



Development Planning Department
Tel: (905) 832-8565 Fax: (905) 832-6080

memorandum

DATE: JUNE 20, 2013
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION – COUNCIL MEETING – JUNE 25, 2013

ITEM #13, COMMITTEE OF THE WHOLE – JUNE 11, 2013
SITE DEVELOPMENT FILE DA.12.101
NICK VERNI
WARD 1 – VICINITY OF NASHVILLE ROAD AND HUNTINGTON ROAD

C	7
Item #	13
Report No.	28 (CW)
Council - June 25/13	

Recommendation

The Commissioner of Planning recommends:

1. THAT the revised site plan attached to this Communication, be approved, and replace the original Attachment #3 to the technical report for Site Development File DA.12.101 that was considered by the Vaughan Committee of the Whole on June 11, 2013, respecting Item 13.
2. THAT the proposed elevations for the shed as attached to this Communication, be approved.

Background

On June 11, 2013, the Committee of the Whole considered the above-noted Site Development application and resolved:

"That consideration of this matter be deferred to the Council meeting of June 25, 2013."

a) Driveway Location

At the Committee of the Whole meeting on June 11, 2013, the Committee had concerns with the lack of landscaping between the proposed driveway and the westerly property line. When the Development Planning Department was preparing the Planning Report, staff was of the understanding that Heritage Vaughan had approved the proposed Site Plan, including the location of the driveway. At the Committee meeting, there was miscommunication between Development Planning and Cultural Services staff that lead Development Planning staff to believe that the driveway was not considered by Heritage Vaughan, and only the dwelling was approved. However, Vaughan Cultural Services staff has since provided clarification to Development Planning staff confirming that Heritage Vaughan approved the Site Plan, which included the proposed driveway and dwelling only, at its' meeting on May 22, 2013.

Heritage Vaughan's recommendation on May 22, 2013, is as follows (in part):

- "1. That Heritage Vaughan approve the drawings as presented, for the new construction of a single family home at 667 Nashville Road."

Notwithstanding Heritage Vaughan's approval of the driveway location on the Site Plan, Development Planning staff has since contacted the Owner and their Agent to discuss adding a 1 m wide strip of soft landscaping adjacent to the westerly property line and shifting the interlocked driveway further to the east, which would have the effect of setting back the driveway from the property line. In response, the Owner has provided a revised Site Plan, which is attached to this Communication, which addresses the comments of the Vaughan Committee of the Whole. Development Planning Staff are satisfied with the revised Site Plan, and can recommend the approval of the revised Site Plan.

b) Shed

At the Committee of the Whole meeting, Development Planning staff confirmed that the location of the proposed accessory structure (shed) was shown on the Site Plan, but that the elevations for the shed had yet to be considered by Heritage Vaughan and were not the subject of the Site Plan report on June 11, 2013. On June 19, 2013, Heritage Vaughan Committee considered the elevations for the shed, which are attached to this Communication, and resolved the following (in part):

- "1. That Heritage Vaughan approve the drawings as presented, for the new construction of a new backyard shed at 667 Nashville Road."

The Development Planning Department has no objections to the proposed elevations for the shed, and can recommend site plan approval of the shed elevations.

Conclusion

Should Council concur, the revised Site Plan showing a setback of the driveway from the west property line, and the elevations for the accessory shed structure, as attached to this Communication, can be approved.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

DW/

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

THESE PLANS, SPECIFICATIONS, AND CONDITIONS, TOGETHER WITH THE CONTRACT, SHALL BE READ AND UNDERSTOOD BY ALL CONCERNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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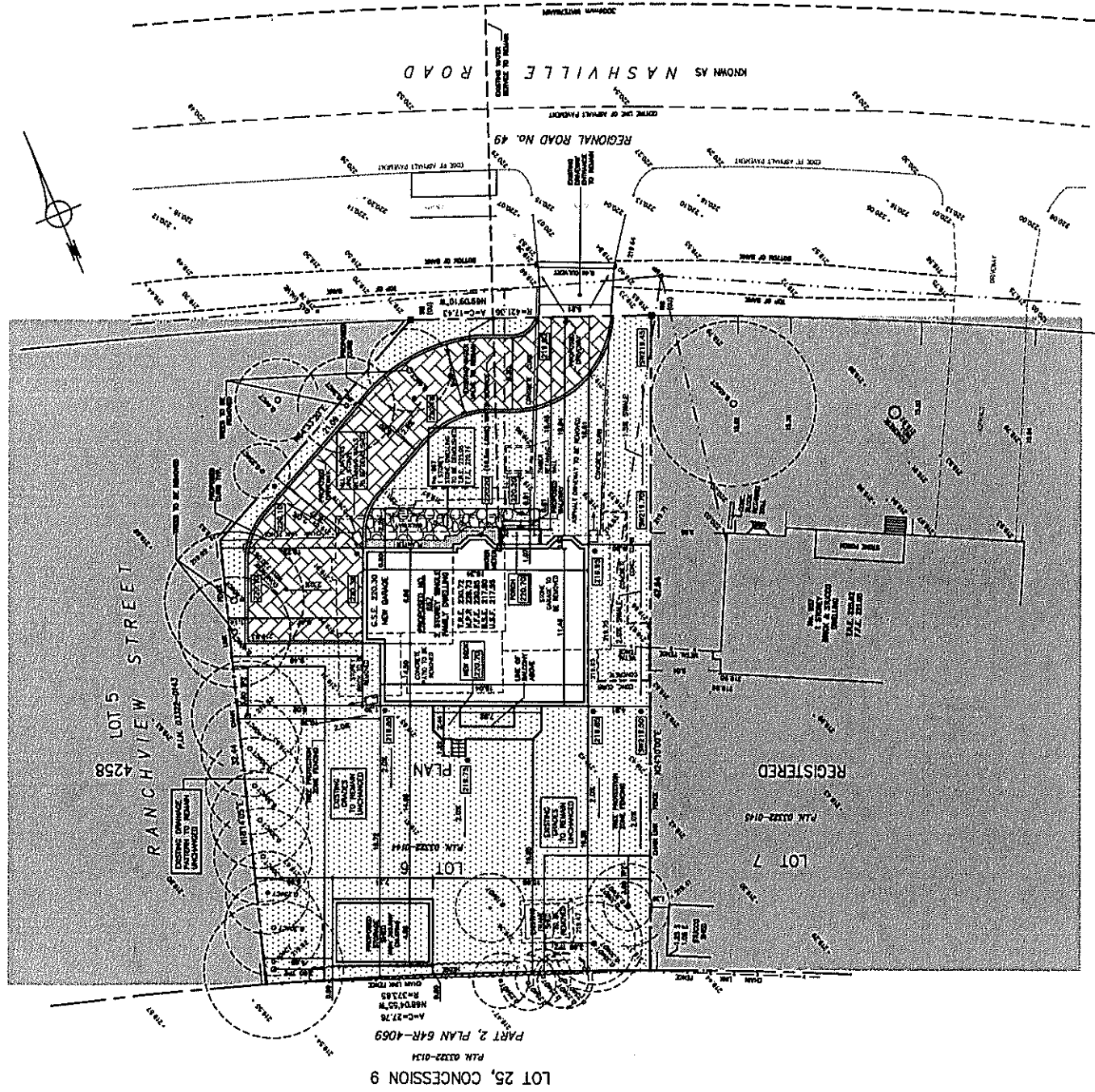
paul marques
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 FAX: 416-497-1112
 paulmarques@paulmarques.com

