




Report to: Development Services Committee

Report Date: September 10, 2018

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**TO:** Development Services Committee

**FROM:**   
Ron Blake, Senior Development Manager

**PREPARED BY:** Stacia Muradali, Senior Planner, East District

**SUBJECT:** Information Memorandum  
Box Grove Residential East Inc.  
Site Plan application to allow common element condominium townhouse development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M 4141), Ward 7

File No: SC 18 150349

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**RECOMMENDATION:**

- 1) That the Staff report dated September 10, 2018 and titled "Information Report, Box Grove Residential East Inc., Site Plan application to allow common element condominium townhouse development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M 4141), Ward 7, (File No: SC 18 150349)," be received;
- 2) That the presentation by Box Grove Residential East Inc. with respect to the Site Plan application (SC 18 150349) be received;
- 3) That the authority for granting Site Plan Endorsement (SC 18 150349) for the proposed common element condominium townhouse development be delegated to the Director of Planning and Urban Design;
- 4) That prior to issuance of Site Plan Endorsement, the Owner shall submit revised drawings and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design;
- 5) That Site Plan Approval (SC 18 150349) be delegated to the Director of Planning and Urban Design or his designate, not to be issued prior to the execution of a site plan agreement;
- 6) That Council assign servicing allocation for a maximum of 217 townhouses;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to request delegation of Site Plan Endorsement and Site Plan Approval to the Director of Planning and Urban Design. Box Grove Residential East Inc. will provide a presentation on the proposed development and status of the site plan application.

**PROPOSED DEVELOPMENT AND BACKGROUND:**

The subject land is approximately 4.93 hectares (12,18 acres) and is located at the north-west corner of Donald Cousens Parkway and Copper Creek Drive. There is an existing CIBC bank at the north-west corner of the subject land.

The applicant is proposing to develop the subject land in two (2) phases. The first phase will be comprised of 199 townhouses and the second future phase (where the existing CIBC is located) will be comprised of 18 townhouses. The proposed townhouse development will be a common element condominium development. The proposed townhouses will range from 4.5 metres (14.76 feet) to 6 metres (19.7 feet) in width. There is a private open space area of approximately 1,662 square metres (17,889 square feet) which is not proposed to be a public park. The proposed townhouses will be three (3) storeys in height.

