

COMMITTEE OF THE WHOLE JUNE 14, 2011

**SITE DEVELOPMENT FILE DA.10.071
1711479 ONTARIO INC.
WARD 3**

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.10.071 (1711479 Ontario Inc.) BE APPROVED, to permit the development of 41 street townhouse dwellings within 8 blocks (Blocks 48 to 55, inclusive), subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscaping plan, and building elevations including upgraded interior side yard elevations, shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) that approved Plan of Subdivision 19T-07V06 (Majormack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) shall be registered; and,
 - iv) the Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy".

Contribution to Sustainability

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

- i) Low-E vinyl casement windows with argon gas filled cavity;
- ii) Programmable Energy Star thermostat;
- iii) High efficiency natural gas furnace with energy saving ECM motor;
- iv) Conventional air circulating Heat Recovery Ventilator;
- v) Main heating and cooling ducts to be taped at all joints;
- vi) R40 attic insulation;
- vii) R-20 exterior wall insulation;
- viii) R31 spray foam insulated garage ceilings;
- vix) R-12 full height basement insulation;
- x) Upgraded 30 year self sealing shingles; and,
- xi) Pre-engineered floor framing.

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.10.071 to permit the development of 41 street townhouse dwellings (freehold on two public streets) on 8 blocks (Blocks 48 to 55, inclusive) within approved Plan of Subdivision 19T-07V06, as shown on Attachments #2 to #7. The townhouse blocks consists of 4 to 6 units within each block. The proposed townhouse units are three storey's in height, with each unit having a "double front" as the units are located on through lots with frontages on two roads.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on Poetry Drive, Hatton Garden Drive and Isherwood Crescent located north of Major Mackenzie Drive, and west of Weston Road, being Blocks 48 to 55, inclusive within approved Plan of Subdivision 19T-07V06, in Block 40 South, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 (Vellore Urban Village); and, "Low-Rise Mixed-Use" 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 40 South Community Plan, which identifies the subject lands for Medium Density Residential uses (townhouses).

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88 and subject to Exception 9(1334). The proposed residential street townhouse development complies with Zoning By-law 1-88.

Site History

On April 14, 2009, Vaughan Council approved Plan of Subdivision File 19T-07V06 (Major Mack Investments Inc., M3DC Capitol Corp., 4074 MM Inc.) for 57 lots for detached dwelling units; 32 part blocks for detached dwelling units to be combined with other part blocks in adjacent plans of subdivision; and, 14 blocks for 67 street townhouse units. Servicing capacity for this subdivision was allocated by Council in 2010. The approved Plan of Subdivision (File 19T-07V06) has not yet been registered (expected in mid July 2011), and therefore, the implementing Site Plan Letter of Undertaking for the townhouse development cannot be executed until such time. A condition of approval is included requiring that Plan of Subdivision 19T-07V06 be registered prior to the execution of the Site Plan Letter of Undertaking.

The current proposal (File DA.10.071) facilitates the development of 8 blocks for 41 street townhouse dwelling units. The proposed townhouses are located on Poetry Drive, Hatton Garden Road and Isherwood Crescent. As noted earlier, the units are all double-fronted and located on through lots having frontage on two streets as shown on Attachments #2 to #7.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations, as shown on Attachments #3 to #7. The interior side yard elevations require additional architectural features and must be upgraded. The site plan must also be amended to relocate the subdivision entry features located at the northeast and northwest corners (Blocks 39 and 40) of Major Mackenzie Drive and Poetry Drive (Attachments #3 and #4) so they do not encroach onto private property or onto the 0.3m reserve. The

proposed street townhouse development is served by 82 parking spaces (2 spaces per dwelling unit) including one space in the garage and one in the driveway. The final drawings must be approved to the satisfaction of the Vaughan Development Planning Department. A condition of approval is included in this report.

The Vaughan Development/Transportation Engineering Department is generally satisfied with the proposal. The final site servicing and grading drawings must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

As Plan of Subdivision 19T-07V06 has not yet been registered, the Owner will be required to satisfy the parkland dedication requirements under the Planning Act, either through the registration of the subdivision plan, or cash-in-lieu to be paid prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and the City's Cash-in-lieu of Parkland Policy.

