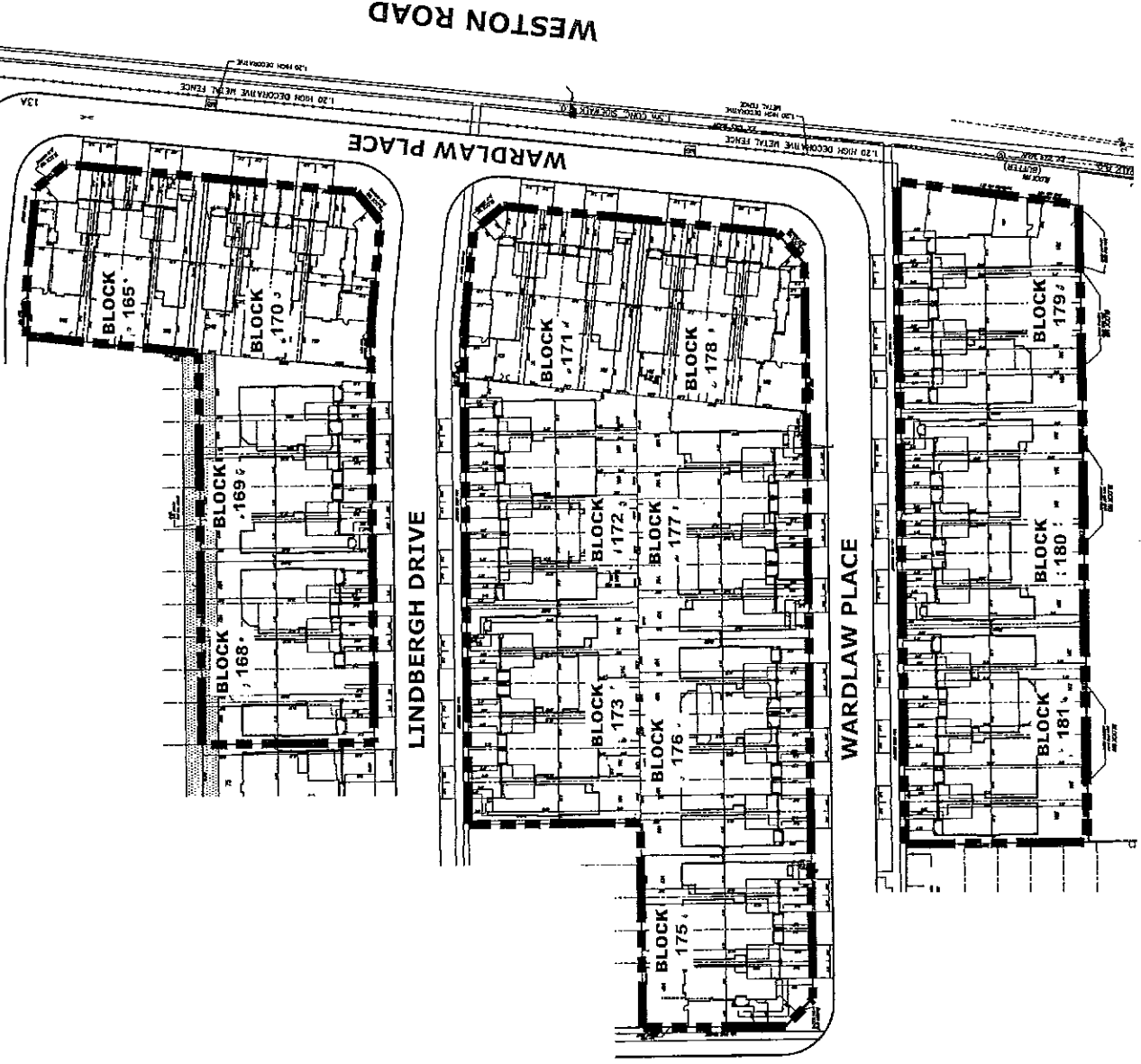
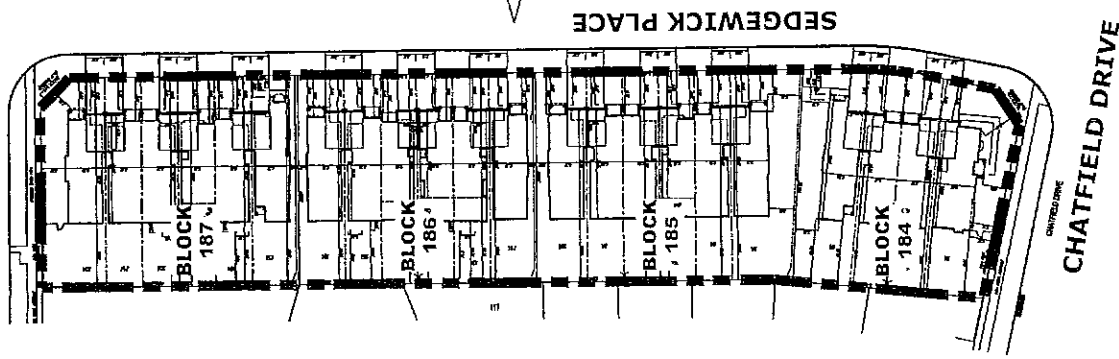
Applicant:
 Summit View Homes Ltd.

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--- SUBJECT LANDS



Site Plan

Location: Part of Lot 22,
Concession 6

Applicant:
Summit View Homes Ltd.

