

**COMMITTEE OF THE WHOLE MARCH 22, 2011**

**SITE DEVELOPMENT FILE DA.10.107  
NINE-TEN WEST LIMITED  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.107 (Nine-Ten West Limited) BE APPROVED, to permit the development of 76, two storey street townhouse units within 15 street townhouse blocks (Blocks 40 to 54 inclusive) as shown on Attachments #3 to #7 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;
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,
    - iii) the required variances shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

**Contribution to Sustainability**

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

- i) Low "E" Argon windows;
- ii) R40 spray foam insulation in garage ceilings and all habitable areas above the porch;
- iii) used recycle aggregates for the driveway sub-base;
- iv) dual flush toilets;
- v) garage doors made from 90% recycled material;
- vi) water efficient faucets;
- vii) engineered sub-floor system;
- viii) use of compact fluorescent bulbs on 90% of lighting fixtures;
- ix) high efficiency furnace and heat recovery ventilator;
- x) construction to Energy Star specifications;
- xi) permeable pavers; and
- xii) drought tolerant planting.

**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.10.107) to facilitate the development of 76, two-storey street townhouse units within 15 townhouse blocks (Blocks 40 to 55) in Registered Plan 65M-4188, as shown on Attachments #3 to #7, inclusive.

## **Background - Analysis and Options**

### Location

The subject lands shown on Attachments #1 and #2 are located north of Rutherford Road, east of Peter Rupert Avenue, specifically on Warbler Avenue, Spruce Pine Crescent and Overlander Way, being Blocks 40 to 54 inclusive in Registered Plan 65M-4188, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### Official Plan and Zoning

The subject lands are designated "Low Density Residential" 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(1226), which permits the proposed townhouse use. However, minor variances are required to implement the proposed site plan, as further discussed in the "Minor Variance" section of this report.

### Site History

On June 21, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-00V17 (Nine-Ten West Limited) to permit the development of 396 residential units consisting of 204 single-detached dwelling units, 102 semi-detached units and 90 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4188 on August 31, 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 (typical) shown on Attachments #3 to #5. Development Planning Staff are also generally satisfied with the building elevations (typical) shown on Attachments #6 and #7. The Development Planning Department will continue to work with the Owner to finalize the details. The final site plan, elevation plans and landscape plans, must be approved to the satisfaction of 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.

### Minor Variance

Through the technical review of the site development application, it was determined that the following minor variances will be required to implement the proposed site plan for the 76 townhouse units:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirement Exception 9(1226) (RT1 Residential Townhouse Zone)</b>	<b>Proposed Exception to RT1 Zone of By-law 1-88 9(1226)</b>
a.	Minimum Interior Side Yard Setback (Lot 6 in Block 53)	1.25 m	1.11 m
b.	Minimum Exterior Side Yard Setback (Lot 5 in Block 48)	4.50 m	3.80 m
c.	Minimum Exterior Side Yard Setback (Blocks 40 and 42)	4.50 m	3.96 m
d.	Minimum Exterior Side Yard Setback (Lot 1 in Block 46 and Lot 1 in Block 49)	4.50 m	4.20 m
e.	Minimum Exterior Side Yard Setback (Lot 1 in Block 43 and Lot 4 in Block 45)	4.50 m	3.95 m
f.	Minimum Rear Yard Setback (Lot 4 in Block 49)	7.50 m	7.15 m
g.	Minimum Front Yard Setback (Lot 1 in Block 50)	4.50 m	4.17 m

The requested variances will facilitate the development of the 76 townhouse units in 15 street townhouse blocks. The variances requested are required to accommodate proposed projecting bay windows in side yards, decks and/or to accommodate the width of the townhouse unit on an irregular lot. The requested variances are considered to be minor in nature and can be supported by the Development Planning Department. The Owner will be required to obtain approval of the variances from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Letter of Undertaking. A condition of approval to this effect is included in the recommendation of this report.