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 townhouse blocks are located internal to the subdivision and are not within the Region of York's jurisdiction.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.071 in accordance with OPA #600, City of Vaughan Official Plan 2010, the Block 40 South Plan, Zoning 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 41 street townhouse units is appropriate and compatible with the existing and permitted uses in the surrounding area and conforms to the Official Plan. 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. Typical Site Plan –Block 52
4. Typical Site Plan – Block 53
5. Overall Landscape Plan
6. Typical Elevation Plan - Block 52
7. Typical Elevation Plan – Block 53

Report prepared by:

Margaret Holyday, Planner, ext. 8216

Carmela Marrelli, Senior Planner, ext. 8791

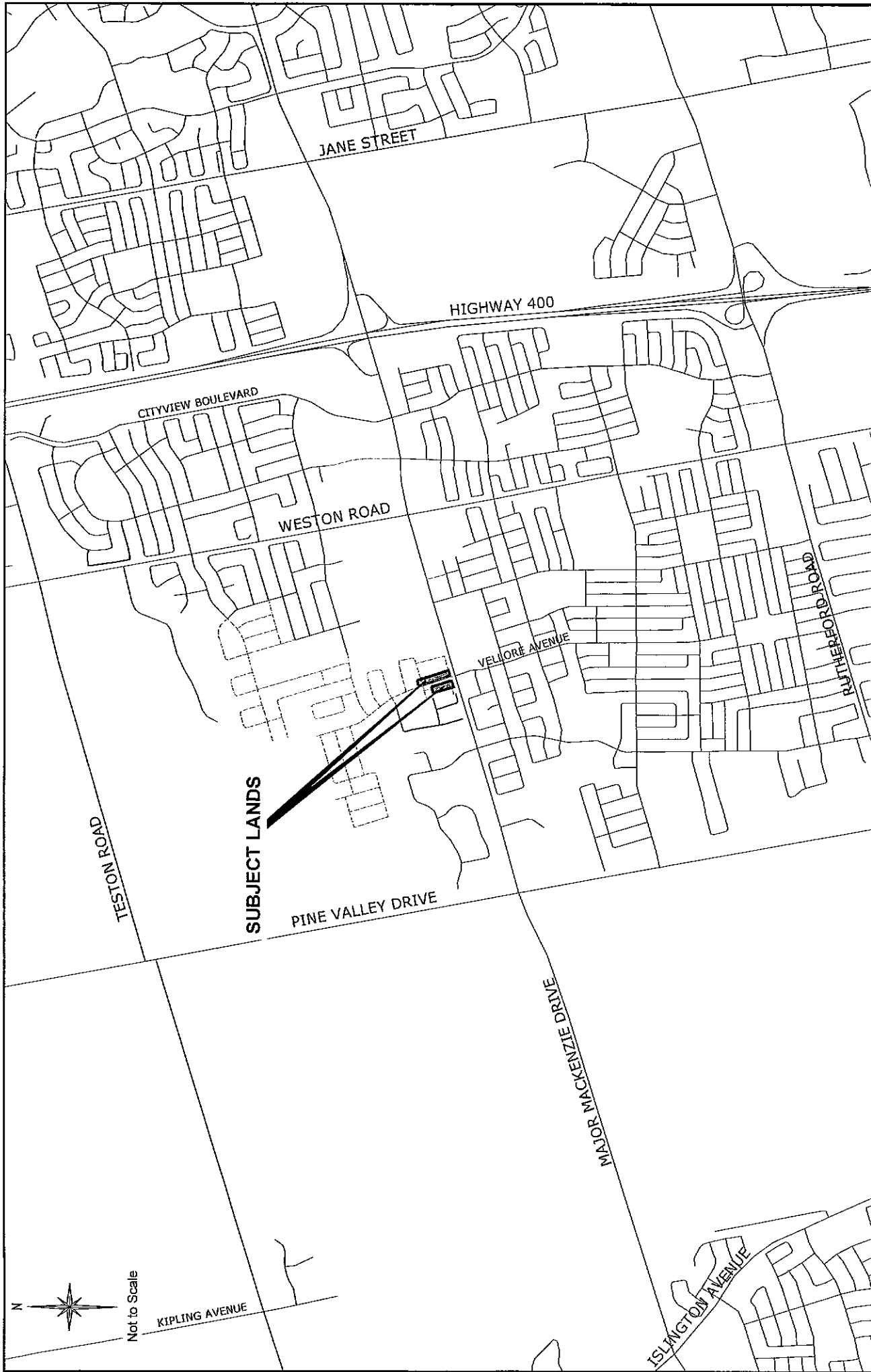
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

