

COMMITTEE OF THE WHOLE MARCH 23, 2010

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-09V05 PROMENADE PARK II LIMITED WARD 5

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-09V05 (Promenade Park II Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Contribution to Sustainability

The subject residential condominium apartment building is an existing structure, and the proposed draft plan of condominium application deals with tenure only.

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 the approval of a Draft Plan of Condominium (Standard) comprised of a 19-storey, 205 unit, residential condominium apartment building with a total of 229 residential parking spaces as shown on Attachments #4 to #9.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3, are located at the northwest corner of West Promenade and Promenade Circle, municipally known as 88 Promenade Circle, being Part of Block 7 on Registered Plan 65M-2235, in Part of Lot 5, Concession 2, City of Vaughan. These lands represent Phase 2 of an overall residential condominium apartment development shown on Attachments #4 and #5. The surrounding land uses are shown on Attachment #3.

The overall approved site plan as shown on Attachment #4, is comprised of the subject lands being Phase 2, and the Phase 1 portion of the lands located to the north, municipally known as 100 Promenade Circle. Phase 1 (Draft Plan of Condominium File 19CDM-05V05) was approved by Council on May 24, 2005, and is comprised of a 16-storey, 168 unit (but approved by Council for 170 units) residential condominium apartment building, with 186 parking spaces, 75 visitor parking spaces and a lobby/recreation structure. The plan was subsequently registered as YRSCC-1090. Cross easements have been registered on title allowing both Phases 1 and 2 (100 and 88 Promenade Circle) to access visitor parking at-grade and below-grade.

Building "B" on the subject lands was previously site plan approved by Council on September 22, 2003, for a 16-storey, 170 unit condominium apartment. Subsequently, the Owner applied for an Official Plan Amendment, Zoning By-law Amendment and Site Development applications to increase the overall site density to 312 units/ha and increase the unit count by 33 units (Files OP.05.027 Z.05.059 and DA.05.061). The final proposal for 205 units in Building "B", which

included the additional 33 units and the 2 units leftover from Building "A" was approved by Council on January 29, 2007.

Official Plan/Zoning

The subject lands are designated "High Density Residential Area" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #665, and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(480). The draft plan of condominium conforms to the Official Plan and complies with the requirements of the site-specific Zoning By-law.

Site Development

The approved site plan shown on Attachment #4, consists of two residential apartment buildings, connected by a single storey lobby/recreation area. The overall development has been constructed in two phases. Phase 1 comprises the northern portion of the site and includes a 16-storey, 168 unit residential apartment building (Building "A") and a 1 storey lobby and recreation structure. Phase 2, is the subject of this application, and consists of a 19-storey, 205 unit residential apartment building (Building "B").

The full movement access to the site is from Promenade Circle, and leads to a circular drop-off/pick-up area at the main lobby located between the two buildings. There are 38 visitor parking spaces provided at grade along the north, east and west sides of Building "A". Visitor parking at-grade and below-grade will be used for both buildings as cross easements have been registered on title. The location of the ramp to the underground parking area is located to the west of Building "A", which will serve both Buildings "A" and "B".

Service areas are provided along the west sides of both buildings. The southwest area of the site will include a large landscaped amenity area, which will serve both Buildings "A" and "B". The existing one-storey structure that will connect Building "A" with Building "B" also includes recreational facilities. Furthermore, the residential units have been constructed with balconies for additional amenity space.

Application Review

The draft plan of condominium (Attachment #5) is in accordance with the approved Site Plan (File DA.05.061), as shown on Attachment #4. As a condition of approval, the Owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

All Regional conditions relating to the approved Site Plan (File DA.05.061) must be fulfilled to the satisfaction of the Region of York, prior to the registration of the final condominium plan.

Conclusion

The Development Planning Department has reviewed the proposed application for the 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 has no objections to the approval of the draft plan of condominium, subject to the conditions in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan
5. Draft Plan of Condominium 19CDM-09V05

