

**COMMITTEE OF THE WHOLE SEPTEMBER 8, 2009**

**DRAFT PLAN OF CONDOMINIUM 19CDM-09V04 (PHASE ONE)  
1463290 ONTARIO INC.  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-09V04 (1463290 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out on Attachment #1.

**Contribution to Sustainability**

N/A

**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 Attachments #2 and #3 for Draft Plan of Condominium approval for Phase 1 of an overall two phase street townhouse development. Phase 1 is comprised of 59 residential units, 2 laneways and 1 amenity area block as shown on Attachment #4. The residential units are currently under construction.

**Background - Analysis and Options**

The subject lands shown on Attachment #3 are located on the east side of Kipling Avenue, north of Woodbridge Avenue, being Part 1 on Plan 65R-31026 (8299 and 8355 Kipling Avenue), in Part of Lots 9 and 10, Concession 7, City of Vaughan.

The proposed Draft Plan of Condominium is consistent with the Site Development Application (File DA.07.066), which was approved by Council on May 12, 2008. The development represents Phase 1 of the overall development of the property. Phase 2 of the proposed development (File 19CDM-09V03) is comprised of 57 residential units, 23 visitor parking spaces and the main ring road as shown on Attachment #5. The surrounding land uses are shown on Attachment #3.

**Official Plan/Zoning**

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #676 and zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception Paragraph 9(1289). The Draft Plan of Condominium conforms to the Official Plan and complies with By-law 1-88.

**Phase One Design**

The proposed phasing for the overall development is shown on Attachments #4 and #5. Phase 1 includes the lands for the smaller 3.9m – 6.38m frontage residential townhouse units, the amenity

block and two rear laneways, but excludes the private ring road, and the visitor parking spaces which are provided as part of Phase 2. The appropriate reciprocal cross easements for vehicle and pedestrian access must be provided over each Phase.

#### 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.

#### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed Draft Plan of Condominium and has no objection to the plan provided the necessary easement is conveyed to the TRCA for access and maintenance purposes to the open space lands, to the satisfaction of the TRCA.

#### Canada Post

Canada Post has reviewed the application and has indicated that they have no objection to the Draft Plan of Condominium, subject to the following conditions:

- a) the Owner/Developer/Condominium Corporation agrees to include in all offers of purchase and sale and /or condominium declaration, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox at an approved location prior to the closing or occupancy of a residential unit.
- b) the Owner/Developer/Condominium Corporation will provide the following for each community mailbox site and include the following requirement on the appropriate servicing plans:
  - an appropriate sized concrete pad as per municipal standards for the community mailboxes with required walk and curb depressions for wheelchair access as per municipal standards, and;
- c) the Owner/Developer agrees to determine and provide suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed.

#### Relationship to Vaughan Vision 2020

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

#### Regional Implications

N/A

#### Conclusion

The Development Planning Department has reviewed the Draft Plan of Condominium application, which is consistent with the approved Site Development Application. 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. Context Location Map
3. Location Map
4. Draft Plan of Condominium Phase 1 (File - 19CDM-09V04)
5. Draft Plan of Condominium Phase 2 (File - 19CDM-09V03)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8407

Mauro Peverini, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

Grant Uyeyama  
Director of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-09V04  
1463290 ONTARIO INC.  
LOTS 9 AND 10, 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-09V04 (PHASE ONE), ARE AS FOLLOWS:**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R & C Ontario Land Surveyors, Plan No. RC6900E2-4, dated May 25, 2009.
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, and the related Site Plan and Subdivision Agreements shall have been registered on title.
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, noise and site development and any other matters that the City may consider necessary, which may be outstanding from the registered Site Plan Agreement (File DA.07.066).
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) the Condominium Corporation, if required, shall supply, install and maintain the required mail equipment to the satisfaction of Canada Post; and,
  - e) the Owner/Condominium Corporation shall secure the appropriate servicing easements and cross-easements with the adjacent Phase 2 Condominium Corporation (File 19CDM-09V03).
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 road to the satisfaction of the Vaughan Engineering Department.
7. 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.

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 Vaughan Finance Department.
9. Prior to final approval the Owner shall provide the necessary easements at the Owners expense to TRCA and Vaughan for servicing and pedestrian access to the open space lands to the satisfaction of the City and Toronto and Region Conservation Authority.
10. Prior to final approval the Owner shall provide to Vaughan, confirmation that all conditions of Canada Post as per the Draft Plan of Condominium have been satisfactorily addressed.
11. The City shall advise that Conditions 1 to 10 have been satisfied.