GRANT UYAYAMA

Director of Development Planning

/CM

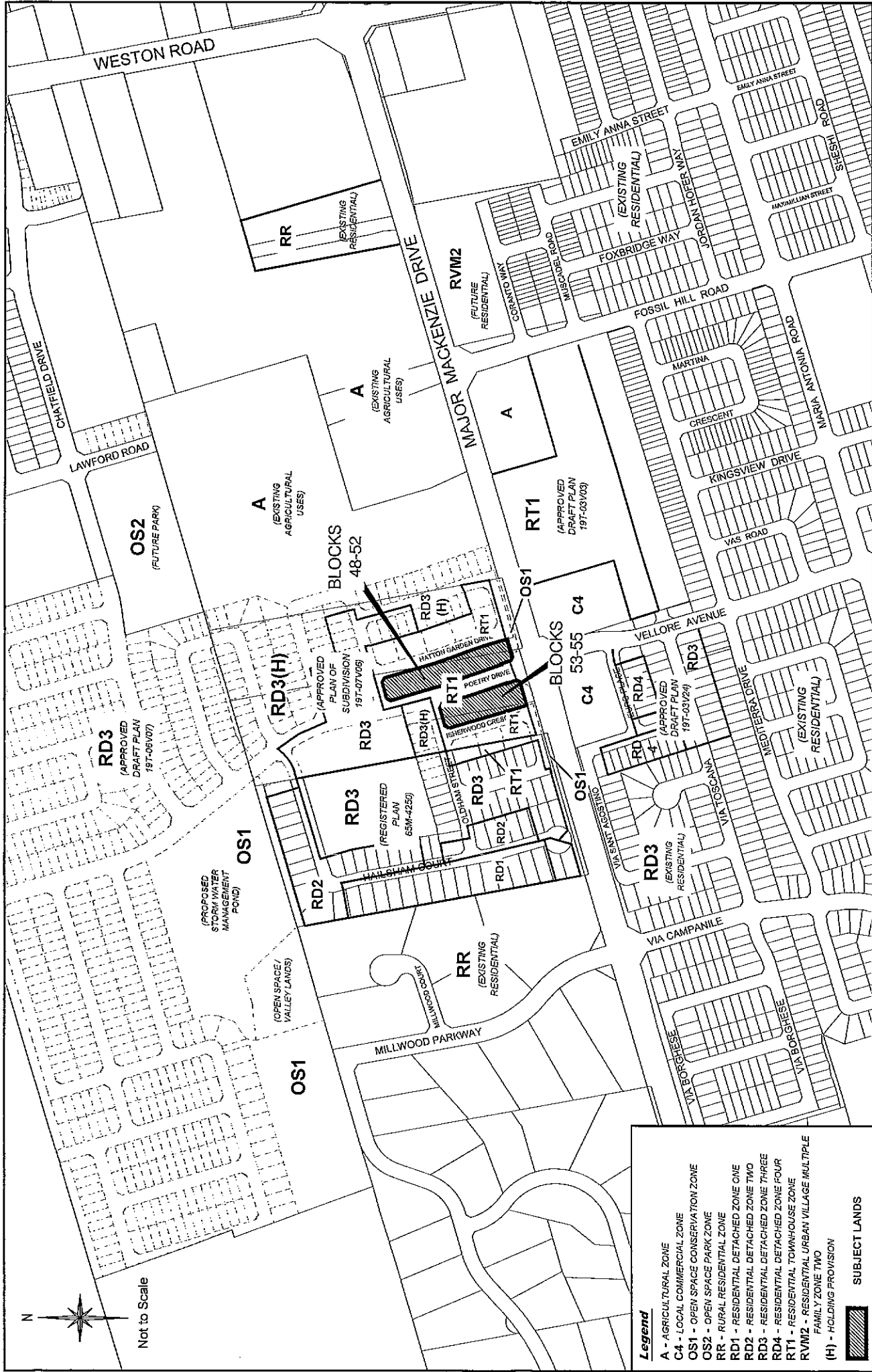


Context Location Map

Location: Part of Lot 21,
 Concession 6

Applicant:
 1711479 Ontario Inc.

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Legend

- A - AGRICULTURAL ZONE
- C4 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

Location: Part of Lot 21,
Concession 6

Applicant:
1711479 Ontario Inc.

