

**COMMITTEE OF THE WHOLE MAY 31, 2011**

**SITE DEVELOPMENT FILE DA.11.002  
SUMMIT VIEW HOMES GROUP INC.  
WARD 4**

**Recommendation**

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

1. THAT Site Development File DA.11.002 (Summit View Homes Group Inc.) BE APPROVED, to permit the development of 61 street townhouse dwellings within 14 blocks (Blocks 144 to 157, 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, grading and stormwater management plans shall be approved by the Vaughan Development/Transportation Engineering Department.

**Contribution to Sustainability**

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

- i) energy efficient low-E argon vinyl casement windows;
- ii) energy efficient water saver shower head and toilet tank; and,
- iii) natural gas forced air high-efficiency furnace.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted Site Development File DA.11.002 to permit the development of 61 street townhouse dwellings (freehold on a public street) on 14 blocks (Blocks 144 to 157, inclusive) within Registered Plan 65M-3808, as shown on Attachments #3 to #6.

**Background - Analysis and Options**

**Location**

The 1.41 ha subject lands shown on Attachments #1 and #2 are located south of Rutherford Road between Dufferin Street and Bathurst Street, specifically on Bristlewood Crescent, in Planning Block 10, City of Vaughan.

### Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by OPA #600 (Carrville Urban Village 2) and "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which is pending final approval from the Region of York. The proposed street townhouse development conforms to the Official Plans. The proposed townhouse development also conforms with the approved Block 10 Community Plan, which identifies the subject lands for Medium Density Residential uses.

The subject lands are zoned RVM1 Residential Urban Village Multiple Dwelling Zone One by Zoning By-law 1-88. The proposed residential street townhouse development complies with By-law 1-88.

### Site History

On November 22, 1999, the Ontario Municipal Board (OMB) approved Draft Plan of Subdivision File 19T-98V11 (Phase 2 - Ner Israel – Joseph Tanenbaum Yeshivah College of Toronto) for 129 single detached dwellings, 34 semi-detached dwellings, and 61 street townhouse units. Servicing capacity for this subdivision was allocated in 2004. On March 11, 2005, the draft plan of subdivision (File 19T-98V11, Phase 2) was registered as Plan 65M-3808. The current proposal (File DA.11.002) facilitates the development of 14 blocks for 61 street townhouse dwelling units. The proposed townhouses are located on Bristlewood Crescent, which has been constructed and serviced to facilitate the proposed street townhouse dwellings.

### Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #6. The final drawings must be approved to the satisfaction of the Vaughan Development Planning Department.

The Vaughan Development/Transportation Engineering Department is generally satisfied with the proposed servicing, grading, and storm water management plans for the proposed development. The final drawings must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

The proposed street townhouse development is served by 122 parking spaces (2 spaces per dwelling unit).

### **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 Region of York Transportation Services Department has no objection to the proposal. No Regional Site Plan Agreement will be required for the development.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.11.002 in accordance with OPA #600, City of Vaughan Official Plan 2010, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for 61 street townhouse units is

appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Typical Site Plan – Block 146
5. Typical Landscape Plan – Block 146
6. Typical Elevation Plan Block 146

