

COMMITTEE OF THE WHOLE AUGUST 31, 2010

**STREET NAME APPROVAL
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V02
ORLANDO & ANNA SILVESTRI
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name for approved Draft Plan of Condominium File 19CDM-08V02 (Orlando and Anna Silvestri) as shown on Attachment #3, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Crown Royale Gate

Economic Impact

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

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the west side of Simmons Street, south of Rutherford Road, in Lot 15, Concession 9, City of Vaughan.

The applicant has submitted a street name for approval. The proposed name will be for a private common element condominium road accessing four single-detached residential units in approved condominium plan 19CDM-08V02. The Planning Department for the Region of York does not have any objections to the proposed name.

The Vaughan Fire Department and Vaughan Development Planning Department have also reviewed the proposed street name, which is considered to be satisfactory.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The proposed street name is acceptable to the Region of York.

Conclusion

The Development Planning Department has no objection with the proposed street name for approved draft plan of condominium 19CDM-08V02.

Attachments

1. Context Location Map
2. Location Map
3. Approved Site Plan for Draft Plan of Condominium 19CDM-08V02

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 15,
Concession 9

Applicant:
Orlando & Anna Silvestri

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Development Planning Department

Attachment

Files: 19CDM-08V02

Date:
July 27, 2010

1



Location Map

Location: Part of Lot 15,
Concession 9

Applicant:
Orlando & Anna Silvestri

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Development Planning Department

Attachment

Files: 19CDM-08V02

Date:
July 27, 2010

2

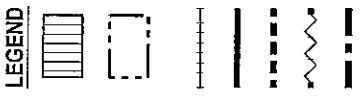
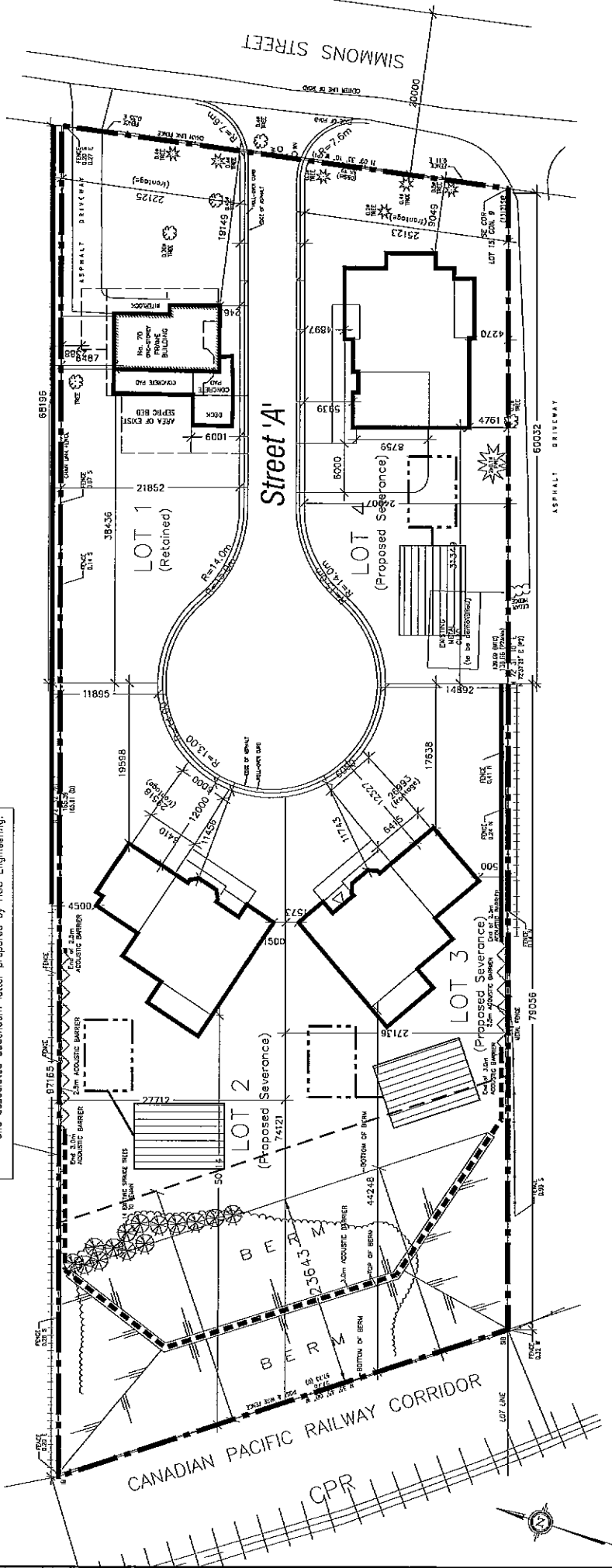
i) EXCEPTIONS TO THE RR RURAL RESIDENTIAL ZONE TO PERMIT 4 DETACHED DWELLINGS ON A COMMON ELEMENT ROAD WITH THE FOLLOWING ZONING REQUIREMENTS:

EXISTING LOT 1: PROPOSED LOT 2: PROPOSED LOT 3: PROPOSED LOT 4:	LOT FRONTAGE	LOT AREA	COVERAGE	MINIMUM YARD SETBACKS		SETBACK TO CP RAILWAY RIGHT-OF-WAY	SITE STATISTICS
				FRONT	REAR		
	22m	1300m ²	20%	N/A	2.4m *	N/A	ZONING: Rural Residential
	28m	2300m ²	20%	10m *	1.5m	30m	GROSS SITE AREA: 8362.34 sq. metres
	25m	2100m ²	20%	10m *	3.5m	30m	SITE AREA: 7323.34 sq. metres
	25m	1400m ²	20%	9m	4.2m	N/A	COMMON ELEMENT ROAD: 1039 sq. metres

N/A - Exception to zoning requirement not applicable
 * - from Common Element Road
 A - from Simmons Street

ii) EXCEPTION TO THE RR RURAL RESIDENTIAL ZONE REQUIRING THAT NO BUILDINGS OR STRUCTURES FOR HUMAN HABITATION SHALL BE WITHIN 30m OF THE CP RAILWAY RIGHT-OF-WAY

Note: The location, height and extent of the Acoustic Barrier is in accordance with the Noise & Vibration Feasibility Study and associated addendum letter prepared by HEC Engineering.



Approved Site Plan for Draft Plan of
Condominium 19CDM-08V02
 Location: Part of Lot 15,
 Concession 9



Development Planning Department

Attachment

Files: 19CDM-08V02
 Date: July 27, 2010

Applicant:
Orlando & Anna Silvestri

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