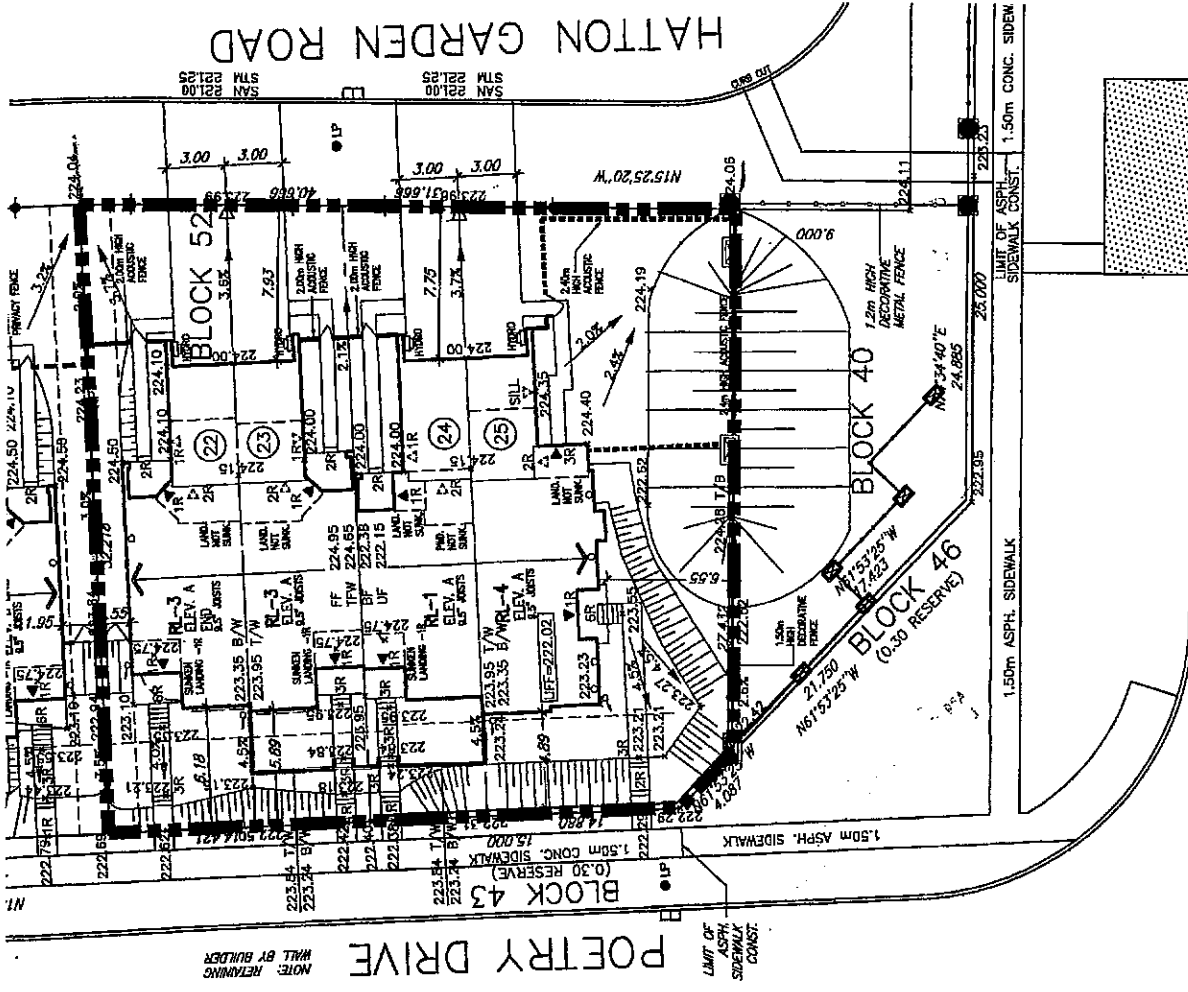
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Attachment

File: DA.10.071
Not to Scale
Date: June 14, 2011

2



Not to Scale

SUBJECT LANDS

Typical Site Plan - Block 52

Location: Part of Lot 21,
Concession 6

Applicant:
1711479 Ontario Inc.

