

COMMITTEE OF THE WHOLE MAY 31, 2011

**SITE DEVELOPMENT FILE DA.10.105
MELINA HOLDINGS LIMITED
WARD 3**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.10.105 (Melina Holdings Limited) BE APPROVED, to permit the development of one street townhouse block (Block 136) comprising a total of 6 units, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) the final site plan, landscape plan and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
 - b) the final site grading and servicing plan shall be approved to the satisfaction of the Vaughan Development/Transportation Department.

Contribution to Sustainability

The Owner advises the following sustainable features will be included in the proposed development:

- i) insulation of exterior walls, roof, and basement to 2 feet below grade;
- ii) steel insulated exterior doors with weather stripping;
- iii) energy efficient water saver shower heads and toilet tanks;
- iv) forced air high-efficiency gas furnaces; and,
- v) low-emission premium latex paint.

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.10.105) to facilitate the development of 6 street townhouse units on Block 136 in Registered Plan 65M-4107, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located southeast of Teston Road and Weston Road on the south side of Canada Drive, being Block 136 on Plan 65M-4107 (Plan of Subdivision 19T-00V10 – Vellore Park Holdings Inc.), 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 the new City of Vaughan Official Plan 2010, the latter which was approved by Vaughan Council on September 7, 2010, and is pending approval from the Region of York and is not yet in effect. The proposed freehold 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(1218), which permits the proposed freehold street townhouse dwelling units. The proposed development complies with the Zoning By-law.

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations, and landscape plans, shown on Attachments #3 to #6 inclusive. The development proposal includes upgraded architectural detail such as brick quoining at the corners of the building, brick soldier course with a concrete keystone around the windows and doors, and windows with arches and mullions. The rear elevations also include window mullions and garden doors. The Development Planning Department has reviewed the proposal and has no objections to the approval of the application. The final site plan, building elevation plans and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department.

The subject lands are located within the Block 33 West Plan, and are subject to Architectural Control. On February 28, 2011, the Planning Partnership Ltd., the Control Architect for Block 33 West indicated that the plans were in accordance with the Architectural Guidelines for Block 33 West.

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and has no objections to the approval of the site plan application. The final site grading and servicing plan must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

The parkland dedication requirements under the Planning Act have been previously satisfied for the Block 33 West Plan.

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 not located on a Regional road, and therefore there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.105 in accordance with OPA #600, the new City of Vaughan Official Plan 2010, Zoning By-law 1-88, the Block 33 West Plan, comments from City departments and the area context. The Development Planning Department is satisfied that the proposed development for 6 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Block 136
4. Elevations - North & West (Block 136)
5. Elevations - South & East (Block 136)
6. Landscape Plan

Report prepared by:

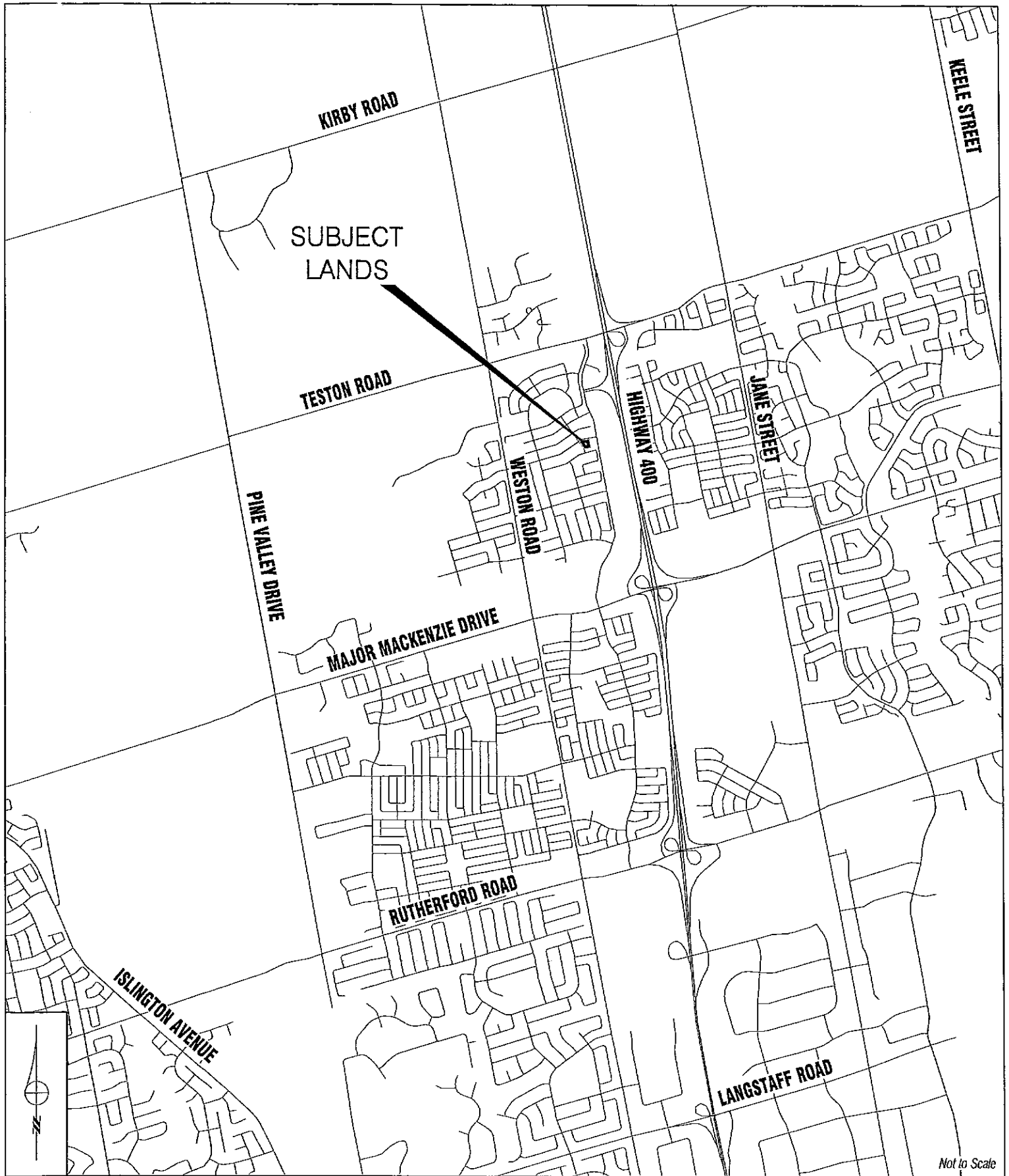
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Melina Holdings Limited

