

COMMITTEE OF THE WHOLE SEPTEMBER 13, 2011

**SITE DEVELOPMENT FILE DA.11.044
CAMARVALE HOLDINGS INC.
WARD 3**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.044 (Camarvale Holdings Inc.) BE APPROVED, to permit the development of 67 street townhouse dwellings (freehold) within 13 blocks (Blocks 26 to 33 inclusive and Blocks 42 to 46 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 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) the Owner shall file a Minor Variance Application with the Vaughan Committee of Adjustment for the approval of the exceptions to Zoning By-law 1-88, shown on Table 1 of this report, and the Committee's decision shall be final and binding;
 - iv) that approved Plan of Subdivision File 19T-03V03 (Terwol Developments Ltd.) shall be registered; and,
 - v) the Owner shall satisfy the parkland dedication requirements under the Planning Act, either through the registration of Plan of Subdivision 19T-03V03, or through cash-in-lieu of parkland dedication, to be paid prior to the issuance of a Building Permit, 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 Home-Stat thermostat;
- iii) High efficiency natural gas 2-stage furnace;
- iv) Main heating and cooling ducts to be taped at all joints;
- v) R-50 attic insulation;
- vi) R-22 exterior wall insulation within 2 x 6 exterior framing;
- vii) R-28 spray foam insulation in exposed floor areas over the garage under livable areas;
- viii) R-12 near full height basement insulation;
- ix) Upgraded self sealing shingles;
- x) Engineered floor framing throughout home; and,
- xi) Principal exhaust fan equipped with a DC motor.

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.11.044 to permit the development of 67 street townhouse dwellings (freehold units fronting on three public streets) on 13 blocks (Blocks 26 to 33 inclusive and Blocks 42 to 46 inclusive) within approved Plan of Subdivision File 19T-03V03, as shown on Attachments #2 to #5. The townhouse blocks consist of 4 to 6 units within each block. The proposed townhouse units are two storeys in height, with upgraded side and rear elevations.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located south of Major Mackenzie Drive and west of Fossil Hill Road, being Blocks 26 to 33 inclusive on Alexie Way, Blocks 42 to 44 inclusive on Sibella Way, and Blocks 45 and 46 on Via Toscana within approved Plan of Subdivision File 19T-03V03, in Block 39, City of Vaughan.

Official Plan

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 was approved by Vaughan Council on September 7, 2010, and 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 39 Community Plan, which identifies the subject lands for Medium Density Residential uses (street townhouses).

Zoning

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88 and subject to Exception 9(1284), which permits the proposed street townhouse use. The proposed townhouse units on the following lots (Attachment #2) do not comply with the requirements of Zoning By-law 1-88, as amended by Exception 9(1284):

Table 1

	By-law Standard	By-law 1-88 subject to Exception 9(1284), RT1 Residential Townhouse Zone	Proposed Exceptions to Exception 9(1284), RT1 Residential Townhouse Zone
a.	Minimum Exterior Side Yard Setback	4.5m	2.6m (Block 26)
b.	Minimum Setback to a Sight Triangle	3.0m	2.6m (Block 26) 2.2m (Block 30) 2.2m (Block 33)

The Owner is aware of these proposed exceptions to Zoning By-law 1-88, and is required to file a Minor Variance Application with the Vaughan Committee of Adjustment for the above-noted lots. The Development Planning Department is satisfied that these variances are minor in nature, and can be supported. Prior to the execution of the Site Plan Letter of Undertaking, the Committee of Adjustment's decision must be final and binding. A condition of approval is included in this respect.

Site History

On September 25, 2006, Vaughan Council approved Plan of Subdivision File 19T-03V03 (Terwol Developments Ltd.) for 204 lots for street townhouse dwelling units, 1 neighbourhood commercial block, 1 mixed residential/commercial block, and, 1 medium density residential block. In 2007, implementing Zoning By-law 191-2007 was appealed to the Ontario Municipal Board (OMB) by the residents to the south of the Terwol Developments Ltd. Plan of Subdivision due to the lotting pattern abutting their lots. The OMB issued an Order to approve Zoning By-law 191-2007 on January 22, 2008. The approved Plan of Subdivision 19T-03V03 has not yet been registered (expected sometime in October 2011), and therefore, the implementing Site Plan Letter of Undertaking for the townhouse development cannot be executed until the subdivision plan is registered. A condition of approval is included requiring Plan of Subdivision File 19T-03V03 to be registered prior to the execution of the Site Plan Letter of Undertaking.