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MAJOR MACKENZIE DRIVE WEST

Attachment

File: DA.10.071

Not to Scale

Date: June 14, 2011



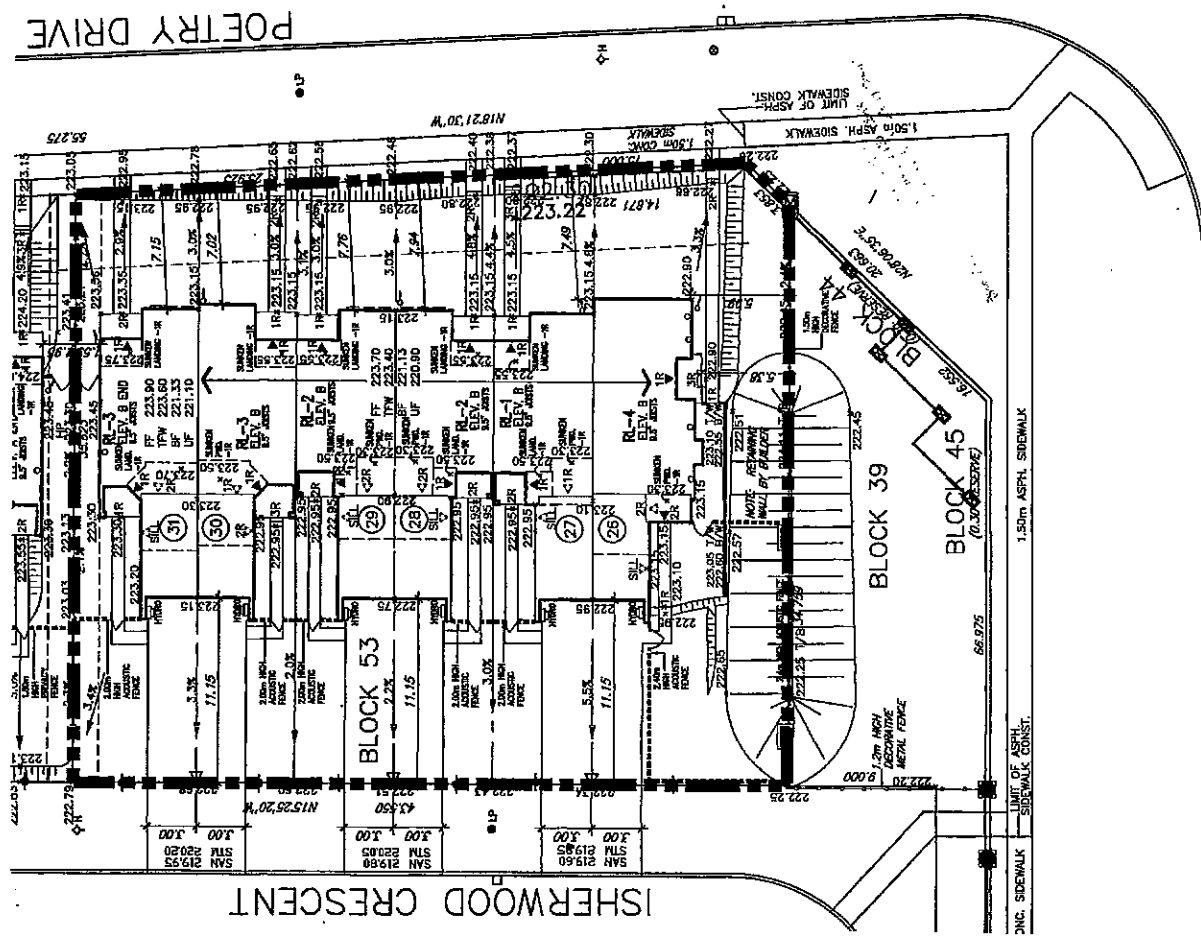


Typical Site Plan - Block 53

Location: Part of Lot 21,
Concession 6

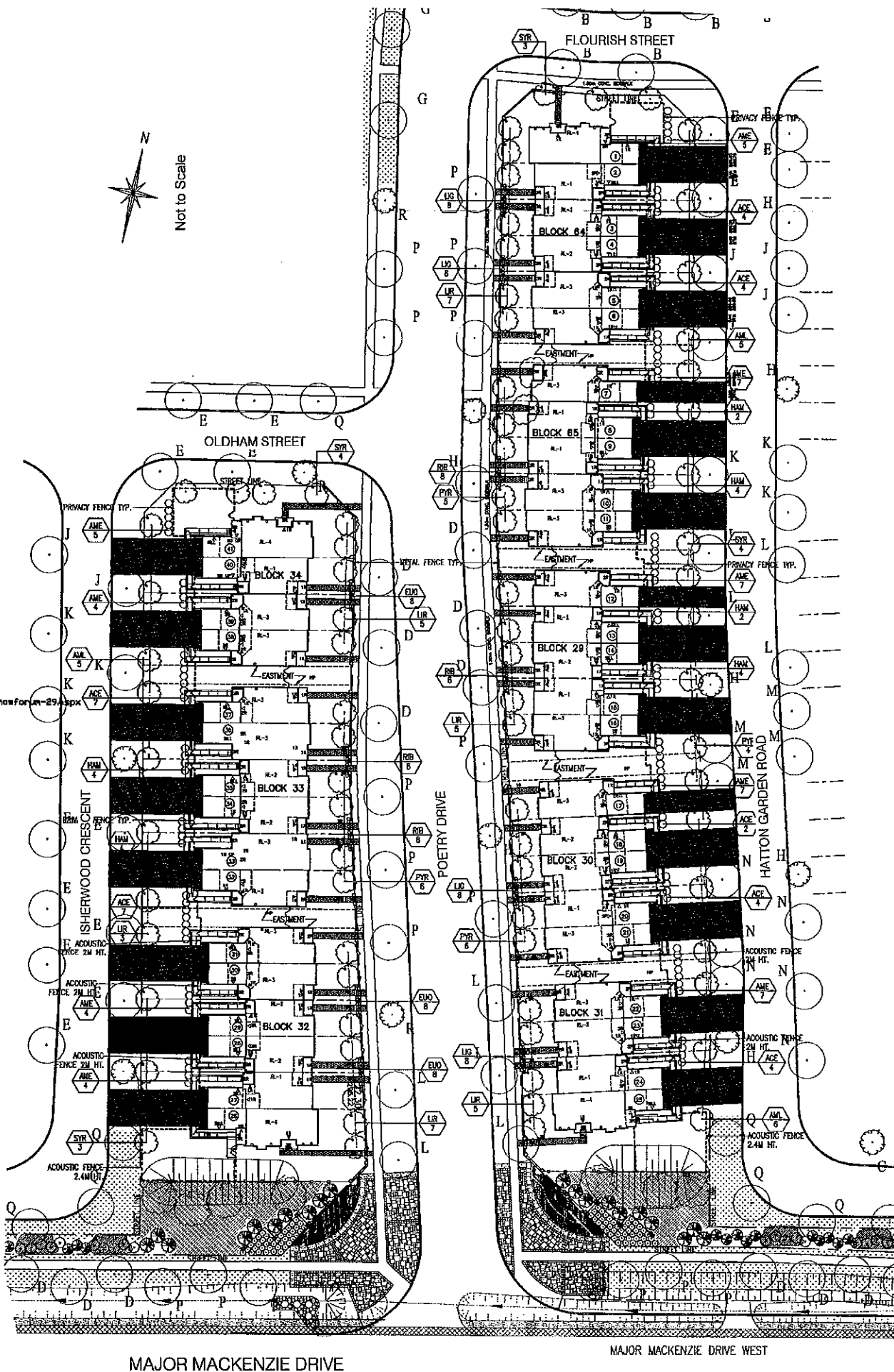
Applicant:
1711479 Ontario Inc.

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SUBJECT LANDS

