

COMMITTEE OF THE WHOLE JUNE 18, 2001

**DRAFT PLAN OF CONDOMINIUM
ROM MANAGEMENT INC.
FILE 19CDM-01V03**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-01V03, as prepared by Vladimir Krcmar Ltd., dated April 26, 2001, BE RECOMMENDED FOR DRAFT APPROVAL, subject to the conditions of draft approval contained within Attachment No 1.

Purpose

On May 8, 2001, the Owner submitted an application for a Draft Plan of Condominium consisting of 63 townhouse units on a 1.44 ha site.

Background - Analysis and Options

Location

- Northwest of Regional Road #7 and Weston Road
- Block 70, Plan 65M-3218
- Lot 6, Concession 8, City of Vaughan

Official Plan/Zoning By-law

The subject lands are designated "Medium Density Residential" and "High Density Residential" by OPA #240, as amended by OPA #434, and zoned RA1 and RA2 Apartment Residential Zones by By-law 1-88, subject to Exception Paragraph 9(936). The proposed development conforms to the policies of the Official Plan and the requirements of the Zoning By-law.

Site Description

- an irregular 1.44 ha parcel of land surrounded by residential units of similar size and shape
- a portion of the property abuts Weston Road and on-site construction has commenced
- the surrounding land uses are:

North - residential (RA5 Residential Zone), parkette/entrance feature (OS2 Open Space Park Zone), Blue Willow Drive

South - Fire Hall, residential semi-detached (R5 Zone)

East - residential townhome units (RA2 Residential Zone), Pottery Place

West - EM3 Employment Area and C7 Service Commercial Zones, Weston Road

The site plan was approved in accordance with the Urban Design Guidelines for Blue Willow Crossing Phase II, approved by Council on February 16, 1998. The site development agreement for File DA.99.114 was registered on November 30, 2000 as Instrument No.LT1556147.

Conclusion

The conditions of the departments and agencies which have reviewed the draft plan have been included within Attachment No.1. The draft plan of condominium reflects the registered site plan, therefore, Staff recommend approval. Should Committee concur, the recommendation of this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Preliminary Condominium Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

