

COMMITTEE OF THE WHOLE DECEMBER 7, 2010

SITE DEVELOPMENT FILE DA.10.065 LAREDO CONSTRUCTION INC. WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.065 (Laredo Construction Inc.) BE APPROVED, to permit the development of 31, two storey, street townhouses within 7 street townhouse blocks (Blocks 82 to 88, inclusive), 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; and,
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department.

Contribution to Sustainability

The Owner has advised the following sustainable features will be provided within the building design:

- i) low-E argon vinyl windows and patio doors;
- ii) high efficiency furnaces; and,
- iii) low flow, water conserving toilets.

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.10.065) to facilitate the development of 31, two-storey street townhouse units within 7 townhouse blocks on Registered Plan 65M-4189, as shown on Attachments #3 to #7, inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located south of Major Mackenzie Drive, west of Dufferin Street, specifically on Big Hill Crescent, being Blocks 82 to 88 inclusive on Registered Plan 65M-4189, 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 (Carrville – Urban Village 2) and "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, the latter which is pending approval from the Region of York and is not yet in effect. The proposed street townhouse development conforms to the Official Plans.

The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1229). The proposed residential street townhouse development complies with the Zoning By-law.

Site History

On June 21, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V12 (Fernbrook Homes (Major Mac) Limited) to permit the development of 486 residential units consisting of 248 single-detached dwelling units, 148 semi-detached units and 90 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4189 on September 2, 2010, 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 and landscape plan shown on Attachments #3 to #5, respectively. The Development Planning Department will continue to work with the Owner to finalize the details. The final site plan, elevation plans and landscape plans, shall be approved by the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

The subject lands are located within Planning Block 18 and are subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 18 Control Architect, The Planning Partnership Ltd.

Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed application. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is 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

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.10.065 (Laredo Construction Inc.) in accordance with OPA #600, the new City of Vaughan Official Plan 2010, By-law 1-88, the Block 18 Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 31 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 recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical Site Plan - Block 85
5. Typical Landscape Plan - Block 85
6. Typical Elevations - Block 85
7. Rendered Elevations - Block 85

Report prepared by:

