

## **COMMITTEE OF THE WHOLE - APRIL 10, 2001**

### **DRAFT PLAN OF CONDOMINIUM HABER HOMES (1988) CORPORATION FILE: 19CDM-00V06**

#### Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Draft Plan of Condominium 19CDM-00V06 (Haber Homes (1988) Corporation), prepared by Vladimir Krcmar Ltd. and dated November 28, 2000, as red-lined to include the four (4) visitor parking spaces off-site, BE DRAFT APPROVED, subject to the conditions contained within Attachment 1.

#### Background

##### Location

- South of Clark Avenue West, between York Hill Boulevard and Hilda Avenue
- Part of Block 115, Registered Plan M-2008 (603 Clark Avenue West)
- Part of Lot 28, Concession 1, City of Vaughan

##### Proposal

On December 13, 2000, the Owner submitted an application for Draft Plan of Condominium for 4 semi-detached and 41 block townhouse units, with 172 resident and 14 visitor (10 on-site and 4 off-site) parking spaces, on a 1.6 ha site.

##### Official Plan

The subject lands are designated "Medium Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #502, which permits semi-detached and block townhouse dwelling units. The draft plan of condominium conforms to the Official Plan.

##### Zoning

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1062), which permits a maximum of 41 block townhouse and 4 semi-detached units. The draft plan of condominium conforms to the Zoning By-law.

##### Site Description

The 1.6ha rectangular site, with a lot depth of 136.5m and lot width of 103m, is accessed from Clark Avenue West via a 'P'-loop private internal road, with 29 of 41 townhouse units and 4 semi-detached units fronting onto the private road, and the remaining 8 townhouse units fronting onto the central courtyard.

The courtyard comprises a seating area with hard and soft landscape detail, including trees, shrubs, precast coloured unit pavers and raised concrete curbing. The courtyard can be accessed from either the east or west side of the internal road via a concrete walkway. A 120m<sup>2</sup> fully landscaped tot lot is located along the west lot line, adjacent to the visitor parking area, and includes a play structure, seating area and coloured concrete unit paved walkway.

The site is flanked on the north by an apartment building, west by a place of worship and school, east

by Garnet Williams Community Centre and south by York Hill District Park. The subject lands do not have direct frontage on Clark Avenue West, however, an access easement from Clark Avenue West to the subject lands has been granted over the apartment building lands to the north. A walkway connection to the park is also provided at the south-end of the site.

#### Access/Parking

Vehicle and pedestrian access to the site is from Clark Avenue West, by way of a 7.5 m wide driveway easement and a 1.5 m wide concrete sidewalk over the adjacent apartment site to the north. An emergency access road is located along the west lot line through the school site to the west, which will be blocked by breakaway bollards.

A total of 172 resident parking spaces (86 in garage and 86 on driveway), and 14 visitor parking spaces (10 on-site and 4 off-site on adjacent apartment lands) have been provided at-grade. The Draft Plan of Condominium has been red-lined to include the location of the 4 off-site visitor parking spaces along the west lot line of the adjacent apartment building lands, immediately north of the subject lands.

#### Circulation

The development is in accordance with the approved site plan (File DA.99.053), which was registered on August 30, 2000.

The application has been circulated to City Departments and the Region of York, and no objections have been received.

Snow clearing or removal will be undertaken privately, and garbage pick-up will be municipal.

#### Conclusion

Staff have reviewed the proposed application in accordance with the Official Plan and Zoning By-law and the approved site plan, and support draft approval of the proposed plan of condominium, subject to conditions. Should the Committee concur, Draft Plan of Condominium 19CDM-00V06 can be draft approved with the adoption of the recommendation contained in this report.

#### Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-00V06

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

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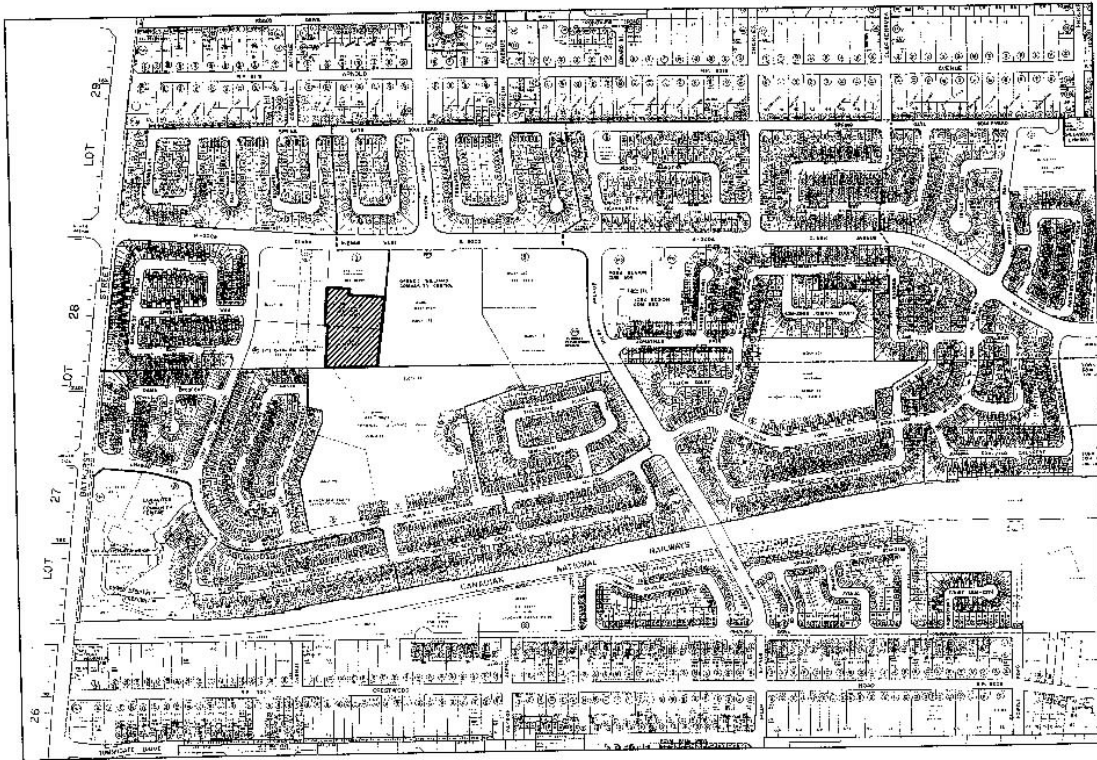
## ATTACHMENT NO. 1

### CONDITIONS OF DRAFT APPROVAL

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR THE REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-00V06 (HABER HOMES (1988) CORPORATION), CITY OF VAUGHAN, ARE AS FOLLOWS:

#### City of Vaughan Conditions

1. Approval shall relate to Draft Plan of Condominium 19CDM-00V06, prepared by Vladimir Krcmar Ltd., and dated November 28, 2000, as red-lined to show the four (4) visitor parking spaces off-site.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Community Planning Department.
3. The Owner shall enter into a condominium agreement, with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, as well as any matters the City may consider necessary, which may be outstanding from the Site Plan process.
4. The following provisions shall be included in the condominium agreement:
  - a) the Condominium Corporation shall regularly clean and maintain all driveway catch-basins;
  - b) the Owner shall notify Purchasers or Lessees of the following:
    - i) that mail delivery will be from a designated community mailbox;
    - ii) the exact location of the designated community mailbox, prior to the closing of any sale or lease;
    - iii) the exact location of the 4 visitor parking spaces that are located off-site; and,
  - c) the Owner shall notify Purchasers or Lessees that the Condominium Corporation shall be responsible for:
    - i) clearing and/or removing all snow from the private road network;
    - ii) maintaining all common amenities, including lighting, children's play area and equipment, seating areas and landscape detail; and,
    - iii) maintaining the driveway easement over the adjacent apartment site lands to the north, designated as Parts 1 to 10 inclusive on Reference Plan 65R-22490, which shall remain in full force and effect for the life of the lands.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval, the Owner shall confirm to the Community Planning Department that all conditions, and required easements and rights-of-way for utility, drainage and construction purposes, have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm to the Community Planning Department that they have paid all outstanding taxes, development charges and levies, as may be required by the Finance Department.