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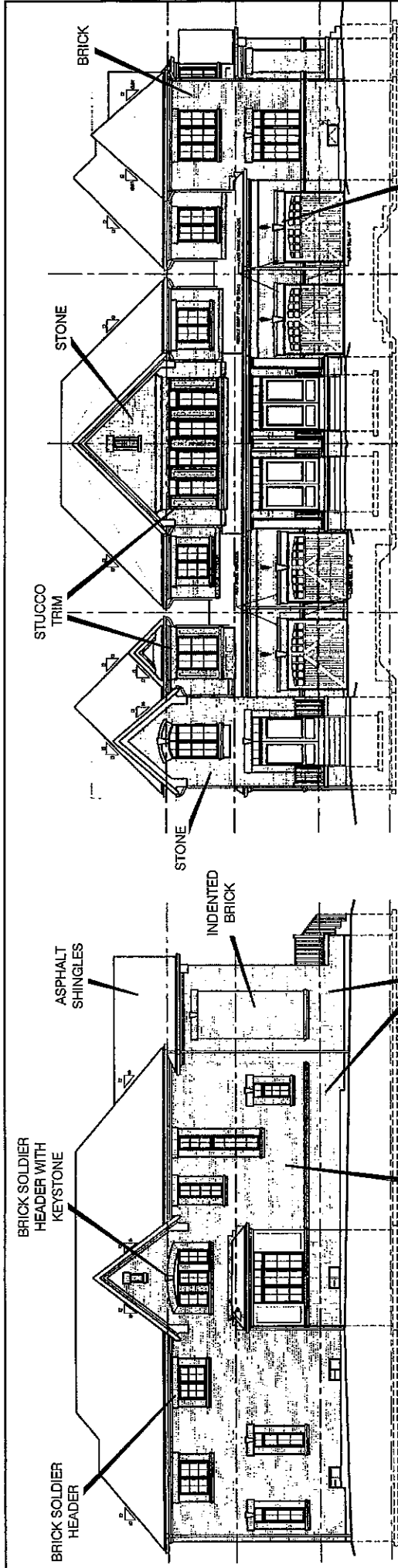
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File: DA_10_056
Related File: 19T-06V07
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Date: July 27, 2010



Development Planning Department

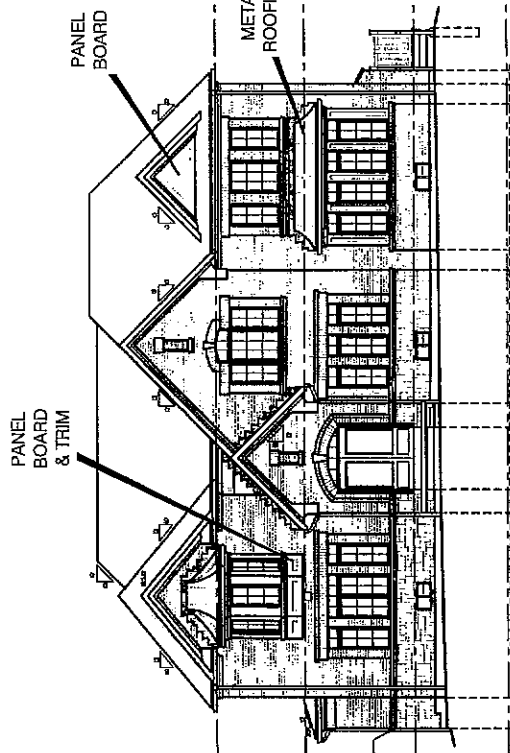
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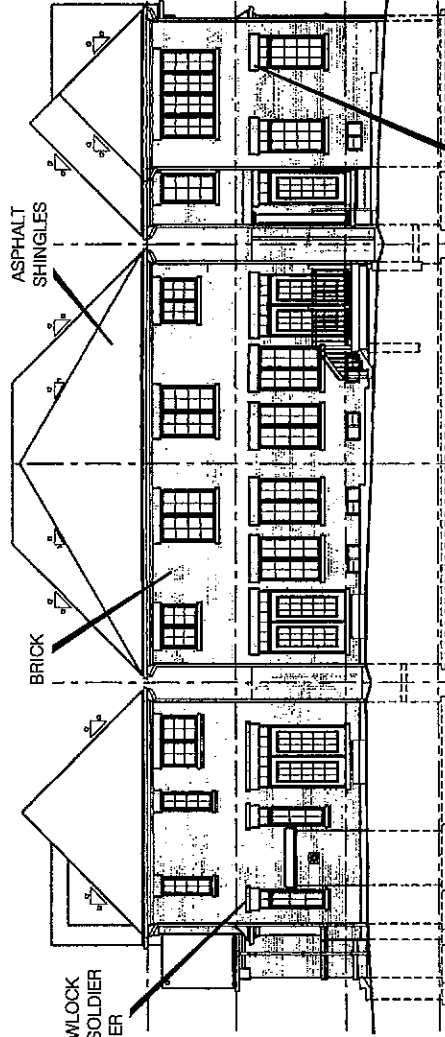
SOUTH (SIDE) ELEVATION

EAST (FRONT) ELEVATION (FACING WESTON ROAD)

BRICK SOLDIER
HEADER WITH
KEYSTONE



NORTH (FLANKAGE) ELEVATION (FACING WARDLAW PLACE)