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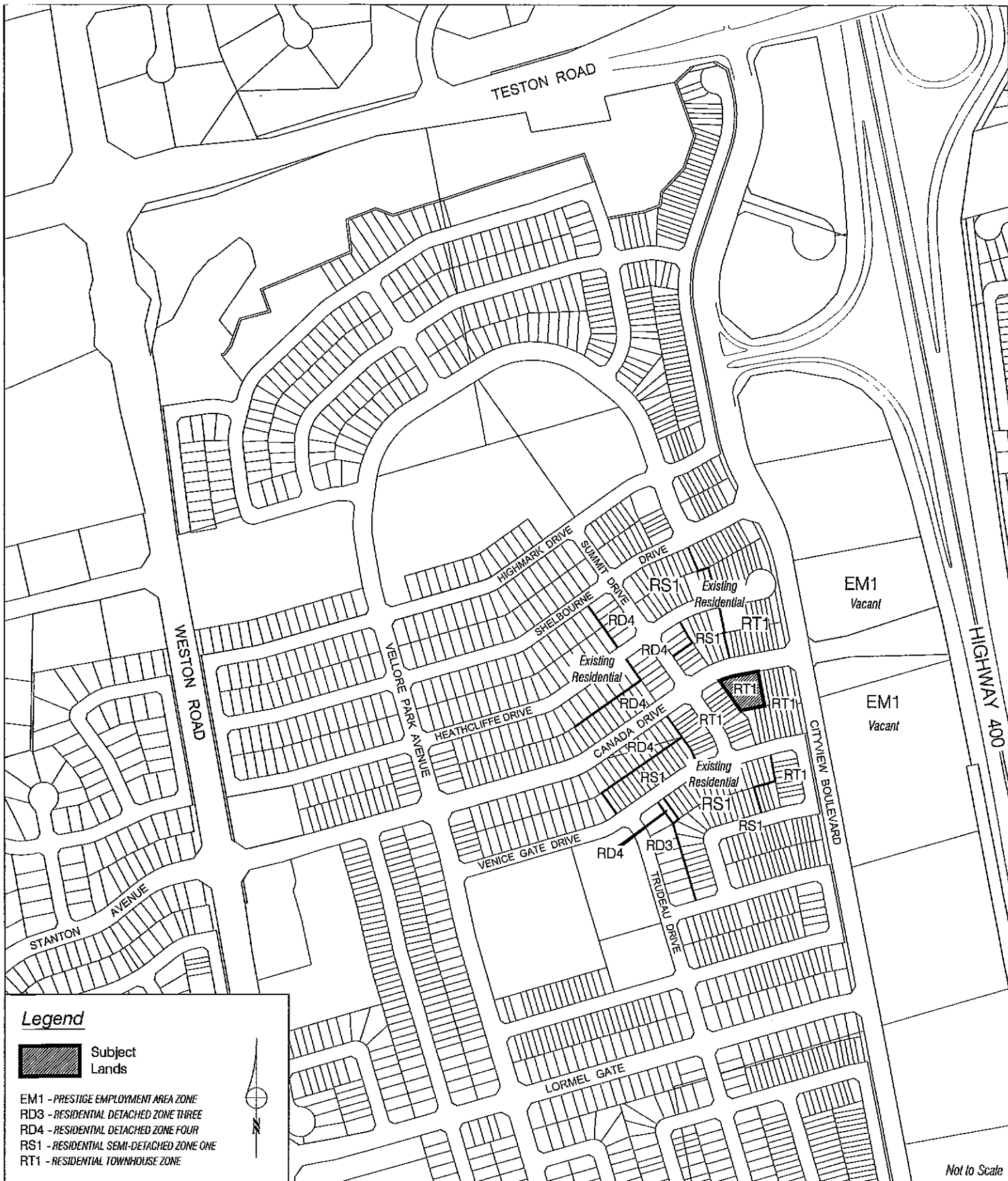


Attachment

FILE: DA.10.105
RELATED FILE: 19T-00V10

DATE:
April 26, 2011

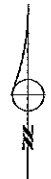
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Legend