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

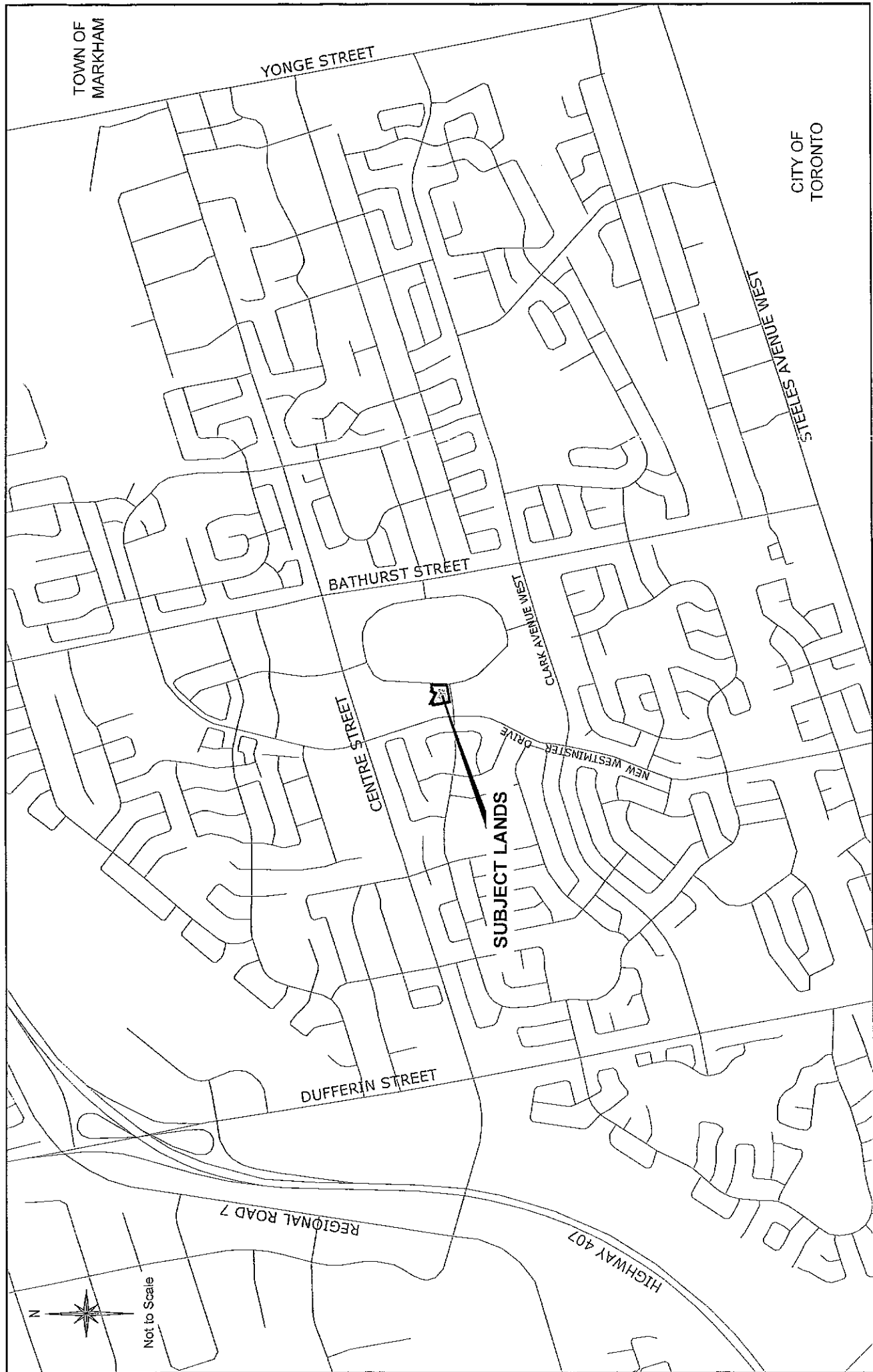
CONDITIONS OF APPROVAL

DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-09V05 PROMENADE PARK II LIMITED PART OF LOT 5, 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-09V05, 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 No. 1891-3DP1, 1891-3DP2, 1891-3DP3, 1891-3DP4, 1891-3DP5, dated December 19, 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.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any outstanding 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 (File DA.05.061).
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 Vaughan 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 Vaughan Development Planning Department.
7. 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.
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;
 - b) the Condominium Corporation shall supply, install and maintain the required mail equipment to the satisfaction of Canada Post;
 - c) private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation; and,
 - d) snow clearing and/or removal shall be the responsibility of the Condominium Corporation.
9. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