WEST (REAR) ELEVATION

Typical Elevations - Block 165

Applicant: Summit View Homes Ltd.
Location: Part of Lot 22,
Concession 6

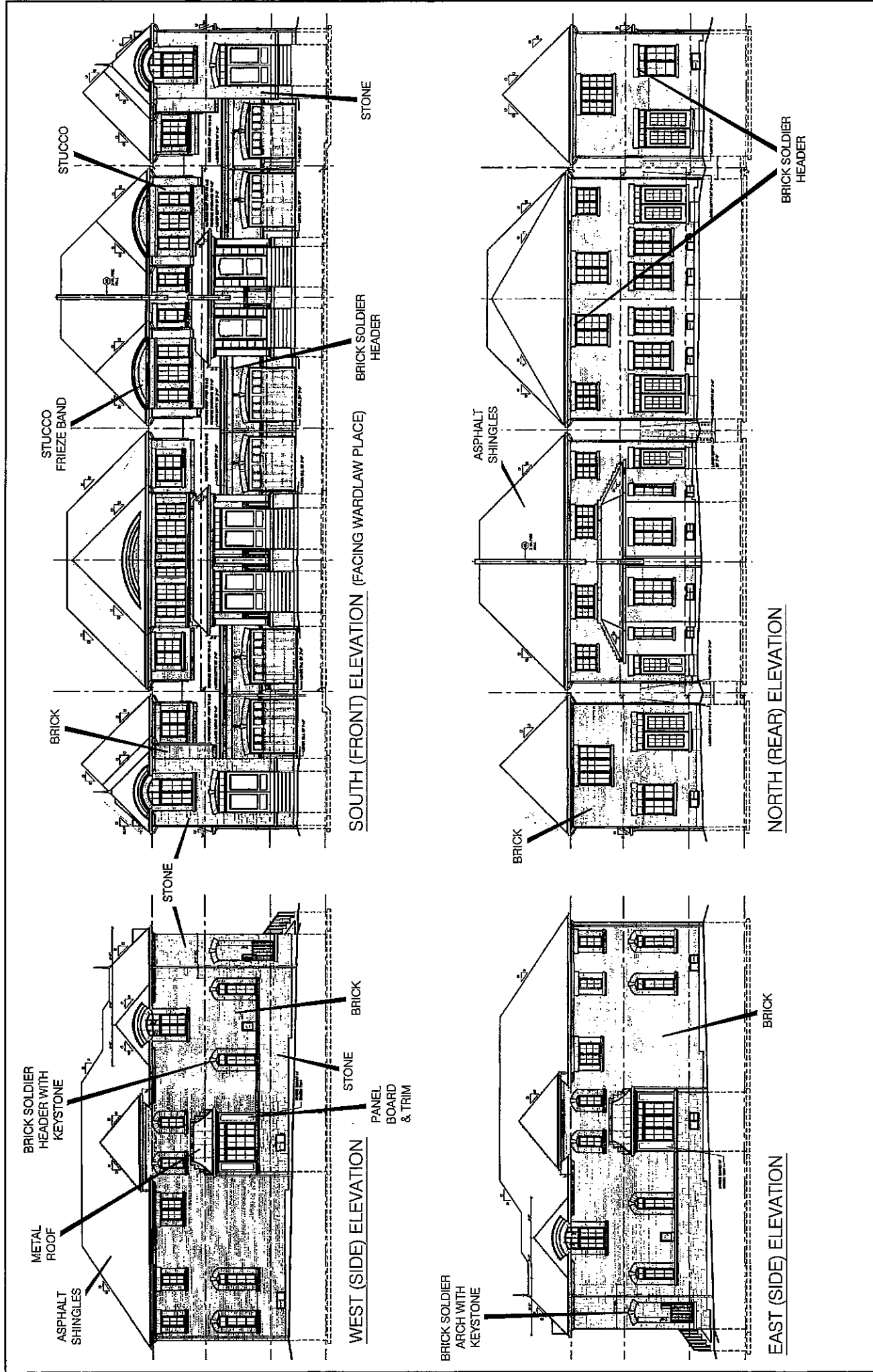


Attachment

File: DA_10.056
Related File: 19T-06V07
Not to Scale

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Date: July 27, 2010



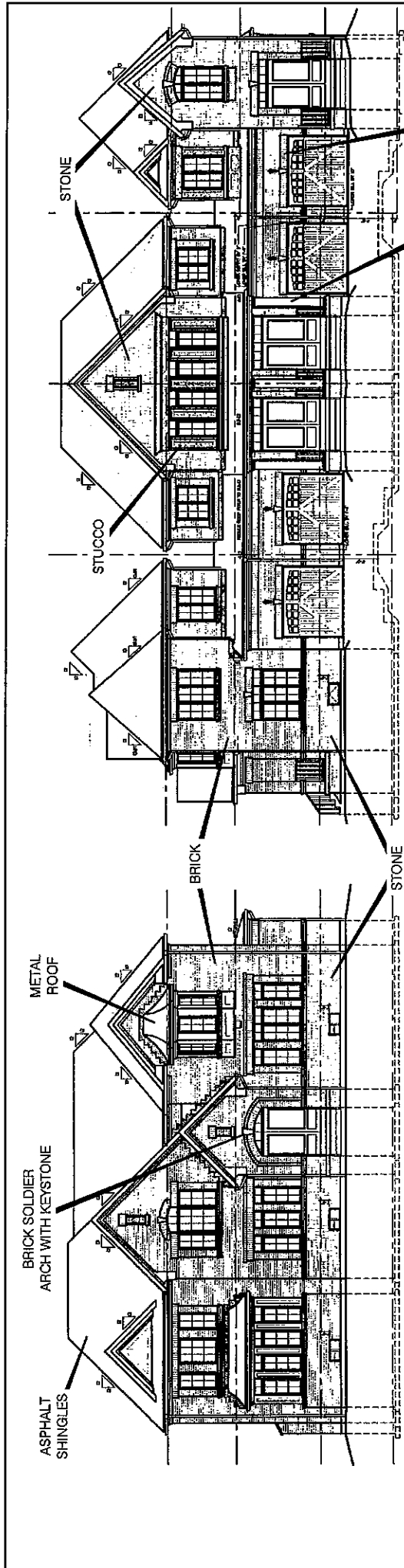
Typical Elevations

- Block 176

Applicant: Summit View Homes Ltd.
 Location: Part of Lot 22, Concession 6



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SOUTH (FLANKAGE) ELEVATION (FACING CHATFIELD DRIVE)