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

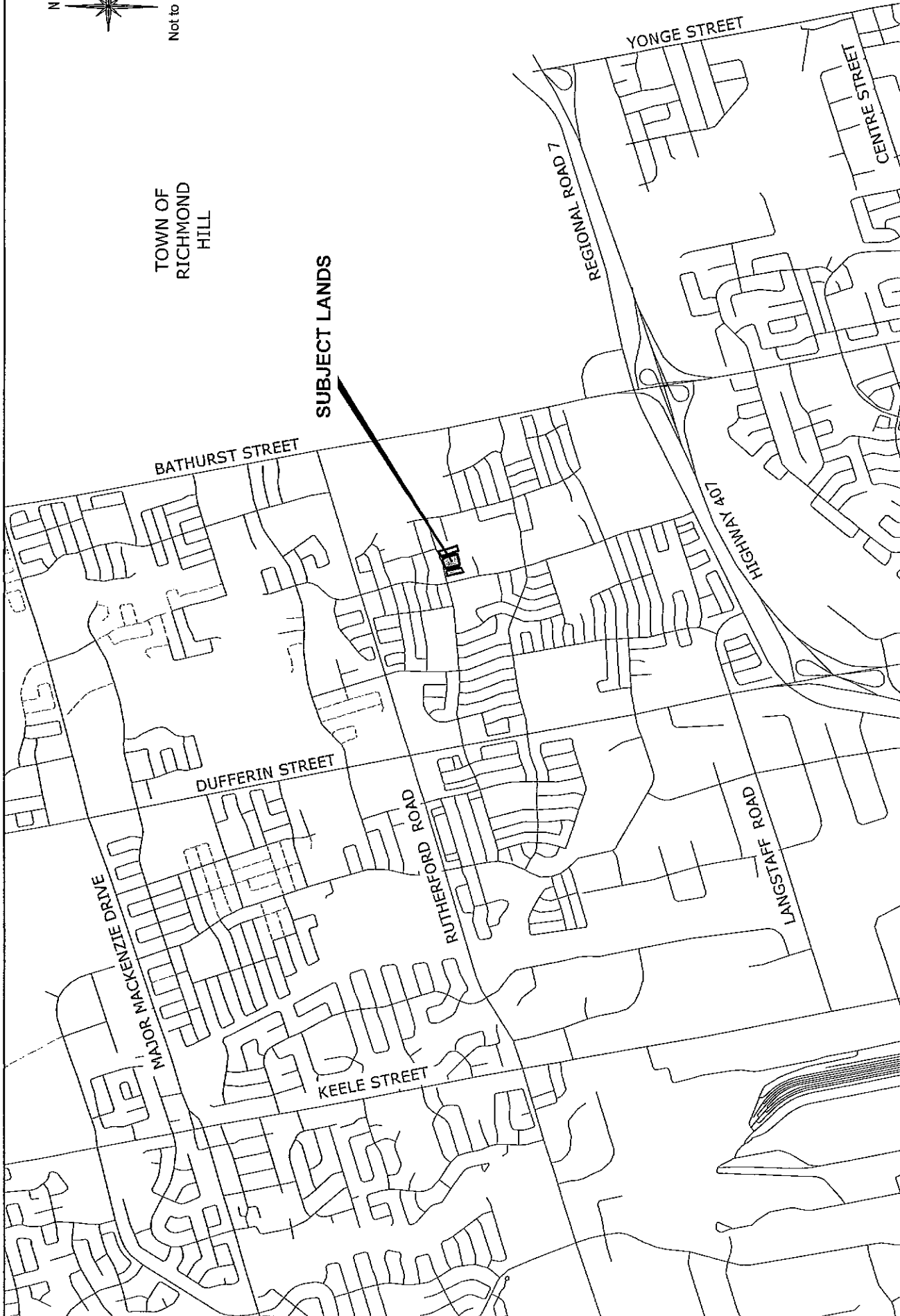
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Not to Scale

