

COMMITTEE OF THE WHOLE OCTOBER 15, 2007

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V07 1666633 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-07V07 (1666633 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application on the subject lands shown on Attachment #2, for approval of a Draft Plan of Condominium for Building "D" of the Liberty Development, comprising a newly constructed 22-storey, 231 unit high-rise residential apartment building with 301 parking spaces as shown on Attachments #3, #4, #5 and #6.

Background - Analysis and Options

The subject 3,210 m² site shown on Attachment #2 is located on the south side of North Park Road, between Disera Drive and Bathurst Street, known municipally as 7 North Park Road, being Part of Block 2 within Registered Plan 65M-3872, City of Vaughan. The surrounding land uses are:

- North - North Park Road; future park (OS2 Open Space Park Zone)
- South - approved commercial development (Walmart) under construction (CMU2 Commercial Mixed Use 2 Zone)
- East - vacant (A Agricultural Zone)
- West - existing 18-storey residential condominium building - Building "C" (RA3 Apartment Residential Zone)

Official Plan

The subject lands are designated "High Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #621, and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(1153). The draft plan of condominium conforms to the Official Plan, and complies with the site-specific requirements of the Zoning By-law.

Site Development

The 3,210m² site has 68.19 m frontage on North Park Road, and a depth of 47 m. The condominium plan consists of a 22-storey, 231 unit residential condominium apartment building, which is tiered down at the 21st, 20th and 19th floors along the east and west sides of the building. The subject Building "D" is connected to Building "C" to the west by a two storey common area which serves both buildings. Building "C" has been registered as a separate condominium corporation (YRCC No. 1075). The common area/lobby facilitates direct drop-off and pick-up

access from North Park Road to the main entrance of both buildings. The site is also served by a second full-movement driveway located to the east of the building, providing access to the 39 surface visitor parking spaces, and for garbage pick-up to and from the loading area, at the rear of the site. The easterly driveway also provides access to the ramp leading to the underground parking garage where a total of 262 resident parking spaces are located. Alternate access to the subject lands can be obtained via Disera Drive through the adjacent lands to the west where Building "C" is located. 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. Landscaping has been provided for the perimeter of the site. Council approved Site Development File DA.05.030 for the subject lands on November 28, 2005. The draft plan of condominium is consistent with the approved site plan.

Application Review

As a condition of the 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, in accordance with the approved site plan, building permit, and the provisions of the Official Plan and Zoning By-law. The Development Planning Department is satisfied with the draft condominium plan and has no objections to its approval, subject to the conditions provided for in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Site Plan – Condo Level 1
4. Condo Levels 2 and 3
5. Condo Levels 4 to 22
6. Underground Parking Levels A to D

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 STANDARD CONDOMINIUM 19CDM-07V07
1666633 ONTARIO INC.
PART OF LOT 6, CONCESSION 2, CITY OF VAUGHAN**

