

COMMITTEE OF THE WHOLE DECEMBER 7, 2010

**SITE DEVELOPMENT FILE DA.10.074
MINTO COMMUNITIES INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.074 (Minto Communities Inc.) BE APPROVED, to permit seven (7) street townhouse blocks (Blocks 39 to 45 inclusive) comprising a total of 38 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 servicing and grading plan shall be approved by the Vaughan Engineering Department.

Contribution to Sustainability

The applicant has advised that the proposed townhouses will be Energy Star built and certified homes. The following sustainable features will be provided within the building design:

- i) Low-E argon, double paned vinyl casement windows and patio doors to reduce heat transfer;
- ii) R32 sprayed foam garage ceiling insulation to provide air seal and draft reduction and increase thermal resistance;
- iii) R22 high density batt wall insulation for superior thermal insulation;
- iv) R40 blown in place attic insulation;
- v) dual-purpose heating system with an energy-efficient (ECM) motor to effectively use one heat source for hot water and home heating;
- vi) heat recovery ventilator (HRV) to transfer heat from warm exhaust ventilation air to incoming fresh air to reduce energy use;
- vii) sealed heat duct supply trunks to improve heating and cooling delivery system; and,
- viii) compact florescent energy efficient lights (CFL) in bedroom and hallway light fixtures.

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 (DA.10.074) on the subject lands shown on Attachments #1 and #2, to facilitate the development of 38, two-storey street townhouse units within 7 townhouse blocks on Registered Plan 65M-4191 as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Major Mackenzie Drive and Bathurst Street, on Southdown Avenue (Blocks 39, 40, 41, 42 and 43) and Elihof Drive (Blocks 44 and 45), 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 and "Low-Rise Residential" by 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(1231). The proposed street townhouse development complies with By-law 1-88.

Site History

On December 6, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-04V05 (Lindvest [Bathurst Mackenzie] Limited) to permit the development of 666 residential units, consisting of 370 single detached units and 296 street townhouse units. The Plan of Subdivision was registered as Plan 65M-4191 on December 19, 2008, and facilitates the subject 7 blocks for 38 street townhouse dwelling units. The proposed townhouses are located in the last phase of the Lindvest subdivision in Block 11 where most of the residential units approved within this plan are built. The townhouses proposed by this application will complete this section of the neighbourhood. Servicing for the proposed development has been allocated.

Site Plan Review

The site plan, typical elevations and landscape plan are shown on Attachments #3, #5 and #6, respectively. The subject lands are located within the approved Block 11 Plan which is subject to Architectural Control. The site plan and elevation plans have been stamped approved by the Block 11 Control Architect, John G. Williams Limited.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan shown on Attachments #3, #5 and #6, and will continue to work with the applicant to finalize the details. The final site plan, elevation plans and landscape plan must be approved to the satisfaction of Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

Servicing

The applicant has submitted site servicing and grading plans for review and final approval, to the satisfaction of the Vaughan 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

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.10.074 in accordance with OPA #600, the new City of Vaughan Official Plan 2010, By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development of 38 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 contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical 6 Unit Townhouse Block Plan
5. Typical Elevations - Block 43
6. Landscape Plan

Report prepared by:

Laura Janotta, Planner, ext. 8634
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

/LG

Subject Lands

MAJOR MACKENZIE DRIVE

Town of
RICHMOND HILL

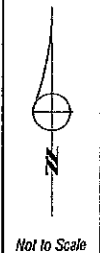
BATHURST STREET

DUFFERIN STREET

RUTHERFORD ROAD

LANGSTAFF ROAD

REGIONAL ROAD 7
HIGHWAY 407



Context Location Map

LOCATION:
Part Lots 19 & 20, Concession 2

APPLICANT:
Minto Communities Inc.