TOWN OF  
RICHMOND  
HILL

SUBJECT LANDS



# Context Location Map

Location: Part of Lot 14,  
Concession 2

Applicant:  
Summitview Homes Group Inc.  
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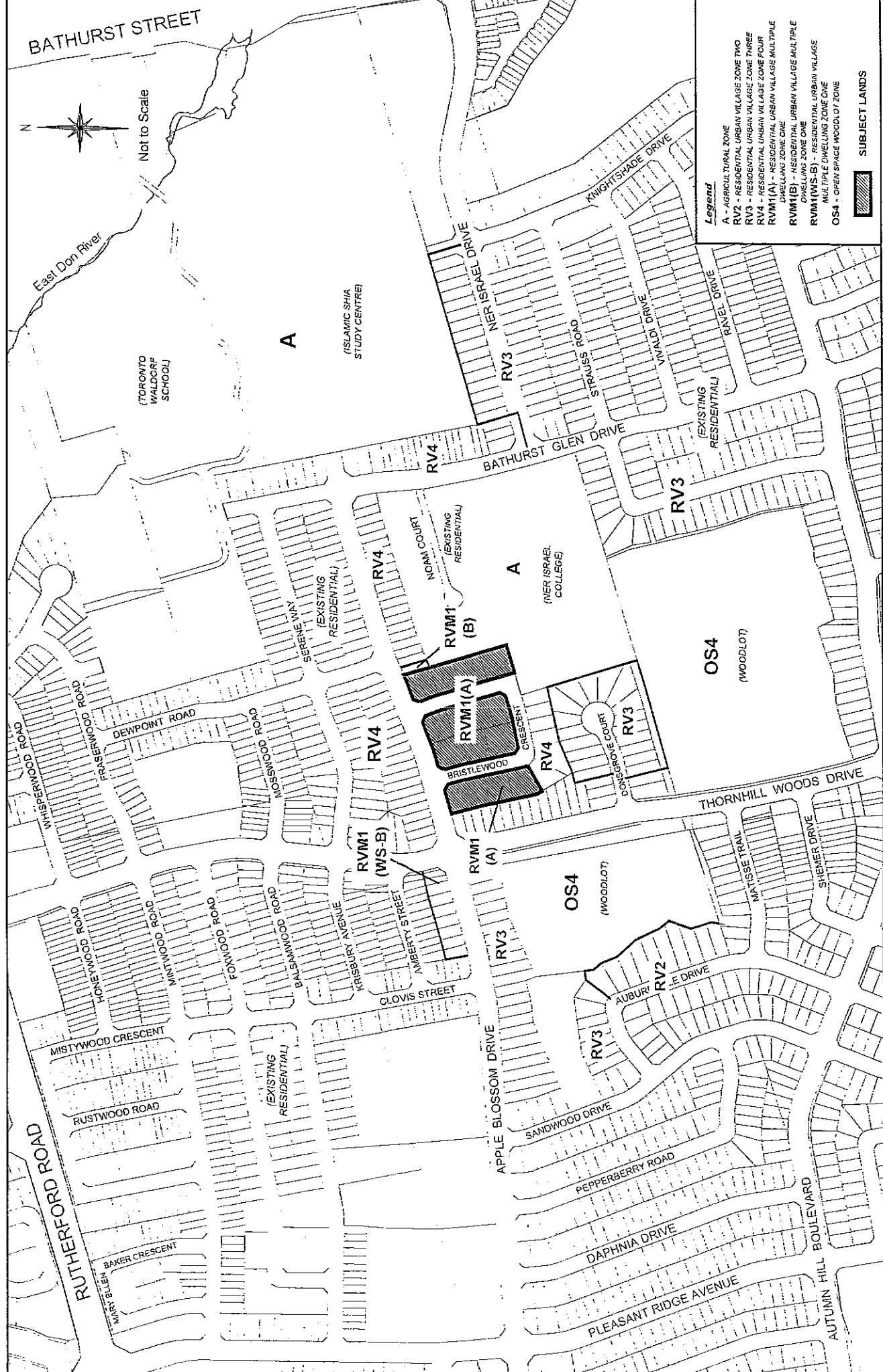


# Attachment

File:  
DA.11.002

Date:  
May 31, 2011

1



**Legend**

- A - AGRICULTURAL ZONE
- RV2 - RESIDENTIAL URBAN VILLAGE ZONE TWO
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
- RVM1(B) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
- RVM1(WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
- OS4 - OPEN SPACE WOODLOT ZONE