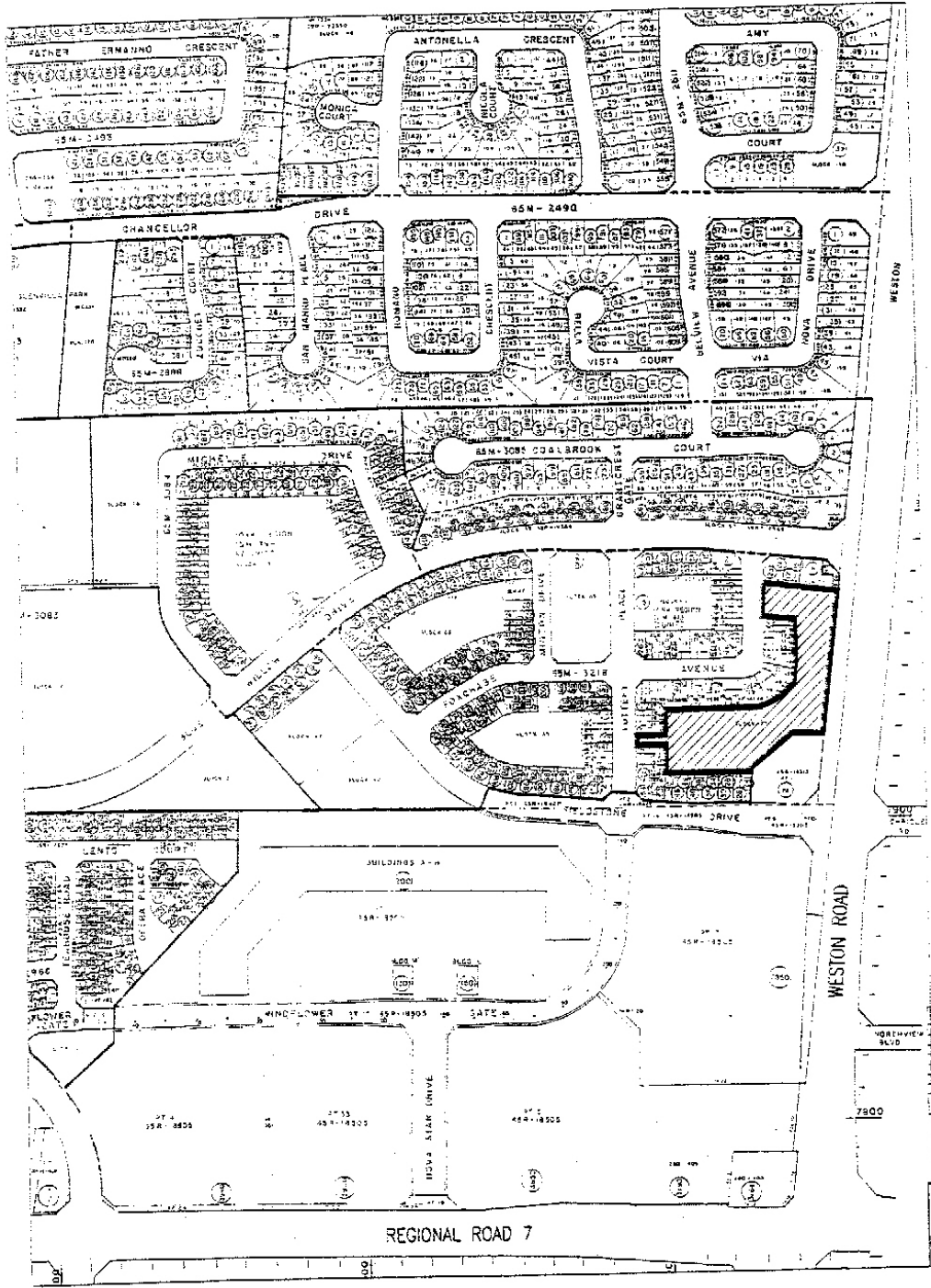
CONDITIONS OF APPROVAL

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR THE REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-01V03 (Rom Management Inc.) CITY OF VAUGHAN, ARE AS FOLLOWS:

1. Approval shall relate to the draft plan of condominium prepared by Vladimir Krcmar Ltd., dated April 26, 2001.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan 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, as well as any matters the City may consider necessary.
4. Prior to the registration of the condominium agreement, the owner shall satisfy all conditions of the site plan application for this development.
5. The following provisions shall be included in the condominium agreement:
 - a) The Condominium Corporation shall regularly clean and maintain all driveway catchbasins, walkways and landscaping along the private driveway;
 - b) Garbage shall be picked up by the Owner/Condominium Corporation;
 - c) Snow storage shall be stored on site and snow clearing shall be the responsibility of the Condominium Corporation;
 - d) All landscaping shall be the responsibility of the Condominium Corporation, including all entrance features;
 - e) The Owner shall construct and maintain all fencing for this development, including acoustic, privacy and decorative metal fencing, as approved by the construction drawing for these land (Phase II 19T-90073) to the satisfaction of the Vaughan Engineering and Urban Design Departments;
 - f) The Condominium Corporation shall install and maintain fire access routes in accordance with By-law 1-96, and display "No Parking" signs along the identified fire route, to the satisfaction of the Vaughan Fire Department;
 - g) The following warning clause shall be included in a registered portion of the condominium agreement with respect to the lots or blocks affected:


"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

- h) Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the condominium agreement in wording satisfactory to the Regional Transportation and Works Department, as follows:
 - i) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way,
 - ii) that noise features adjacent to Regional roads may be constructed on the private side of the 0.3m reserve and may be maximum 2.5m in height, subject to the area municipality's concurrence,
 - iii) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York, and
 - iv) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality, with the exception of the usual grass maintenance;
 - i) The Owner shall provide a copy of the condominium agreement to the Regional Transportation and Works Department, outlining all their requirements.
6. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
 7. Prior to final approval, the Owner shall submit an "as built" survey to the satisfaction of the Vaughan Building Standards Department.
 8. Prior to final approval, the Owner shall confirm to the Vaughan Clerk's Department that all conditions, required easements and rights-of-ways for utility, drainage and construction purposes have been granted to the appropriate authorities, including Canada Post.
 9. Prior to final approval, the Owner shall confirm that all outstanding taxes and levies have been paid to the satisfaction of the Vaughan Finance Department.
 10. That all conditions of Vaughan Hydro and Vaughan Fire Prevention be satisfied prior to the registration of the condominium agreement.
 11. Prior to final registration of the condominium plan, the development shall comply with the Zoning Standards of By-law 1-88.



