

COMMITTEE OF THE WHOLE JUNE 5, 2012

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V003 7 BRIGHTON PLACE INC. WARD 5 – VICINITY OF STEELES AVENUE WEST AND BATHURST STREET

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-12V003 (7 Brighton Place Inc.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contributions to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.07.068 that was approved by Vaughan Council on November 10, 2008, and the contribution to sustainability was identified at that time. This proposal addresses the tenure of 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 March 30, 2012, a Notice of Public Hearing regarding the Draft Plan of Condominium (Common Elements) File 19CDM-12V003 was circulated to all property owners within 150 m of the subject lands. No comments were received by the Development Planning Department through the Notice. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 24, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 8, 2012.

Purpose

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-12V003 for the subject lands shown on Attachments #2 and #3, comprised of 54 freehold townhouse dwelling units and 108 exclusive use underground parking spaces accessed by a private road (Brighton Place). The proposed condominium common elements consist of a private road, walkways, landscaped areas, 4 underground visitor parking spaces and drive aisles as shown on Attachments #4 and #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the north side of Steeles Avenue West, east of Bathurst Street (7 Brighton Place), City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "High Density Residential" by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572, and OPA #687. The subject lands are

also designated "High-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The proposed townhouse development complies with Zoning By-law 1-88.

Site Plan

The proposed Draft Plan of Condominium (Common Elements) is consistent with the approved Site Development File DA.07.068 (Attachment #6), which was approved by Vaughan Council on November 10, 2008. The 54 freehold townhouse dwelling units approved through Site Development File DA.07.068 as shown on Attachment #6 are currently under construction.

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 By-law

Part Lot Control By-law 105-2010 was approved by Vaughan Council on May 18, 2010, to create two lots for a condominium apartment building and a condominium townhouse complex. The Applicant will use the existing Part Lot Control By-law 105-2010 to facilitate the creation of the 54 townhouse dwelling units currently under construction. The lots (frontage, area and depth) comply with the RA3 Zone requirements of Zoning By-law 1-88, and are consistent in location with the approved site plan and common elements shown on the proposed Draft Plan of Condominium.

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 objections to approval of Draft Plan of Condominium File 19CDM-12V003.

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 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 – Level 1 (Common Elements)
5. Draft Plan of Condominium – Underground Parking (Common Elements)
6. Approved Site Plan (File DA.07.068)

Report prepared by:

Mark Antoine, Planner 1, ext. 8212
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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 (COMMON ELEMENTS) 19CDM-12V003 7 BRIGHTON PLACE INC.

PART OF LOT 26, CONCESSION 1, 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 (COMMON ELEMENTS) 19CDM-12V003, ARE AS FOLLOWS:

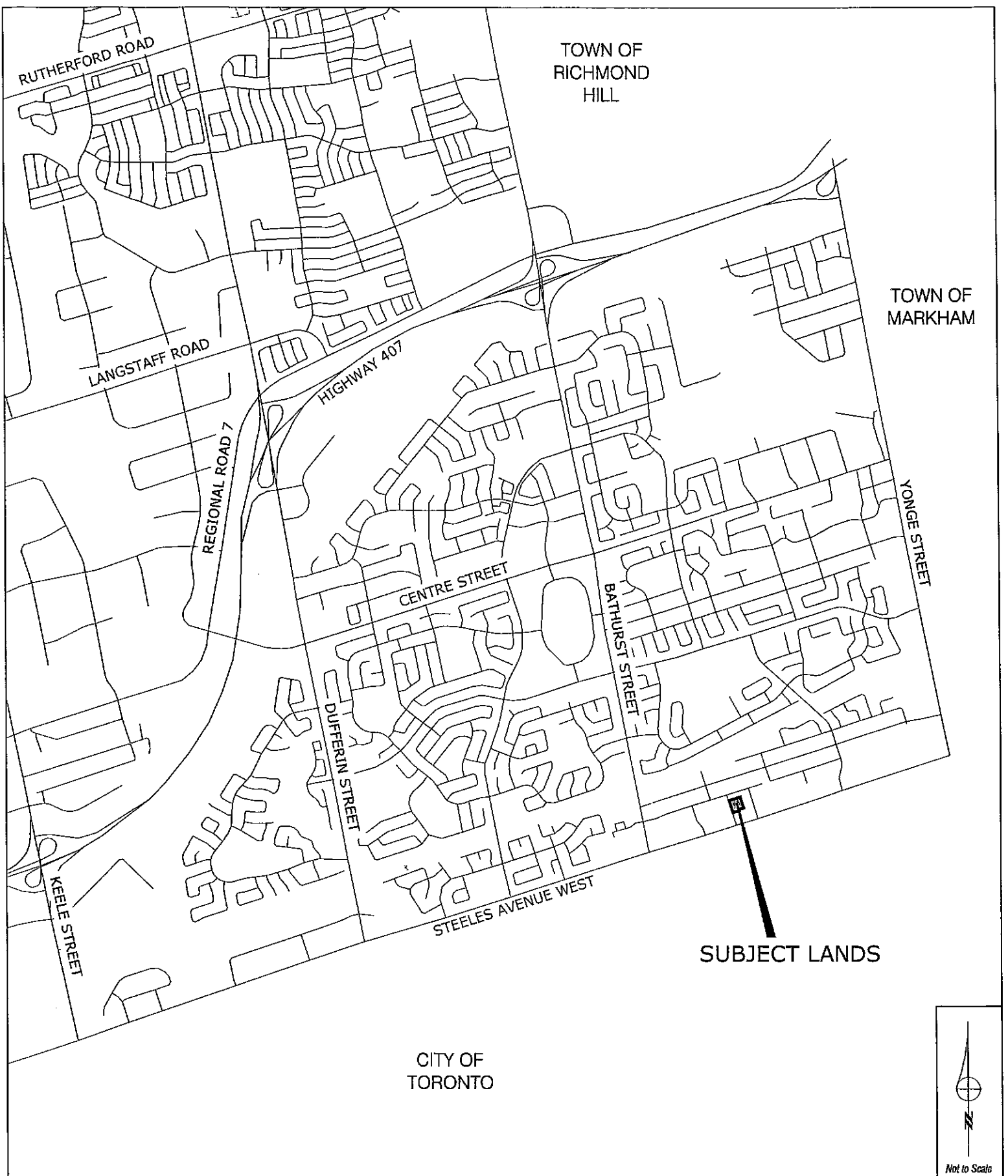
City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by KRCMAR, drawing #07-063DC02, dated March 6, 2012.
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 that may be outstanding from the Site Plan Process (DA.07.068).
4. The following provision(s) shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the 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 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 1, Concession 1

APPLICANT:
7 Brighton Place Inc.