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 development. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition of approval 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.10.107 (Nine-Ten West Limited) 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 external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 76 street townhouse dwelling units within 15 street townhouse blocks 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. Overall Site Plan
4. Typical Site Plan - Block 52
5. Typical Landscape Plan - Block 52
6. Typical Elevations - Block 52
7. Rendered Elevation - Block 52

### **Report prepared by:**

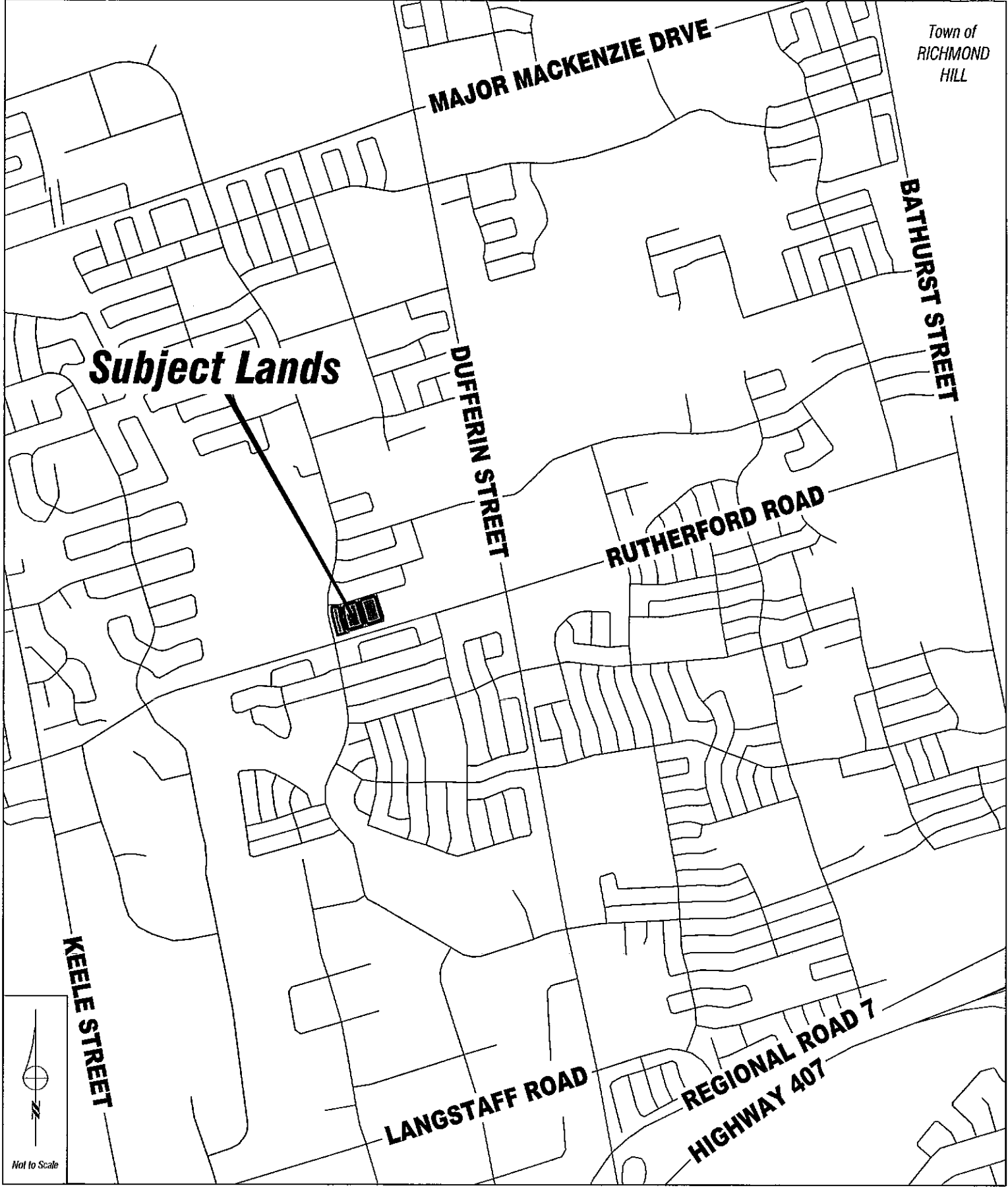
Mary Caputo, Planner 1 ext. 8215  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



