

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM- 05V12  
1593527 ONTARIO INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V12 (1593527 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

**Economic Impact**

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

**Purpose**

The Owner has submitted an application for Draft Plan of Condominium approval on the subject lands shown on Attachment #2, for a 6 storey, 149 unit residential condominium building on a 1.4ha site.

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located at the northeast corner of Islington Avenue and Willis Road, being Lots 10, 10A, 11, 12, 12A, 12B, 13, 13B and 14 on Plan M-1110 (8201 Islington Avenue), City of Vaughan.

The Ontario Municipal Board approved the site development plan for the subject site on May 8, 2003 for a 5-storey, 160 unit condominium building. The plan has been amended through the Committee of Adjustment to allow a maximum building height of 18.6m and a partial 6<sup>th</sup> storey.

- North - existing single detached dwellings and open space (R2 Residential Zone and OS1 Open Space Conservation Zone, respectively)
- South - Willis Road; open space valley (OS1 Open Space Conservation Zone)
- West - Islington Avenue; existing detached residential dwellings (R2 Residential Zone)
- East - East Humber River valley (OS1 Open Space Conservation Zone)

**Official Plan/Zoning**

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586, which permits the residential condominium building. The proposed Draft Plan of Condominium conforms to the Official Plan.

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1187), as amended by Committee of Adjustment Variance Application (File A134/05), which permits the proposed development with a maximum height of 18.6m and 2 level units comprising a vertical extension of the 5<sup>th</sup> floor for penthouse units in the north, centre and south portions of the building. A further Variance Application (File A220/06) was approved by the Committee of Adjustment on June 8, 2006 to allow 2 separate residential units on the 6<sup>th</sup> floor instead of the extensions from the 5<sup>th</sup> floor for the penthouses, as was previously approved by the Committee. Prior to the execution of the condominium agreements Variance Application A220/06 shall be in full force and effect.

### Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling, and the removal of snow will be administered privately by the Condominium Corporation.

### Region of York

The Regional Municipality York has no objection to the approval of the draft plan of condominium.

### 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 a Draft Plan of Condominium, which is consistent with the approved site plan, as amended. The Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in 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-05V12  
1593427 ONTARIO INC  
LOTS 8 AND 9, CONCESSION 7, 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-05V12 , ARE AS FOLLOWS:**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer and Dzaldov Limited Ontario Land Surveyor, drawing job #03-125-05, dated May 10, 2006.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan 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, that may be outstanding from the registered Site Plan Agreement.
4. Prior to the execution of the condominium agreement with the City of Vaughan, the Minor Variance Application A220/06 shall be final and binding.
5. 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;
  - b) Private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation;
  - c) Snow removal and clearing shall be the responsibility of the Condominium Corporation.
6. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Prior to final approval, the Owner shall submit an "as-built" survey for the development to the satisfaction of the Vaughan Building Standards Department and the Engineering Department.
8. 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.
9. 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 Vaughan Finance Department.
10. The City shall advise that Conditions 1 to 9 have been satisfied.



**LEGEND**  
 C3 - LOCAL COMMERCIAL ZONE  
 OS1 - OPEN SPACE CONSERVATION ZONE  
 OS2 - OPEN SPACE PARK ZONE  
 R1 - RESIDENTIAL ZONE  
 R2 - RESIDENTIAL ZONE  
 R3 - RESIDENTIAL ZONE  
 R1V - APARTMENT RESIDENTIAL ZONE  
 R2 - OLD VILLAGE RESIDENTIAL ZONE  
**SUBJECT LANDS**

# Location Map

Part of Lot 9,  
 Concession 7  
 APPLICANT:  
 1593527 ONTARIO INC.