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 #5. The proposed street townhouse development is served by 134 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 respect.

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 File 19T-03V03 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 Well-being".

Regional Implications

The street 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.11.044 in accordance with OPA #600, City of Vaughan Official Plan 2010, the Block 39 Plan, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. Exceptions to Zoning By-law 1-88 are required to implement the proposed townhouse development on three blocks. The Owner must file a Minor Variance application to the Vaughan

Committee of Adjustment for approval of these variances and the Committee's decision must be final and binding prior to the execution of the Site Plan Letter of Undertaking. The Development Planning Department is satisfied that the proposed development for 67 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 27)
4. Typical Landscape Plan (Block 27)
5. Typical Elevations (Block 27)

Report prepared by:

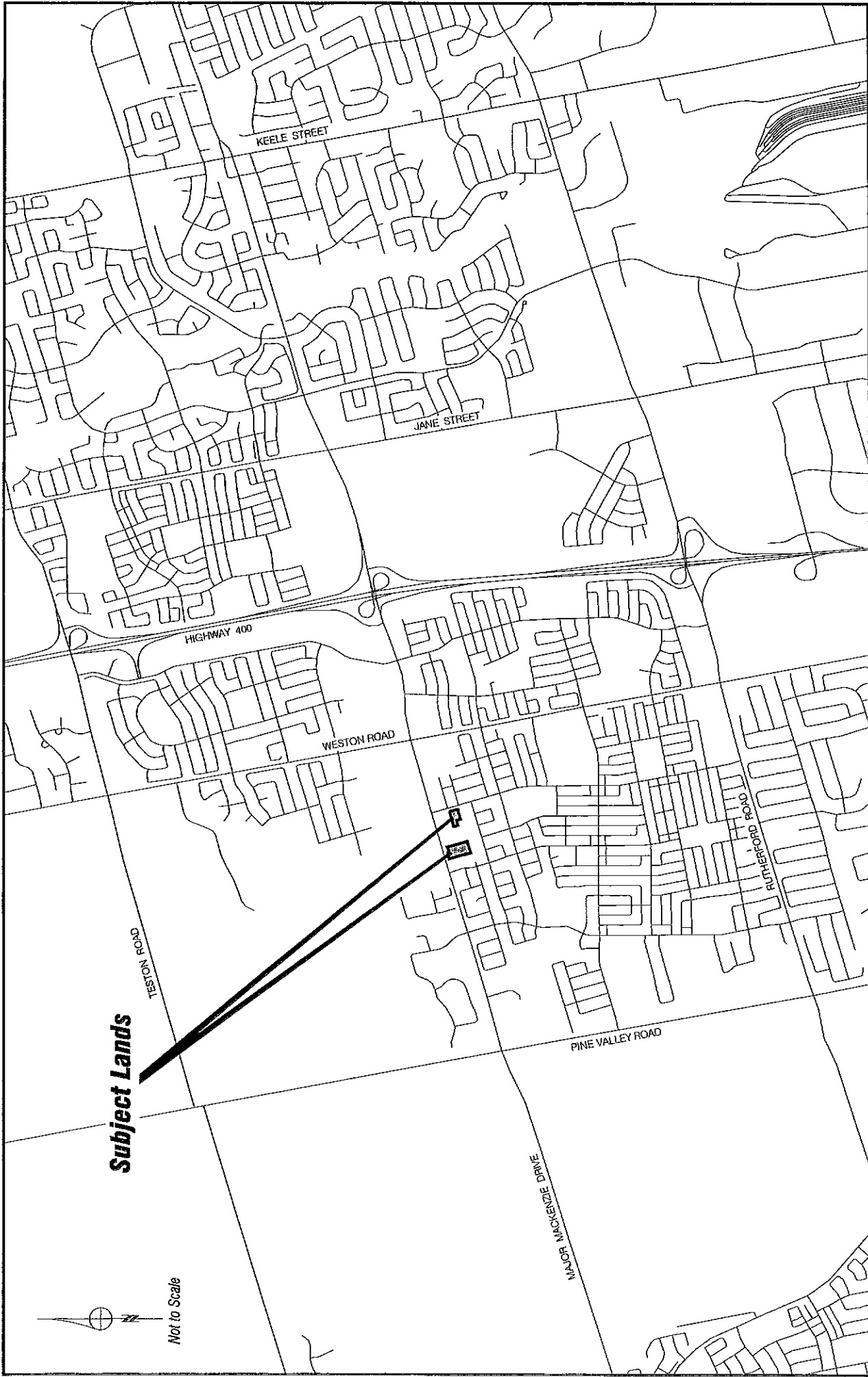
Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Subject Lands