Scale:

Project:
 667 NASHVILLE ROAD
 DA.12.101

Drawing Name:
 SITE PLAN
 SITE SERVING &
 GRADING PLAN

Project No.: 12-106 Date: MAY 14, 2017
 Drawing No.: 1100
 Checked by: PM
 Appr: Drawing No.:
A1



1 SITE PLAN
 SCALE 1:150

Notwithstanding to whomsoever the drawings are submitted, the contractor shall be responsible for the accuracy of the drawings and specifications. The contractor shall be responsible for all dimensions and conditions on site and must verify that the drawings and specifications are correct. The contractor shall be responsible for all dimensions and conditions on site and must verify that the drawings and specifications are correct. The contractor shall be responsible for all dimensions and conditions on site and must verify that the drawings and specifications are correct.

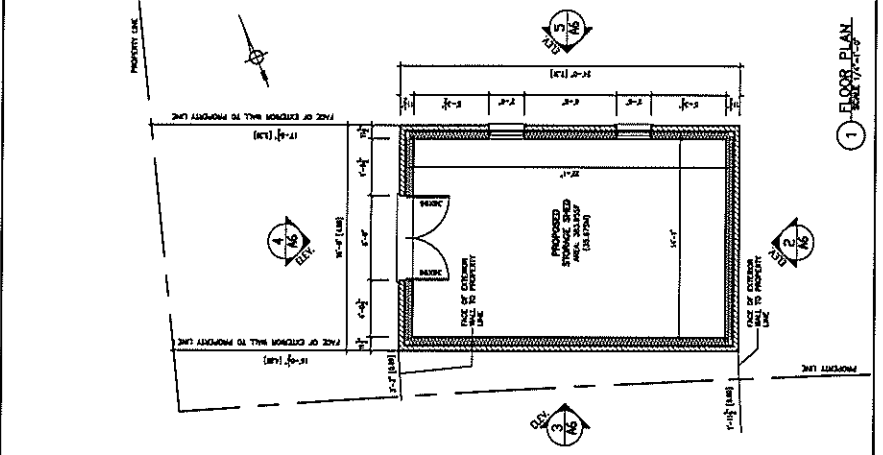
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 6410 21ST AVE. S.W.
 SUITE 100
 BOCA RATON, FL 33433
 TEL: 561-995-1111
 FAX: 561-995-1112
 paulmarques.com

Project: 667 NASHVILLE ROAD
 Drawing No: A6
 Date: 10/20/2011
 Scale: AS NOTED
 North: NORTH

STORAGE SHED PLANS & ELEVATIONS

- FINISHES LEGEND**
- 1 ASPHALT ROOF SHINGLES (TYP.)
 - 2 ALUM. FLASHING, SPLIT, AND GUTTER (TYP.)
 - 3 PRECAST SILL (TYP.)
 - 4 PRECAST CONCRETE UNITS / SHINGLE (TYP.)
 - 5 PRECAST CONCRETE BAND
 - 6 BRICK VENEER (TYP.)
 - 7 STONE VENEER (TYP.)
 - 8 EXTERIOR PREPAPE (TYP.)
 - 9 PRECAST CORREL (TYP.)
 - 10 EXPOSED FOUNDATION WALL (TYP.)
 - 11 STUCCO FINISH (UP'S) MED. SANDBLAST FRL (TYP.)
 - 12 DECORATIVE FREEZE TRIM BOARD (TYP.)
 - 13 WOOD Siding
 - 14 PRE-FINISHED COPPER ROOF



6 NOT USED