TOWN OF
MARKHAM

YONGE STREET

CITY OF
TORONTO

BATHURST STREET

CENTRE STREET

SUBJECT LANDS

CLARK AVENUE WEST

NEW WESTMINSTER DRIVE

STEELE'S AVENUE WEST

DUFFERIN STREET

REGIONAL ROAD 7

HIGHWAY 407



Not to Scale

Context Location Map

Location: Part of Lot 5,
Concession 2

Applicant:
Promenade Park II Limited

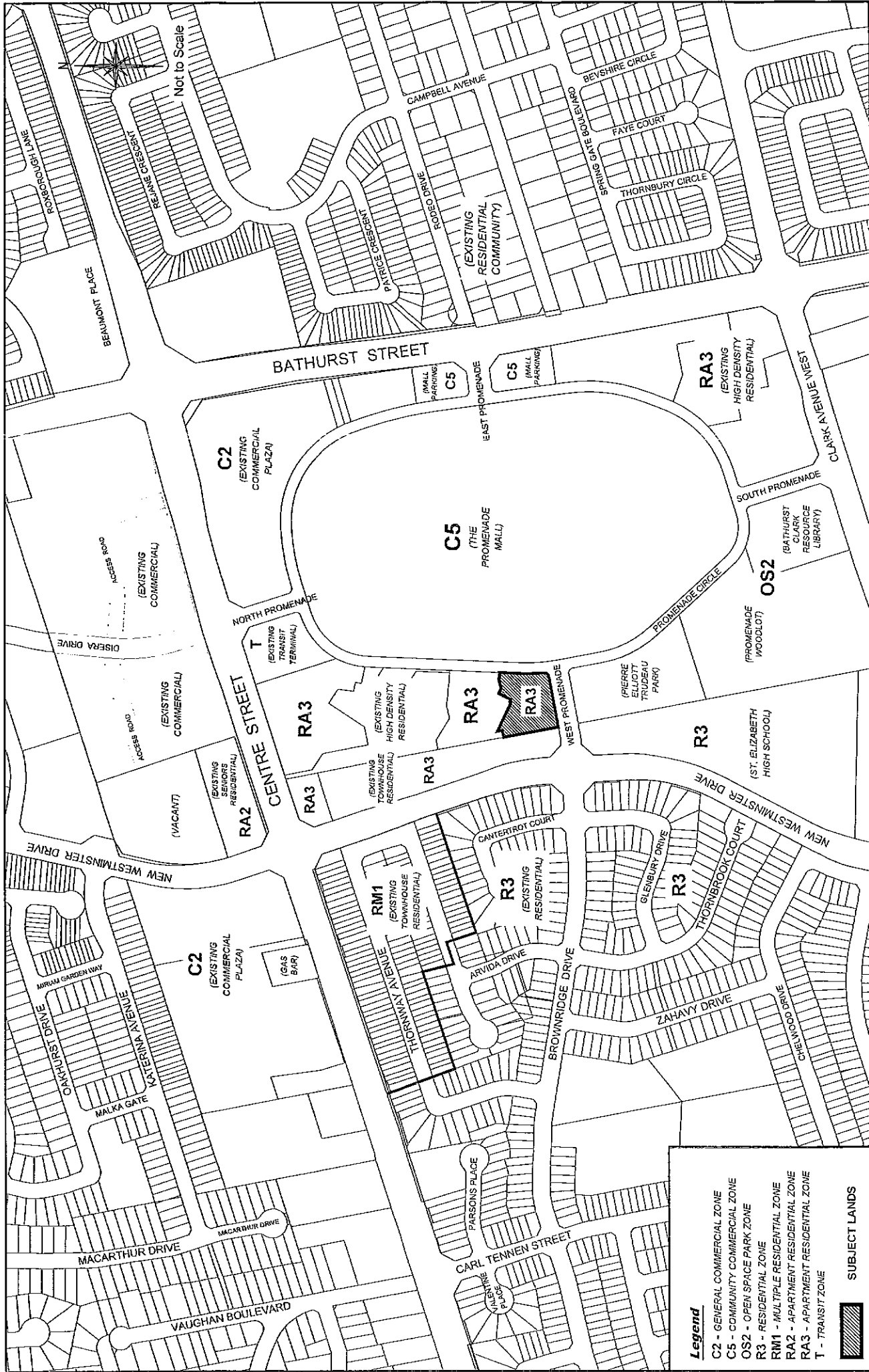



Development Planning Department

Attachment

File:
19CDM-09V05
Date:
February 25, 2010

2



- Legend**
- C2 - GENERAL COMMERCIAL ZONE
 - C5 - COMMUNITY COMMERCIAL ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R3 - RESIDENTIAL ZONE
 - RM1 - MULTIPLE RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - T - TRANSIT ZONE
 -  SUBJECT LANDS