EAST (FRONT) ELEVATION (FACING SEDGWICK PLACE)

BRICK SOLDIER HEADER

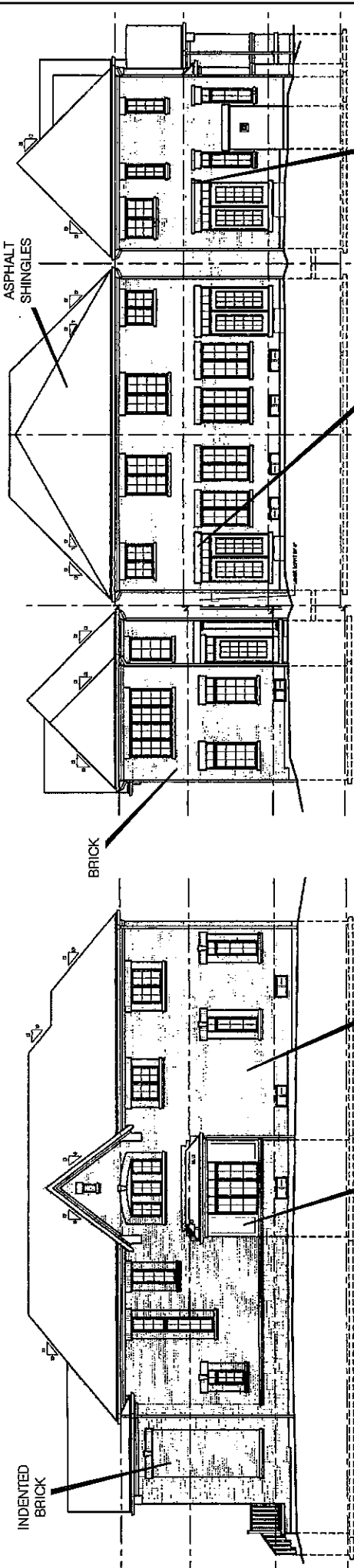
COLUMN

STUCCO

STONE

BRICK

STONE



NORTH (SIDE) ELEVATION

BRICK

PANEL BOARD & TRIM

ASPHALT SHINGLES

BRICK

WEST (REAR) ELEVATION

BRICK SOLDIER HEADER

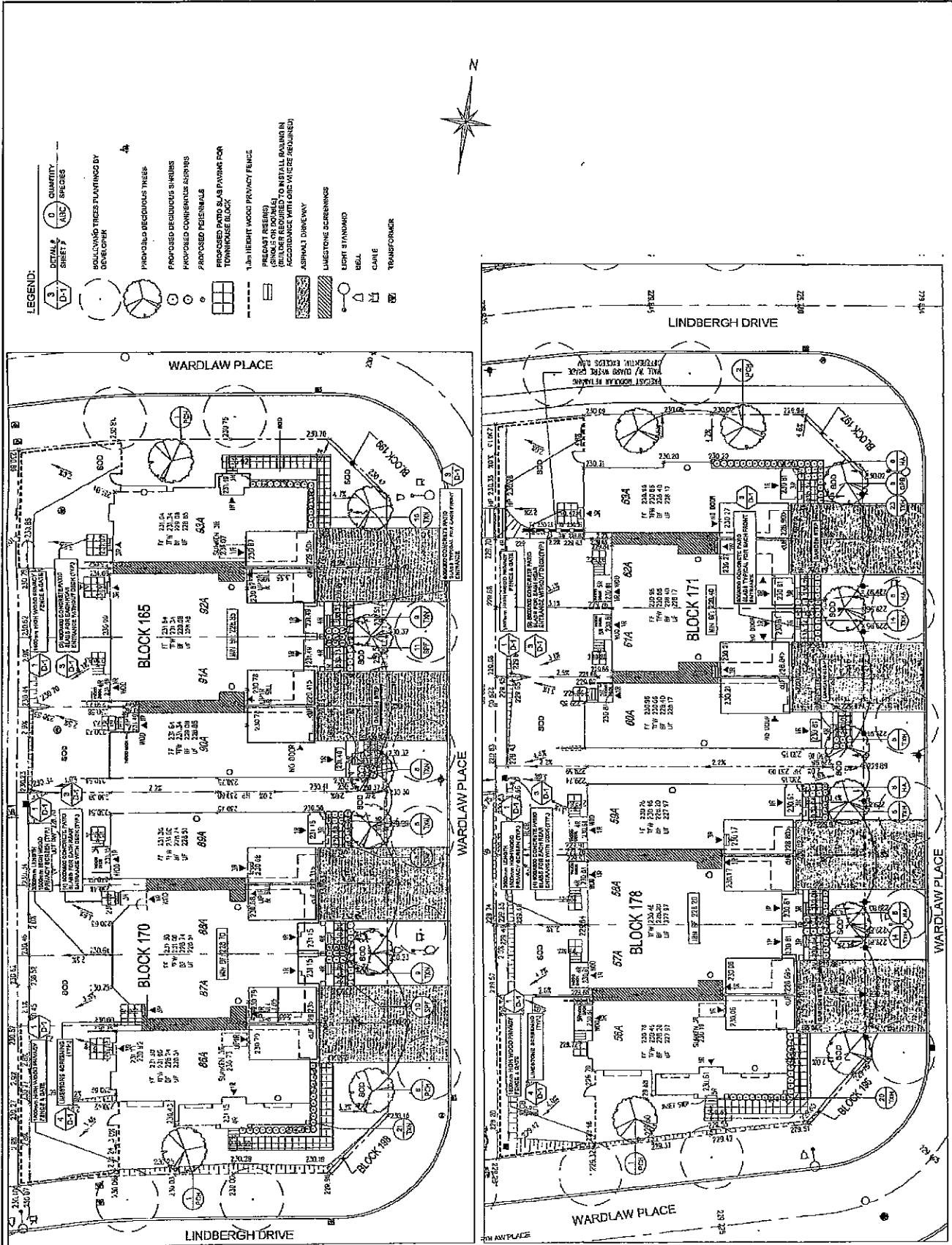
