

COMMITTEE OF THE WHOLE DECEMBER 7, 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'	Arcangelo 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.

On September 7, 2010, Vaughan Council considered a street name report from the Development Planning Department to name the subject internal street "Crown Royale Gate". At this meeting, Council resolved that the street name be deferred to allow staff to review alternate street names".

The applicant has submitted a new street name for approval – "Arcangelo Gate". 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

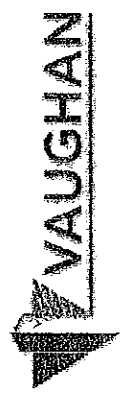


Context Location Map

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

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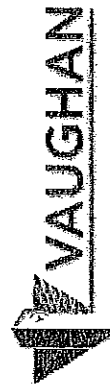


Location Map

Location: Part of Lot 15,
Concession 9

Applicant:
Orlando & Anna Silvestri

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Development Planning Department

Attachment

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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
				FRONT	NORTH	SOUTH	
	22m	1300m ²	20%	N/A	N/A	2.4m *	N/A
	28m	2300m ²	20%	10m *	N/A	1.5m	30m
	25m	2100m ²	20%	10m *	N/A	3.5m	30m
	25m	1400m ²	20%	9m ^	N/A	4.2m	4.8m *

N/A - Exception to zoning requirement not applicable

* - from Common Element Road








^ - from Simmons Street

SITE STATISTICS

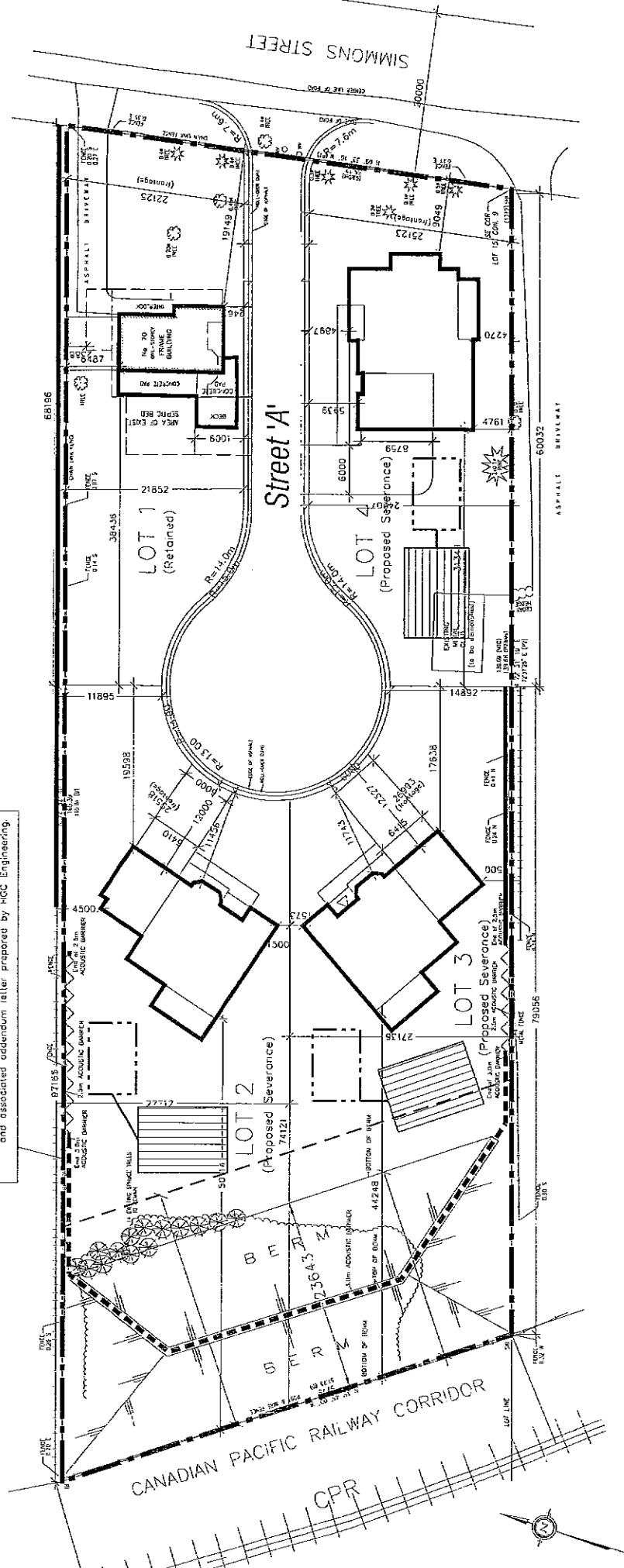
ZONING: Rural Residential
 GROSS SITE AREA: 8362.34 sq. metres
 SITE AREA: 7323.34 sq. metres
 COMMON ELEMENT ROAD: 1039 sq. metres
 FRONTAGE: 55.321 m on Simmons Street
 DEPTH: 152.517 metres (average)
 LANDSCAPED OPEN SPACE: 5983 sq. metres (71.55%)
 PAVED AREA: 1311 sq. metres (15.68%)

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

LEGEND

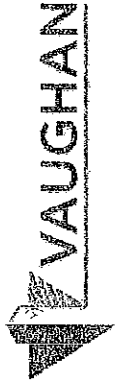
-  APPROXIMATE AREA OF SEPTIC SYSTEM
-  APPROXIMATE AREA OF SEPTIC TANK ECOFLO BIOFILTER & PUMP CHAMBER
-  PROPOSED RETAINING WALL
-  FENCE
-  3m ACOUSTIC BARRIER/FENCE
-  2.5m ACOUSTIC BARRIER/FENCE
-  SUBJECT LANDS

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 HCC Engineering.



Approved Site Plan for Draft Plan of Condominium 19CDM-08V02

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

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