

COMMITTEE OF THE WHOLE FEBRUARY 19, 2008

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V06
ELM THORNHILL WOODS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-07V06 (Elm Thornhill Woods 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 to create common elements (ie. private driveways, visitor parking, walkways, and landscaped amenity areas) for a 32-unit residential freehold townhouse development, as shown on Attachment #3.

Background - Analysis and Options

The 8,461.89 m² subject lands shown on Attachments #2 and #3 are located at the northeast corner of Summeridge Drive and Dufferin Street, being 8777 Dufferin Street and Part of Block 392 on Registered Plan 65M-3757, City of Vaughan.

The development received site plan approval from Council on June 27, 2005 (File DA.04.047). On February 11, 2008, Council approved the related Draft Plan of Subdivision and Zoning By-law Amendment for the subject lands (Files 19T-07V03 and Z.07.034), to facilitate a common elements condominium, the subject lands are required to be a block within a registered M-Plan, as part of the subject lands are not located within a registered plan, the draft plan of subdivision and zoning by-law amendment applications were required. In order to create the individual freehold lots, the Applicant is required to submit a Part Lot Control application. The common element areas, including the walkways, landscaped amenity areas, visitor parking and private driveways, will be created through the subject Draft Plan of Condominium application (19CDM-07V06).

Official Plan

The subject lands are designated "Medium Density Residential/Commercial Area" by OPA #600, which permits block townhouse uses at a density of between 17-40 units/ha. At a net density of 37.82 units/ha, the subject proposal consisting of 32 townhouse units conforms to the Official Plan and the Council approved Block 10 Plan.

Zoning

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two by By-law 1-88, subject to site-specific Exception 9(1210). The RMV2 Zone permits the proposed townhouse dwellings and development.

Site Design

The 8,461.89m² rectangular shaped block has 66.46m frontage along Dufferin Street and 124m flankage along Summeridge Drive as shown on Attachment #3. The site will be developed with 32 freehold townhouse units with direct driveway access from Summeridge Drive.

The portions of the development that will be condominiumized include the two internal private driveways; the 9 visitor parking spaces situated along the east/west private driveway; the private internal walkways located on the north side of the east/west private driveway; and along the west side of the north/south driveway; and the common landscaped areas located between the townhouse blocks, and along the east and west boundaries of the townhouse complex.

Private walkways are located between the townhouses and on the north side of the private common element road.

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. The Owner is to include this information in all Offers of Sale, Purchase or Lease and in the Condominium Declaration.

Application Review

The draft plan of condominium is in accordance with the approved site plan (File DA.04.047). As a condition of approval, the Owner will be required to submit an "as-built" survey of the road and other common elements to the satisfaction of the Vaughan Engineering and Building Standards Departments, prior to the registration of the final condominium plan.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has provided approval through the Site Development Application process (File DA.04.047) and is party to the Site Plan Agreement which is registered on title. The Region of York has no comments with respect to the draft plan of condominium, subject to the conditions of approval in Attachment #1, with respect to the Owner satisfying all Regional site plan matters to the satisfaction of the Region of York Transportation and Works Department.

Conclusion

The Development Planning Department has reviewed the proposed application for Draft Plan of Condominium, which is consistent with the approved site plan, and is in accordance with the provisions of the Official Plan and the Zoning By-law. 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 (Common Elements)

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

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-07V06 (COMMON ELEMENTS) ELM THORNHILL WOODS INC. PART OF LOT 12, 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-07V06, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Rabideau & Czerwinski Ontario Land Surveyors, drawing #RC6925A4, dated September 18, 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 and outstanding from the registered site plan agreement (File DA.04.047).
4. 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;
 - d) the Owner shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post;
 - e) the Owner shall include in all Offers of Sale, Purchase or Lease and in the Condominium Declaration, clauses 4a, 4b, 4c, and 4d as identified above.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey for the common elements to the satisfaction of the Engineering Department and the Development Planning Department.