SUBJECT LANDS

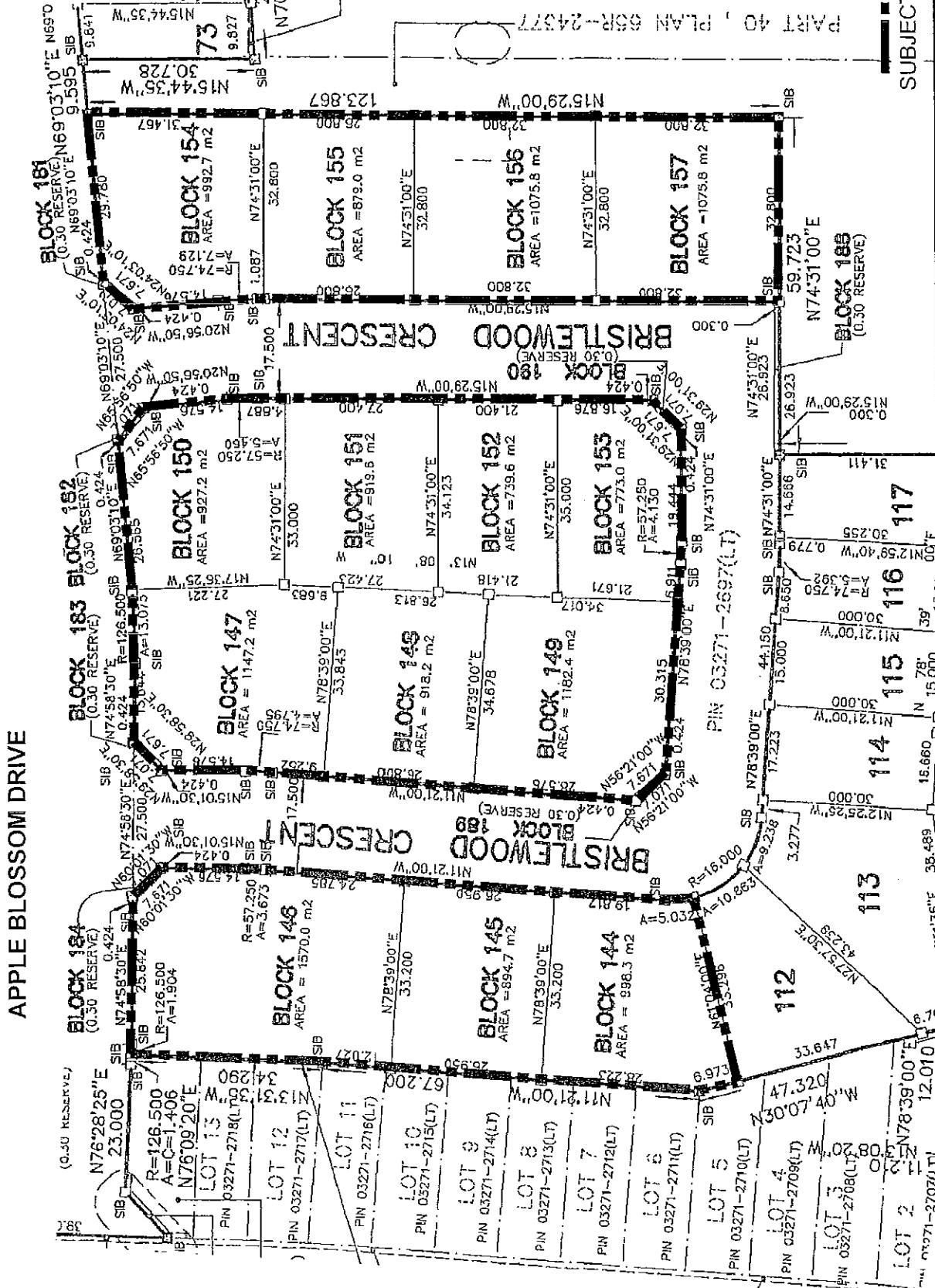




Not to Scale

APPLE BLOSSOM DRIVE

THORNHILL WOODS DRIVE



SUBJECT LANDS

# Overall Site Plan

# Attachment 3

Location: Part of Lot 14,  
Concession 2



Applicant:  
Summitview Homes Group Inc.  