 Subject Lands

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE



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Location Map

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Melina Holdings Limited

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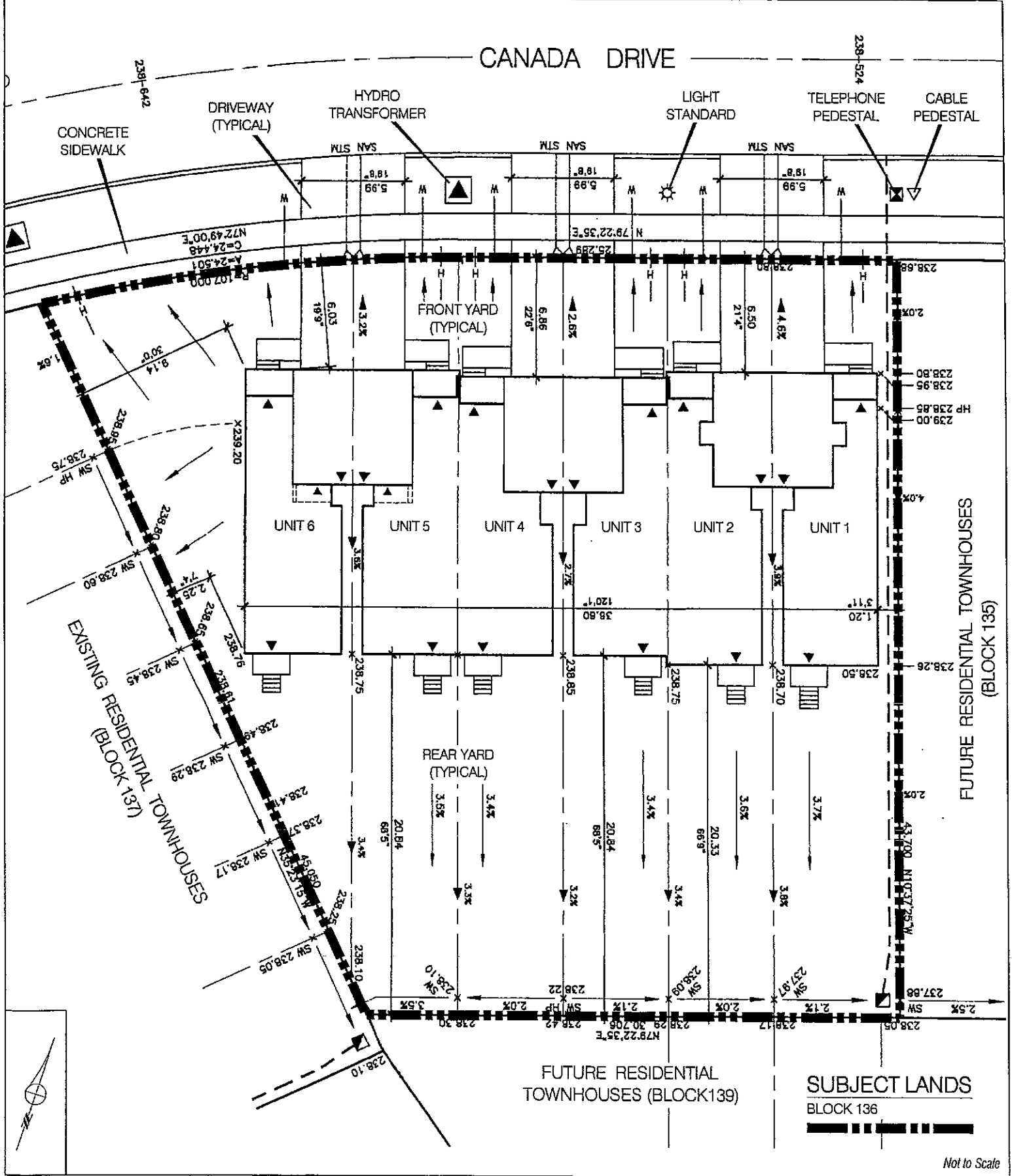


