

COMMITTEE OF THE WHOLE APRIL 3, 2012

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V009 2088756 ONTARIO LIMITED WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-11V009 (2088756 Ontario Limited) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.08.078 that was approved by Vaughan Council on June 29, 2010, and the contribution to sustainability was identified at that time. This 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

On January 13, 2012, a Notice of Public Hearing regarding Draft Plan of Condominium (Common Elements) File 19CDM-11V009 was circulated to all property owners within 150m of the subject lands, and to those individuals that had requested notification from the related Official Plan and Zoning By-law Amendment, and Site Development Files OP.06.02, Z.06.049, Z.07.016 and DA.08.078. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 7, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 21, 2012.

Purpose

The Owner has submitted an application for the approval of a Draft Plan of Condominium (Common Elements) as shown on Attachment #4, for the subject lands shown on Attachments #2 and #3, comprised of 10 freehold townhouse dwelling units accessed by a private road. The proposed condominium common elements are shown as Part 1 on Attachment #4 and consist of a private road, 3 visitor parking spaces, and landscaped areas, as currently being constructed in accordance with the approved Site Development File DA.08.078 shown on Attachment #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113, municipally known as 8441 Islington Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan) and site-specific OPA #692; and, are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1309). The proposed townhouse development complies with Zoning By-law 1-88, as amended.

Site Plan

The proposed Draft Plan of Condominium (Common Element) is consistent with approved Site Development File DA.08.078 (Attachment #4), which was approved by Vaughan Council on June 29, 2010.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Related Part Lot Control Application

The Owner has submitted related Part Lot Control File PLC.11.021 to facilitate the creation of 10 individual freehold lots for the proposed townhouse dwellings (Parts 2 to 21 inclusive), as shown on Attachment #4. The proposed lots (frontage, area and depth) must comply with the RM2 Multiple Residential Zone requirements of Zoning By-law 1-88 and the approved site 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 Well-being".

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-11V009.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan, and therefore, 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 Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Common Elements)
5. Approved Site Plan (File DA.08.078)

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-11V009 (COMMON ELEMENTS)

2088756 ONTARIO LIMITED

Part of LOT 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-11V009, ARE AS FOLLOWS:

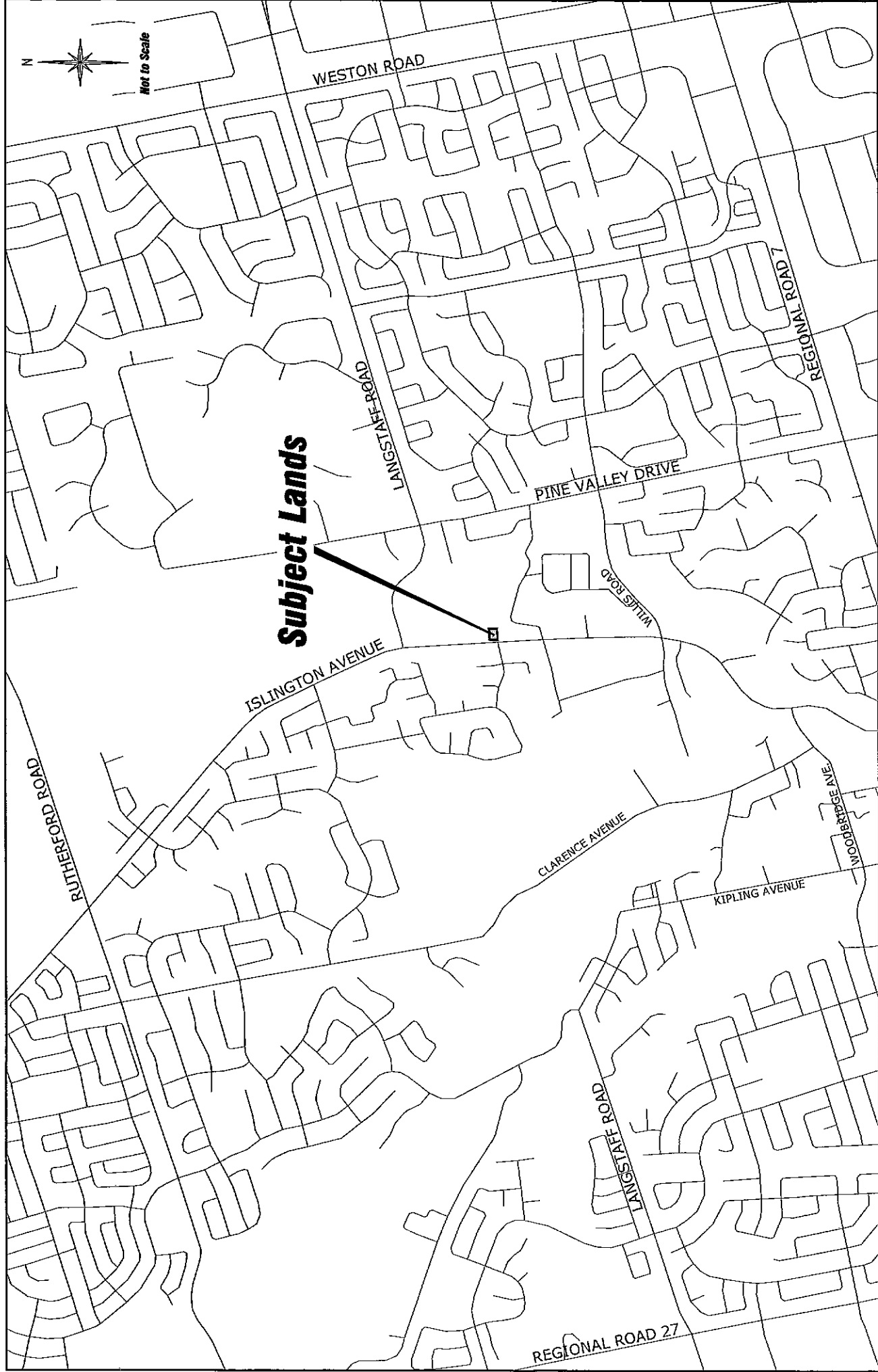
City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Holding Jones Vanderveen Inc., Drawing # 00-1198, dated November 22, 2011.
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 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 and all Agreements of Purchase and Sale or Lease:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins; and,
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and 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 to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
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 address the following conditions of Canada Post:
 - a) The Owner shall include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;

- b) The Owner shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale;
- c) The Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to include these locations on the appropriate servicing plans;
- d) The Owner shall provide the following for each community mailbox site and include the requirements on the appropriate servicing plans:
 - i) an approximately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards;
 - iii) any required curb depressions for wheelchair access; and,
- e) The Owner shall agree to determine and provide a suitable temporary community mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent location(s).