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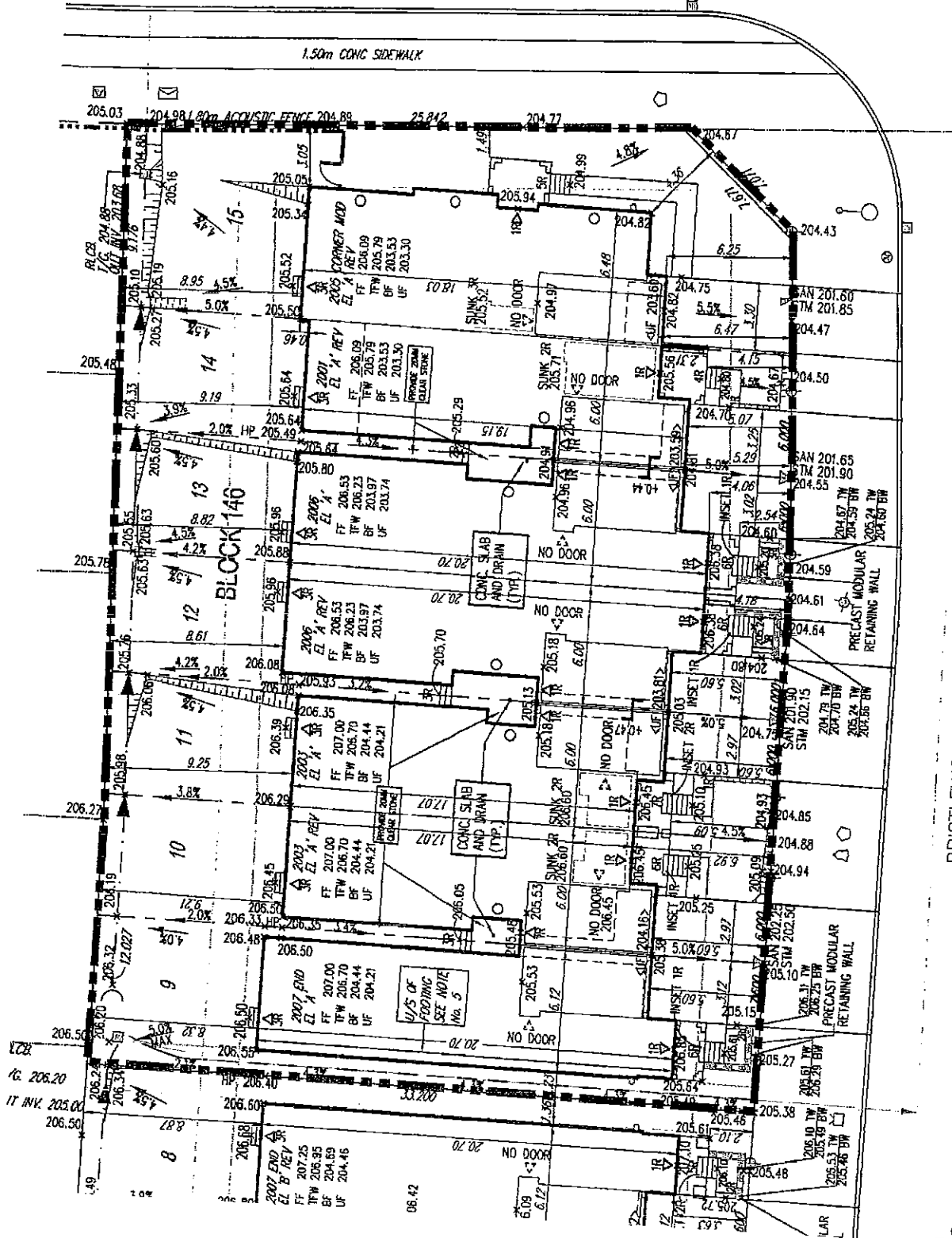
File:  
DA.11.002

Date:  
May 31, 2011

PART 40, PLAN 63R-24377

APPLE BLOSSOM DRIVE

1.50m CONC SIDEWALK



BRISTLEWOOD CRESCENT

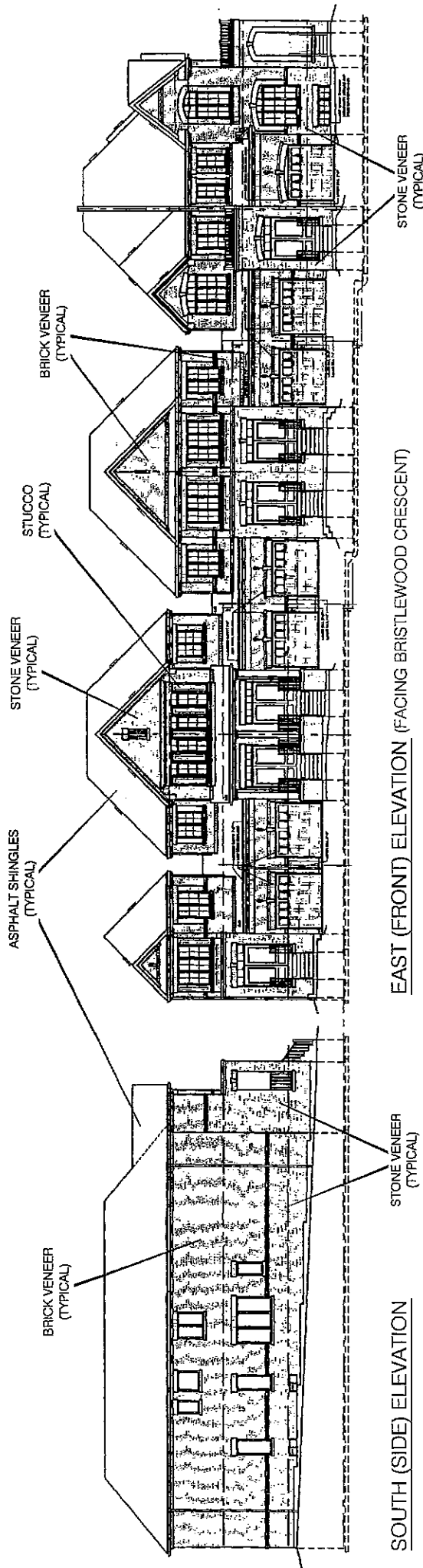
SUBJECT LANDS  
(BLOCK 146)