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Site Plan - Block 136

APPLICANT:
Mellina Holdings Limited

LOCATION:
Part Lot 24, Concession 5



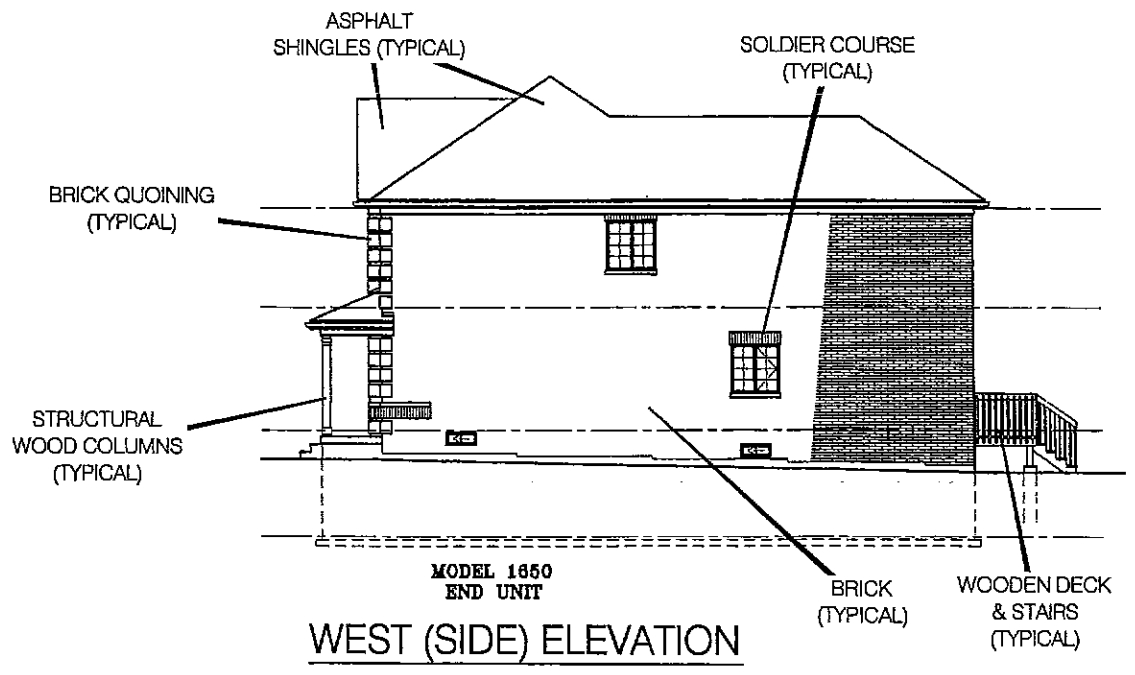