Not to Scale

Context Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
Camarvale Holdings Inc.

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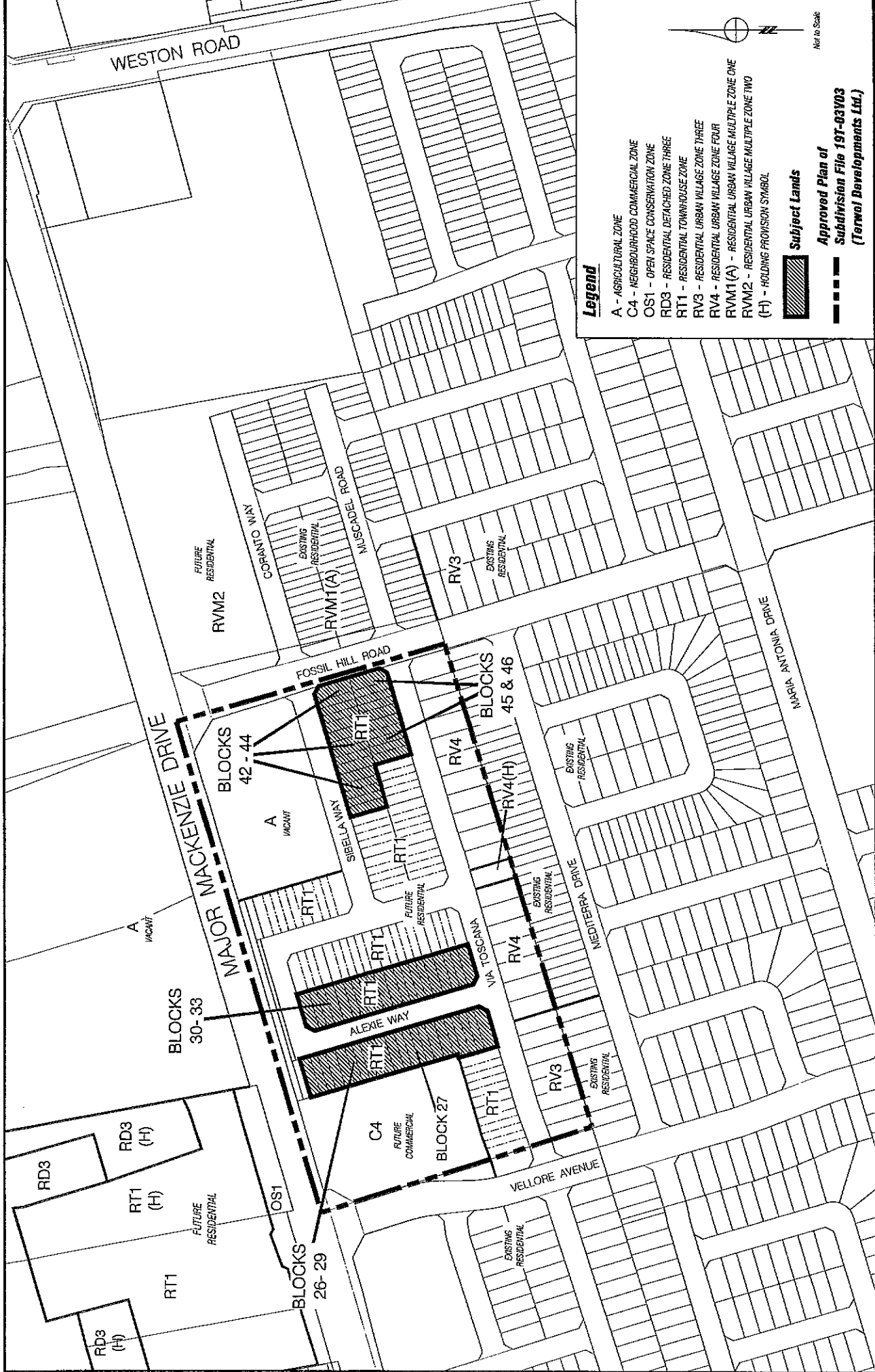