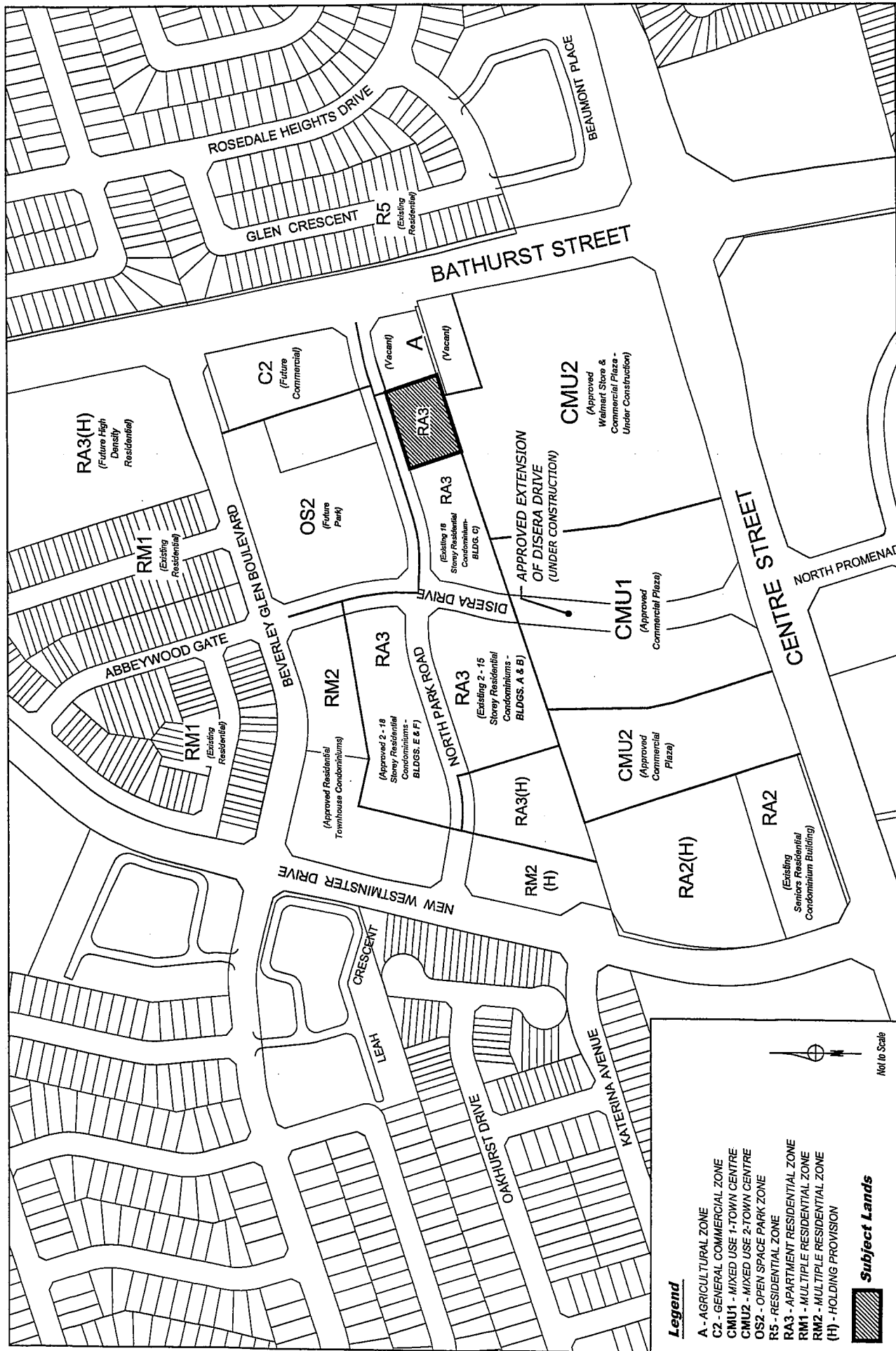
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-07V07, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaffer & Dzaldov Limited, Drawing No. 02-431-02; Sheets 1, 2, 3 and 4, dated July, 10, 2007.
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. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. 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.
7. 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.
8. 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.

Clearances

9. The City (Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



Location Map

Part of Lot 6,
Concession 2

APPLICANT:
1666633 ONTARIO INC.

