

COMMITTEE OF THE WHOLE JUNE 19, 2006

DRAFT PLAN OF CONDOMINIUM 19CDM-06V06 1579670 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-06V06 (1579670 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1, and the following:
 - a) that prior to the registration of the final condominium plan:
 - i) the required variance for a reduction in parking, and an encroachment easement for the pool shall be obtained from the Committee of Adjustment, and shall be final and binding.

Economic Impact

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

Purpose

The Owner has submitted an application for approval of a Draft Plan of Condominium for an 18-storey, 259 unit, high-rise residential condominium building, as shown on Attachments #2 and #3. On June 14, 2004, Council approved Site Development Application DA.03.053, for an 18-storey, 253 unit residential condominium. Subsequently, the Owner divided a number of the larger units and as a result the total number of units has increased to 259.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at southeast corner of North Park Road and Disera Drive (15 North Park Road), being Block 3 on Registered Plan 65M-3872, in Part of Lot 6, Concession 2, City of Vaughan. The surrounding land uses are:

- North - North Park Road; planned open space park (OS2 Open Space Park Zone)
- South - vacant lands/proposed Wal-Mart and commercial (CMU1-H Mixed Use 1-Town Centre and CMU2-H Mixed Use 2 - Town Centre, both subject to a Holding provision)
- East - approved 22-storey residential condominium (RA3 Apartment Residential Zone)
- West - Disera Drive; two existing 15-storey residential condominiums (RA3 Apartment Residential Zone)

Official Plan/Zoning

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #621. Both OPA #621 and the site-specific zoning Exception 9(1153) permit a total of 1,598 units comprised of 93 townhouse units and 1,505 apartment units, or a combination thereof not to exceed 1,598 units, within the area covered by Plan 65M-3872. The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(1153). The draft plan of condominium, including the increase of 6 units from 253 to 259 units, conforms to the Official Plan and complies with the requirements of the site-specific Zoning By-law.

Approval of a Minor Variance application will be required to be obtained from the Committee of Adjustment to address the shortage in the minimum required number of parking spaces. By-law 1-88 requires a minimum of 337 parking spaces to be provided, whereas 333 spaces have been provided. As a result of the 6 unit increase, the site is deficient by 4 parking spaces. The required parking is calculated as follows:

- 259 units x 1.3 parking spaces /unit = 337 parking spaces

The increase in the number of units does not require a variance, as the total number of apartment units permitted within the subdivision is 1,505 units, to be distributed amongst 7 apartment buildings, with no requirement on the maximum number of units within each building, but restricted to pre-defined building heights.

Site Development

The 5,563m² rectangular site has 58.63m frontage on Disera Drive and 87.71m flankage on North Park Road. The site has been provided with a direct drop-off and pick-up access from North Park Drive to the 2-storey main lobby/recreation area. A second full access to the site is from Disera Drive, which leads to the visitor parking area, loading and garbage pick-up vicinity. The 18-storey condominium building is located centrally on the subject lands as shown on Attachment #3. A 2-storey lobby/recreation area is situated on the east side, which is intended to join the existing building to an approved 22-storey apartment building to the east of the subject lands, which is also to be constructed by the applicant. A total of 333 parking spaces have been provided, of which 51 are above-grade visitor parking. The underground resident parking is split between two levels, the first having 137 parking spaces and the lower level having 140 parking spaces. Landscaping has been provided around the perimeter of the site.

An encroachment easement is required along the easterly property line to accommodate the extension of an existing pool on the second level, which projects over the property line. When Building "D", a 22-storey residential apartment building to the east of the subject lands, which is currently owned by the same Owner (Liberty Development Corporation) is constructed, the approved Building "D" will be connected to the subject condominium building. The applicant will be required to obtain approval of a Consent application from the Committee of Adjustment to address the required encroachment easement, which shall be final and binding, prior to the registration of the final condominium plan.

Application Review

The draft plan of condominium is in accordance with the approved site plan (File DA.03.053), and Building Permit #04-3028. As a condition of approval, the Owner will be required to submit an "as built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed application for Draft Plan of Condominium, which is consistent with the approved site plan, building permit and in accordance with the provisions of the Official Plan and site-specific Zoning By-law requirements. The Development Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions provided on Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-06V06
{1579670 ONTARIO INC.}
PART OF LOT 6, CONCESSION 2, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-06V06, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaffer & Dzaldov Limited, Drawing No. 02-431-00; Sheets 1, 2 and 3, dated April 19, 2006.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Development 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, and any other matters that the City may consider necessary, which may be outstanding from the registered site plan agreement.
4. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. If required to, prior to final approval, the Owner shall satisfy the parkland dedication requirements under the Planning Act through a cash-in-lieu payment in accordance with the development of the residential building subject to Site Development Application File DA.03.053 (1541677 Ontario Inc.) and representing the difference in the outstanding balance of parkland dedication and cash-in-lieu to be contributed on the remainder of the lands within Draft Approved Plan of Subdivision 19T-04V08 (1541677 Ontario Inc.) (now Registered Plan of Subdivision 65M-3872).
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 that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities, to the satisfaction of the Development Planning Department.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Finance Department.
9. The following provisions shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins; and,
 - b) the Condominium Corporation shall supply, install and maintain the required mail equipment to the satisfaction of Canada Post.