Clearances

- 10. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
- 11. Canada Post Corporation shall advise the Vaughan Development Planning Department in writing that Condition 9 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
2088756 Ontario Limited
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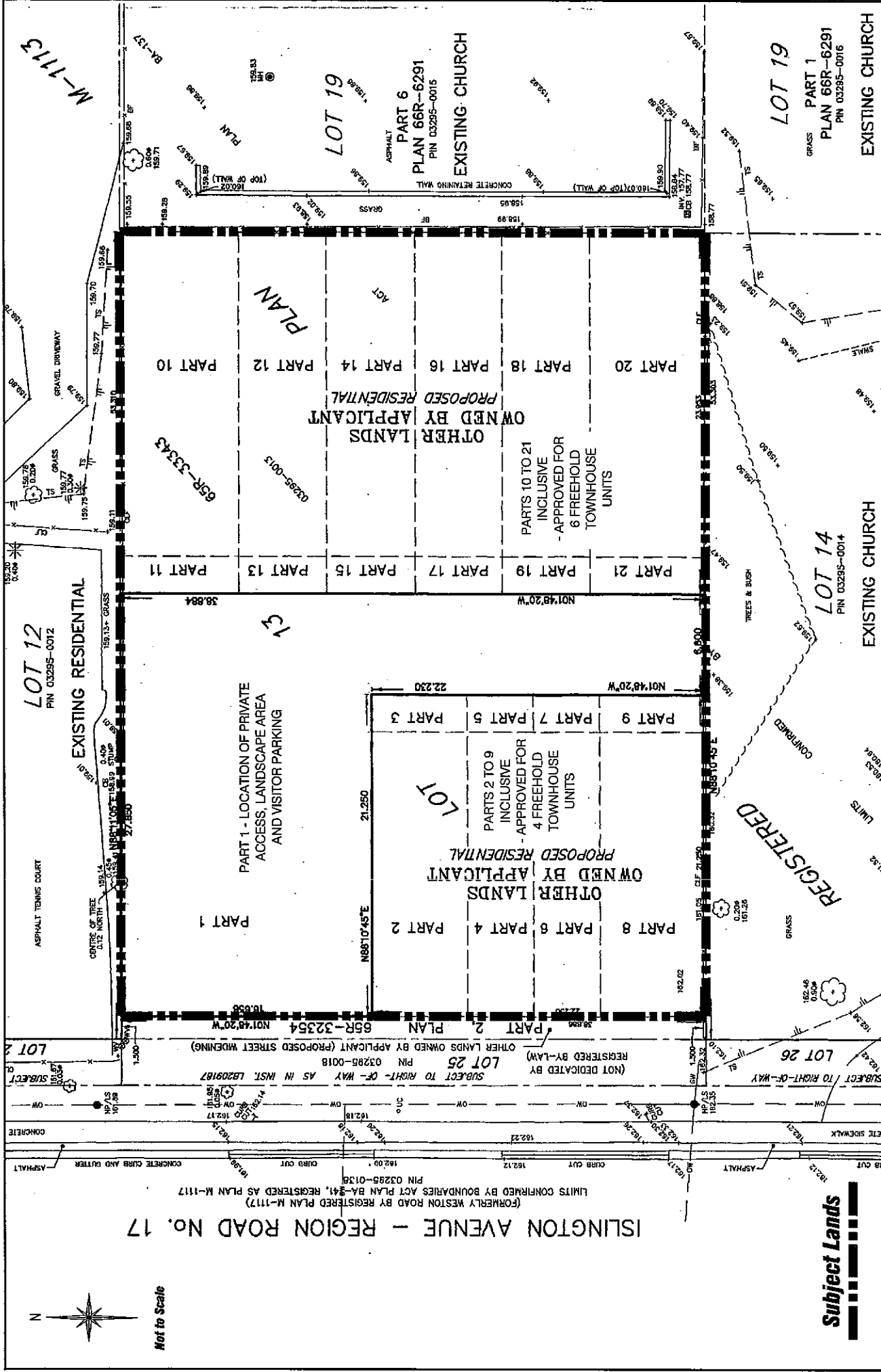


Attachment

FILE: 19CDM-11V009
RELATED FILES: DA.08.078, OP.06.022,
Z.06.049 & Z.10.016

DATE: February 24, 2012

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Draft Plan of Condominium (Common Elements)



