

COMMITTEE OF THE WHOLE DECEMBER 3, 2007

DRAFT PLAN OF CONDOMINIUM 19CDM-07V11 PINE GROVE AT KIPLING INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-07V11 (Pine Grove At Kipling Inc.) BE APPROVED, subject to the conditions of approval set out on 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 for Draft Plan of Condominium approval on the subject lands shown on Attachment #2, consisting of a total of 15 residential units, comprised of 14 semi-detached units and 1 detached unit and served by 30 parking spaces. The site has a lot area of .22 ha and represents Phase One of a two phase development. The residential units are currently under construction.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Kipling Avenue, north of Woodbridge Avenue, being Lots 10, 11 and 12 on Plan 546 (8018, 8026, 8032 and 8048 Kipling Avenue), City of Vaughan.

The proposed Draft Plan of Condominium is consistent with the site plan (File DA.05.057), which was approved by the Ontario Municipal Board on May 29, 2007 through Board Order 1680. The development represents Phase 1 of the overall development of the subject lands. Phase 2 is approved and is comprised of a 5-storey, 102 residential unit condominium building under a separate condominium corporation, as shown on Attachment #3. The development of Phase 1 is under construction and consists of a total of 15 residential units, comprised of 14 semi-detached units and 1 single detached unit. The units subject of this application will function as a condominium complex with access to a private road to be shared with Phase 2 (File 19CDM-07V12).

The surrounding land uses are as follows:

- North - existing residential dwellings (R3 Residential Zone), industrial (M1 Restricted Industrial Zone)
- South - RA2, Apartment Residential Zone, Phase 2 (5-storey, 102 unit condominium building under construction)
- East - Kipling Avenue; existing residential dwellings (R3 Residential Zone), vacant/open space (Open Space Park Zone)
- West - existing CP railway line (M3 Transportation Industrial Zone), proposed application for 54 stacked townhouse units (Files OP.07.005 and Z.07.036)

Official Plan/Zoning

The subject lands are designated "Mixed Use Commercial" by OPA #644, which permits 15 residential units (Phase 1) and a 5-storey, 102 residential unit condominium building (Phase 2). The lands are zoned RA2 Apartment Residential Zone, by By-law 1-88, subject to Exception Paragraph 9(1272). The draft plan of condominium proposed for Phase 1 conforms to the Official Plan and Zoning By-law.

Phase One Design

The proposed phasing for the overall development is shown on Attachment #3. Phase 1 includes the lands for the 14 semi-detached and single detached residential dwelling units, but excludes the private road, which has been identified as part of Phase 2. The appropriate cross easements for vehicle and pedestrian access must be provided in favour of the subject lands (Phase 1) prior to occupancy.

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.

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".

Regional Implications

N/A

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-07V11)
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

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-07V11 PINEGROVE AT KIPLING INC. LOTS 7 AND 8, CONCESSION 8, 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-07V11, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar Surveying drawing #05-140DC01, dated September 26, 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.
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;
 - c) snow removal and clearing shall be the responsibility of the Condominium Corporation;
 - d) that the developer/builder/owner or condominium corporation shall ensure that each unit is affixed with a mailbox at or around the front door with appropriate street and unit number to the satisfaction of Canada Post.
 - e) the Condominium Corporation shall provide the necessary pedestrian and vehicle cross easements in favour of the CPR lands to the immediate west and Phase 2 to the south.
5. Prior to final approval, the Owner shall provide written confirmation that the necessary cross easements over Phase 2 of the development in favour of Phase 1 have been secured.
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 Building Standards 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 Finance Department.
10. City shall advise that Conditions #1 to #9 have been satisfied.



Location Map

Part of Lots 7 & 8,
Concession 8
APPLICANT:
PINE GROVE AT KIPLING INC.