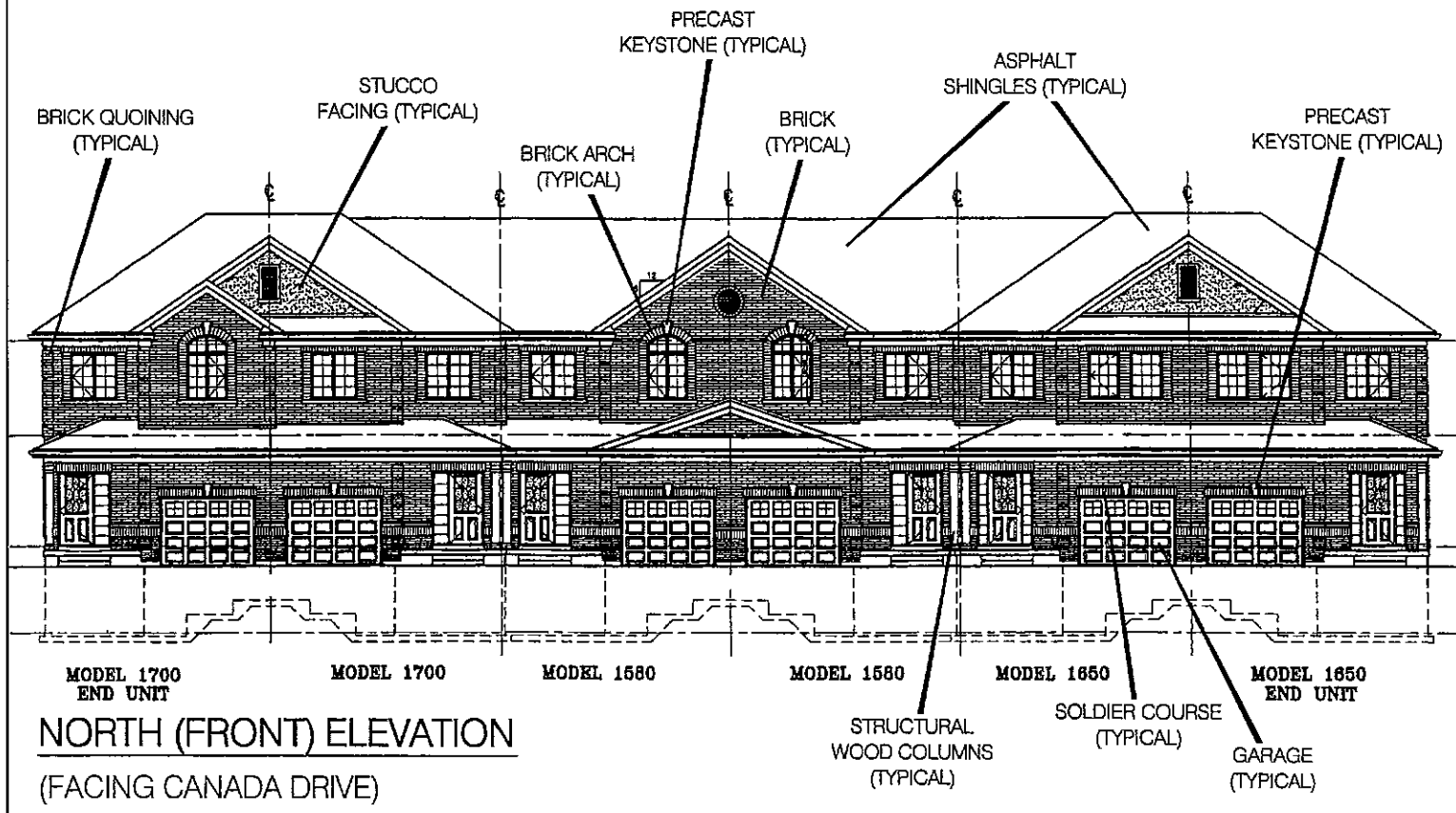
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FILE: DA.10.105
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Elevations - North & West (Block 136)