### Context Location Map

LOCATION:  
Part of Lot 16, Concession 3

APPLICANT:  
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\DA\do.10.107.dwg



### Attachment

FILE:  
DA.10.107

DATE:  
February 08, 2011



# Location Map

LOCATION:  
Part of Lot 16, Concession 3

APPLICANT:  
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\DA\da.10.107.dwg

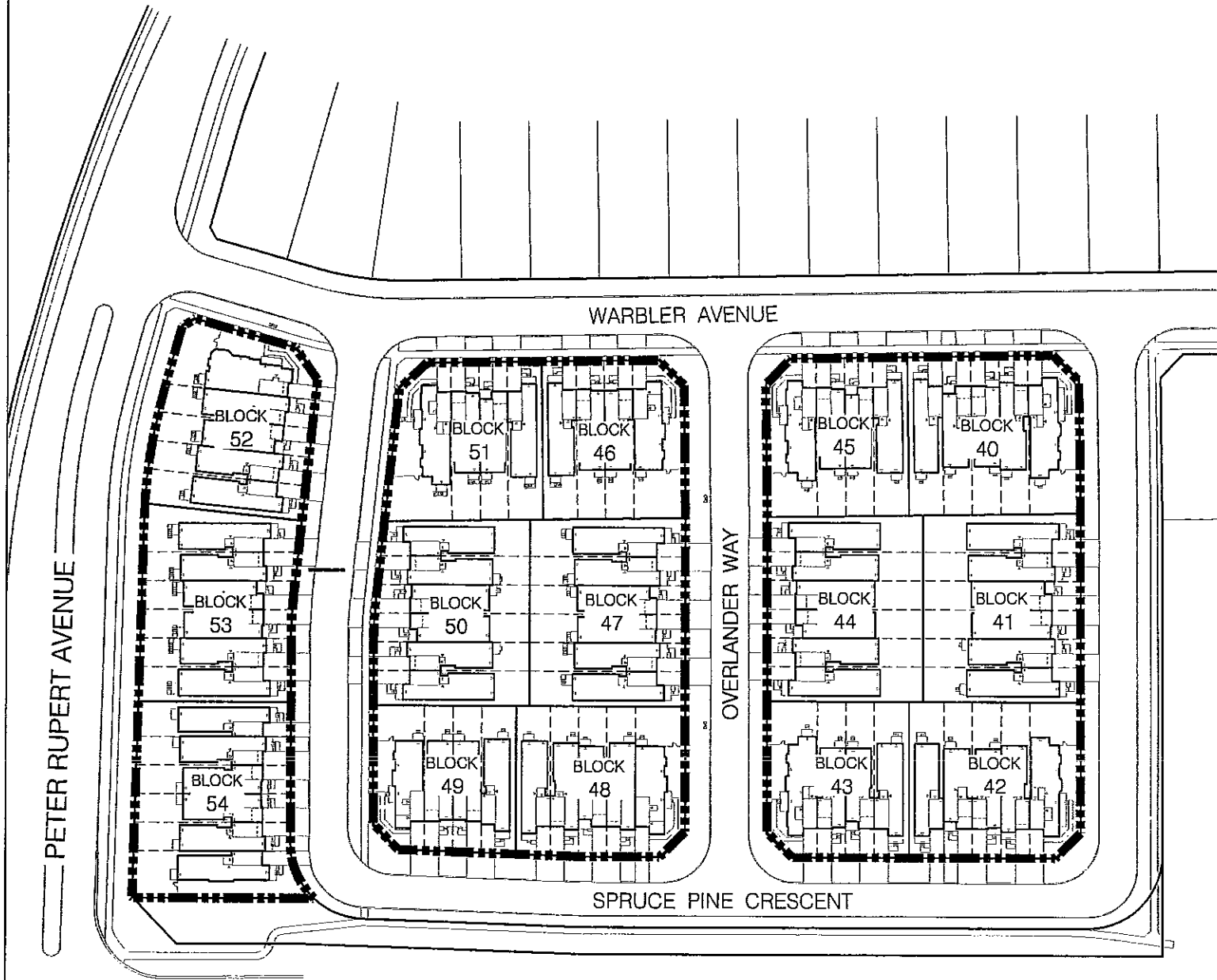


# Attachment

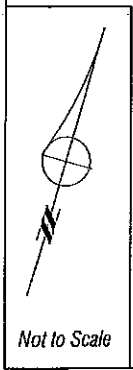
FILE:  
DA.10.107

DATE:  
February 08, 2011

# 2



RUTHERFORD ROAD



**—————**  
SUBJECT LANDS

# Overall Site Plan

LOCATION:  
Part of Lot 16, Concession 3

APPLICANT:  
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\DA\do.10.107.dwg

