

**COMMITTEE OF THE WHOLE MARCH 7, 2005**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V08  
1564988 ONTARIO INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-04V08 (1564988 Ontario Inc.) prepared by R. Avis Surveying Inc. and dated October 12, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval as set out in Attachment #1.

**Purpose**

The Owner has submitted an application for Draft Plan of Condominium (Attachment #3) consisting of two 15 storey residential apartment buildings, with a one storey lobby/recreation area which connects the buildings. The north building comprises of 220 units and the south building comprises 134 units, for a total of 354 units and a total of 475 parking spaces, of which 403 are residential underground parking spaces and 72 are surface visitor parking spaces.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Beverley Glen Boulevard, immediately west of Disera Drive, being Part of Block 1 on Registered Plan 65M-3709, in Lot 6, Concession 2, City of Vaughan. The rectangular-shaped, 0.98ha site has 68.2m frontage on Disera Drive, and 149.4m flankage on an east/west private road (ie. future Street 'A' within approved Plan of Subdivision 19T-04V08). The Building is under construction and substantially completed. The surrounding land uses are:

- North - vacant/future apartment residential (RA3 (H) Zone)
- South - vacant/future commercial (C2 Zone)
- East - Disera Drive; future residential apartment (RA3 Zone)
- West - vacant/future residential apartment (proposed RA3 (H) Zone)

The subject lands are located within approved Draft Plan of Subdivision 19T-04V08 (1541677 Ontario Limited), which was approved by Vaughan Council on February 14, 2005, as shown on Attachment #4. As registration of the condominium plan will likely proceed ahead of the plan registration for the subdivision, the registration of the condominium plan would legally create a parcel consistent with Block 4 on the subdivision plan. It will therefore be necessary to include some of the conditions of subdivision approval as conditions of approval for the draft plan of condominium, respecting the following:

- the satisfaction of the parkland dedication requirements under the Planning Act through a cash-in-lieu payment in accordance with the development of the two residential apartment buildings subject to the Site Development File DA.03.014 (1541677 Ontario Inc.), and representing the difference in the outstanding balance parkland dedication and cash-in-lieu to be contributed on the remainder of the lands within Draft Approved Plan of Subdivision 19T-04V08 (1541677 Ontario Limited);
- the submission of urban design guidelines to be approved by the City;
- the submission of a streetscape and open space landscape master plan to be approved by the City; and

- the submission of a stormwater management report, to be approved by the City and Toronto and Region Conservation Authority.

#### Official Plan

The subject lands are designated "*High Density Residential*" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #621, which was adopted by Vaughan Council on January 24, 2005, and will require Region of York approval. OPA #621 is not yet in full force and effect, and would permit a total of 1,598 units comprising 93 townhouse units and 1,505 apartment units within the area covered by the draft plan of subdivision. The proposed site development contemplates a total of 354 units, and would be in conformity with OPA #621, once it is approved and in full force and effect.

#### Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, as amended by By-law 17-2005, which implements site-specific Exception 9(1153). By-law 17-2005 was enacted by Vaughan Council on January 24, 2005, and will come into full force and effect upon the Regional approval of OPA #621.

#### Site Development

The rectangular-shaped, 0.98 ha site has 68.2m frontage on Disera Drive and 149.4m flankage on an east/west private road along the north property line.

The site is serviced by a full vehicle access from Disera Drive along the east lot line. This access leads to a drop-off/pick-up area at the main lobby area, and to the visitor parking lot. A second full vehicle access to the site is from a private east/west road on the north side of the lot (ie. future public road Street 'A' on approved Plan of Subdivision 19T-04V08), which leads to additional visitor parking, the loading and garbage pick-up areas, and the ramp to the underground parking garage.

The proposed draft plan of condominium consists of two 15-storey residential apartment buildings, with a one-storey lobby/recreation area which connects the buildings. The north building comprises 220 units and the south building comprises of 134 units, for a total of 354 units and a total of 475 parking spaces (one space above the approved site plan), of which 403 are residential underground parking spaces and 72 are surface visitor parking spaces. A total of 5 handicapped spaces are provided. The site plan agreement for the subject lands (File DA.03.014, 1541677 Ontario Inc.), was registered on January 7, 2004 as Instrument No. YR-412381.

