

## COMMITTEE OF THE WHOLE FEBRUARY 5, 2007

### DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V12 GRAND MANOR BY MARKET LANE INC.

#### Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V12 (Grand Manor By Market Lane 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, consisting of a 6-storey, 56 unit residential condominium building, as shown on Attachments #3 and #4, with a total of 74 surface and below grade parking spaces, on a 0.19 ha site. The building is currently under construction.

#### Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the north side of Woodbridge Avenue between Fairground Lane and Clarence Street, being part of Lots A, B and C, Registered Plan 1200 (known municipally as 154 to 166 Woodbridge Avenue), City of Vaughan.

The proposed Draft Plan of Condominium is consistent with the site plan (File DA.05.010) approved by Council on January 16, 2006, with the exception of the underground parking layout. The draft plan of condominium provides for 60 underground parking stall units, whereas the approved site plan provides for 57 underground parking stall units. The three additional parking stall units have depths that are smaller than the required 6 m minimum by-law requirement.

On August 31, 2006, the Committee of Adjustment approved Minor Variance Application A343/06 to allow the three undersized parking stall units each having a width of 2.7 m and depths of 5.3 m (Unit 58), 5.1 m (Unit 59) and 5.6 m (Unit 60). A condition is included in Attachment #1, that will require the Owner to include in the Condominium Declaration, a warning clause notifying prospective purchasers or leasees that the three parking spaces have undersized depths that would be conducive to small motor vehicles including motorcycles.

The development is under construction, and is comprised of a 6-storey, 56 unit residential condominium building served by 74 parking spaces, including 14 surface and 60 underground spaces. The existing Heritage House, known as the Inkerman House/Hotel is being maintained and restored, and incorporated into the overall development. However, it does not form a part of the draft plan of condominium, as shown on Attachment #3. The proposed draft plan of condominium includes all residential units on all 6 floors, common areas, and underground and surface parking spaces, but excludes the ground floor commercial, which will remain in private ownership as identified on Attachment #3.

The surrounding land uses are as follows:

- North - parking (RA2 Apartment Residential Zone), Market Lane commercial complex (C4 Neighbourhood Commercial Zone) and the Arbors residential condominium (RM2 Multiple Residential Zone)
- South - Woodbridge Avenue; commercial uses (C1 Restricted Commercial Zone)
- East - Woodbridge Library and the Market Lane commercial complex (C4 Neighbourhood Commercial Zone)

West - commercial (C4 Neighbourhood Commercial Zone), Fairground Lane, residential townhomes (RM2 Multiple Residential Zone)

#### Official Plan/Zoning

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core) and further amended by site-specific OPA #611, which permits a maximum 6-storey condominium building comprised of 56 residential units with ground floor commercial uses. The 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(1201), which permits a maximum 6-storey, mixed residential/commercial building. The draft plan of condominium complies with all requirements of the Zoning By-law.

#### 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 Region of 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 Draft Plan of Condominium application, which is consistent with the approved site plan. 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 (19CDM-06V12)
2. Location Map
3. Draft Plan of Condominium
4. Building Elevation