BRICK ROWLOCK ON BRICK SOLDIER HEADER

Typical Elevations
- Block 184

Applicant: Summit View Homes Ltd.
 Location: Part of Lot 22, Concession 6



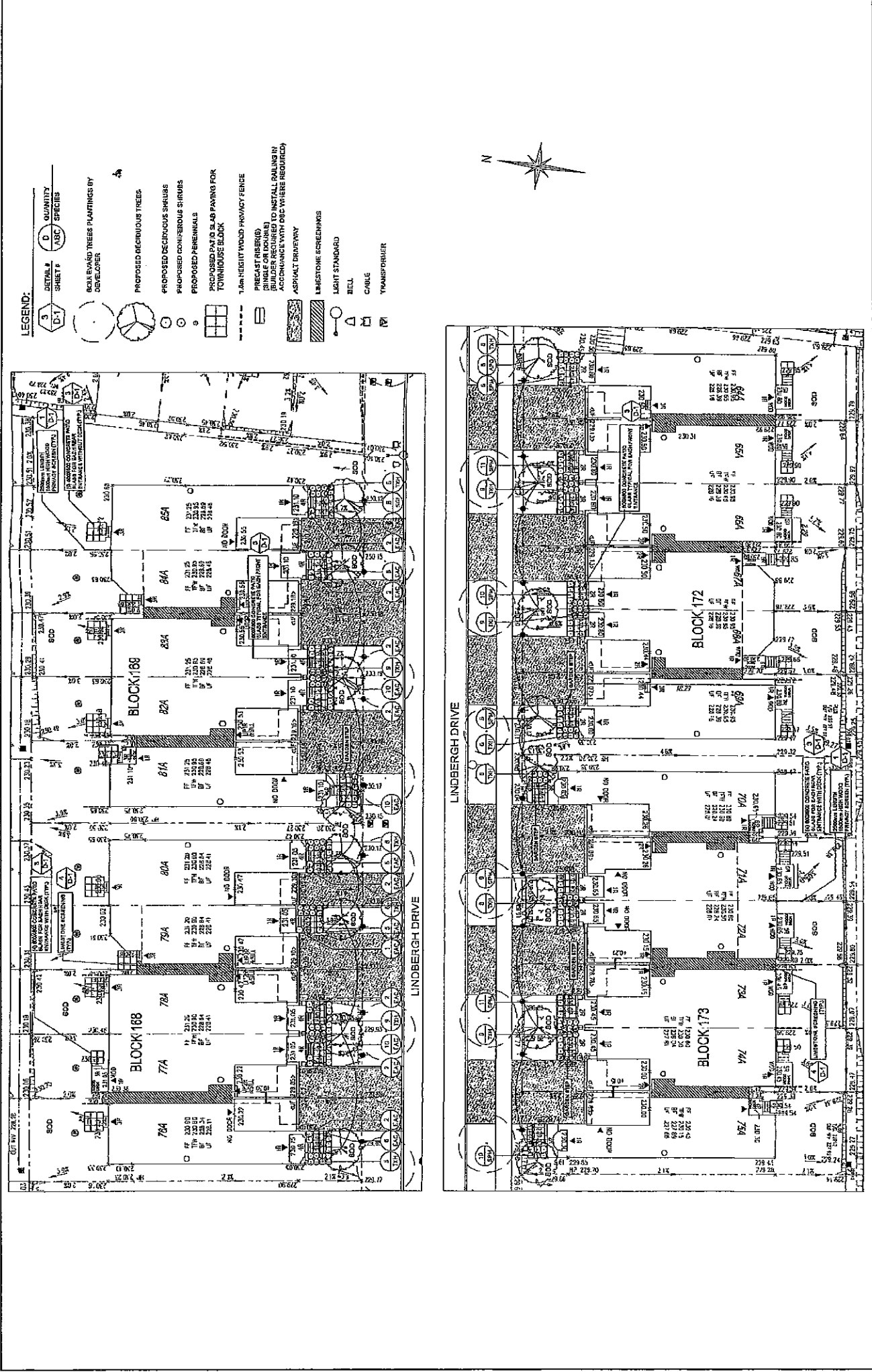
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Landscape Plan -
 Blocks 165, 170, 171, 178