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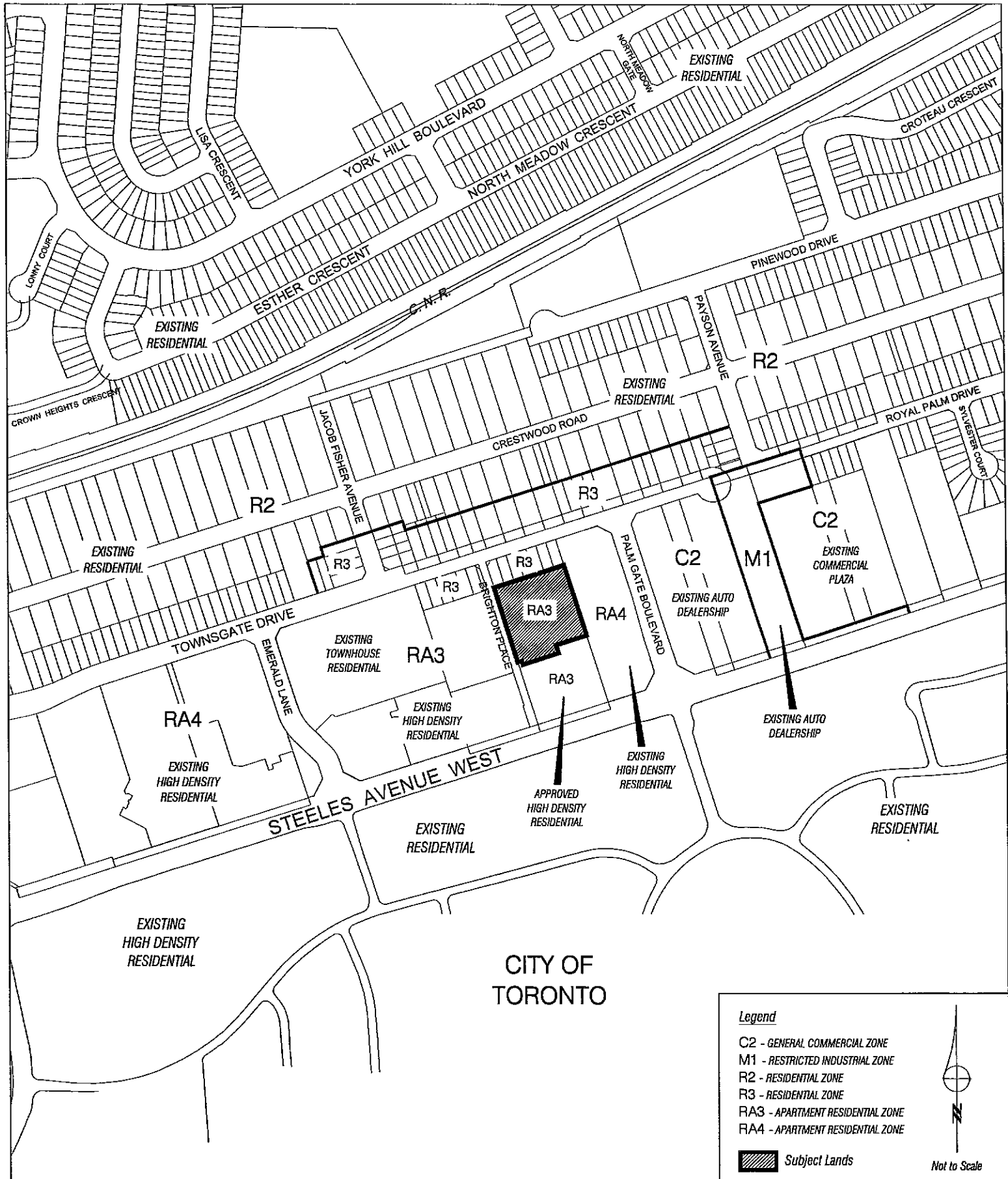


Attachment

FILE: 19CDM-12V003
RELATED FILES: DA.07.068,
Z.08.016, OP.08.003

DATE: April 27, 2012

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Location Map

LOCATION:
Part of Lot 1, Concession 1

APPLICANT:
7 Brighton Place Inc.