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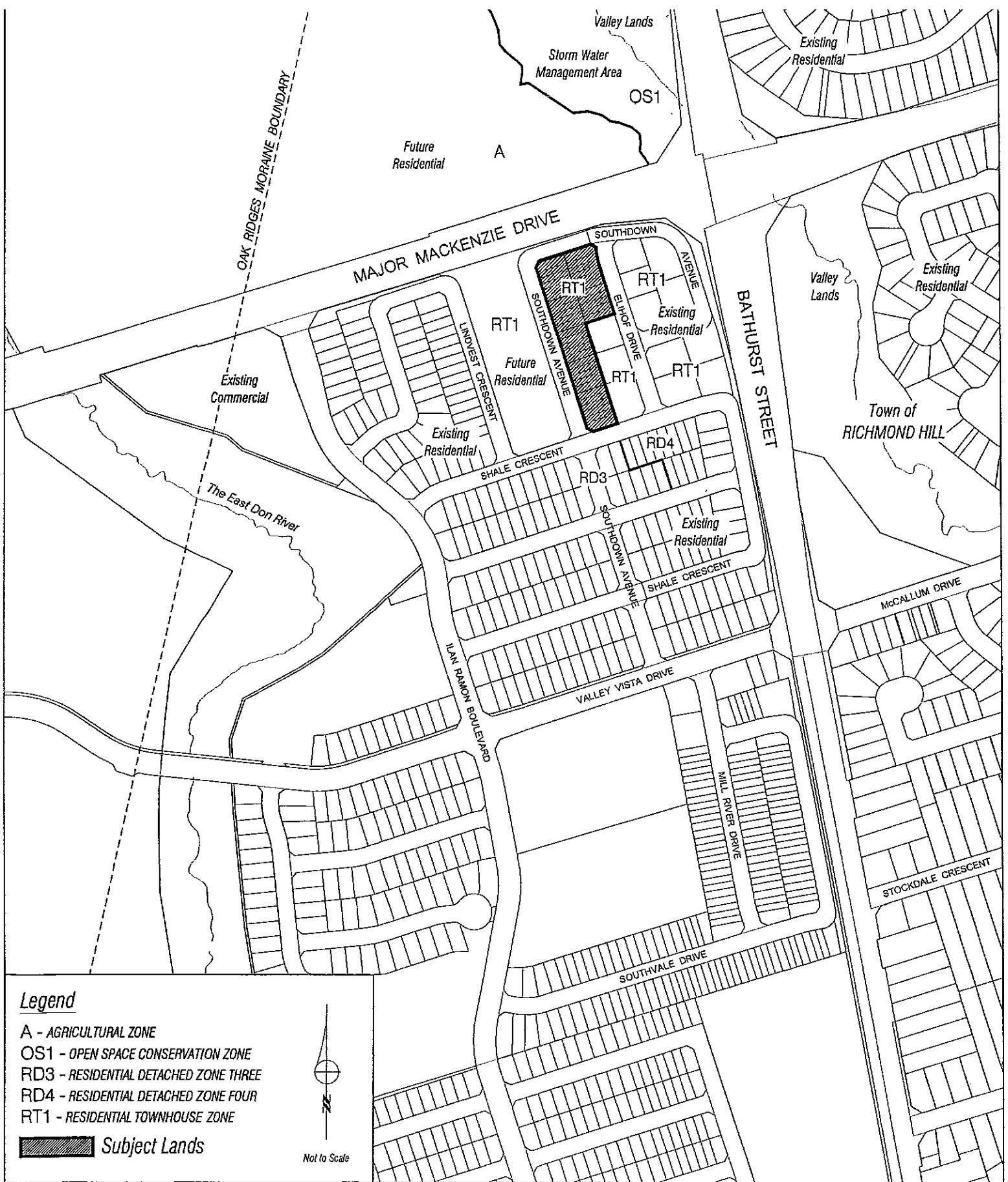


Attachment

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DA.10.074

DATE:
December 07, 2010





Location Map

LOCATION:
Part Lots 19 & 20, Concession 2

APPLICANT:
Minto Communities Inc.