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MAJOR MACKENZIE DRIVE

MAJOR MACKENZIE DRIVE WEST

Overall Landscape Plan

Location: Part of Lot 21,
Concession 6

Applicant:
1711479 Ontario Inc.

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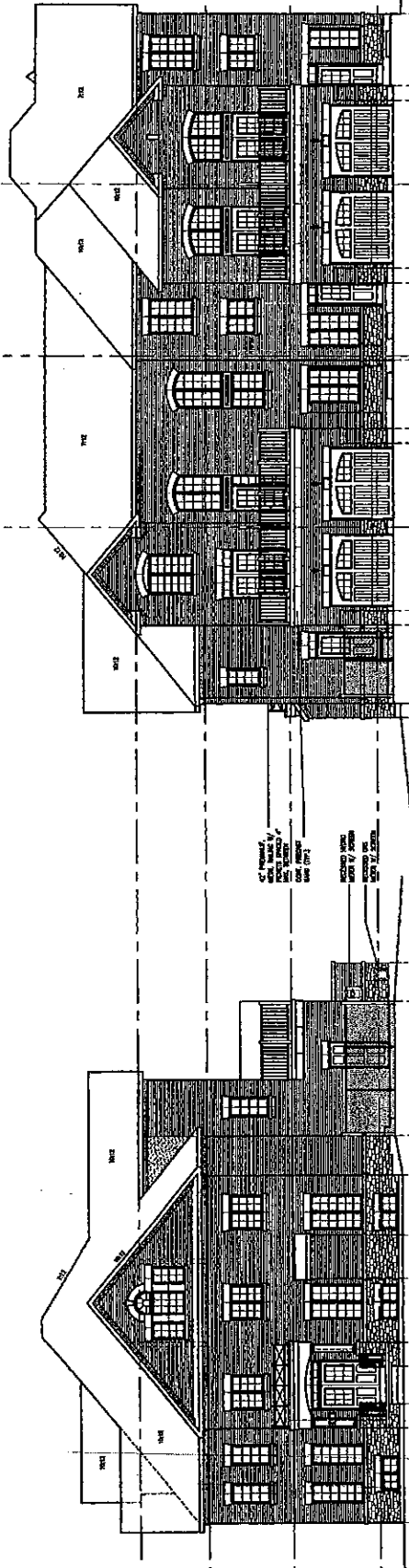
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File: DA.10.071