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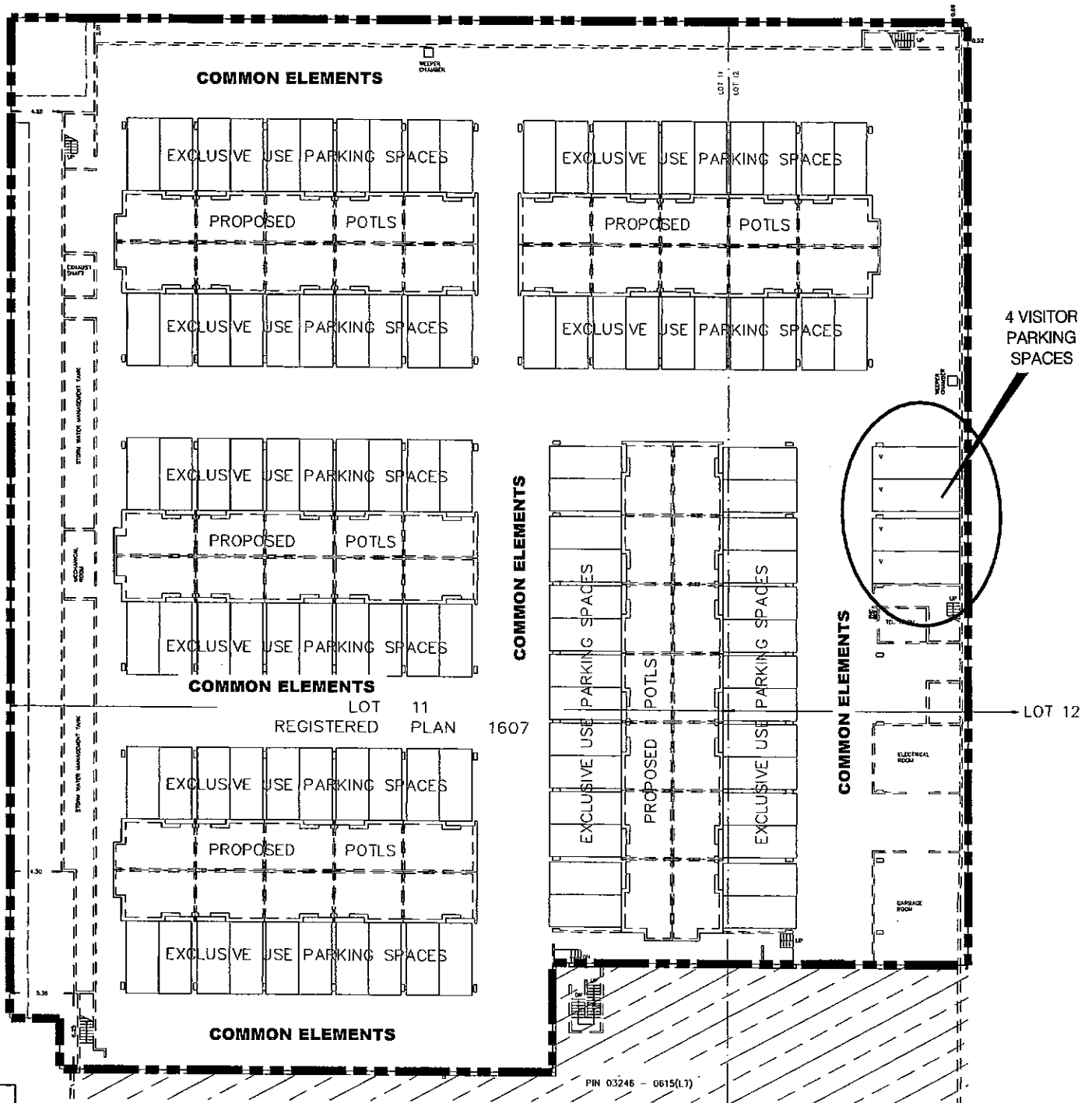