#### Application Review

The draft plan of condominium is generally in accordance with the approved site plan, except for revisions to the underground parking layout and locker/storage unit layout. The Engineering Department has reviewed the parking layout and confirms that the revisions are minor and would not have a significant impact on the proposal. Development Planning Staff are satisfied with the locker/storage unit layout.

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water.

## **Relationship to Vaughan Vision 2007**

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

## **Conclusion**

Staff has reviewed the Draft Plan of Condominium, which is consistent with the approved site plan, and in accordance with the provisions of Official Plan Amendment #621 and site-specific Zoning By-law 17-2005. The draft plan of condominium is also consistent with Block 4 of approved Plan of Subdivision 19T-04V08, and will be proceeding ahead of the subdivision process to legally create the parcel. Staff has no objection to the approval of the Draft Plan of Condominium, subject to the conditions of approval provided on Attachment #1, which includes OPA #621 and By-law 17-2005 being in full force and effect. Should the Committee concur, Draft Plan of Condominium File 19CDM-04V08 (1564988 Ontario Inc.) can be approved with the adoption of the recommendations in this report.

## **Attachments**

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-04V08
4. Draft Plan of Subdivision 19T-04V08

## **Report prepared by:**

Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext.8485

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-04V08  
1564988 ONTARIO INC.  
PART OF BLOCK 1, REGISTERED PLAN 65M-3709; PART OF LOT 6,  
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-04V08, 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 #1990-0-DP1.DWG, 1990-0-DP2.DWG, 1990-0-DP3.DWG, 1990-0-DP4.DWG and 1990-0-DP5.DWG (Sheets 1 to 5), dated October 12, 2004.
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, which may be outstanding from the site plan process.
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, Official Plan Amendment #621 shall be in full force and effect.
6. Prior to final approval, Zoning By-law 17-2005 shall be in full force and effect.
7. Prior to final approval, the Owner shall satisfy the parkland dedication requirements under the Planning Act through a cash-in-lieu payment in accordance with the development of the two residential apartment buildings subject to Site Development File DA.03.014 (1541677 Ontario Inc.), and representing the difference in the outstanding balance of parkland dedication and cash-in-lieu to be contributed on the remainder of the lands within Draft Approved Plan of Subdivision 19T-04V08 (1541677 Ontario Limited)
8. Prior to final approval, the Owner shall prepare urban design guidelines for the lands subject to Draft Plan of Subdivision 19T-04V08 (1541677 Ontario Limited) to the satisfaction of the City.

9. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan in accordance with the Council approved City of Vaughan Design Standards and the urban design guidelines for the lands subject to Draft Plan of Subdivision 19T-04V08 (1541677 Ontario Limited), to the satisfaction of the City.
10. Prior to final approval, the Owner shall submit an "as built" survey to the satisfaction of the Building Standards Department.
11. 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 Development Planning Department.
12. 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 Finance Department.
13. 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.
14. Prior to final approval, the Owner shall satisfy all stormwater management requirements of the Toronto and Region Conservation Authority.
15. The City shall advise that Conditions 1 to 13 have been satisfied.
16. The Toronto and Region Conservation Authority shall advise that Condition 14 has been satisfied.