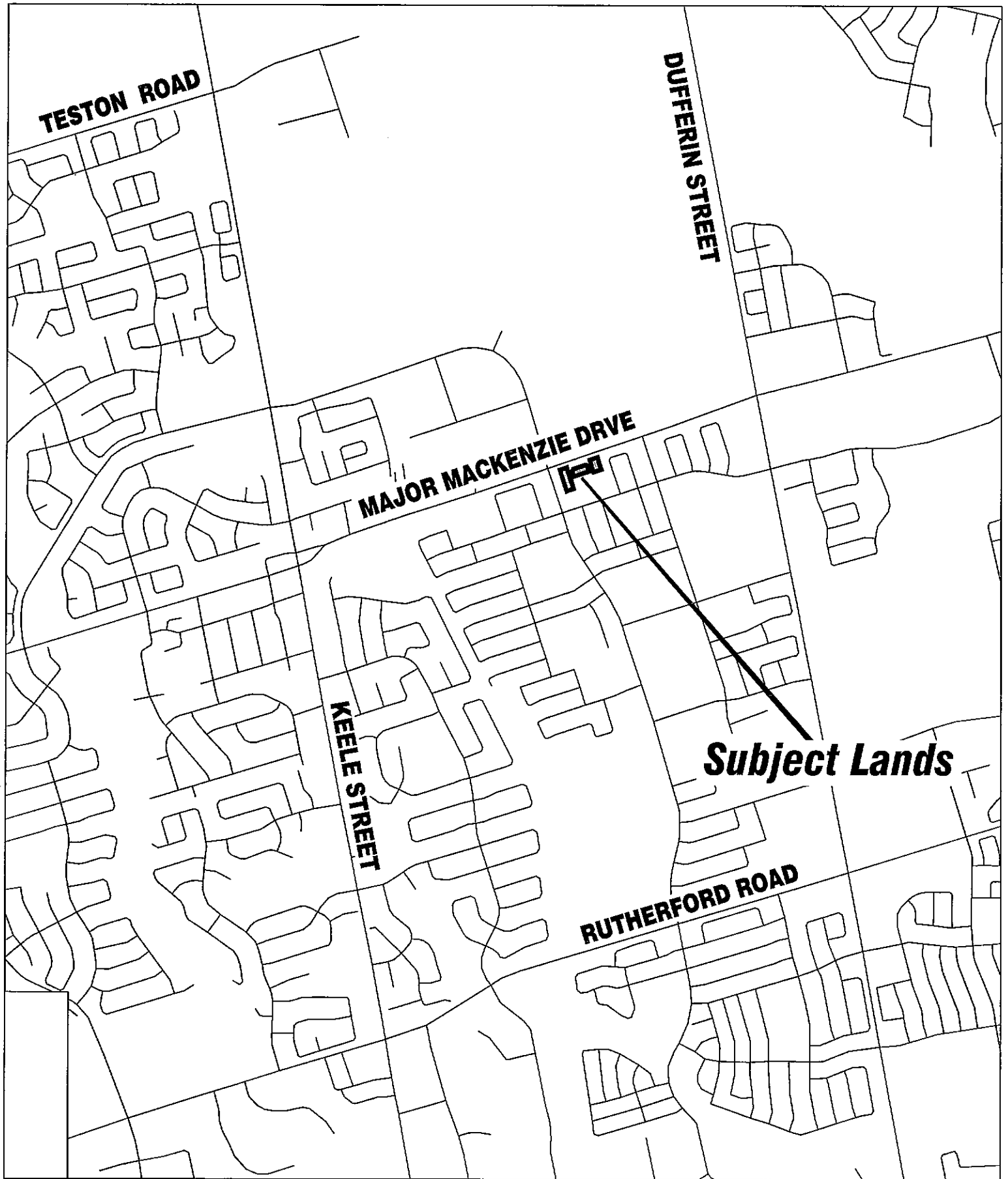
Mary Caputo, Planner 1 ext. 8215
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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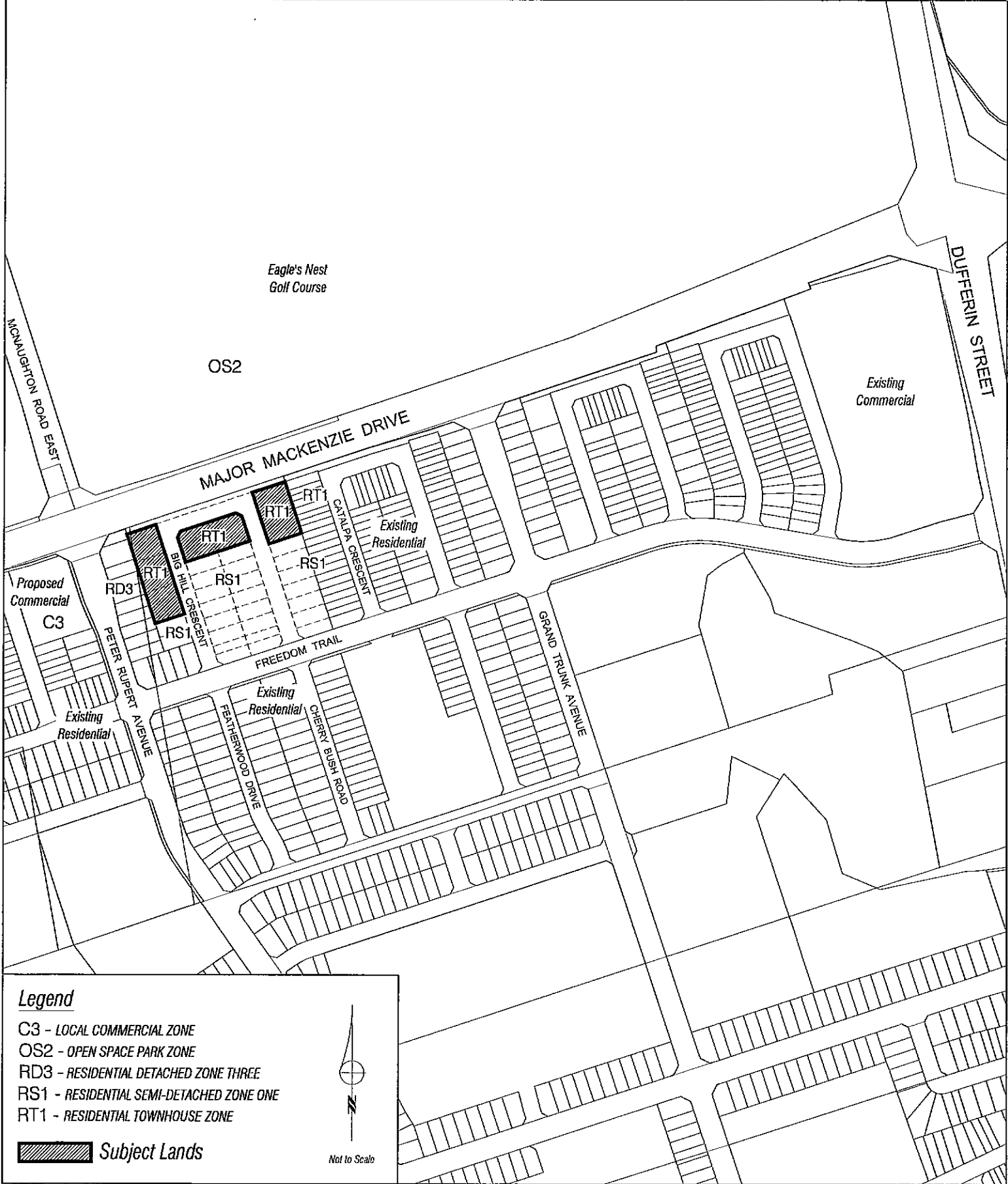