Attachment

FILE:
DA.11.044

DATE:
September 13, 2011

1



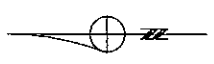
Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO
- (-H) - HOLDING PROVISION SYMBOL



Subject Lands

Approved Plan of
Subdivision File 197-03703
(Terwal Developments Ltd.)



Not to Scale

Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
Camarvale Holdings Inc.

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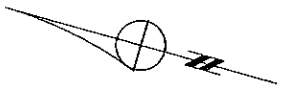


Attachment

FILE:
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2



Not to Scale

--- Subject Lands

ALEXIE WAY

ASPHALT DRIVEWAY

CONCRETE SIDEWALK

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

GARAGE

PATIO SLABS

1.8m HIGH WOODEN PRIVACY FENCE

WOODEN DECK & STAIRS

LIMESTONE SCREENINGS

Typical Site Plan (Block 27)



Attachment

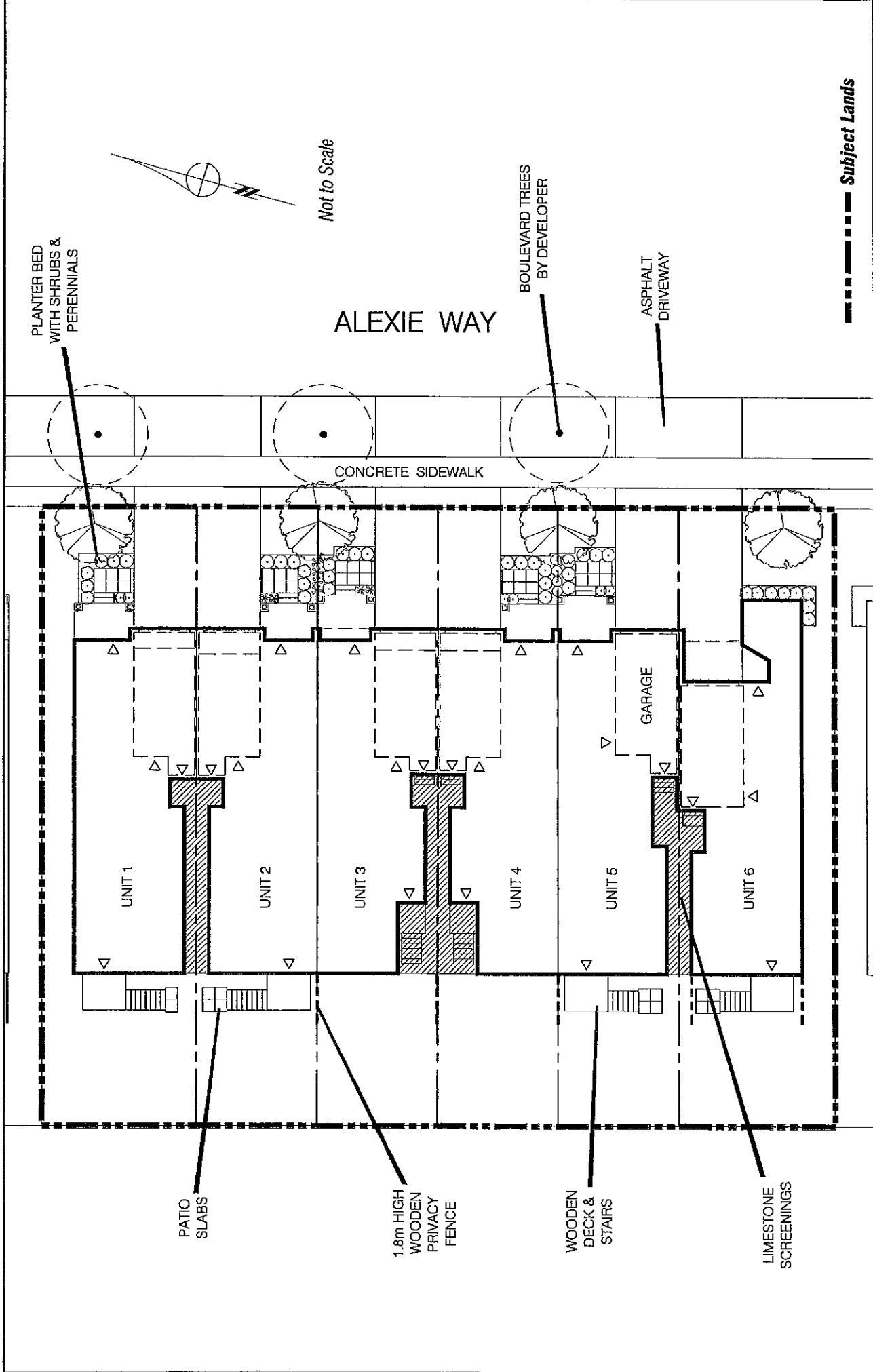
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FILE: DA.11.044