Applicant:
 Summit View Homes Ltd.
 Location: Part of Lot 22,
 Concession 6





- LEGEND:**
- (A) (B) DETAIL A / SHEET #, DETAIL B / SHEET #
 - (D) QUANTITY, (S) SPECIES
 - SOIL EROSION CONTROL BANDS (AS PER ARCHITECTURAL)
 - SOIL EROSION CONTROL BANDS (AS PER ARCHITECTURAL)
 - PROPOSED RECIRCULATING TREES
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED CONIFEROUS SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED PAVING (SLAB PAVING FOR TOWNHOUSE BLOCK)
 - 1.0m HEIGHT WOOD PRIVACY FENCE
 - PRECAST RISERS (SINGLE OR DOUBLE) (BUILDER REQUIRED TO INSTALL RAILING IN ACCORDANCE WITH OBC WHERE REQUIRED)
 - ASPHALT DRIVEWAY
 - LIMESTONE SCREENS
 - LIGHT STANDARD
 - BELL
 - CABLE
 - TRANSFORMER

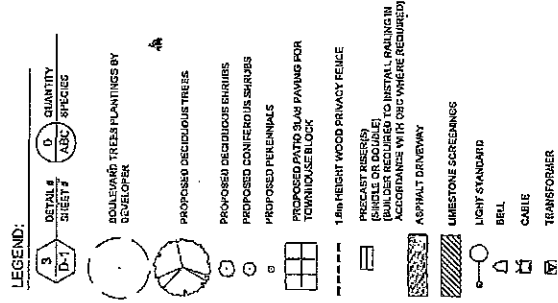
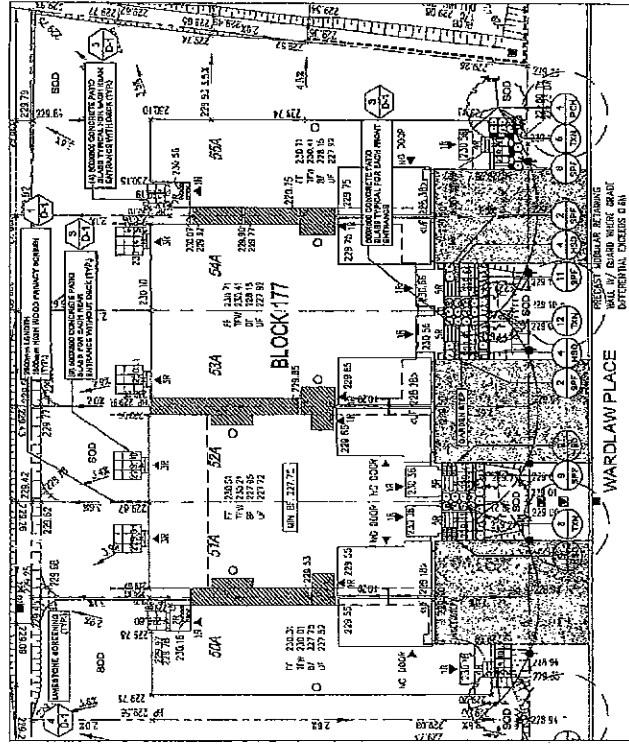
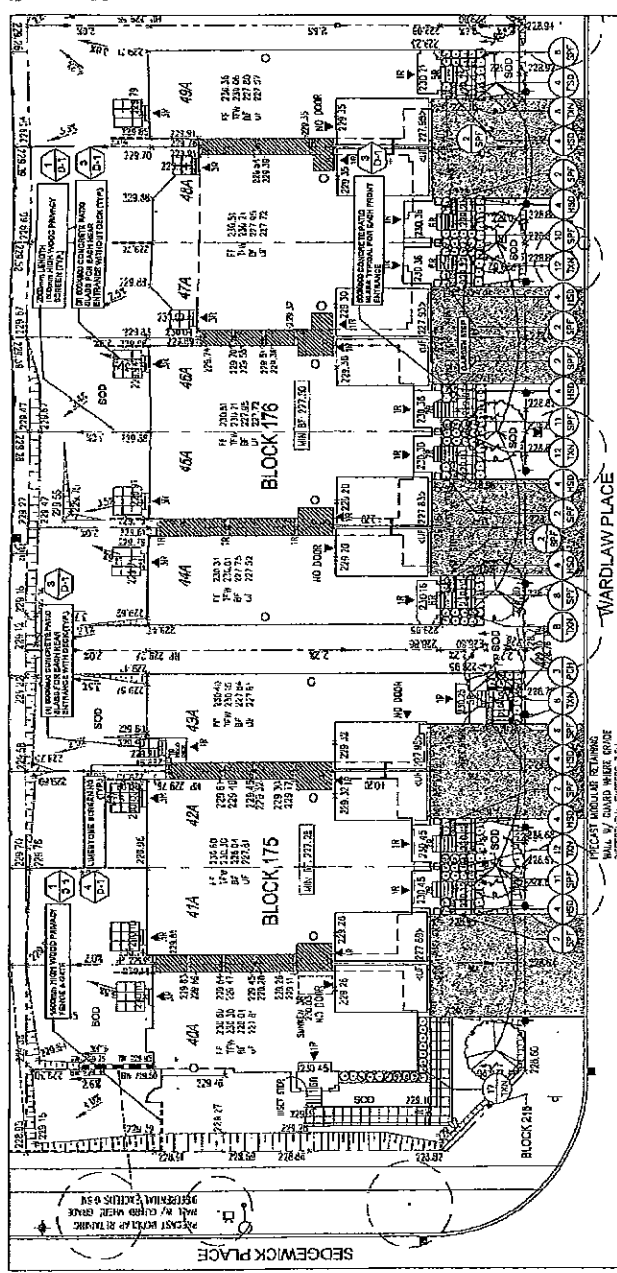


Landscape Plan -
 Blocks 168, 169, 172, 173

Applicant:
 Summit View Homes Ltd.