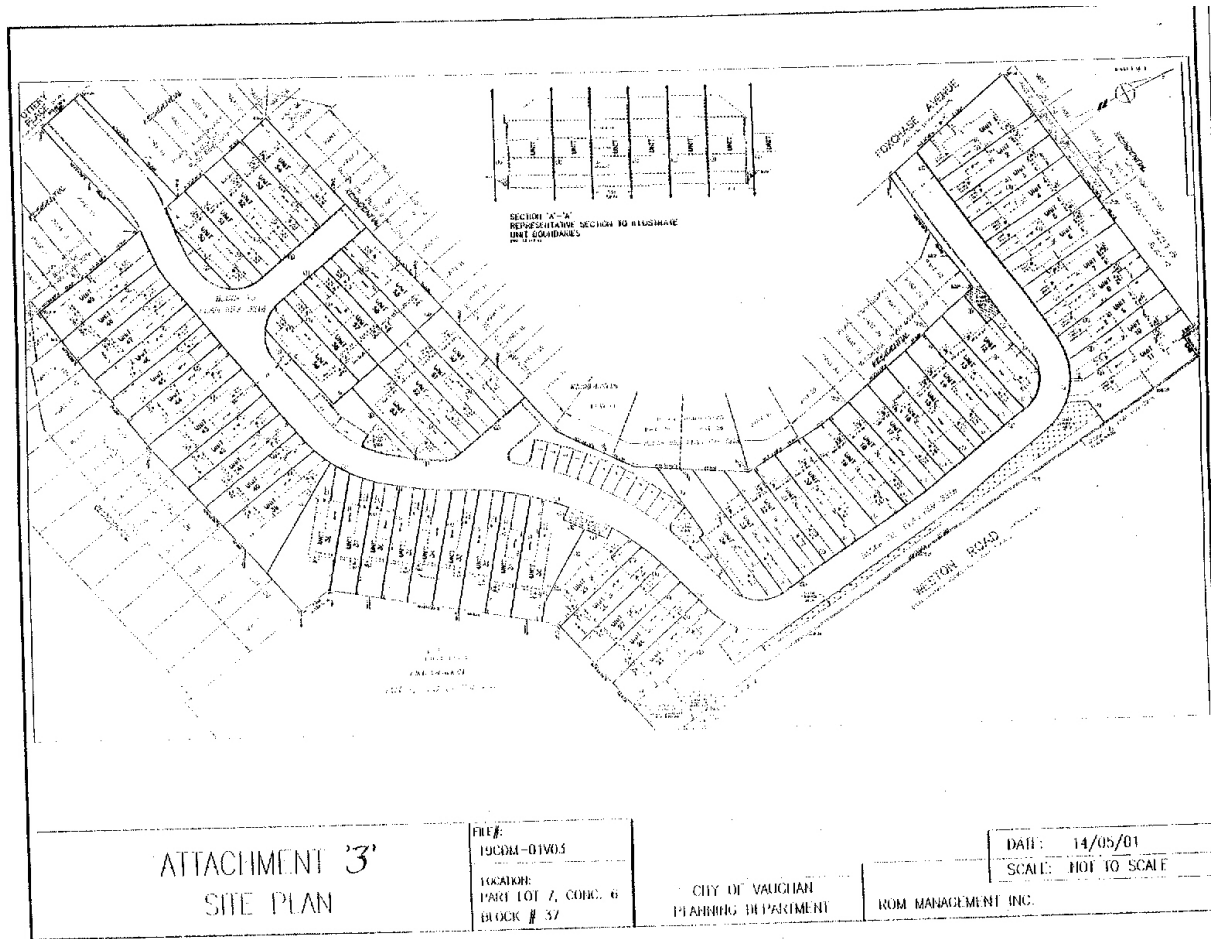
ATTACHMENT 2
LOCATION MAP

FILE#
19COM-01V03
LOCATION
PART LOT 7, CONC. 6
BLOCK # 37

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 14/05/01
SCALE: NOT TO SCALE

RCM MANAGEMENT INC.



ATTACHMENT '3'
SITE PLAN

FILE #
19C04-01W05
LOCATION:
PART LOT 7, CORC. 6
BLOCK # 57

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 14/05/01
SCALE: NOT TO SCALE

ROM MANAGEMENT INC.