# Context Location Map

LOCATION:  
Part of Lots 9 & 10, Concession 7

APPLICANT:  
1463290 Ontario Inc.

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The City Above Toronto

Development Planning Department

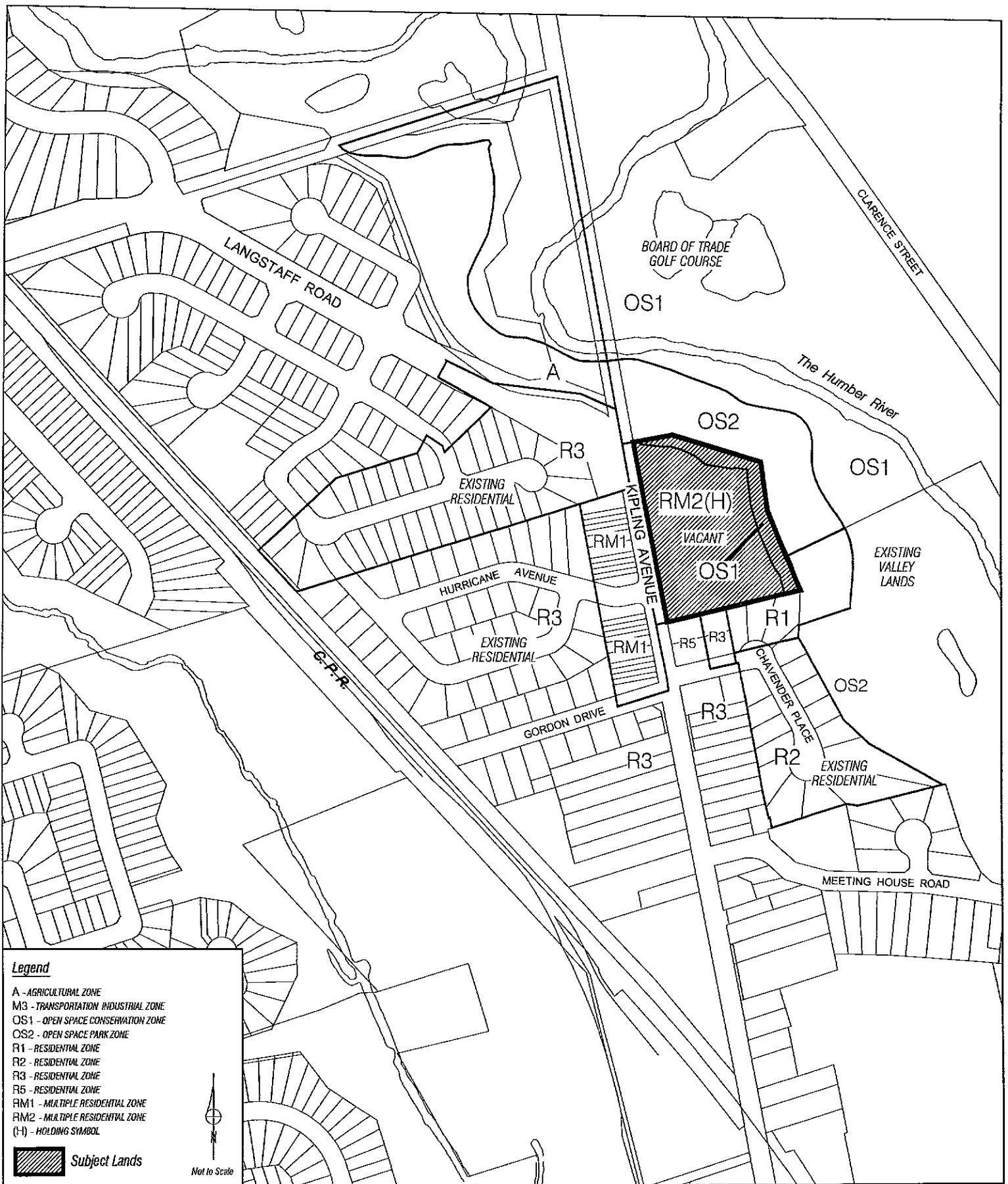
# Attachment

FILE:  
19CDM-09V04

DATE:  
August 28, 2009



# 2



**Legend**

- A - AGRICULTURAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING SYMBOL

**Subject Lands**

Not to Scale

## Location Map

LOCATION:  
Part of Lots 9 & 10, Concession 7

APPLICANT:  
1463290 Ontario Inc.