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City of Vaughan

The City Above Toronto

Development Planning Department

Attachment

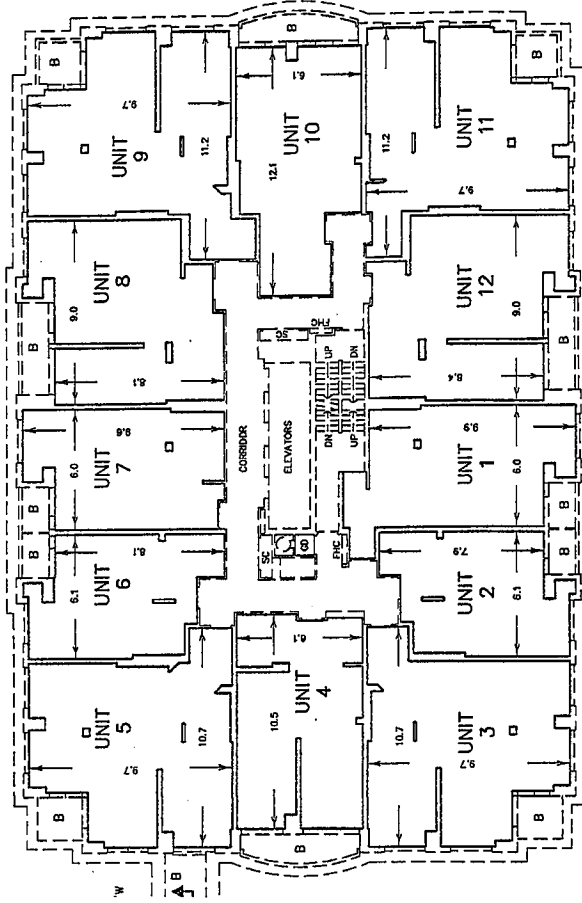
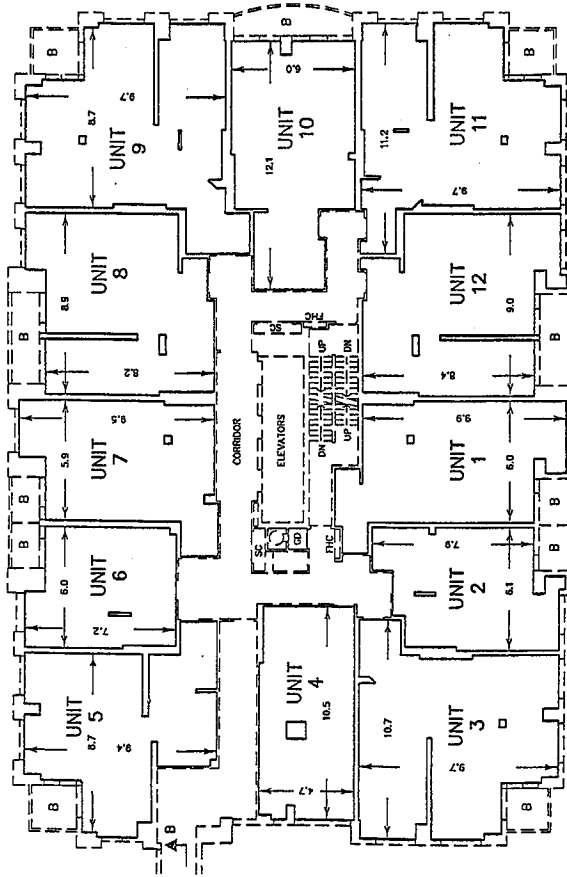
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RELATED FILE:
DA.05.030

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September 19, 2007

Building 'C'
(YRCC No. 1075)

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Not to Scale

Condo Levels 2 & 3

Part of Lot 6,
Concession 2

APPLICANT:
1666633 ONTARIO INC.

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The City Above Toronto

Development Planning Department

Attachment

FILE No.: 19CDM-07V07
RELATED FILE:
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Condo Levels 4 to 22

Part of Lot 6,
Concession 2

APPLICANT:
1666633 ONTARIO INC.

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The City Above Toronto

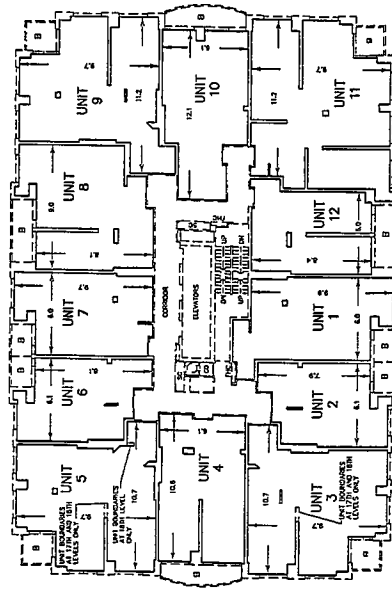
Development Planning Department

Attachment 5

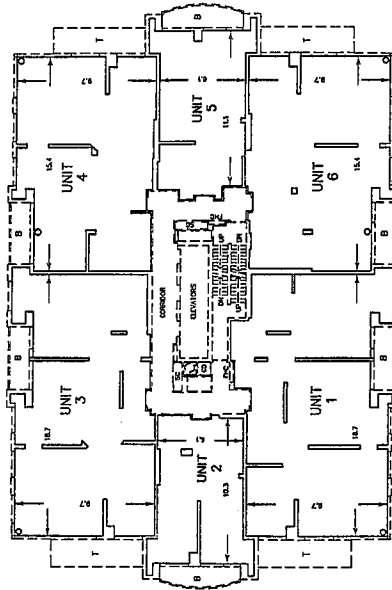
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RELATED FILE:
DA.05.030