Attachment

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Legend

- C3 - LOCAL COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

Subject Lands



Location Map

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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Attachment

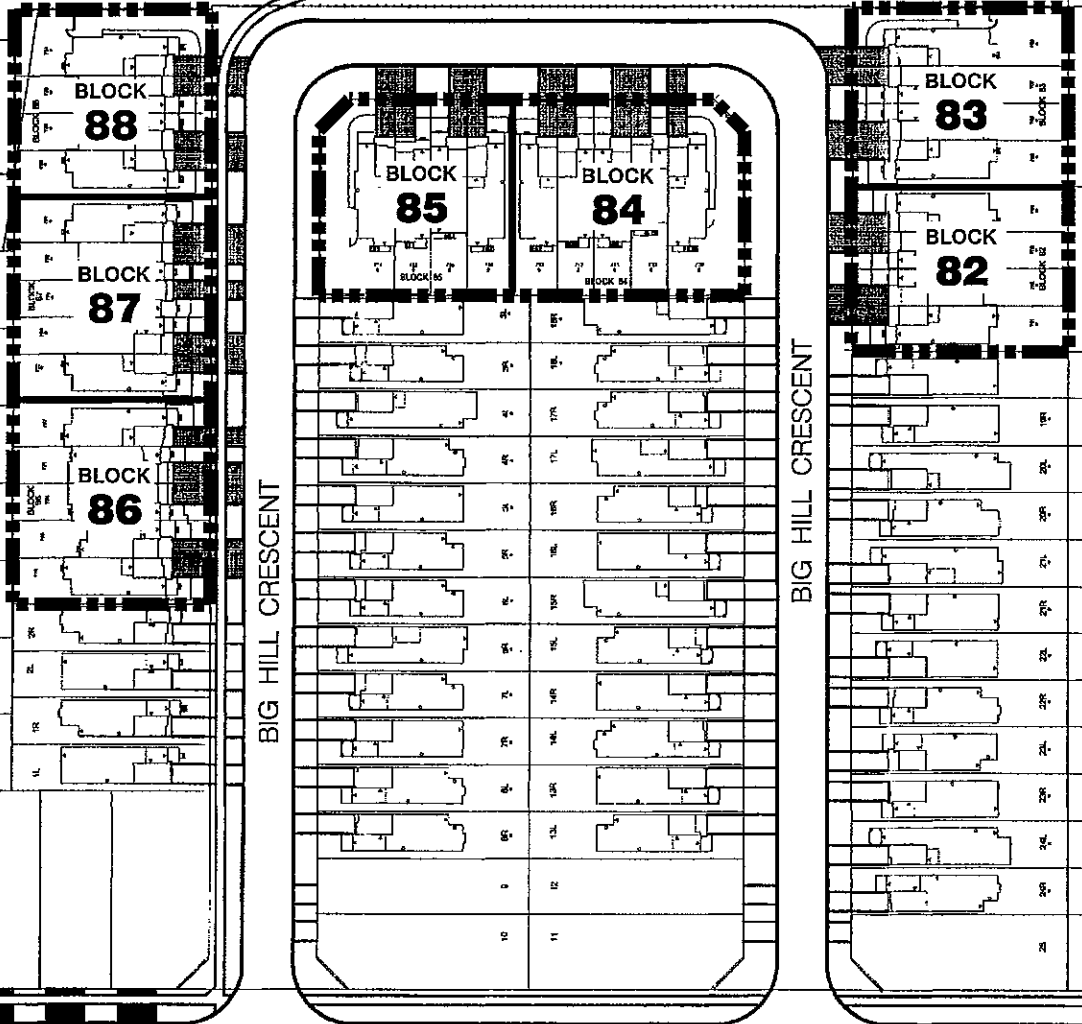
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MAJOR MACKENZIE DRIVE