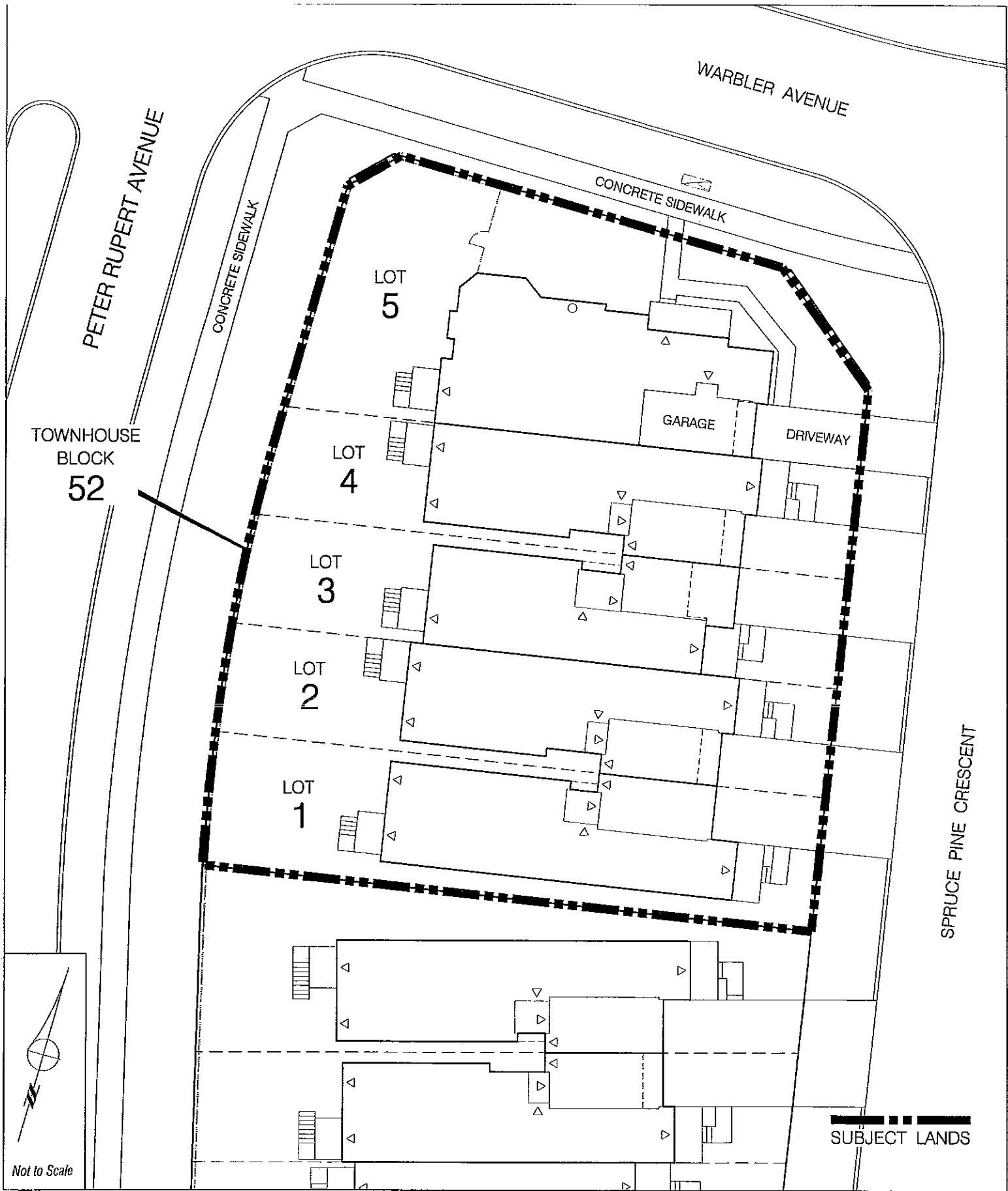


# Attachment

FILE:  
DA.10.107

DATE:  
February 08, 2011

# 3



# Typical Site