Location: Part of Lot 22,
 Concession 6

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Landscape Plan - Blocks 175, 176, 177

Applicant:
Summit View Homes Ltd.

Location: Part of Lot 22,
Concession 6

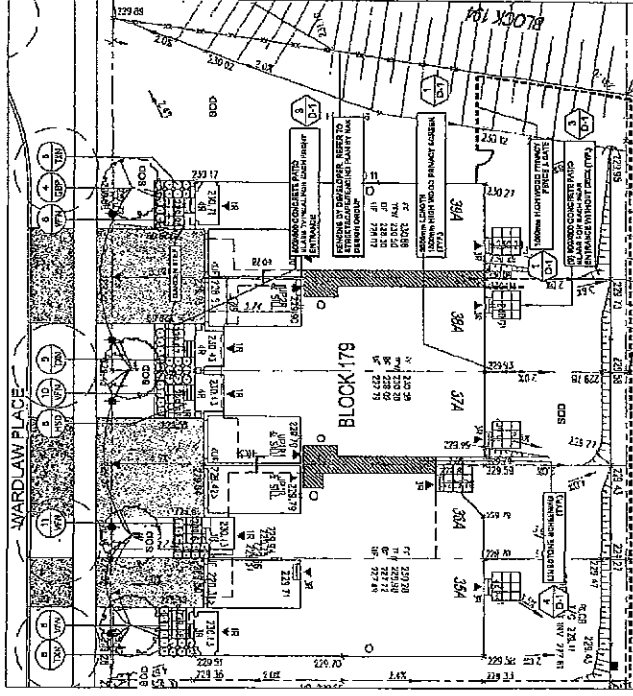
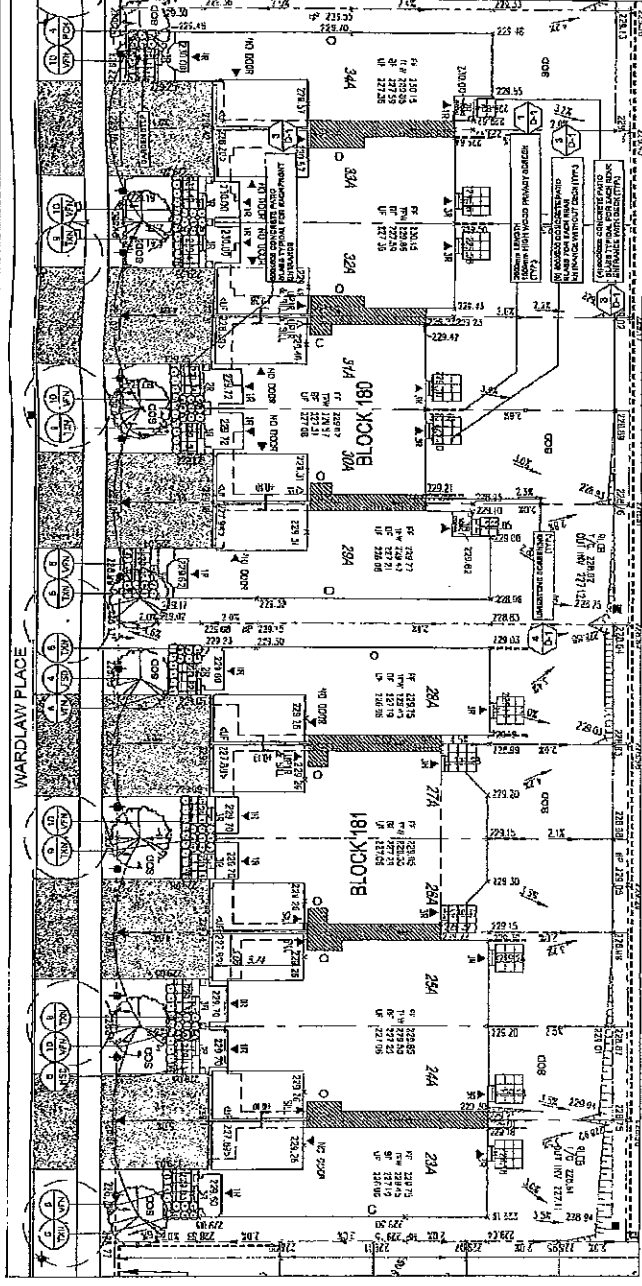