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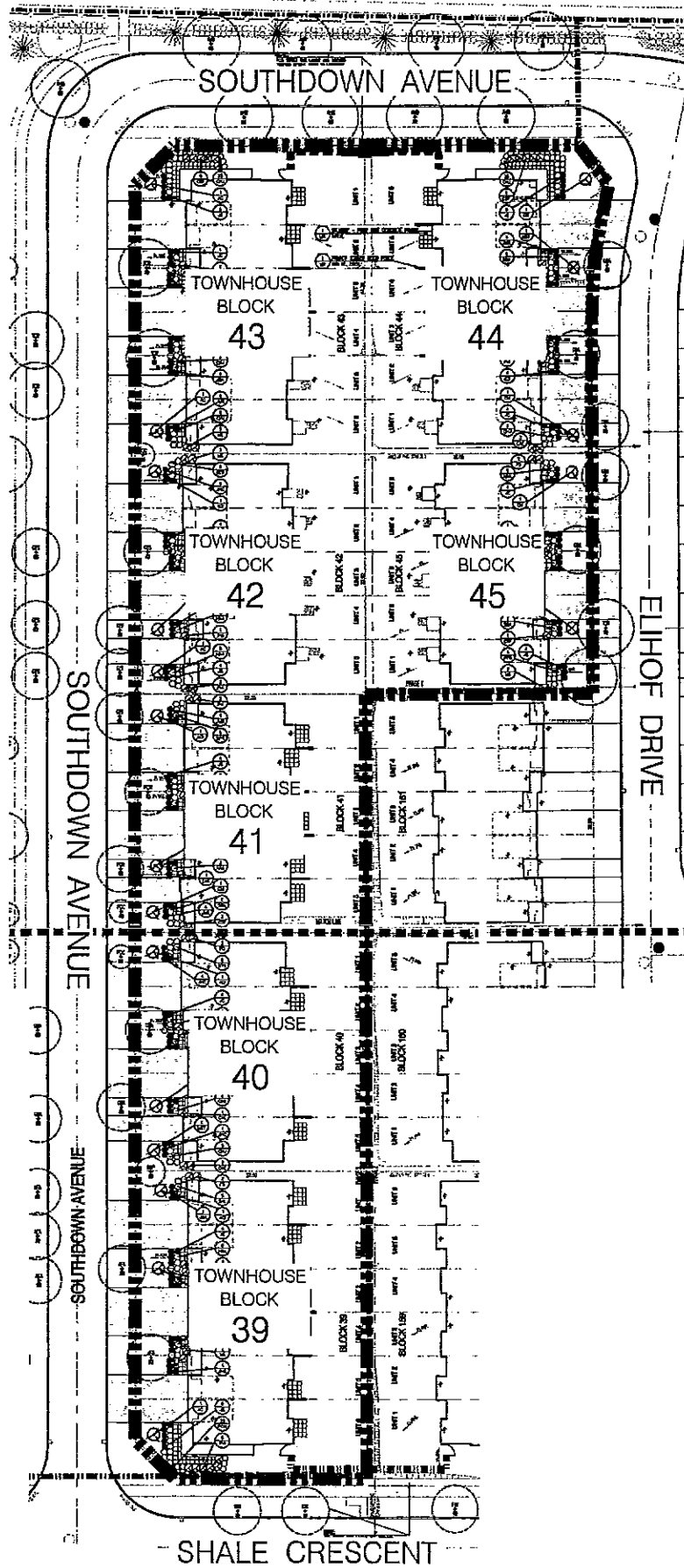


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Site Plan

LOCATION:
Part Lots 19 & 20, Concession 2

APPLICANT:
Minto Communities Inc.