Plan (Block 52)



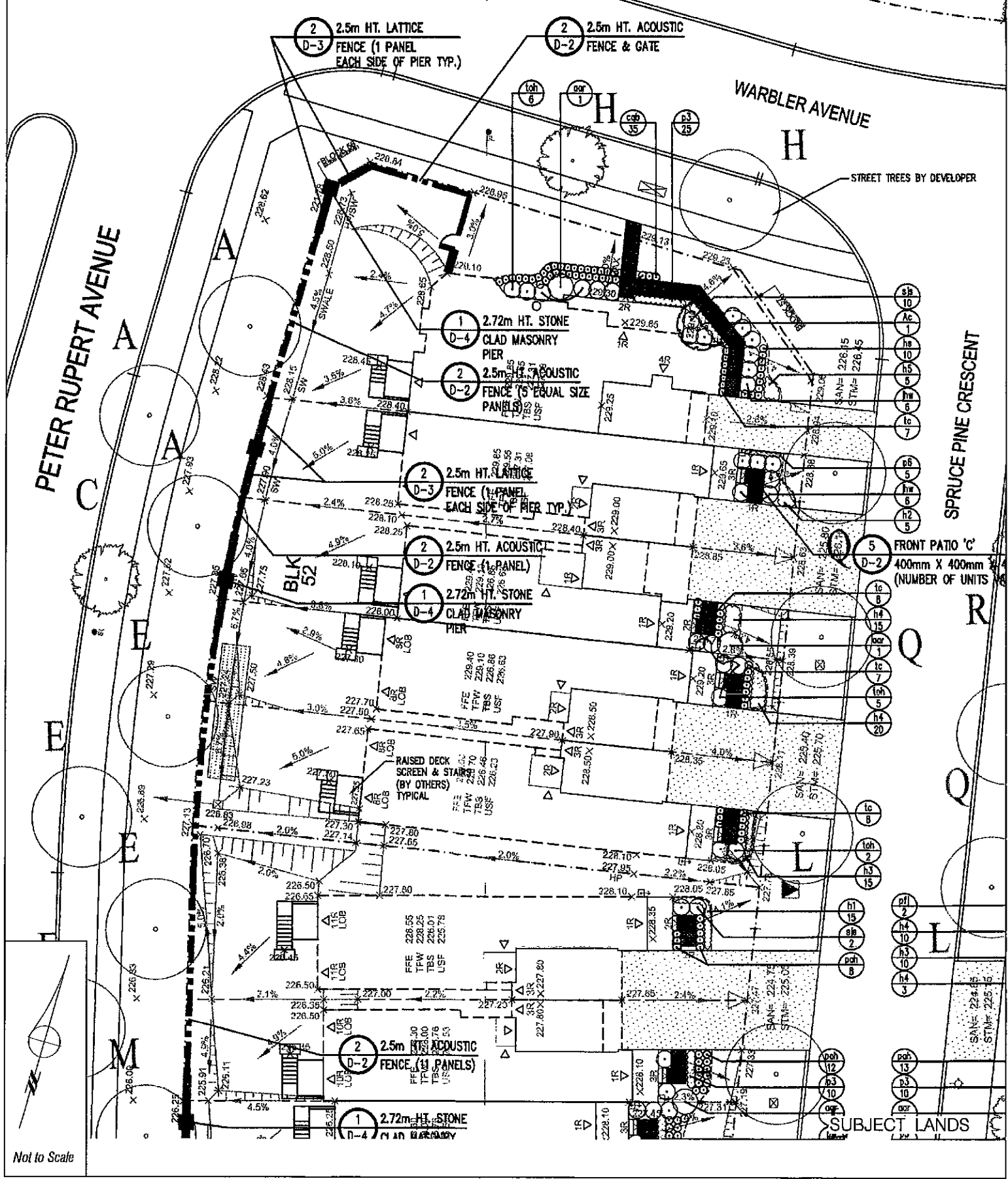
Attachment  
FILE:  
DA.10.107  
DATE:  
February 08, 2011  
**4**