PETER RUPERT AVENUE



FREEDOM TRAIL

BIG HILL CRESCENT

BIG HILL CRESCENT



Not to Scale


 SUBJECT LANDS

Site Plan

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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Attachment

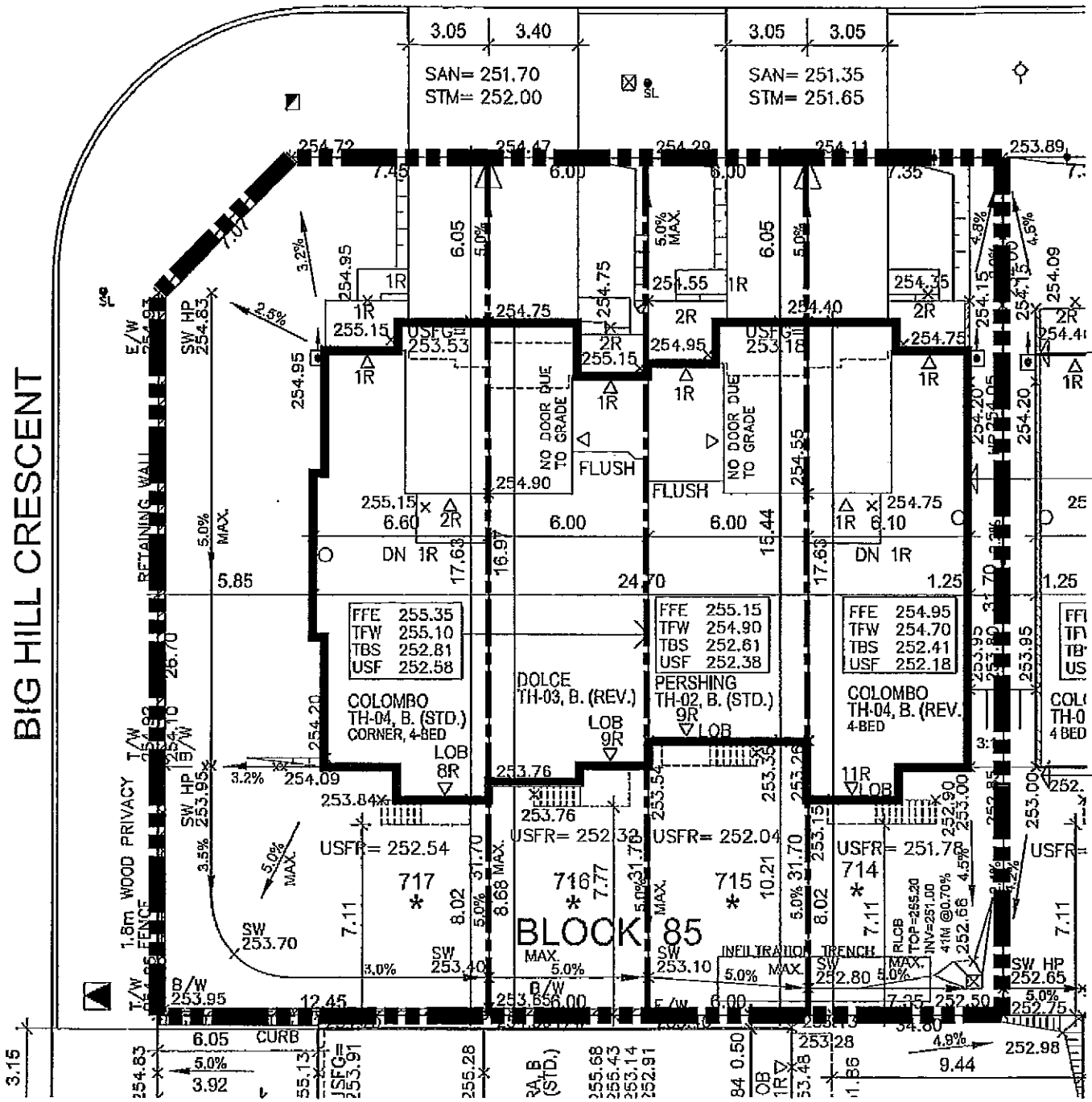
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BIG HILL CRESCENT