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Date: June 14, 2011

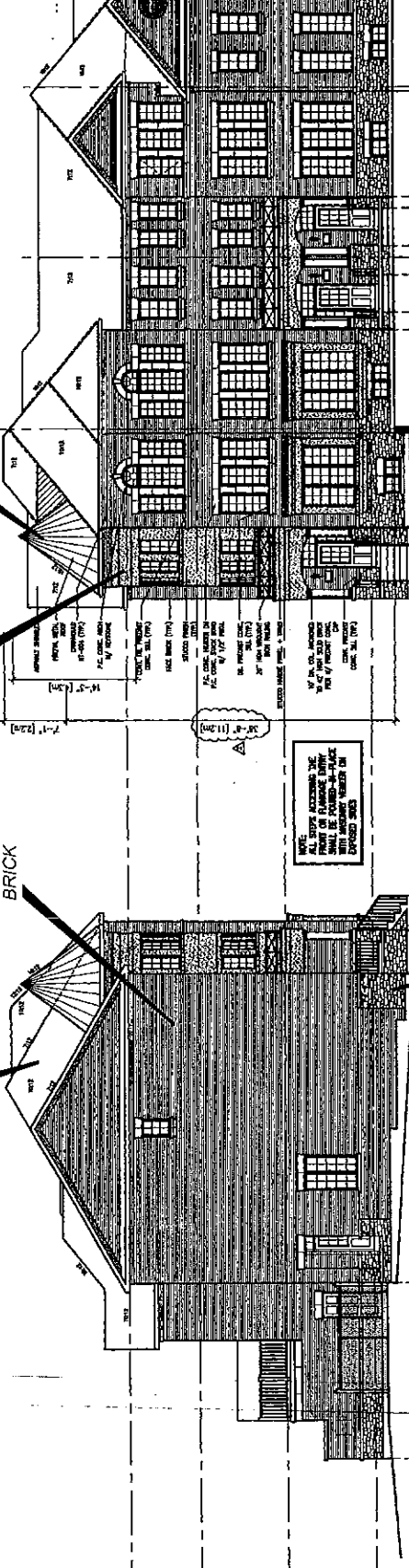
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RIGHT SIDE ELEVATION UNIT R14 ELEV. "A"

REAR ELEVATION UNIT R13 ELEV. "A"

STUCCO FINISH
 PREFIN. METAL ROOF



LEFT SIDE ELEVATION UNIT R15-REV. ELEV. "A"

FRONT ELEVATION UNIT R15-REV. ELEV. "A"

STONE VENEER

Not to Scale

CL. FINISH, 1/2" MIN. THICK, 1/4" MAX. GROUT JOINTS, SEE DETAIL
 ROOF TO BE METAL ROOFING SYSTEM, SEE DETAIL

ASPHALT SHINGLES

FACE BRICK

ALL WORK ACCORDING TO THE
 PLAN OF PLANNING DEPT.
 WITH LATEST REVISIONS TO
 EXISTING SPEC.

SEE DETAIL FOR
 FINISHES AND MATERIALS
 TO BE USED IN THE
 CONSTRUCTION OF THE
 BUILDING.

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 FINISHES AND MATERIALS
 TO BE USED IN THE
 CONSTRUCTION OF THE
 BUILDING.