APPLICANT:  
Nine-Ten West Limited

LOCATION:  
Part of Lot 16, Concession 3

N:\DFT\1 ATTACHMENTS\DA\da.10.107.dwg





Not to Scale

# Typical Landscape Plan (Block 52)

APPLICANT: Nine-Ten West Limited  
 LOCATION: Part of Lot 16, Concession 3



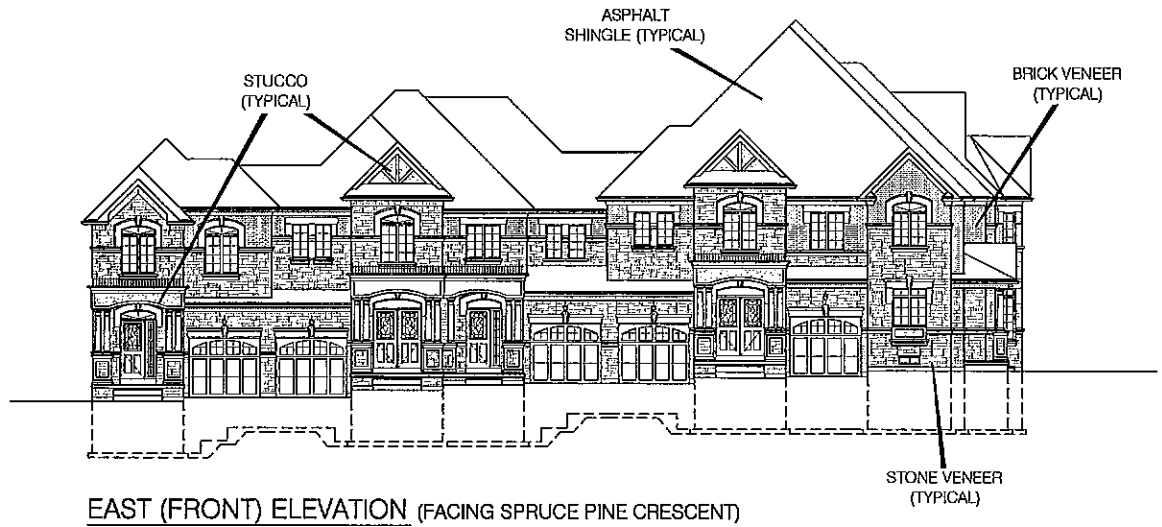
# Attachment

FILE: DA.10.107

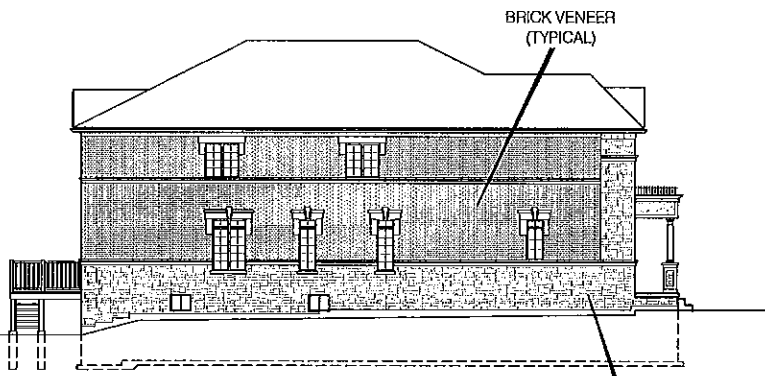
DATE: February 08, 2011

# 5

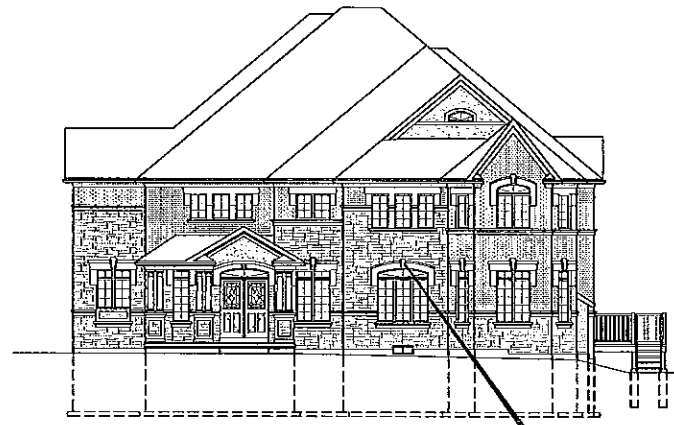
N:\D\F\1 ATTACHMENTS\DA\da.10.107.dwg



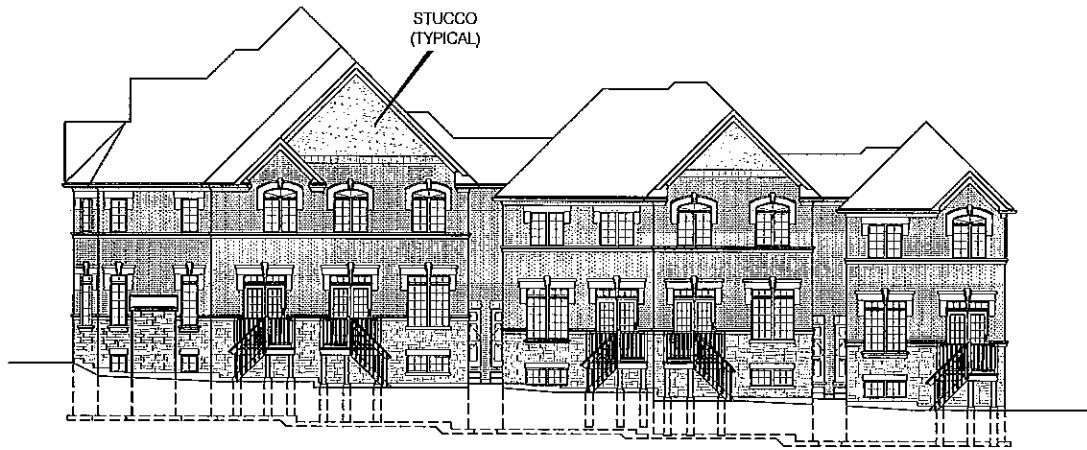
EAST (FRONT) ELEVATION (FACING SPRUCE PINE CRESCENT)



SOUTH (INTERIOR SIDE) ELEVATION



NORTH (CORNER) ELEVATION  
(FACING WARBLER AVENUE)



WEST (REAR) ELEVATION

Not to Scale

# Typical Elevations (Block 52)

APPLICANT:  
Nine-Ten West Limited

LOCATION:  
Part of Lot 16, Concession 3



Attachment

FILE:  
DA.10.107

DATE:  
February 08, 2011

6



EAST (FRONT) ELEVATION (FACING SPRUCE PINE CRESCENT)

Not to Scale

# Rendered Elevation (Block 52)

APPLICANT:  
Nine-Ten West Limited

LOCATION:  
Part of Lot 16, Concession 3

N:\DFT\1 ATTACHMENTS\DA\do.10.107.dwg



# Attachment

FILE:  
DA.10.107

DATE:  
February 08, 2011

# 7