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Attachment

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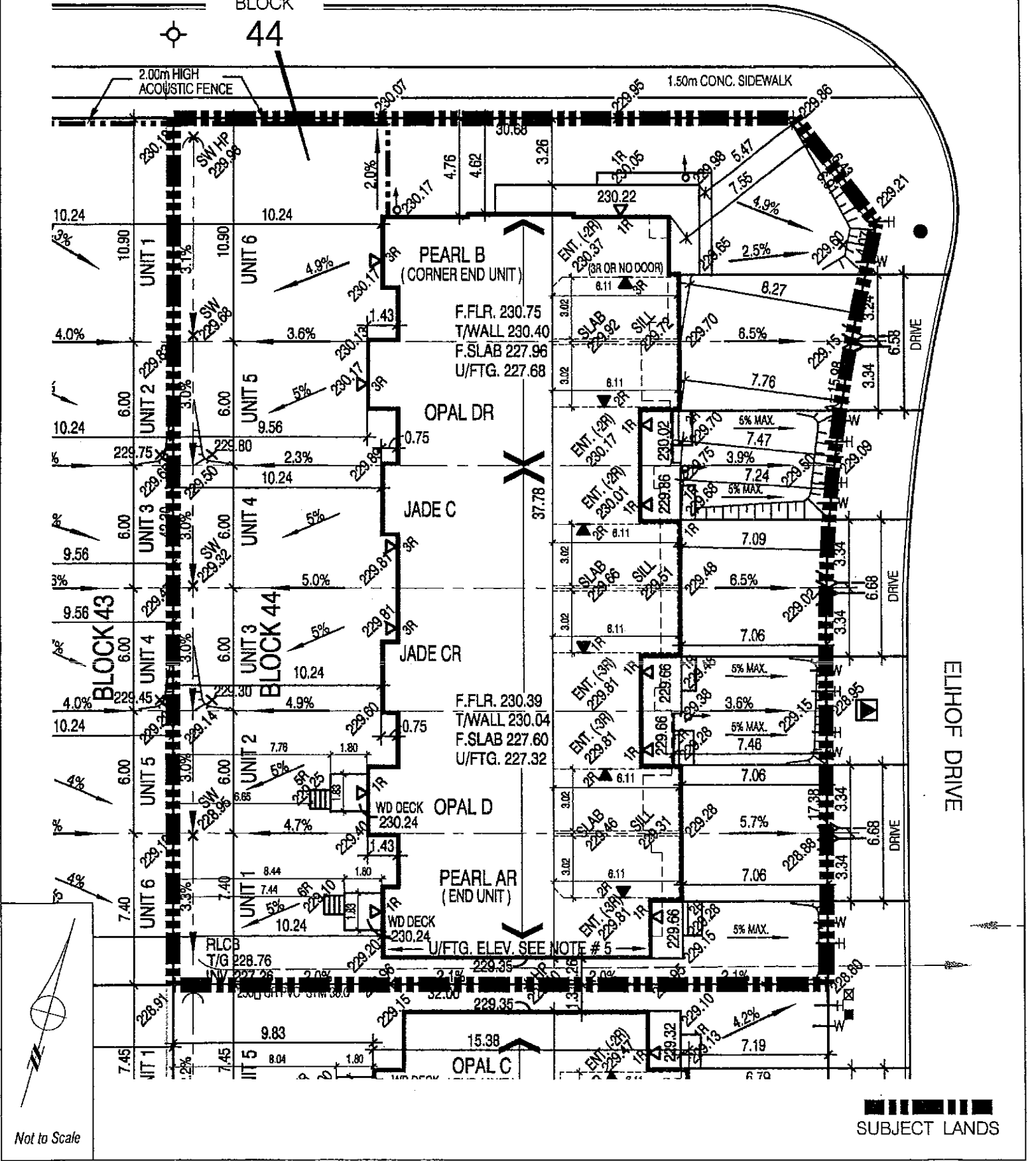
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December 07, 2010

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TOWNHOUSE
BLOCK

SOUTHDOWN AVENUE

44



Not to Scale

SUBJECT LANDS

Typical 6 Unit Townhouse
Block Plan



Attachment

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DA.10.074

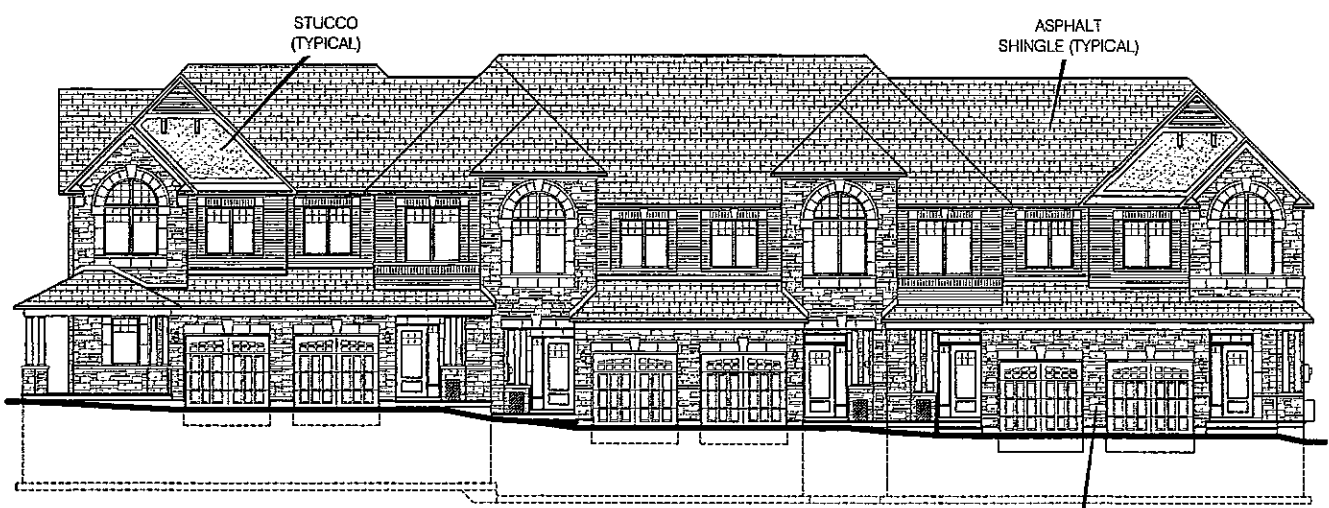
APPLICANT:
Minto Communities Inc.