10. The required Minor Variance and Consent applications to address the parking deficiency and the encroachment easement, respectively, shall be approved by the Committee of Adjustment, and shall be in full force and effect, prior to the registration of the final condominium plan.

Clearances

11. The City shall advise that Conditions 1 to 10 have been satisfied.



Location Map

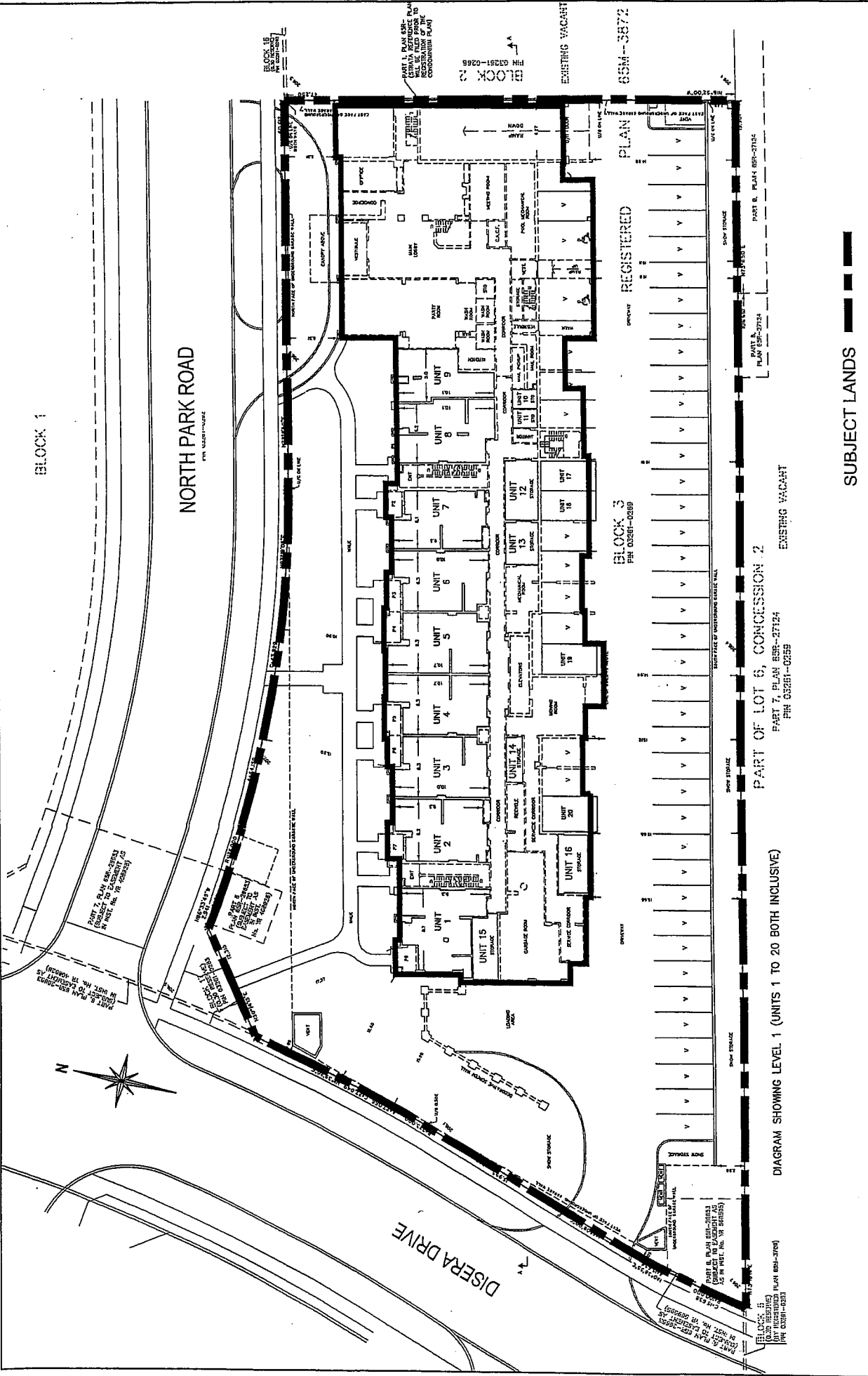
Part of Lot 6,
Concession 2
APPLICANT:
1579670 ONTARIO INC.



Development Planning Department

Attachment 2

FILE No.:
19CDM-06V06
Not to Scale
June 1, 2006



SUBJECT LANDS

DIAGRAM SHOWING LEVEL 1 (UNITS 1 TO 20 BOTH INCLUSIVE)

Draft Plan of Condominium

Part of Lot 6,
Concession 2
APPLICANT:
1579670 ONTARIO INC.



Development Planning Department

Attachment

FILE No.:
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