ATTACHMENT '2'  
LOCATION MAP

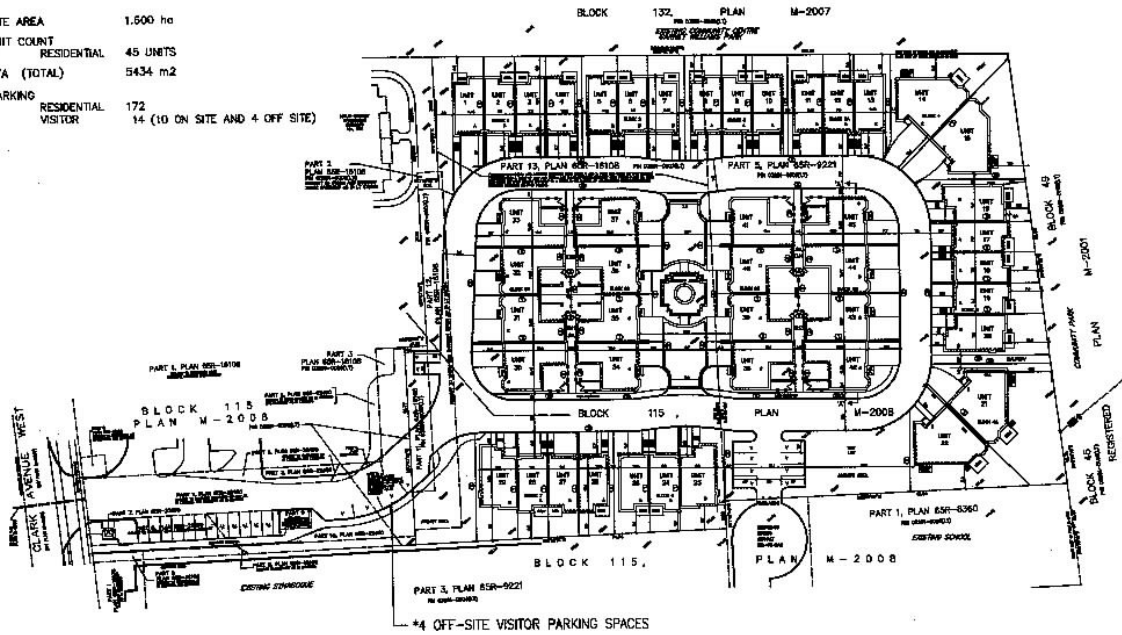
FILE #:	REPORT #:
DA.97.053	LOCATION:
19COM-01V01	PART LOT 28, CONC. 1

 SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 01/03/09
SCALE: NOT TO SCALE
APPLICANT: HABER HOMES (1988) CORPORATION

**SITE DATA**  
 MUNICIPAL ADDRESS 603 CLARK AVENUE WEST  
 1. ZONING RM2 MULTIPLE RESIDENTIAL  
 2. SITE AREA 1,500 ha  
 3. UNIT COUNT RESIDENTIAL 45 UNITS  
 4. GFA (TOTAL) 5434 m<sup>2</sup>  
 5. PARKING RESIDENTIAL 172  
 VISITOR 14 (10 ON SITE AND 4 OFF SITE)



<b>ATTACHMENT '3'</b> <b>DRAFT PLAN OF CONDOMINIUM</b> (AS RED-LINED TO SHOW THE 4 OFF-SITE VISITOR PARKING SPACES)	FILE #:	REPORT #:	DATE: 01/03/09
	19CDM-00V05	LOCATION: PT. LOT 28 CONC. 1	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: HABER HOMES (1988) CORPORATION