BIG HILL CRESCENT



3.15



Not to Scale

SUBJECT LANDS

Typical Site Plan - Block 85

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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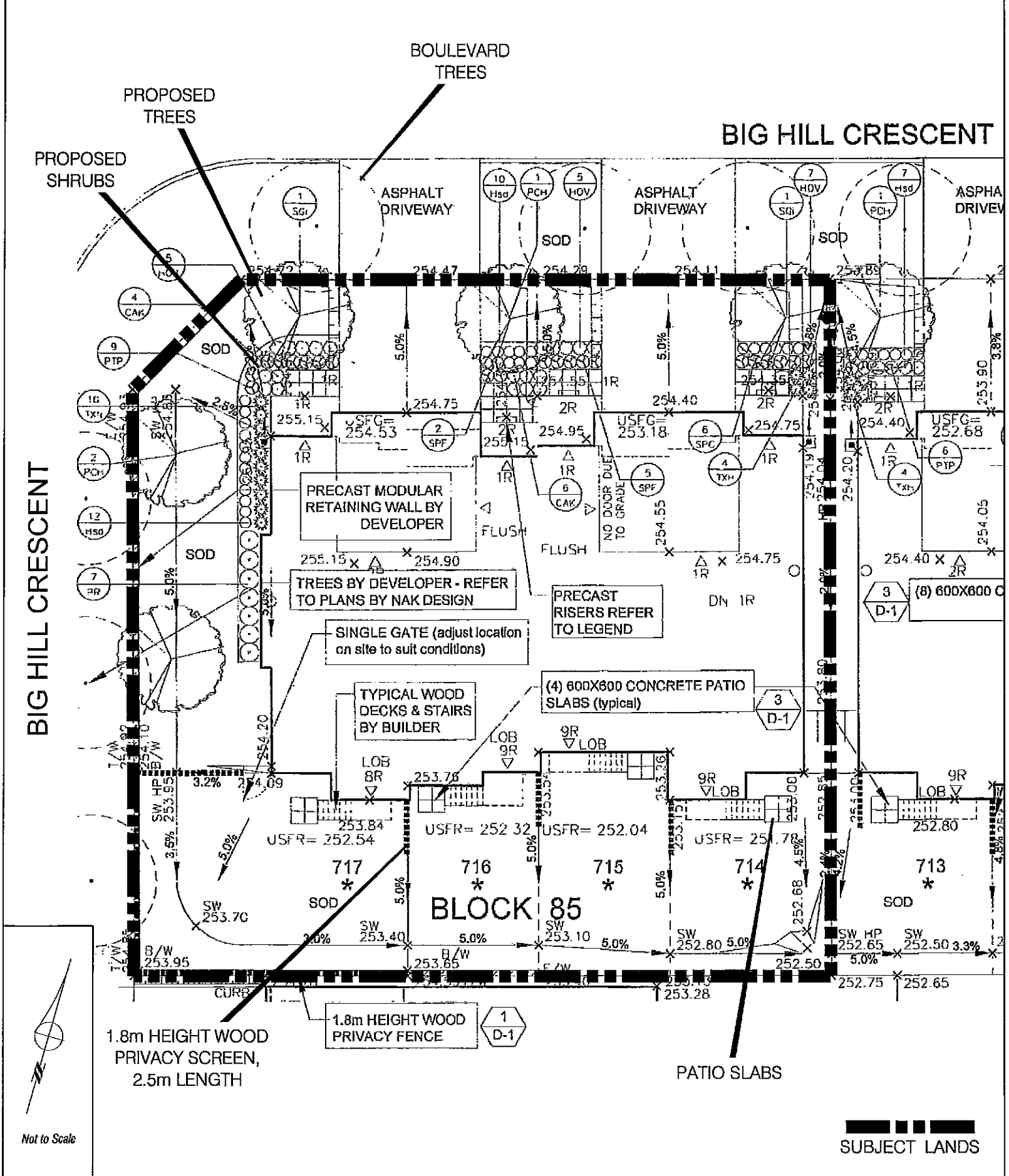


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Typical Landscape Plan - Block 85

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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Attachment

