

COMMITTEE OF THE WHOLE JANUARY 11, 2011

DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-10V002 WOODBIDGE GATES INC. WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-10V002 (Woodbridge Gates Inc.) BE APPROVED, subject to the conditions of approval set out on Attachment #1.

Contribution to Sustainability

The site is developed, and the proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium (Standard) application for the subject lands shown on Attachments #2 and #3, for one 6-storey building, comprised of 7 retail units, 4 live-work units and 228 residential units. The site is served by 335 parking spaces distributed over two underground parking garage levels and 16 surface parking spaces. This development will function as a standard condominium.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the southeast corner of Woodbridge Avenue and Kipling Avenue, municipally known as 281 Woodbridge Avenue, in the City of Vaughan. The surrounding land uses are shown on Attachment #3.

The proposed Draft Plan of Condominium is consistent with the approved site development application (File DA.04.050) which was approved by Vaughan Council on February 26, 2007.

Official Plan/Zoning

The subject lands are designated "Mixed Use Commercial" by OPA #440 (Woodbridge Core Plan), as amended by site-specific OPA #659 and "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending final approval by the Region of York. The proposed draft plan of condominium conforms to the Official Plans.

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(990). The proposed draft plan of condominium complies with Zoning By-law 1-88 as amended by Exception 9(990).

Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling, and the removal of snow will be administered privately by the Owner/Condominium Corporation.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application was circulated to the Region of York Planning Department for comment. As of December 1, 2010, no comments have been received by the City. Any conditions required by the Region will be included in the City's Condominium Agreement with the applicant.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium application, which conforms to the Official Plan and complies with the Zoning By-law, and has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Condominium Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-10V002 – Typical Level

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF CONDOMINIUM APPROVAL

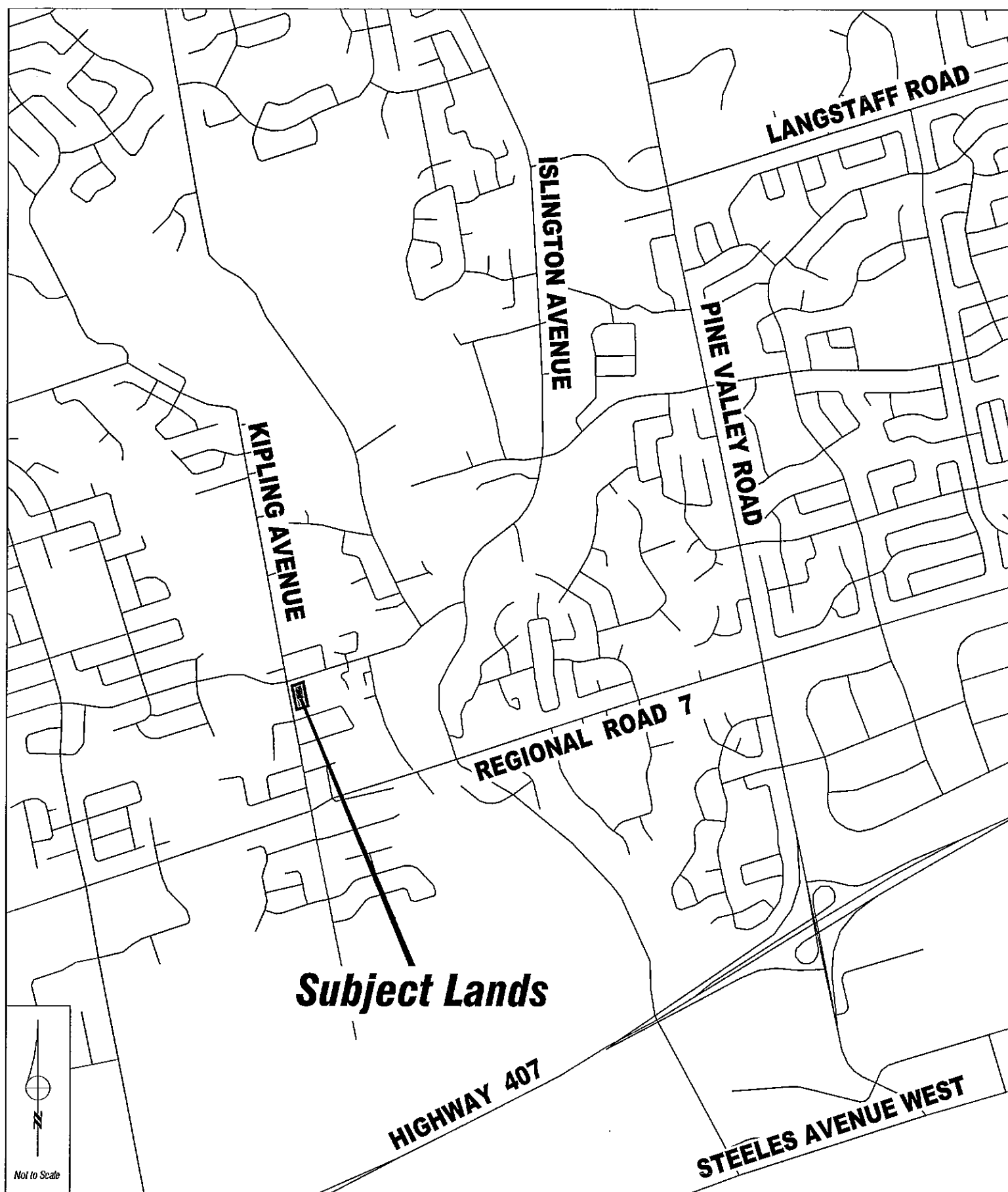
DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-10V002 WOODBIDGE GATES INC. LOT 7, CONCESSION 7, CITY OF VAUGHAN

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-10V002, ARE AS FOLLOWS:

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by R. Avis Surveying Inc., Drawing No. 2127-1DP1, dated September 15, 2010.
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 conditions with respect to such matters as landscaping, noise and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the Condominium Agreement:
 - a) the Owner/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 Owner/Condominium Corporation; and,
 - c) snow removal and clearing shall be the responsibility of the Owner/Condominium Corporation.
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 existing built form on the site to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner shall confirm that all existing and/or 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.
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. The Owner shall satisfy any conditions of the Region of York, if required.

Clearances

10. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
11. The Region of York (Regional Planning Department) shall advise that Condition 9 has been satisfied, if required.



Context Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Woodbridge Gates Inc.

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Attachment

FILE: 19CDM-10V002
RELATED FILE: DA.04.050

DATE:
October 08, 2010

2



Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Woodbridge Gates Inc.

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Attachment

FILE: 19CDM-10V002
RELATED FILE: DA.04.050

DATE:
October 08, 2010

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