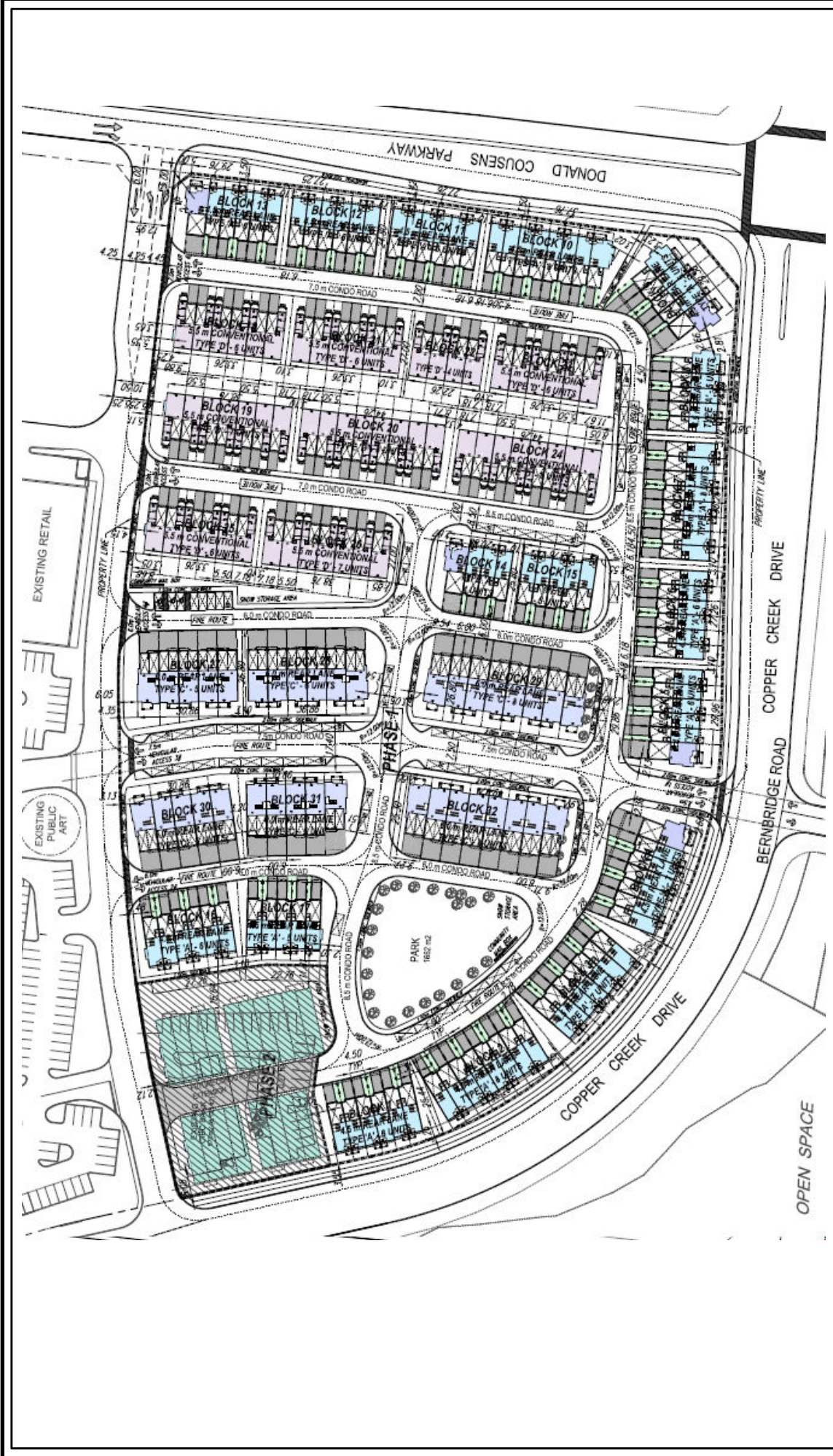
**APPLICATION UNDER REVIEW:**

The site plan application and related technical reports are currently under review. The majority of comments from City departments and external agencies have been received with the exception of comments from the Region of York (Donald Cousens Parkway is under the Region's jurisdiction). Staff will continue to work with the applicant as the applicant still has to provide a revised site plan submission addressing all of the comments from City departments and external agencies.

**ATTACHMENTS:**

- Figure 1: Proposed Site Plan
- Figure 2: Renderings (Donald Cousens Parkway and Copper Drive frontages)
- Figure 3: Renderings- Internal Townhouses

File path: Amanda\File 18 150349\Documents\Information Memorandum

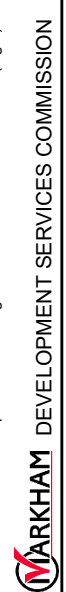


# PROPOSED SITE PLAN

APPLICANT: BOX GROVE RESIDENTIAL EAST INC.  
 PART OF BLOCK 1, 65M-4141  
 NW, CORNER OF DONALD COUSENS PARKWAY & COPPER CREEK DR.

FILE No. SC. 18150349 (SM)

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Drawn By: CPW

Checked By: SM

DATE: 04/08/2018

FIGURE No.1





TYPE A - 4.5m REAR LANE TOWNHOUSE



TYPE A - 4.5m REAR LANE TOWNHOUSE

# RENDERINGS FOR DONALD COUSENS PARKWAY & COPPER CREEK DRIVE FRONTAGE



APPLICANT: BOX GROVE RESIDENTIAL EAST INC.  
 PART OF BLOCK 1, 65M- 4141  
 NW, CORNER OF DONALD COUSENS PARKWAY & COPPER CREEK DR.

FILE No. SC. 18150349 (SM)

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TYPE C - 6.0m REAR LANE TOWNHOUSE



TYPE D - 5.5m CONVENTIONAL TOWNHOUSE

# RENDERINGS FOR INTERNAL TOWNHOUSES

APPLICANT: BOX GROVE RESIDENTIAL EAST INC.

PART OF BLOCK 1, 65M- 4141

NW, CORNER OF DONALD COUSENS PARKWAY & COPPER CREEK DR.

FILE No. SC. 18150349 (SM)

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DEVELOPMENT SERVICES COMMISSION

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FIGURE No.3