LOCATION:
Part Lots 19 & 20, Concession 2

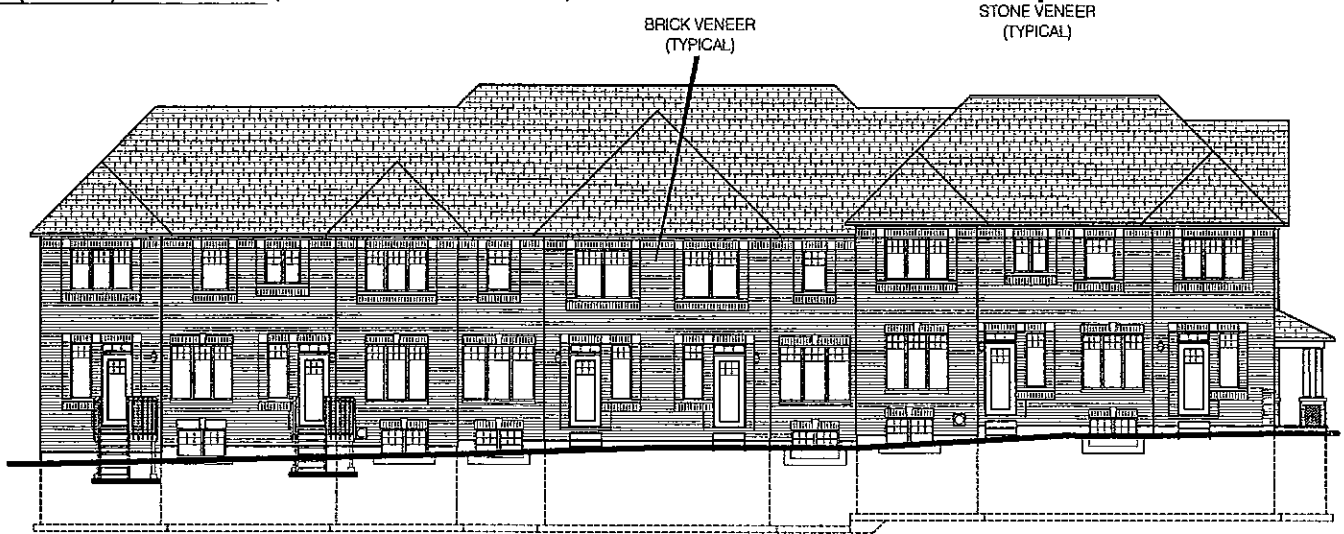
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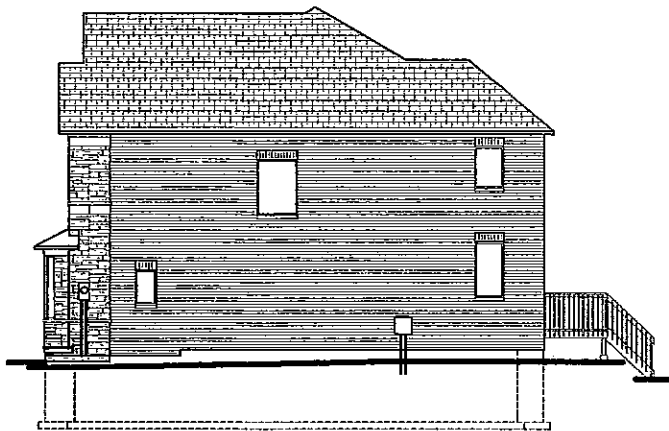
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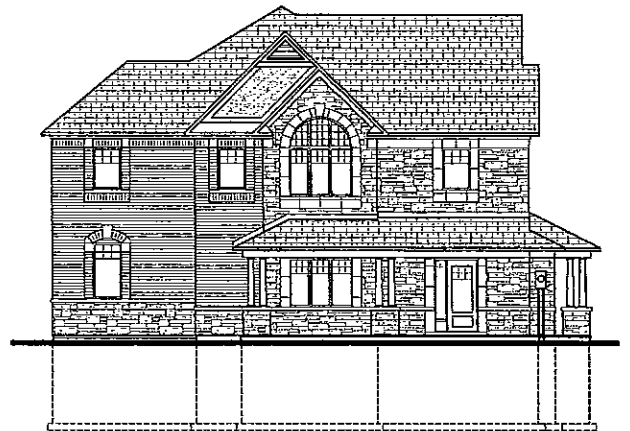
WEST (FRONT) ELEVATION (FACING SOUTHDOWN AVENUE)