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*The City Above Toronto*

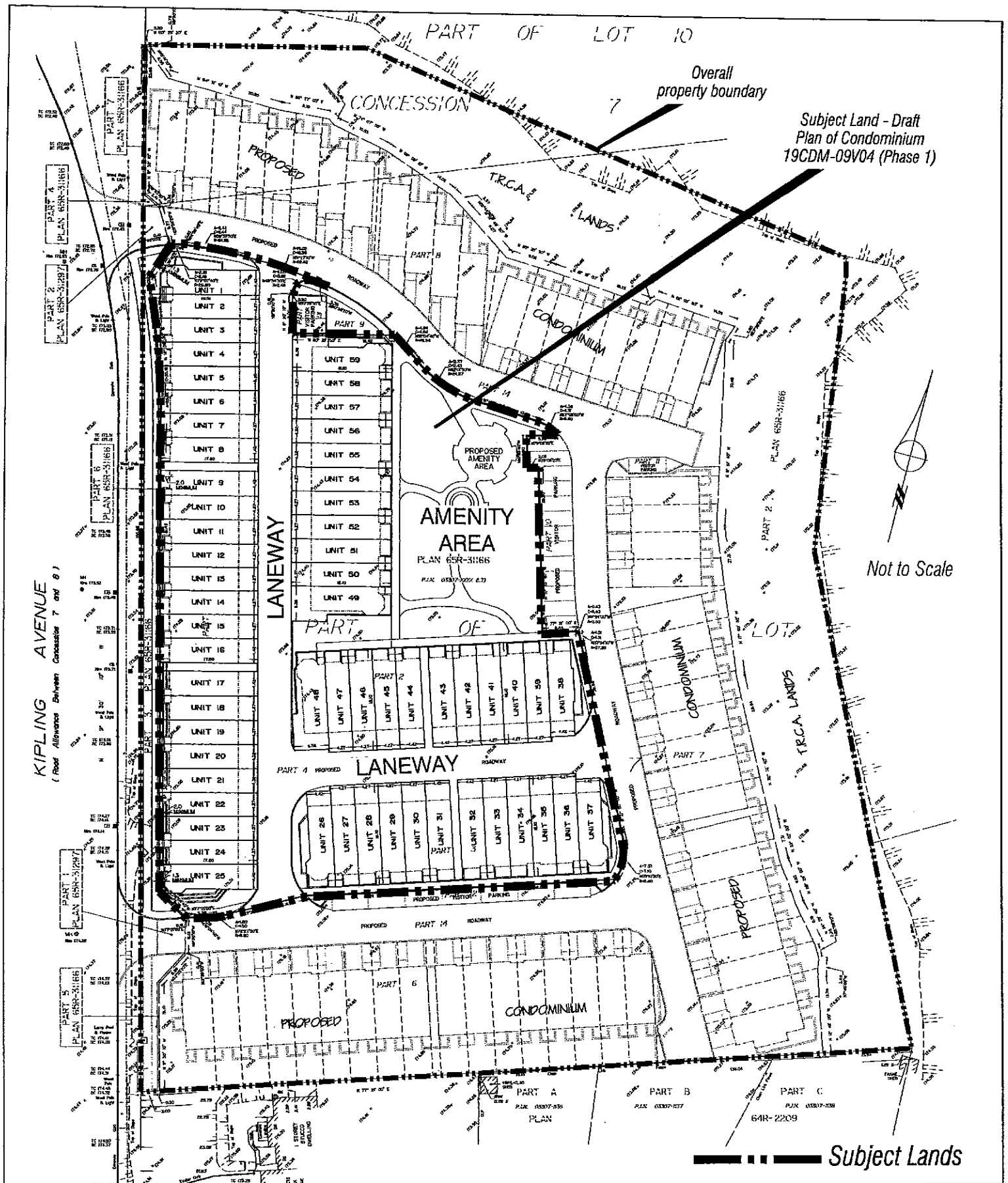
Development Planning Department

## Attachment

FILE:  
19CDM-09V04

DATE:  
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# 3



**Draft Plan of Condominium Phase 1 -**  
**(File: 19CDM-09V04)**

APPLICANT: 1463290 Ontario Inc.  
 LOCATION: Part of Lots 9 & 10, Concession 7

NA\01\1 ATTACHMENTS\19\19cdm-09v04.dwg