September 17, 2007

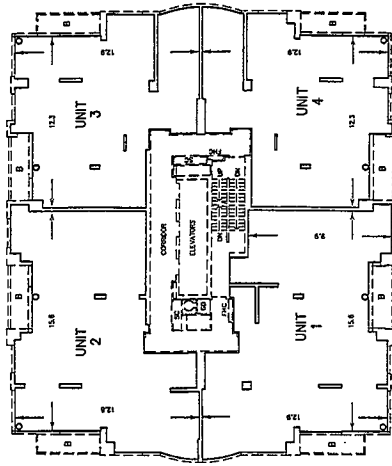
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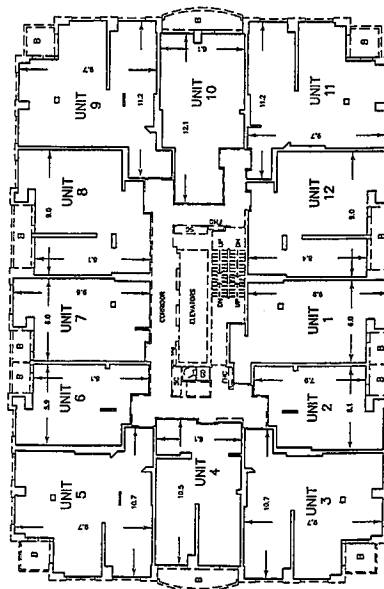
LEVELS 12 TO 18 INCLUSIVE