Development Planning Department

Attachment

File: DA.10.056
Related File: 19T-08V07
Not to Scale
Date: July 27, 2010

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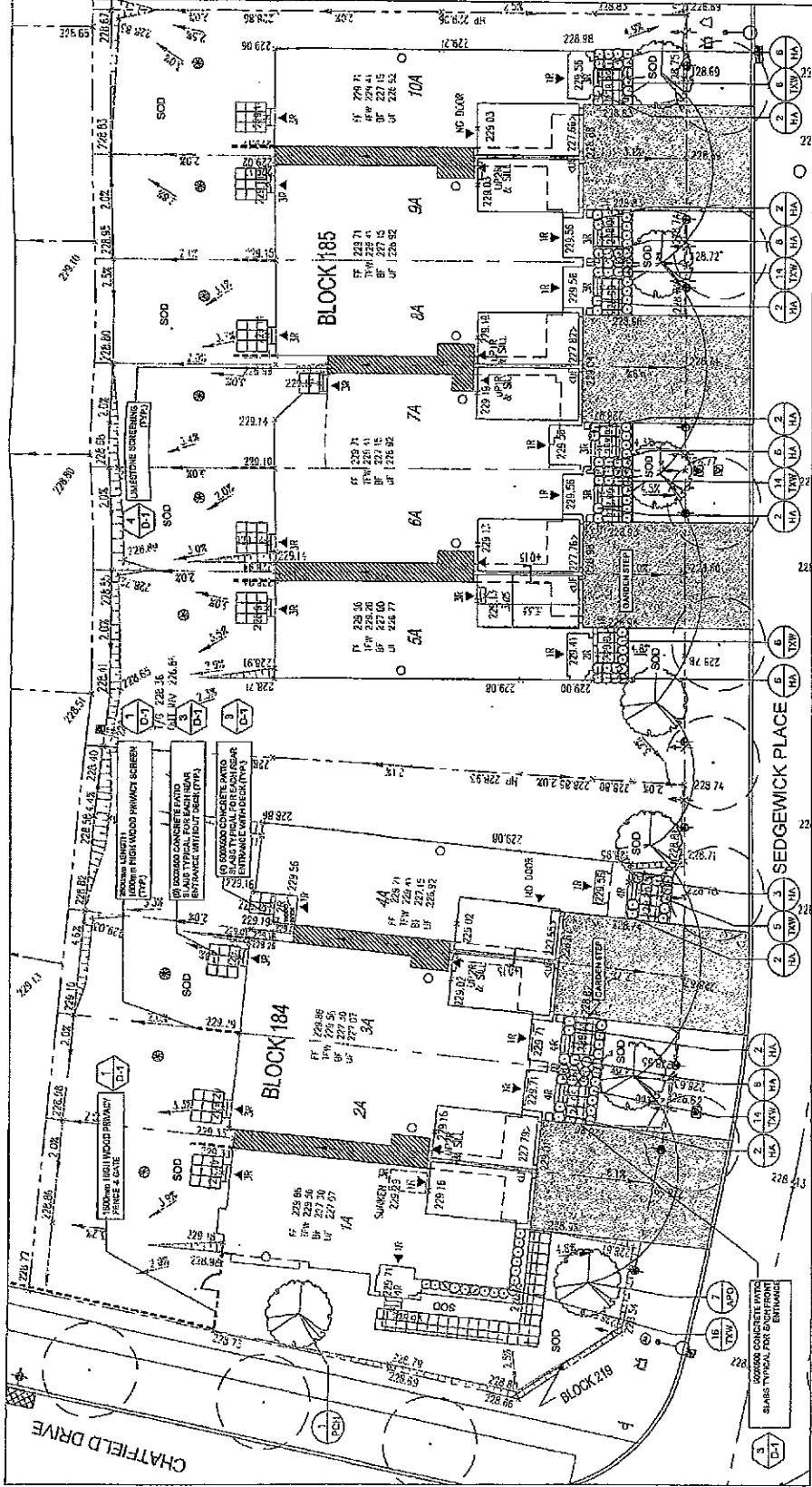
- LEGEND:**
- 3 (Symbol) 1 DETAIL & SHEET #
 - 2 (Symbol) 2 QUANTITY
 - 4 (Symbol) 3 SPECIES
 - (Symbol) 4 BOULEVARD TREES PLANTINGS BY DEVELOPER
 - (Symbol) 5 PROPOSED DECIDUOUS TREES
 - (Symbol) 6 PROPOSED DECIDUOUS SHRUBS
 - (Symbol) 7 PROPOSED PERENNIALS
 - (Symbol) 8 PROPOSED PATIO SLAB PAVING FOR TOWNHOUSE BLOCK
 - (Symbol) 9 1.2m HEIGHT WOOD PRIVACY FENCE
 - (Symbol) 10 BREAKFAST DECKS (SINGLE OR DOUBLE) (PULLER REQUIRED TO INSTALL RAILING IN ACCORDANCE WITH OBC WHERE REQUIRED)
 - (Symbol) 11 ASPHALT DRIVEWAY
 - (Symbol) 12 LIMESTONE SCREENINGS
 - (Symbol) 13 LIGHT STANDARD
 - (Symbol) 14 BELL
 - (Symbol) 15 CABLE
 - (Symbol) 16 TRANSFORMER

**Landscape Plan -
Blocks 179, 180, 181**

Applicant:
Summit View Homes Ltd.
Location: Part of Lot 22,
Concession 6

Attachment
File: DA.10.056
Related File: 19T-06V07
Not to Scale
Date: July 27, 2010





LEGEND:

- 3 D-1
- 0 QUANTITY ABC SPECIES
- BOULEVARD TREES PLANTINGS BY DEVELOPER
- PROPOSED DECIDUOUS TREES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PROPOSED PATIO SLAB PAVING FOR TOWNHOUSE BLOCK
- 1.8m HEIGHT WOOD PRIVACY FENCE
- PRECAST RISER(S) (SINGLE OR DOUBLE) (RAILING REQUIRED TO INSTALL RAILING BY ACCORDANCE WITH OBC WHERE REQUIRED) ASPHALT DRIVEWAY
- LIMESTONE SCREENINGS
- LIGHT STANDARD
- BELL
- CABLE
- TRANSFORMER



Landscape Plan -
 Blocks 184 & 185

Applicant:
 Summit View Homes Ltd.

Location: Part of Lot 22,
 Concession 6