Typical Elevation Plan -
 Block 52

Applicant: 1711479 Ontario Inc.
 Location: Part of Lot 21,
 Concession 6

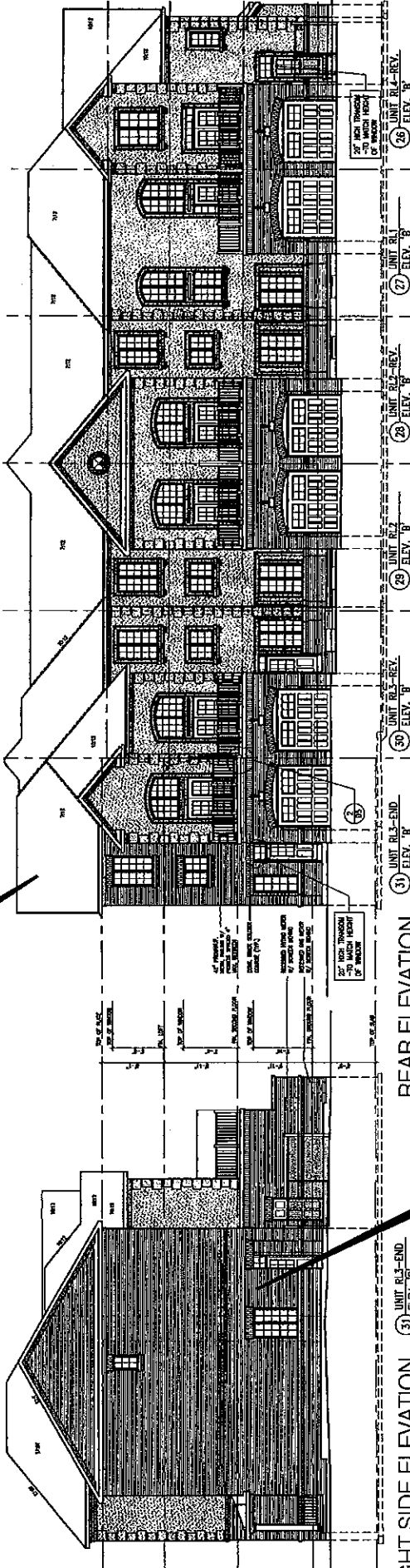


Attachment

6

File: DA.10.071
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 Date: June 14, 2011

ASPHALT SHINGLES

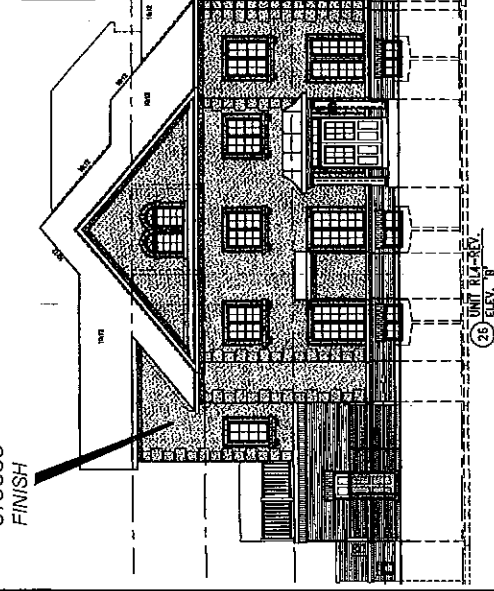


REAR ELEVATION

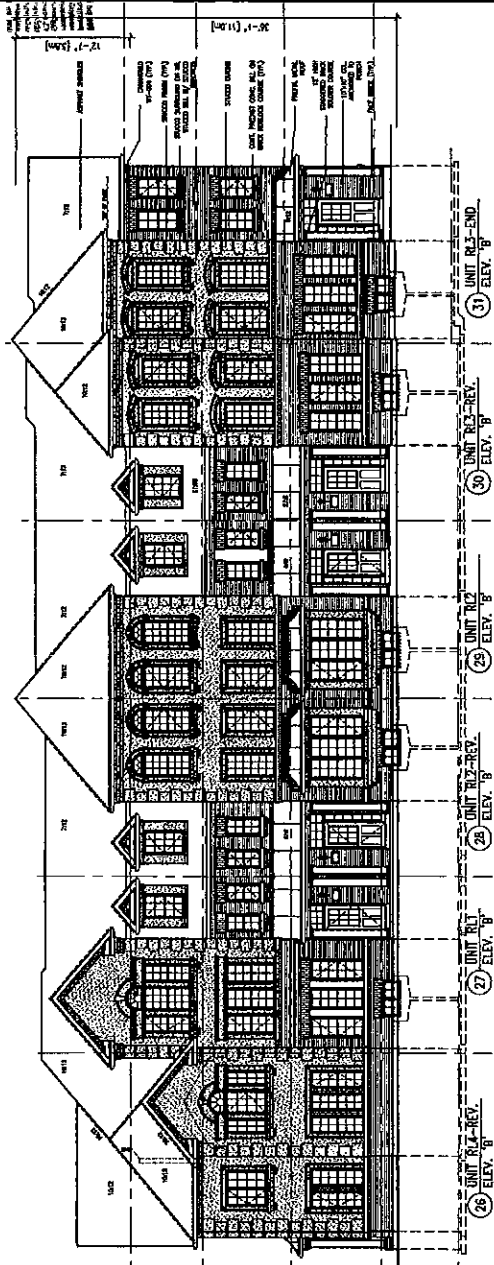
RIGHT SIDE ELEVATION (31) UNIT RLS-END ELEV. 8'
FACE BRICK

STUCCO FINISH

SEE NOTES REGARDING THE POINTS OF FINISH LINE. THE POINTS OF FINISH LINE ARE SHOWN WITH DASHED LINES ON THE EXTERIOR WALLS.



LEFT SIDE ELEVATION



FRONT ELEVATION

Not to Scale

Typical Elevation Plan - Block 53

Attachment 7

File: DA.10.071

Not to Scale

Date: June 14, 2011



Development Planning Department

Applicant: 1711479 Ontario Inc. Concession 6

Location: Part of Lot 21, Concession 6