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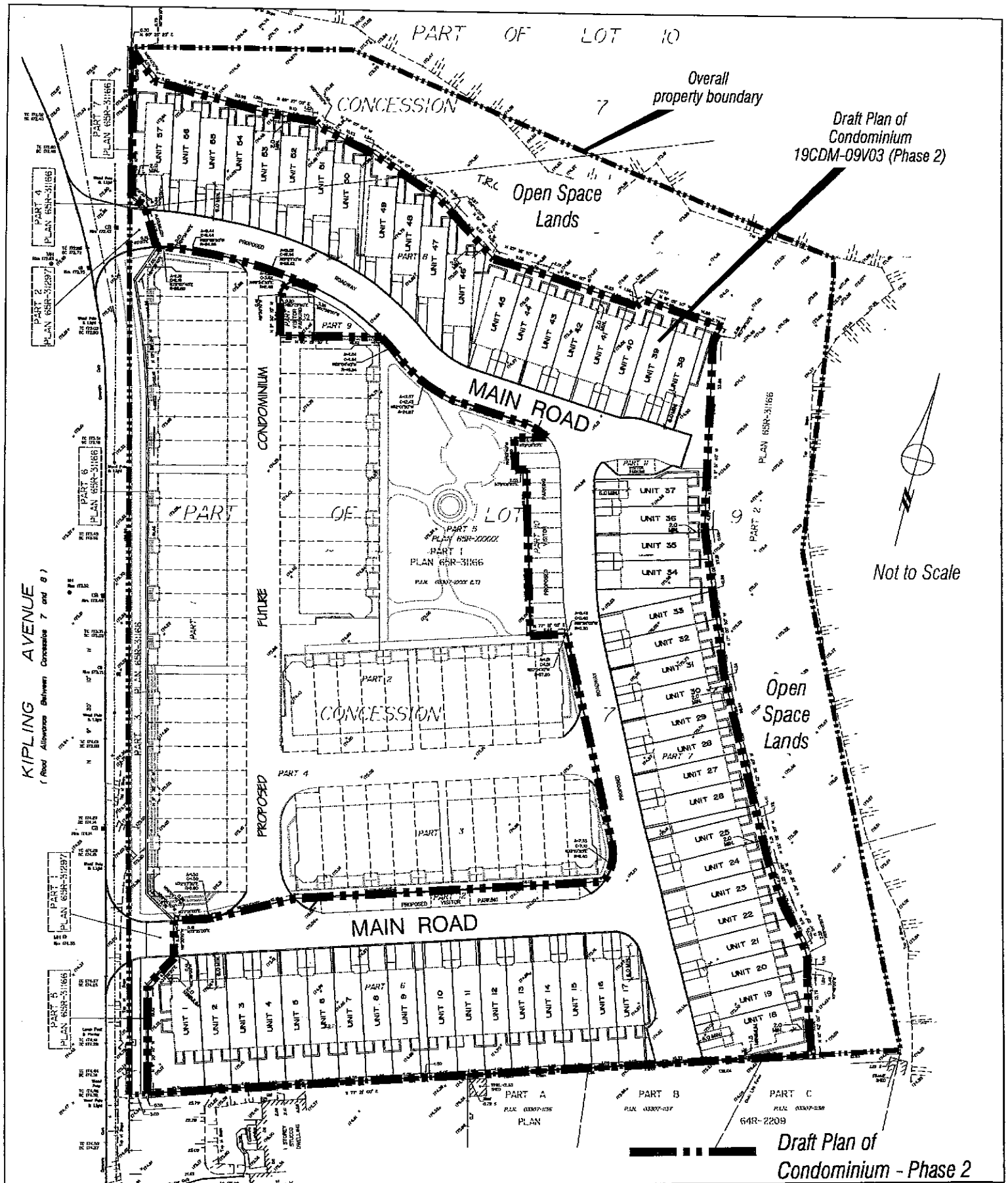
**Attachment**

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**Draft Plan of Condominium Phase 2 -**  
**(File: 19CDM-09V03)**

APPLICANT: 1463290 Ontario Inc. LOCATION: Part of Lots 9 & 10, Concession 7

NA\0FT\1 ATTACHMENTS\19\19cdm-09v04.dwg



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**Attachment**

FILE:  
19CDM-09V04

DATE:  
August 28, 2009

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