Development Planning Department

**Attachment 2**  
 FILE NO.:  
 19CDM-05V12  
 Not to Scale  
 June 6, 2006

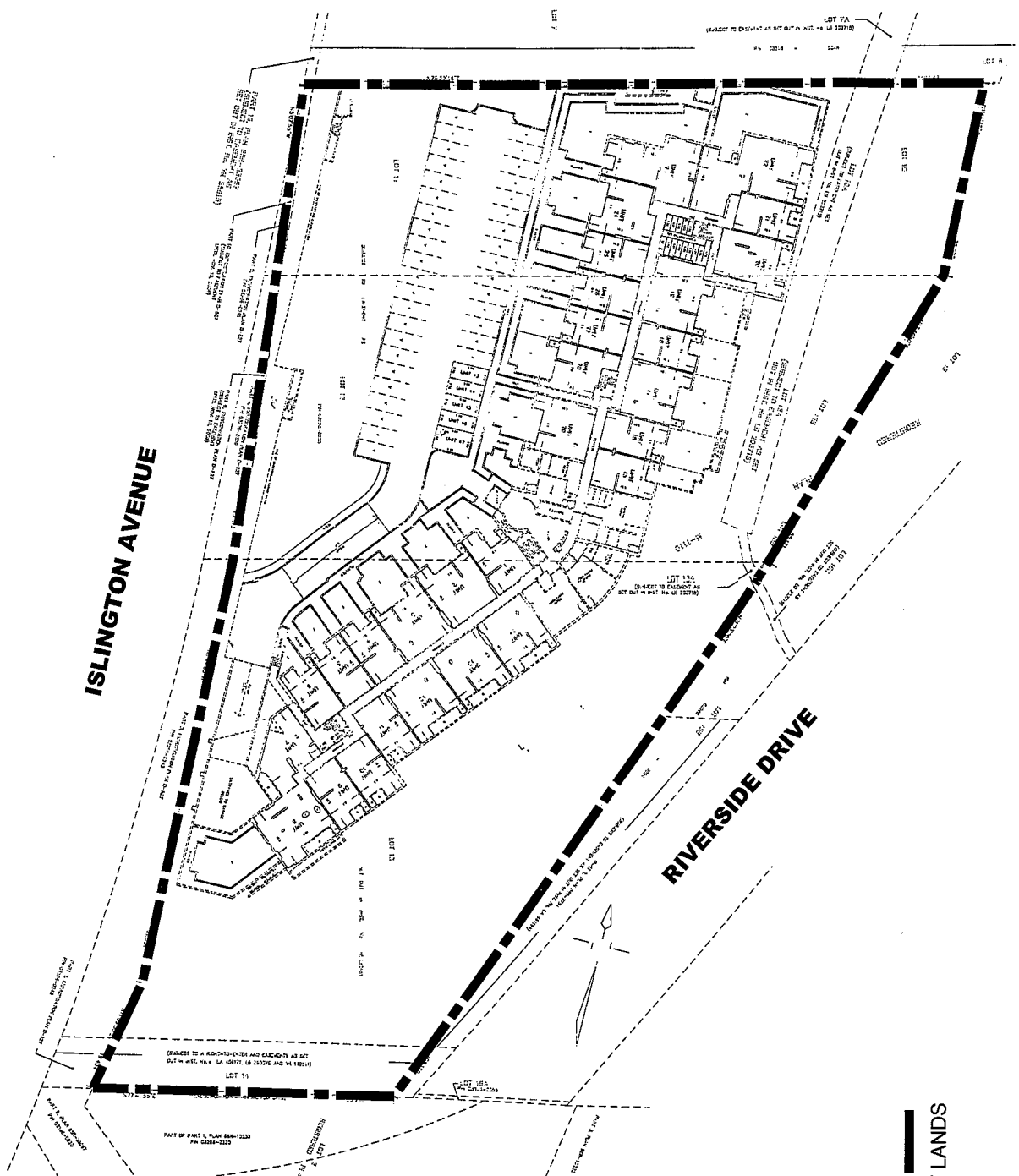
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ISLINGTON AVENUE

RIVERSIDE DRIVE

WILLIS ROAD

SUBJECT LANDS



# Draft Plan of Condominium - Level 1

APPLICANT:  
1593527 ONTARIO INC.

Part of Lot 9,  
Concession 7



Development Planning Department

# Attachment 3

FILE No.:  
19CDM-05V12

Not to Scale  
June 12, 2006