#### Report prepared by:

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

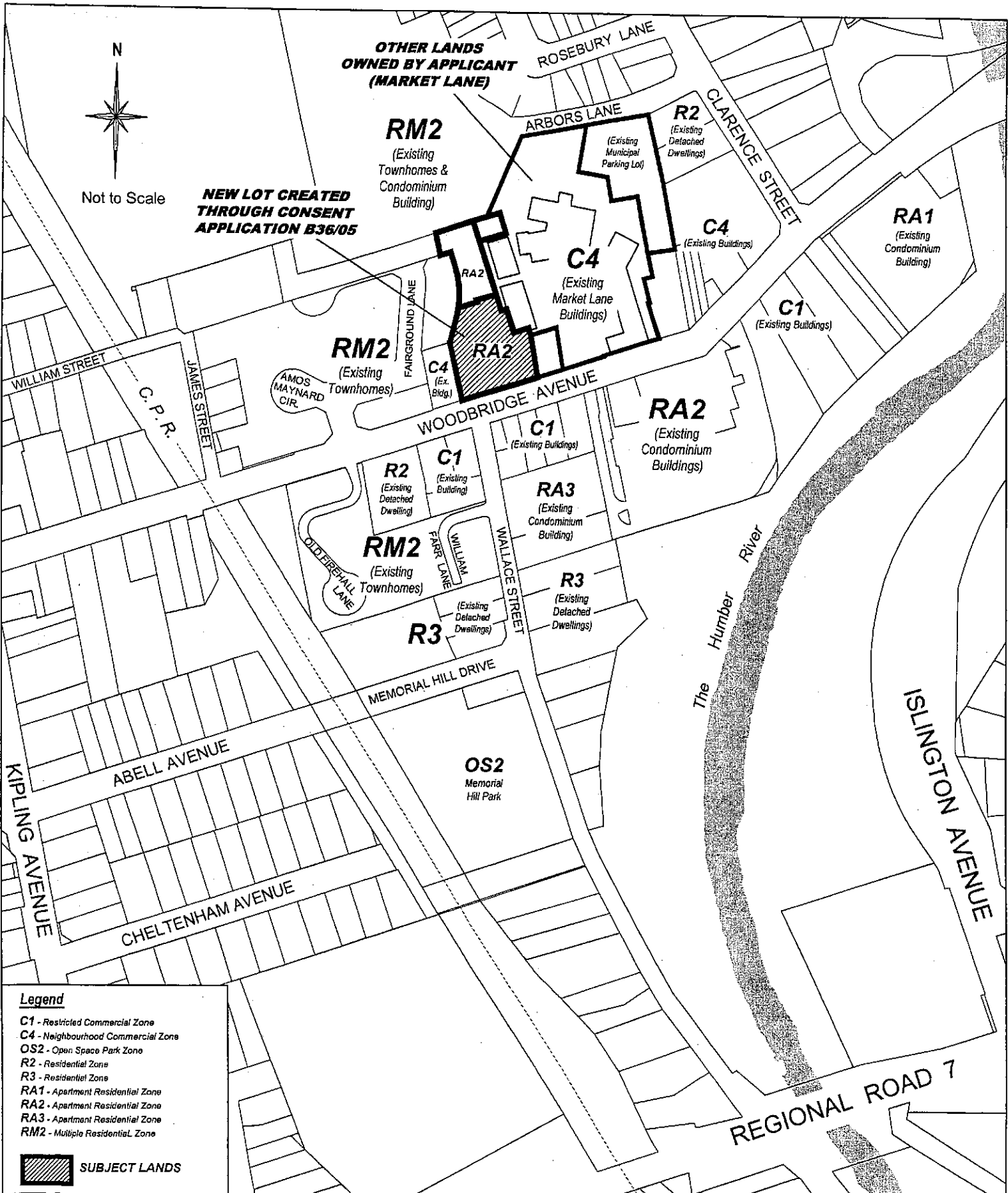
**DRAFT PLAN OF CONDOMINIUM 19CDM-06V12  
GRAND MANOR BY MARKET LANE INC.  
PART OF LOT 7, CONCESSION 7, CITY OF VAUGHAN**

**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-06V12, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by R. Avis Surveying Inc., Drawing Job #1321-3DP1, dated October 13, 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, and that may be outstanding from the registered site plan agreement.
4. The following provision(s) 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; and
  - c) snow removal and clearing shall be the responsibility of the Condominium Corporation.
5. The Owner shall include in the Condominium Declaration, a warning clause notifying prospective purchasers or leasees that underground parking stall Units 58, 59 and 60 on the draft plan of condominium cannot be utilized as standard parking spaces as the dimensions, as approved through Minor Variance Application A343/06 (Unit 58: 2.7 m x 5.3 m; Unit 59: 2.7 m x 5.1 m; Unit 60: 2.7 m x 5.6 m), are smaller than the minimum dimensions required by the City of Vaughan By-law (2.7 m x 6 m), and would be conducive for small motor vehicles, including motorcycles.
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 to the satisfaction of the Vaughan Building Standards Department.

8. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department 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 to the Vaughan Development Planning Department that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Finance Department.
10. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 9 have been satisfied.



# Location Map

Part Lot 9,  
Concession 7  
APPLICANT:  
MARKET LANE HOLDINGS LTD.