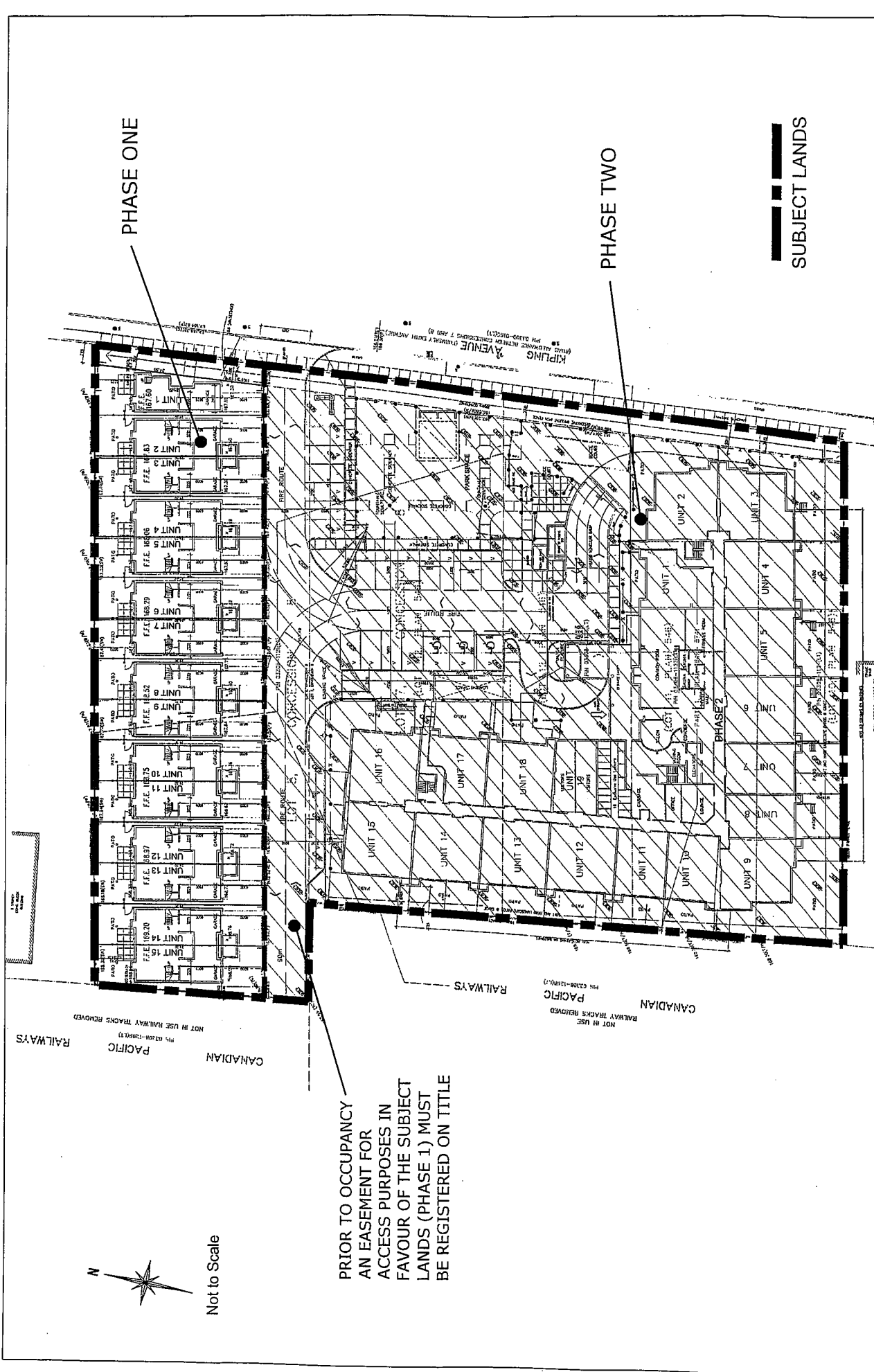


Development Planning Department

Attachment

2

FILE No.:
19CDM-07V11
RELATED FILES:
19CDM-07V12 & DA.05.057
November 8, 2007



PHASE ONE

PHASE TWO

SUBJECT LANDS

PRIOR TO OCCUPANCY
AN EASEMENT FOR
ACCESS PURPOSES IN
FAVOUR OF THE SUBJECT
LANDS (PHASE 1) MUST
BE REGISTERED ON TITLE

Not to Scale

Draft Plan of Condominium

Part of Lots 7 & 8,
Concession 8

APPLICANT:
PINE GROVE AT KIPLING INC.



The City Above Toronto

Development Planning Department

Attachment

3

FILE No.:
19CDM-07V11
RELATED FILES:
19CDM-07V12 & DA.05.057
November 8, 2007