Location Map

Location: Part of Lot 5,
Concession 2

Applicant:
Promenade Park II Limited



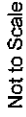
The City Above Toronto

Development Planning Department

Attachment

File: 19CDM-09V05
Date: February 25, 2010

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PHASE 1

100
Promenade
Circle
**Existing
16 Storey
(168 units)
Condominium
Apartment
Building**

**BUILDING SUBJECT
TO THE PROPOSED
CONDOMINIUM
APPLICATION**

OUTLINE OF UNDERGROUND PARKING GARAGE

PHASE 2

WEST PROMENADE

**CONDOMINIUM
CORPORATION**
YRSCC - 1090

Legend

Subject Lands

Approved Site Plan

Location: Part of Lot 5,
Concession 2

Applicant:
Promenade Park II Limited



The City Above Toronto

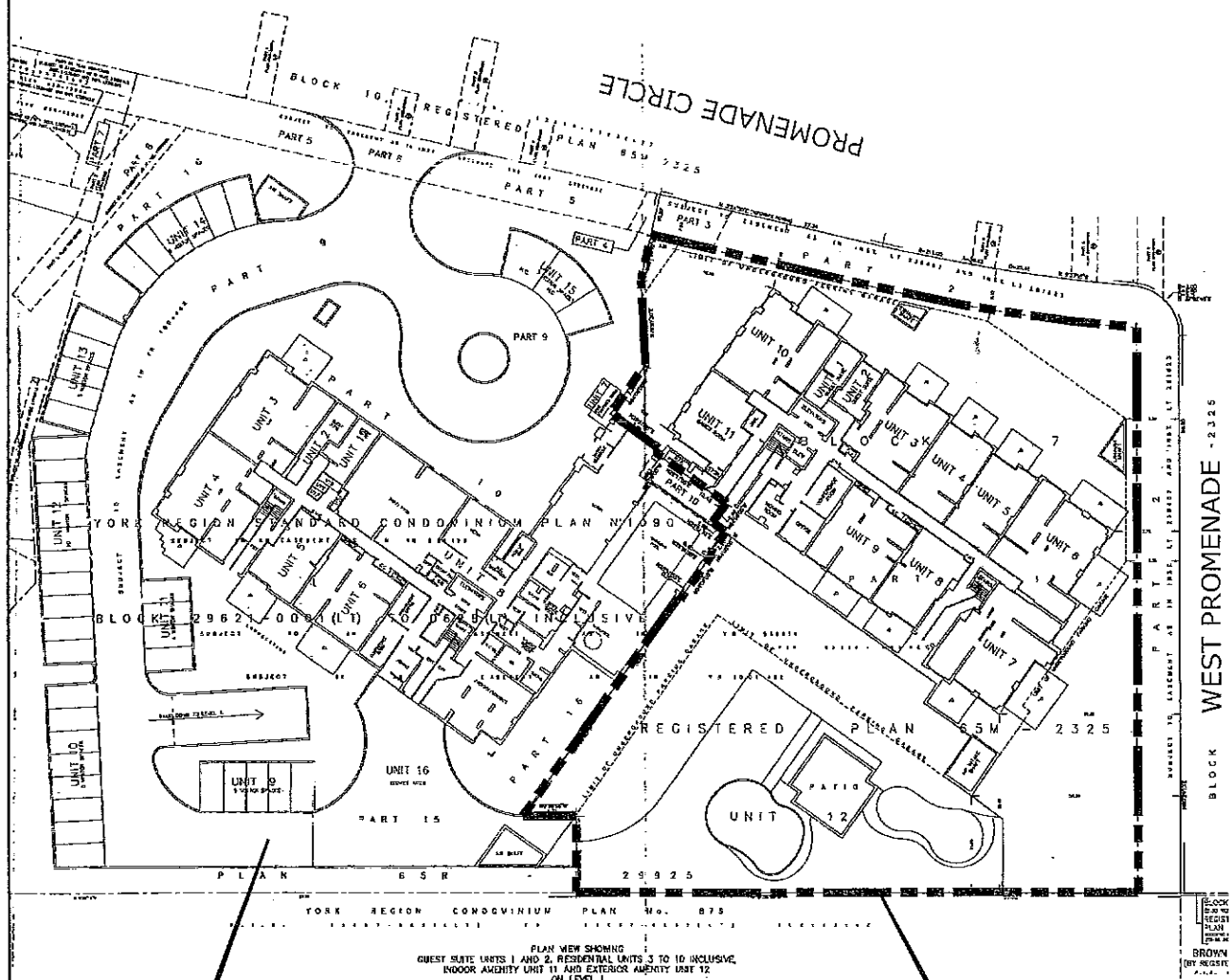
Development Planning Department

Attachment

File:
19CDM-09V05

Date: February 25, 2010





PHASE 1
(100 PROMENADE
CIRCLE)
BUILDING "A"
YRSCC - 1090

SUBJECT LANDS

SUBJECT LANDS

Draft Plan of Condominium 19CDM-09V05



Applicant:
Promenade Park II Limited
Location: Part of Lot 5,
Concession 2

Development Planning Department