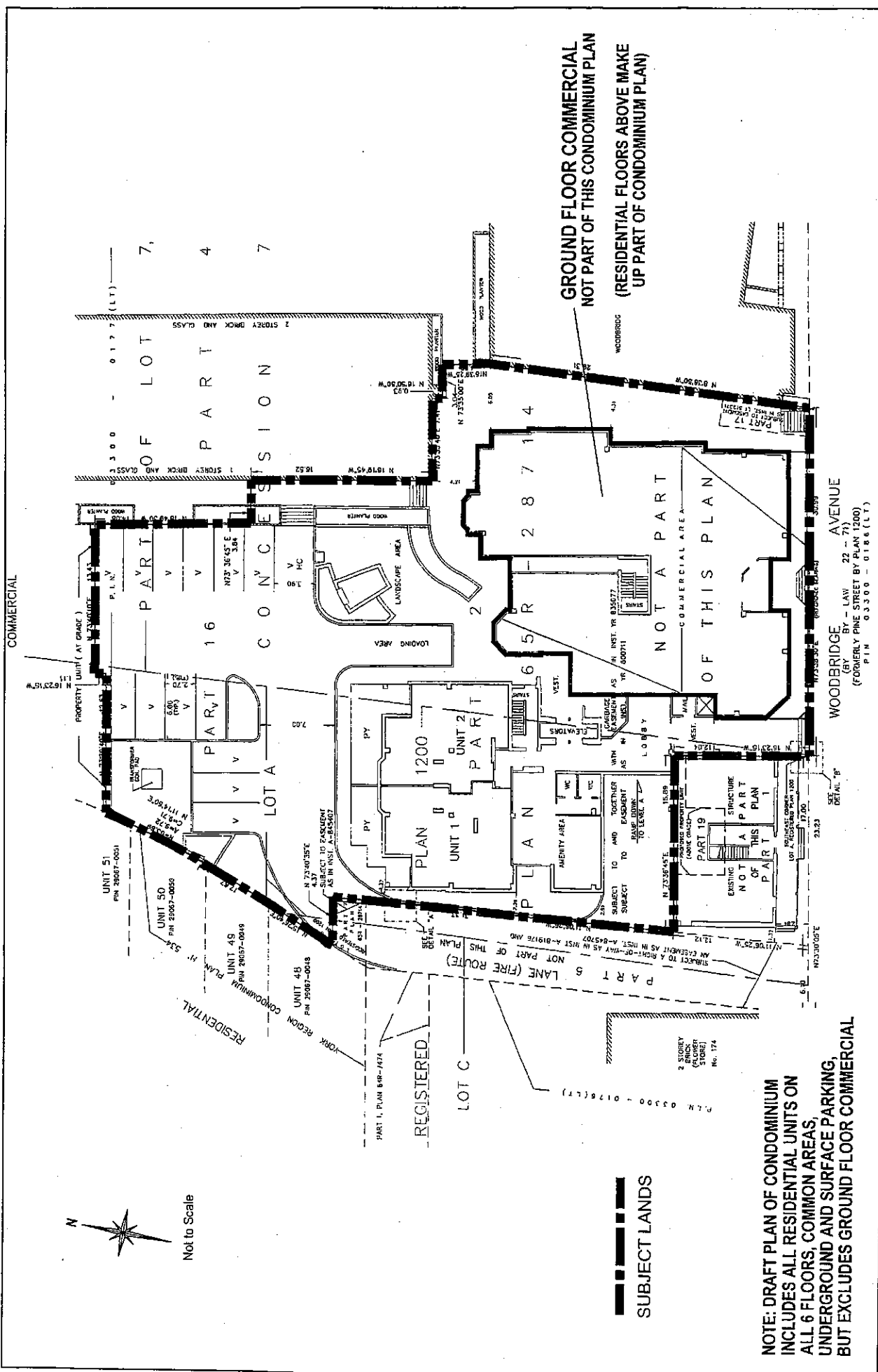
The City Above Toronto

Development Planning Department

# Attachment

FILE No.:  
19CDM-06V12  
RELATED FILES:  
DA.05.010, Z.02.068 & Z.05.038  
DATE:  
December 13, 2006

# 2



GROUND FLOOR COMMERCIAL  
NOT PART OF THIS CONDOMINIUM PLAN  
(RESIDENTIAL FLOORS ABOVE MAKE  
UP PART OF CONDOMINIUM PLAN)

SUBJECT LANDS

NOTE: DRAFT PLAN OF CONDOMINIUM  
INCLUDES ALL RESIDENTIAL UNITS ON  
ALL 6 FLOORS, COMMON AREAS,  
UNDERGROUND AND SURFACE PARKING  
BUT EXCLUDES GROUND FLOOR COMMERCIAL