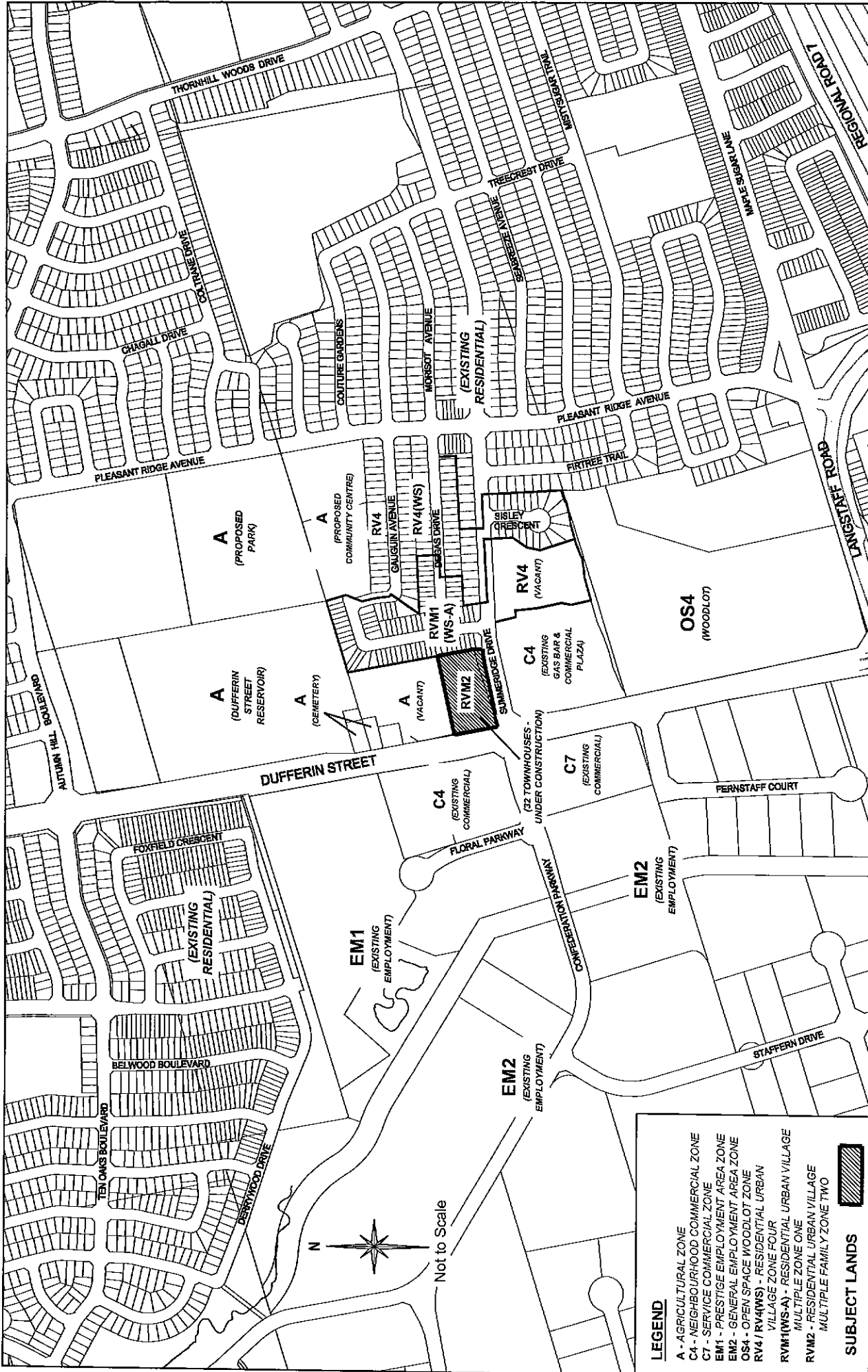
7.
 - a) Prior to final approval, the Owner shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
 - b) The Owner shall advise that satisfactory arrangements have been made with the land owner to the north to provide a private easement for service connections at the approved locations, and to the satisfaction of the City. The private easement would provide for the site servicing purposes of sanitary sewers, storm sewers, watermain, access and egress over Parts 7, 8, 13 and 14 on Plan 65R-28438 in favour of the owner of the lands adjoining its property on the north limit of the draft plan of condominium 19CDM-07V06.
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.

Region of York Condition

9. Prior to final approval, the Owner shall certify that the conditions of approval provided in Regional Site Plan File No. SP-V-066-05 (Vaughan File No. DA.04.047) and Draft Plan of Subdivision File 19T-07V03 have been met to the satisfaction of the Regional Transportation and Works Department including a site inspection with Regional staff to review the as-constructed conditions.

Clearances

10. The Vaughan Development Planning Department shall advise that the City's Conditions 1 to 8 have been satisfied.
11. The Region of York Planning Department shall advise the Vaughan Development Planning Department that the Region of York's Condition 9 has been satisfied.



LEGEND

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RV4 / RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO

SUBJECT LANDS



Location Map

Part of Lot 12,
Concession 2

APPLICANT:
ELM THORNHILL WOODS INC.