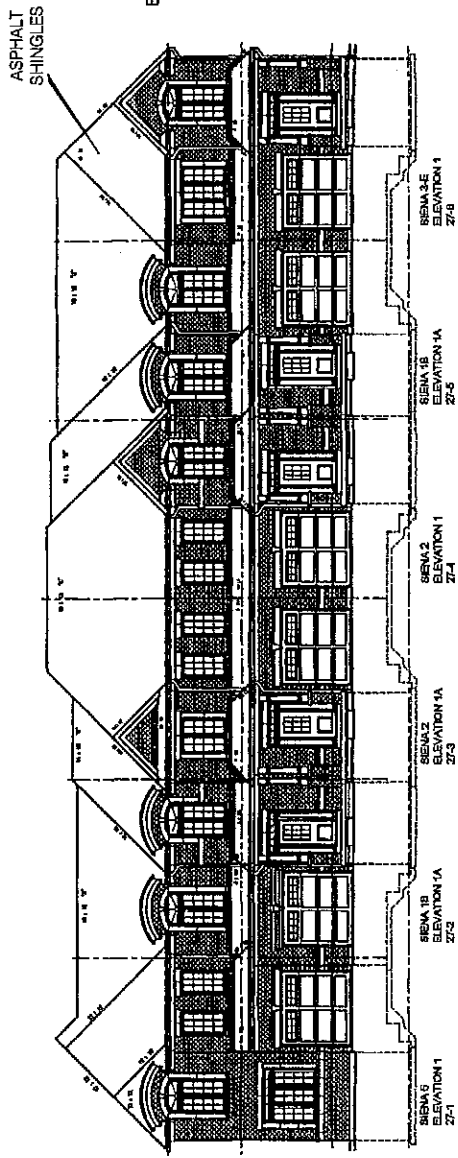
DATE: September 13, 2011

APPLICANT: Camanvale Holdings Inc.
LOCATION: Part of Lot 20, Concession 6

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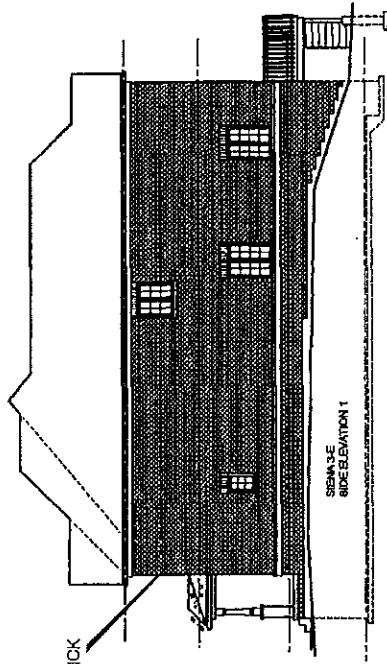


Typical Landscape
Plan (Block 27)

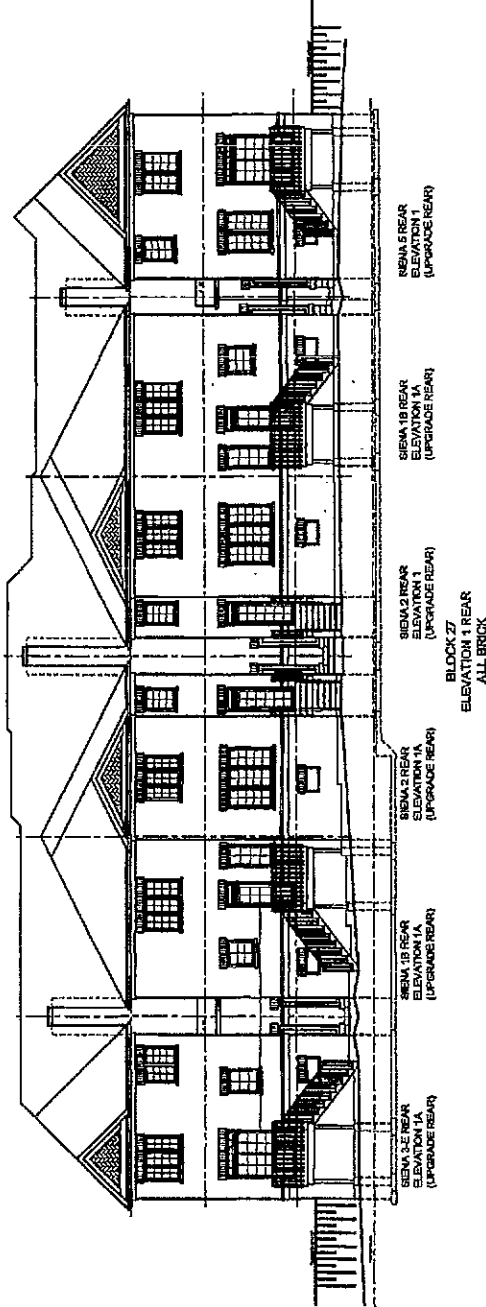


EAST (FRONT) ELEVATION
(FACING ALEXIE WAY)

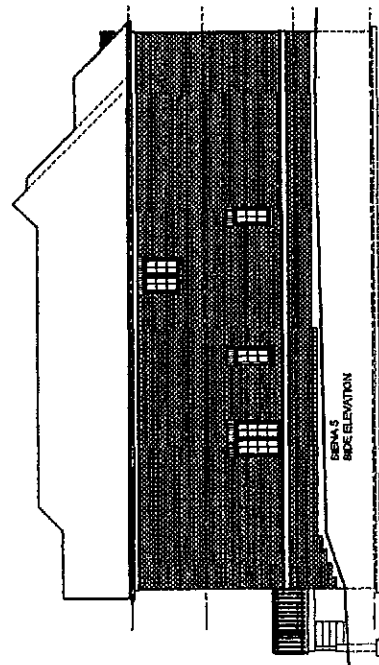
BLOCK 27
ELEVATION 1
ALL BRICK



NORTH (SIDE) ELEVATION



WEST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION

Typical Elevations (Block 27)



APPLICANT: Camarvale Holdings Inc.
 LOCATION: Part of Lot 20, Concession 6
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