# Draft Plan of Condominium

APPLICANT:  
MARKET LANE HOLDINGS LTD.  
Part Lot 9,  
Concession 7



The City Above Toronto

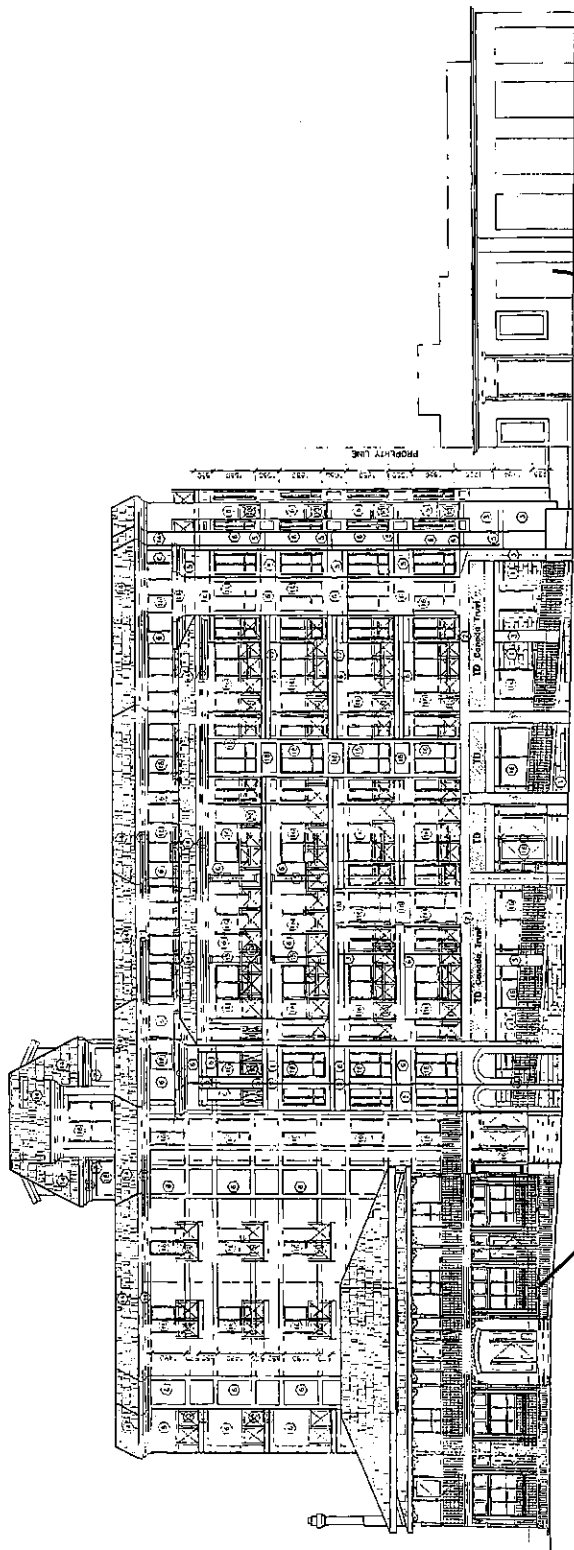
Development Planning Department

# Attachment 3

FILE No.  
19CDM-06V12  
RELATED FILES:  
DA.05.010, Z.02.068  
& Z.05.038  
December 13, 2006

**BUILDING MATERIALS  
(FOR ELEVATIONS ONLY)**

1	BRICK AND GROUT
2	CONCRETE (TYPE 1)
3	CONCRETE (TYPE 2)
4	GLAZED ALUMINUM
5	GLAZED STEEL
6	GLAZED WOOD
7	GLAZED BRICK
8	GLAZED TERRAZZO
9	GLAZED MARBLE
10	GLAZED GRANITE
11	GLAZED SLATE
12	GLAZED SLATE (WOOD)
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**Existing  
Woodbridge Library**

**Existing  
Inkerman Hotel**

SOUTH ELEVATION

Not to Scale

**Attachment 4**  
 FILE No. 19CDM-06V12  
 RELATED FILES: DA.05.010, Z.02.068 & Z.05.038  
 January 16, 2007

**CITY OF Vaughan**  
*The City Above Toronto*  
 Development Planning Department

**Building Elevation**  
 Part Lot 9,  
 Concession 7  
 APPLICANT: MARKET LANE HOLDINGS LTD.  
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