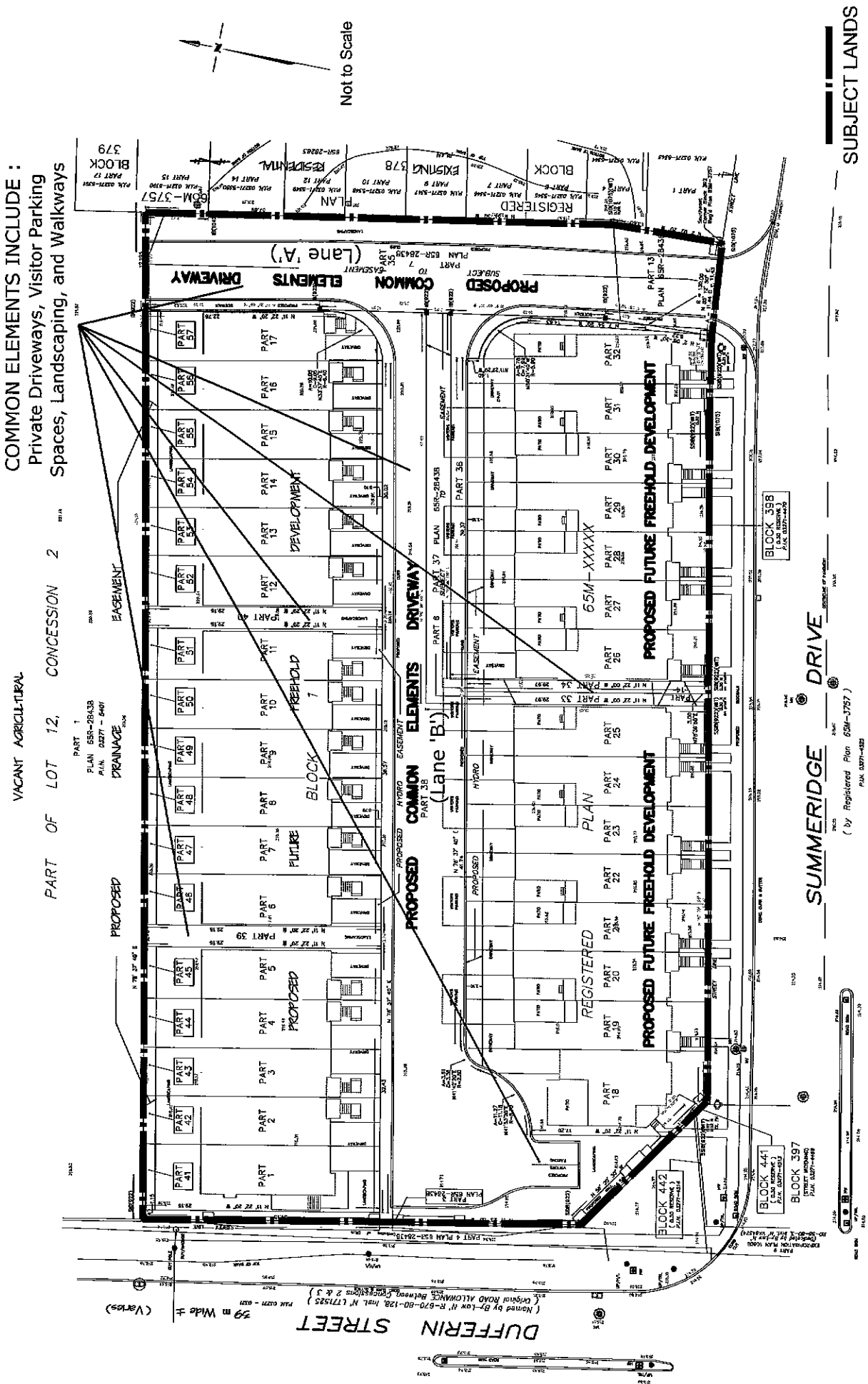
N:\DFT\1 ATTACHMENTS\19\19cdm-07\06



The City Above Toronto

Development Planning Department

Attachment 2
 FILE No.: 19CDM-07V06
 RELATED FILES: DA.04.047, Z.07.034 & 19T-07V03
 January 22, 2008



COMMON ELEMENTS INCLUDE :
 Private Driveways, Visitor Parking
 Spaces, Landscaping, and Walkways

VACANT AGRICULTURAL
 PART OF LOT 12, CONCESSION 2

PLAN 558-28438
 PLAN 52271-5401
 DRAINAGE

SUBJECT LANDS

Attachment 3
 FILE No.: 19CDM-07V06
 RELATED FILES:
 DA.04.047.Z.07.034 &
 19T-07V03
 January 22, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Common Elements Condominium Plan
 APPLICANT: ELM THORNHILL WOODS INC.
 Part of Lot 12, Concession 2
 (Width Varies 13 - 28 m Wide)

NA\DATA\ATTACHMENTS\19\19cdm-07v06