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Z.08.016, OP.08.003

DATE: April 27, 2012

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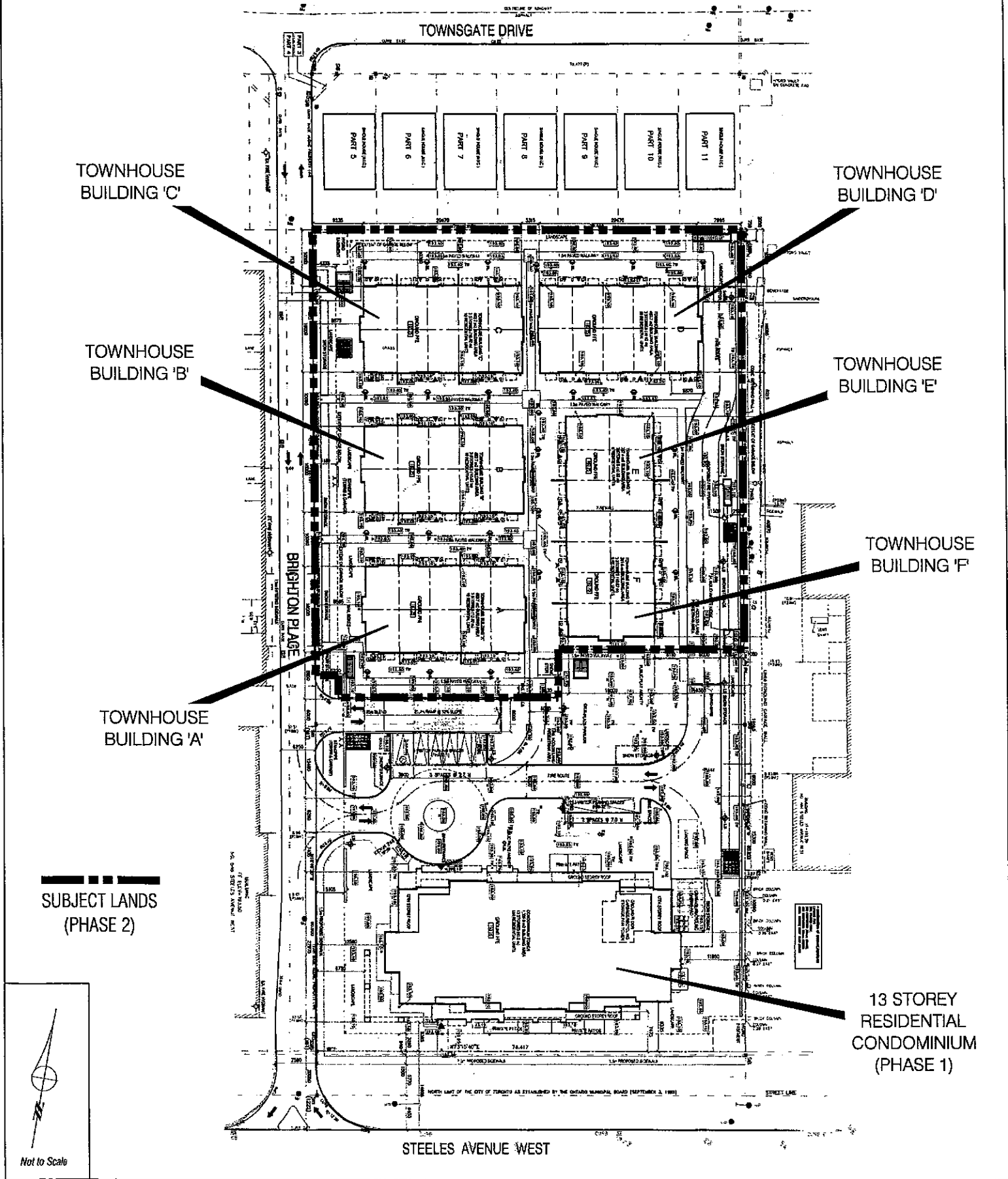
Draft Plan of Condominium - Underground Parking (Common Elements)

APPLICANT: 7 Brighton Place Inc. LOCATION: Part of Lot 1, Concession 1

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Attachment
5
FILE: 19CDM-12V003
RELATED FILES: DA.07.068,
Z.08.016, OP.08.003
DATE: April 27, 2012



Approved Site Plan (File DA.07.068)

APPLICANT: 7 Brighton Place Inc. LOCATION: Part of Lot 1, Concession 1

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Attachment
FILE: 19CDM-12V003
RELATED FILES: DA.07.068,
Z.08.016, OP.08.003
DATE: April 27, 2012

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