Attachment

FILE: 19CDM-11V009
RELATED FILES: DA.08.078, OP.06.022,
Z.06.049 & Z.10.016
DATE: February 24, 2012

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APPLICANT:
2088756 Ontario Limited
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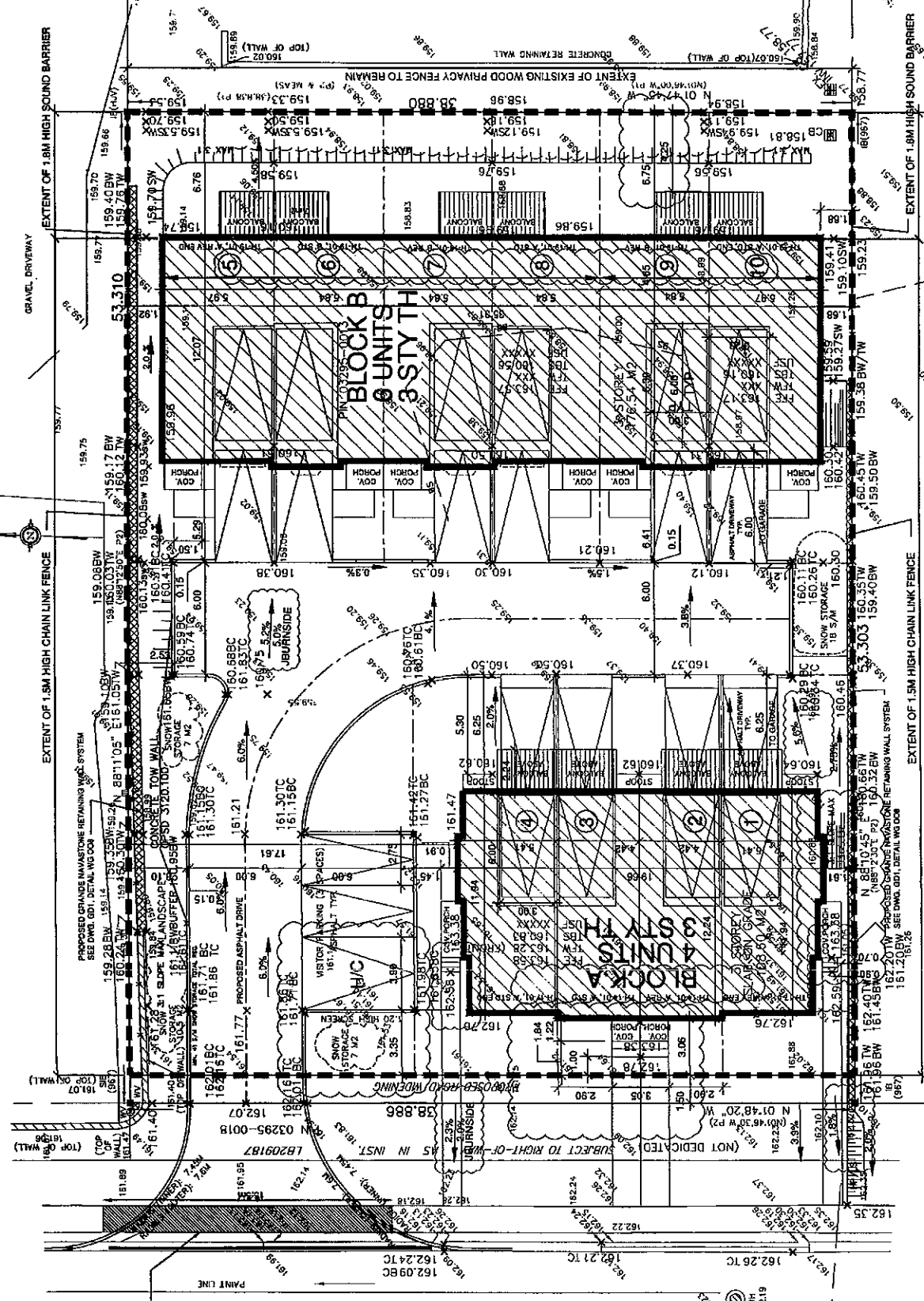
LOCATION:
Part of Lot 10, Concession 7



Not to Scale

ISLINGTON AVENUE - REGION ROAD NO. 17

LIMITS CONFIRMED BY BOUNDARIES ACT PLAN BA-141, REGISTERED AS PLAN M-1117
(FORMERLY WESTON ROAD BY REGISTERED PLAN M-1117)
PIN 03295-0139



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
AND PLAN OF TOPOGRAPHY OF

Approved Site Plan (File DA.08.078)

APPLICANT:
2088756 Ontario Limited

LOCATION:
Part of Lot 10, Concession 7



Attachment

FILE: 19CDM-11V009
RELATED FILES: DA.08.078, OP.06.022,
Z.06.049 & Z.10.016
DATE: February 24, 2012

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