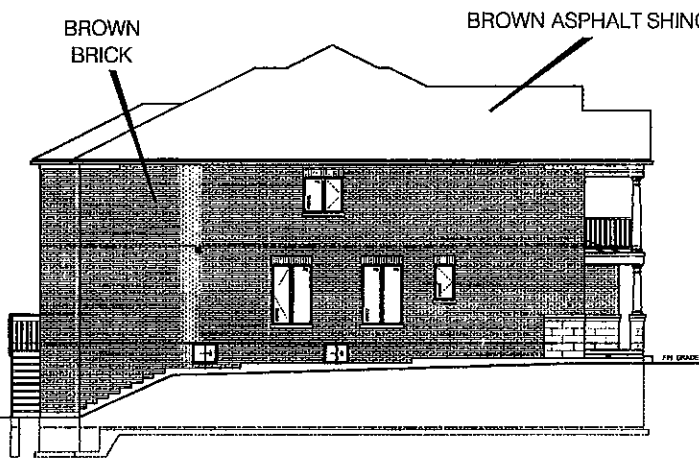
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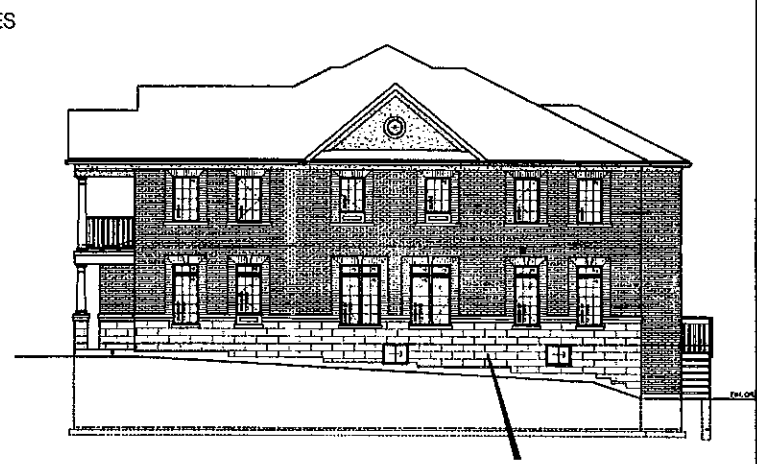
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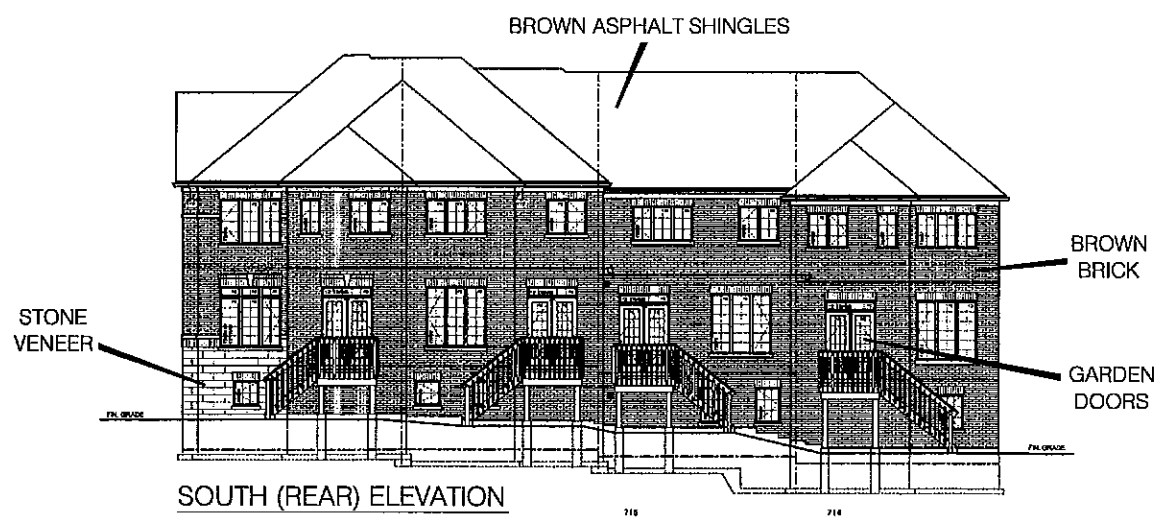
NORTH (FRONT) ELEVATION (FACING BIG HILL CRESCENT)



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION

Not to Scale

Typical Elevations - Block 85

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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BLOCK - 85

NORTH ELEVATION (Block 85)
FACING BIG HILL CRESECENT

Not to Scale

Block 85 Rendered Elevations

LOCATION:
Part Lot 20, Concession 3

APPLICANT:
Laredo Construction Inc.

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