EAST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION



NORTH (CORNER) ELEVATION (FACING SOUTHDOWN AVENUE)

Not to Scale

Typical Elevations - Block 43

LOCATION:
Part Lots 19 & 20, Concession 2

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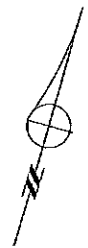
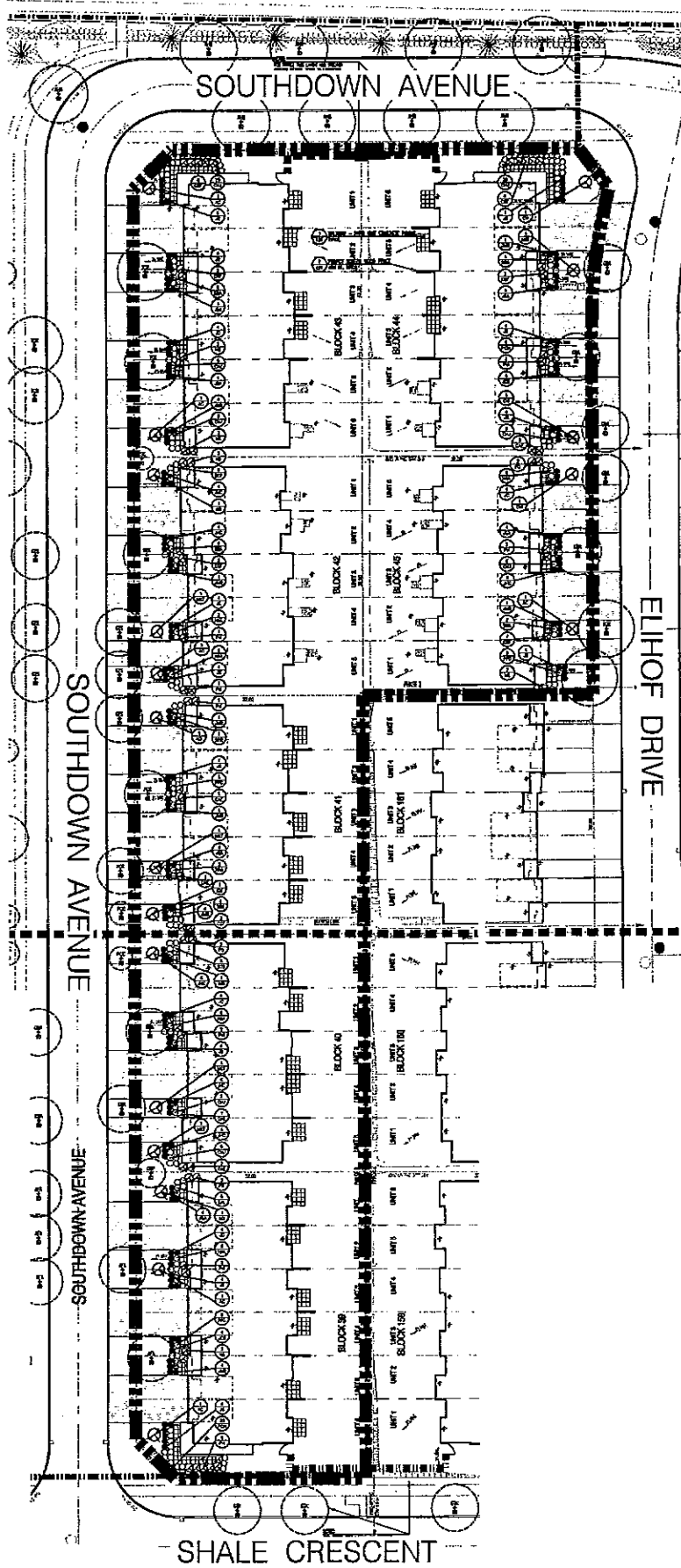


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■■■■■■■■■■
SUBJECT LANDS

Landscape Plan

LOCATION:
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Minto Communities Inc.

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