

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 15, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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**SITE DEVELOPMENT FILE DA.13.015
MEDALLION DEVELOPMENTS (NORTH MAPLE) LIMITED
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.015 (Medallion Developments (North Maple) Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 9, two-storey freehold street townhouse dwelling units located on public roads as shown on Attachments #3 to #8 inclusive.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form.

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i) Energy Star air tight building design to reduce drafts;
- ii) Energy Star rated compact fluorescent bulbs throughout, which use 75% less energy and last up to 10 times longer than standard incandescent bulbs;
- iii) Low E double-glazed windows with Energy Star Zone C Rating. Rated specifically for the southern Ontario climate;
- iv) high efficiency hot water and heating/ventilation systems;
- v) low-flow aerators for faucets and shower heads, and high efficiency flush toilets; and,
- vi) Energy Star appliances.

Economic Impact

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

Purpose

The Owner has submitted Site Development File DA.13.015, on the subject lands shown on Attachments #1 and #2, to permit the development of 9, two-storey freehold street townhouse dwelling units within two blocks (5 units on Block 173 and 4 units on Block 176 on Registered Plan 65M-3936), and to be located on public roads, as shown on Attachments #3 and #4.

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Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located south west of Major Mackenzie Drive and Peter Rupert Avenue, specifically with frontage on Chayna Crescent and Golden Orchard Road, being Blocks 173 and 176 on Registered Plan 65M-3936, 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 in-effect OPA #600 and “Low Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. Street townhouse dwelling units are permitted in each designation, and therefore, the proposed development conforms to the Official Plans.

The subject lands are zoned RT1 Residential Townhouse Zone, subject to Exception 9(1232) by Zoning By-law 1-88, which permits the proposed street townhouse development.

Site History

On June 28, 2004, Draft Plan of Subdivision File 19T-00V15 (East Maple Creek Lands Ltd.) was approved by Vaughan Council and registered on November 16, 2006, as Plan 65M-3936. Zoning By-law 125-2010 was enacted by Vaughan Council on June 8, 2010, removing the Holding Symbol “(H)” from the subject lands, thereby effectively zoning the lands RT1 Residential Townhouse Zone, subject to Exception 9(1232).

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plans, landscape plans and building elevations, shown on Attachments #3 to #8 inclusive. The proposed two-storey street townhouses have access directly onto Chayna Crescent (Block 173) and Golden Orchard Road (Block 176), which are public streets.

The proposed building elevations consist of brick and stone veneer with stucco framed windows, asphalt roof shingles, and aluminum railings, as shown on Attachments #7 and #8. The proposed building design and materials conform with the Architectural Design Guidelines for Block 18, and have been reviewed and stamped by the Control Architect for Block 18, being The Planning Partnership Ltd. The Development Planning Department is satisfied with the proposed elevations and landscape plan.

The Owner must submit a Part Lot Control Application in order to facilitate the creation of the individual lots, which will require review by City Departments, and the enactment of an implementing Part Lot Control By-law by Vaughan Council.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is satisfied with the servicing and grading plans. The final site servicing and grading plans have been approved by the Department. Servicing is available for the proposed development.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in Vaughan Vision 2020/Strategic Plan:

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

The proposed landscape plan includes drought tolerant trees and shrubs to promote water efficiency to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) **Enhance and Ensure Community Safety/Health and Wellness**

The proposed development fronts onto existing sidewalks to enhance the City's existing inventory of public amenity space.

iii) **Plan and Manage Growth & Economic Well Being**

The proposed development implements the City's current Official Plan and Vaughan Official Plan 2020, and servicing for the proposed development has been allocated by Vaughan Council.

Regional Implications

The subject lands are located on a local road system internal to the existing subdivision, and therefore, the Regional Municipality of York has no objection to the proposed townhouse development.

Conclusion

Site Development File DA.13.015 has been reviewed in accordance with OPA #600, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department can support the approval of 9 freehold street townhouse dwelling units. The development 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 Site Development File DA.13.015, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Block 173
4. Site Plan - Block 176
5. Landscape Plan - Block 173
6. Landscape Plan - Block 176
7. Elevations Block 173
8. Elevations Block 176

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)