APPLICANT:
Melina Holdings Limited

LOCATION:
Part Lot 24, Concession 5

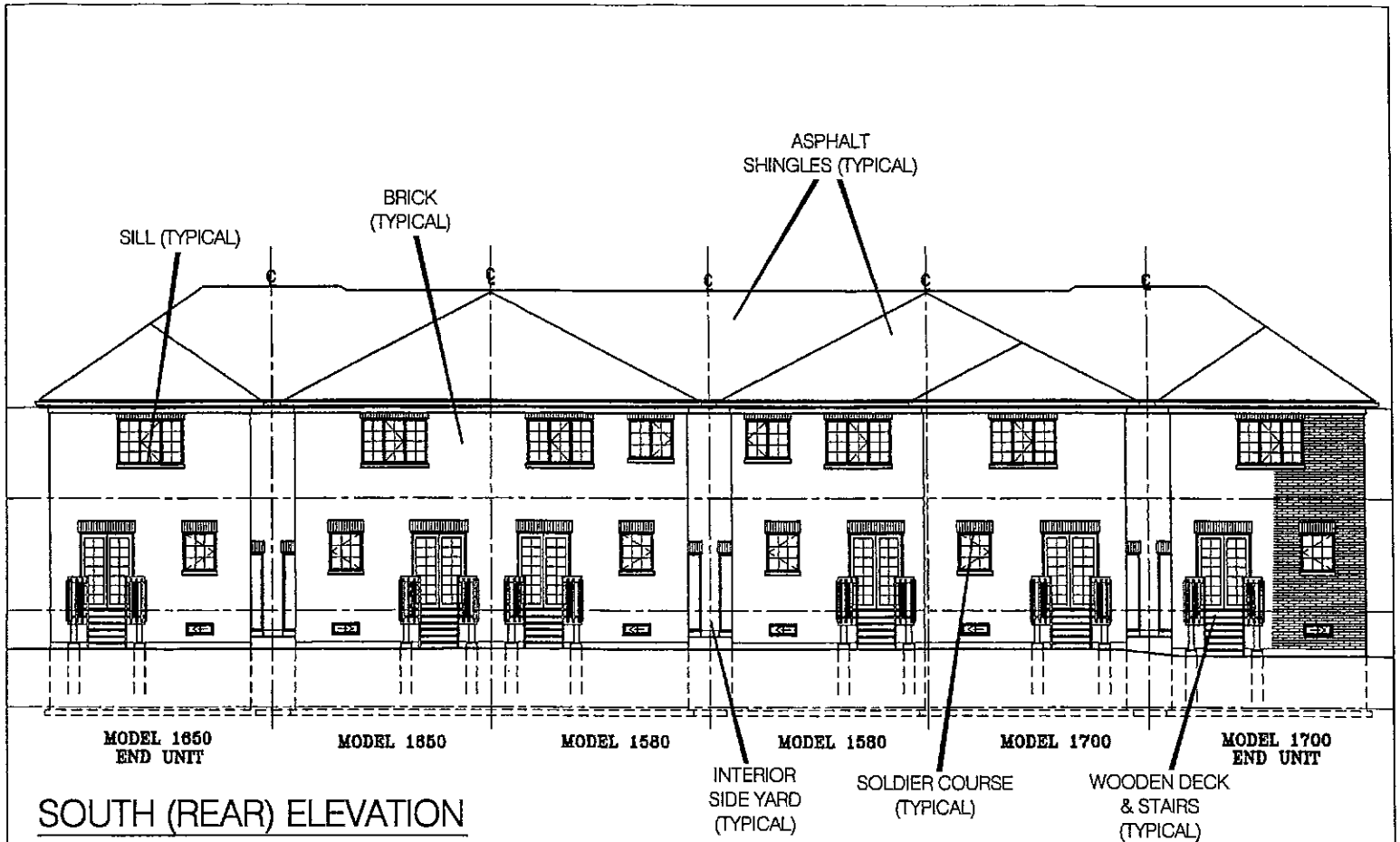


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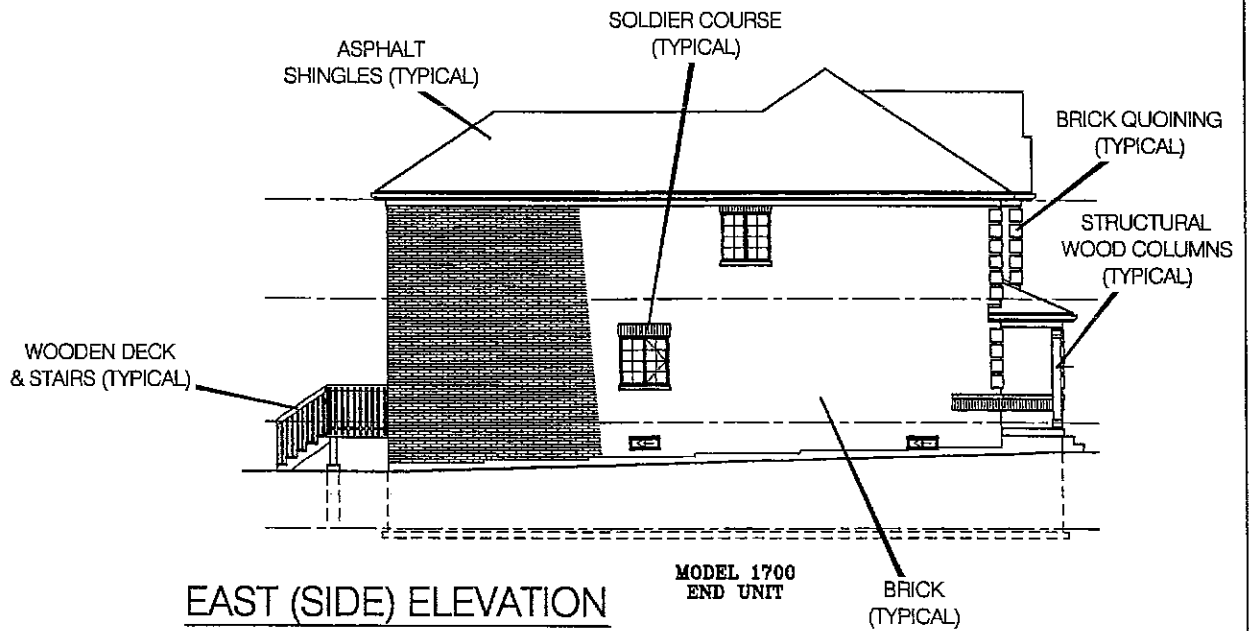
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SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION

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Elevations - South & East (Block 136)