Typical Site Plan - Block 146



Location: Part of Lot 14,  
Concession 2

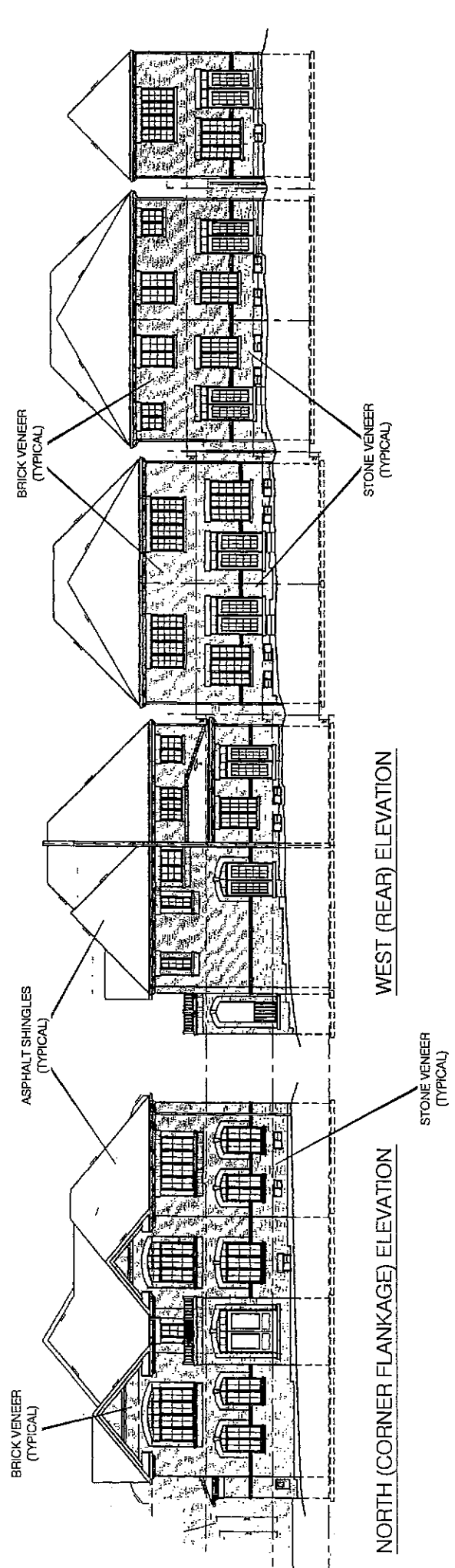
Applicant:  
Summitview Homes Group Inc.  
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**SOUTH (SIDE) ELEVATION**

**EAST (FRONT) ELEVATION (FACING BRISTLEWOOD CRESCENT)**

**WEST (REAR) ELEVATION**



**NORTH (CORNER FLANKAGE) ELEVATION**

**SOUTH (CORNER FLANKAGE) ELEVATION**

# Elevations - Block 146

**LOCATION:**  
Part of Lot 14, Concession 2

**APPLICANT:**  
Summitview Homes Group Inc.

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# Attachment 5

**FILE:**  
DA.11.002

**DATE:**  
May 31, 2011





RENDERED EAST (FRONT) ELEVATION

# Rendered Elevation - Block 146

**APPLICANT:**  
Summitview Homes Group Inc.  
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**LOCATION:**  
Part of Lot 14, Concession 2