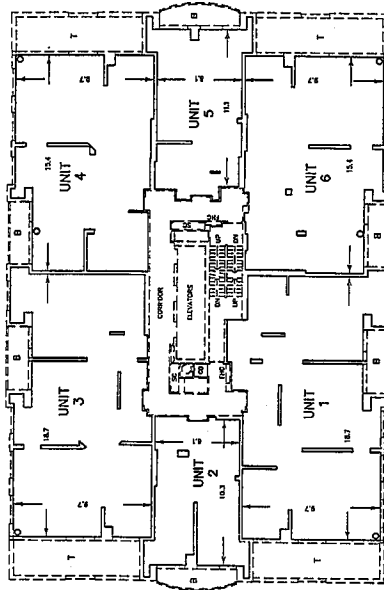
LEVEL 20



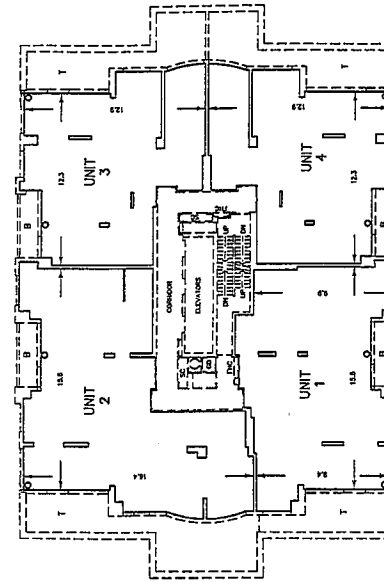
LEVEL 22



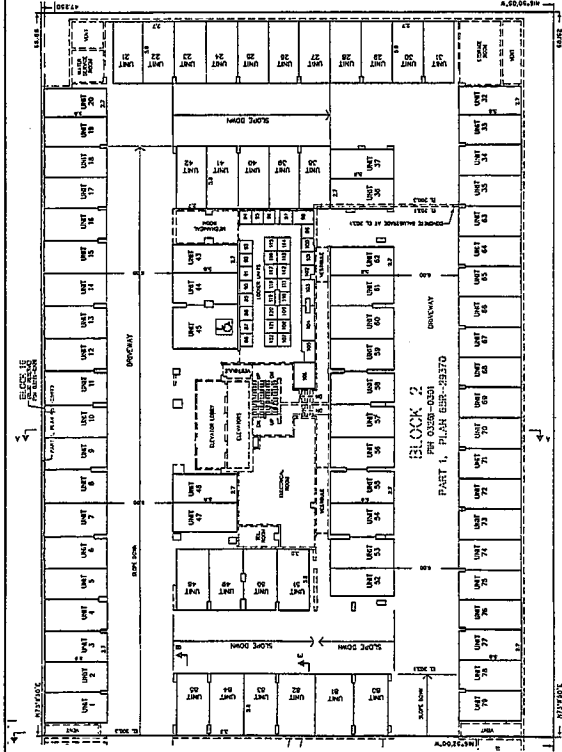
LEVELS 4 TO 11 INCLUSIVE



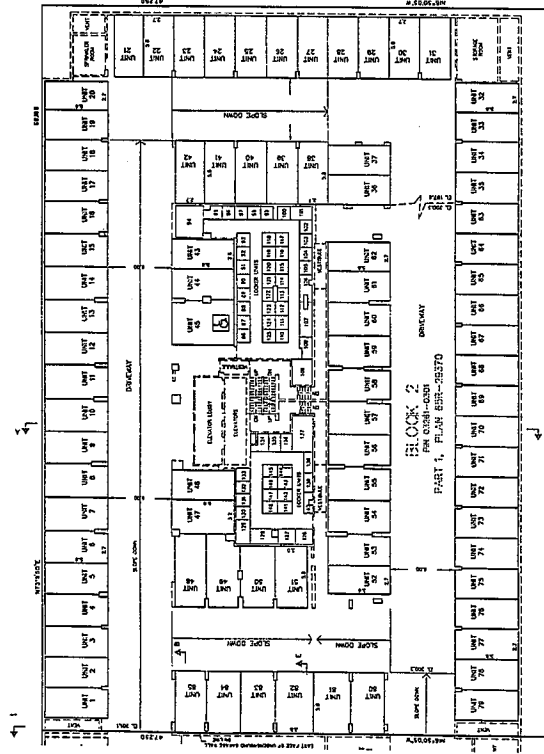
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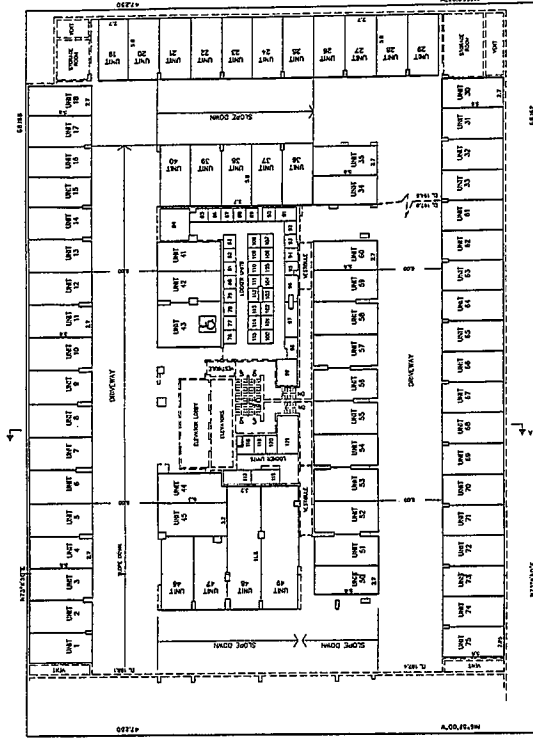
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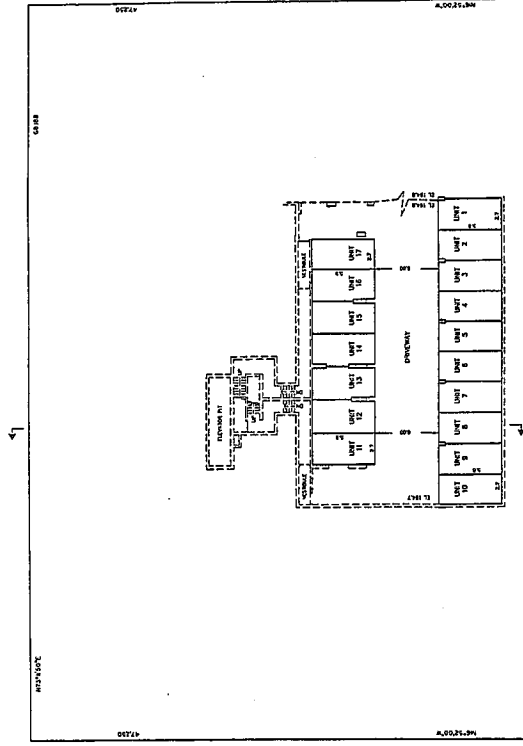
UNDERGROUND LEVEL A



UNDERGROUND LEVEL B



UNDERGROUND LEVEL C



UNDERGROUND LEVEL D



Not to Scale

U/G Parking Levels A to D

Part of Lot 6,
Concession 2

APPLICANT:
1666633 ONTARIO INC.

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Development Planning Department

Attachment

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DA.05.030

September 17, 2007

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