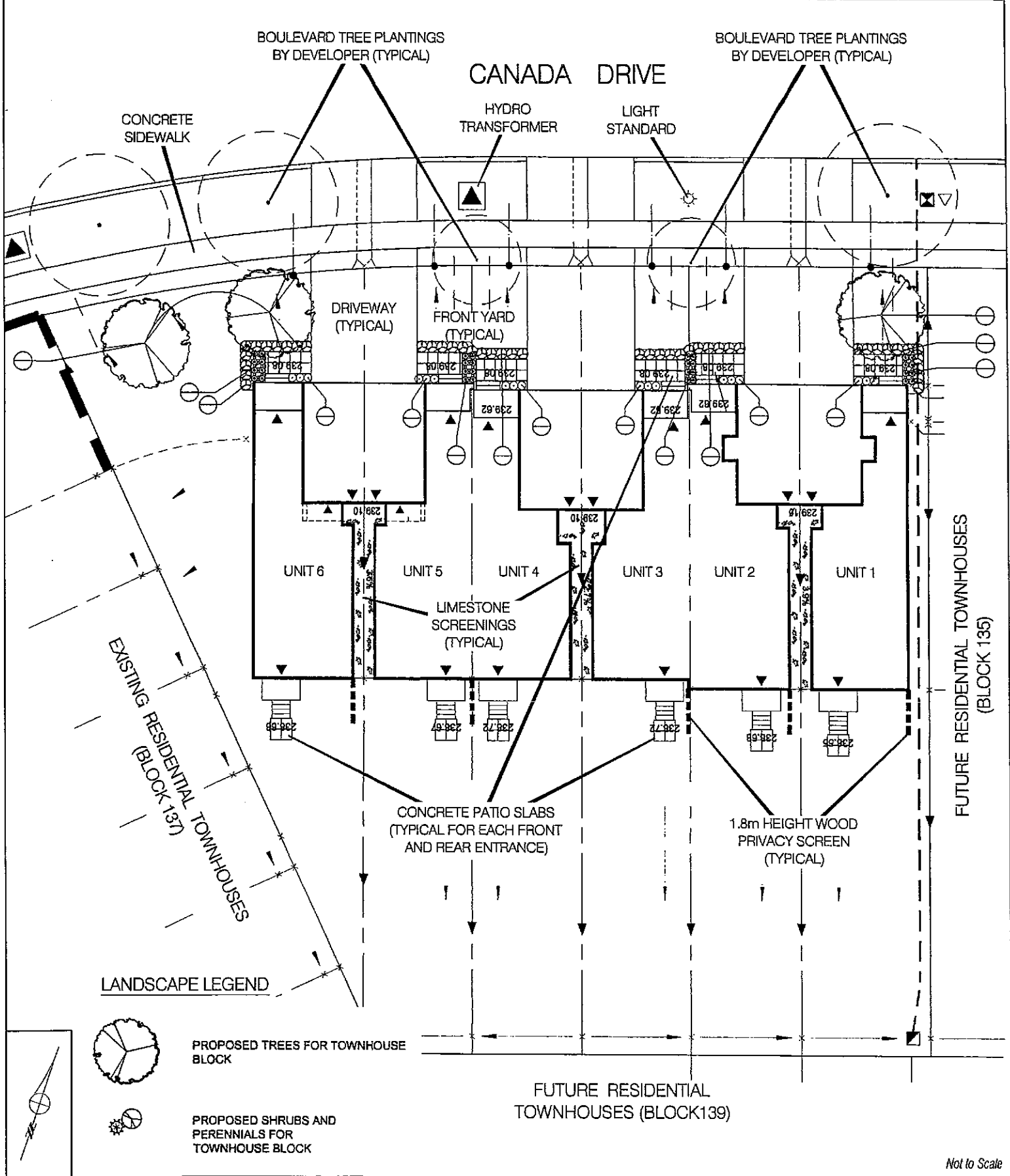


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Landscape Plan

LOCATION:
Part Lot 24, Concession 5

APPLICANT:
Melina Holdings Limited

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Attachment

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