# Location Map

Part of Lot 6,  
Concession 2

APPLICANT:  
1564988 ONTARIO INC.  
(LIBERTY DEVELOPMENT CORPORATION)



Development Planning Department

# Attachment

# 2

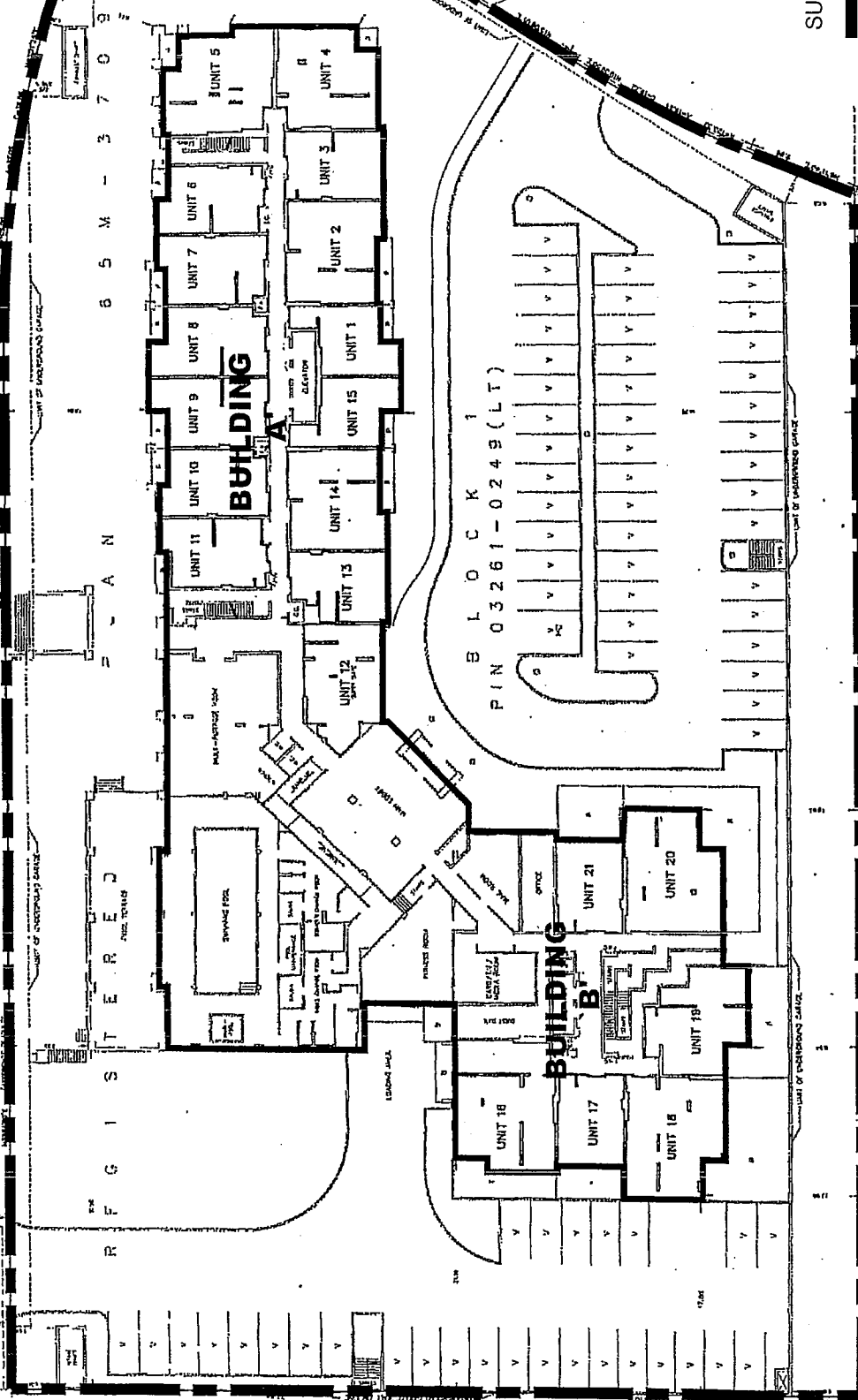
FILE No.:  
19CDM-04V08  
RELATED FILE:  
DA-03.014  
February 7, 2005



EAST / WEST ROAD

PART 10  
PLAN 55R-26653

PART 1, PLAN 55R-26653  
SUBJECT TO A EASEMENT AS IN PART 10



DISERA DRIVE

SUBJECT LANDS

Not to Scale

# Attachment 3

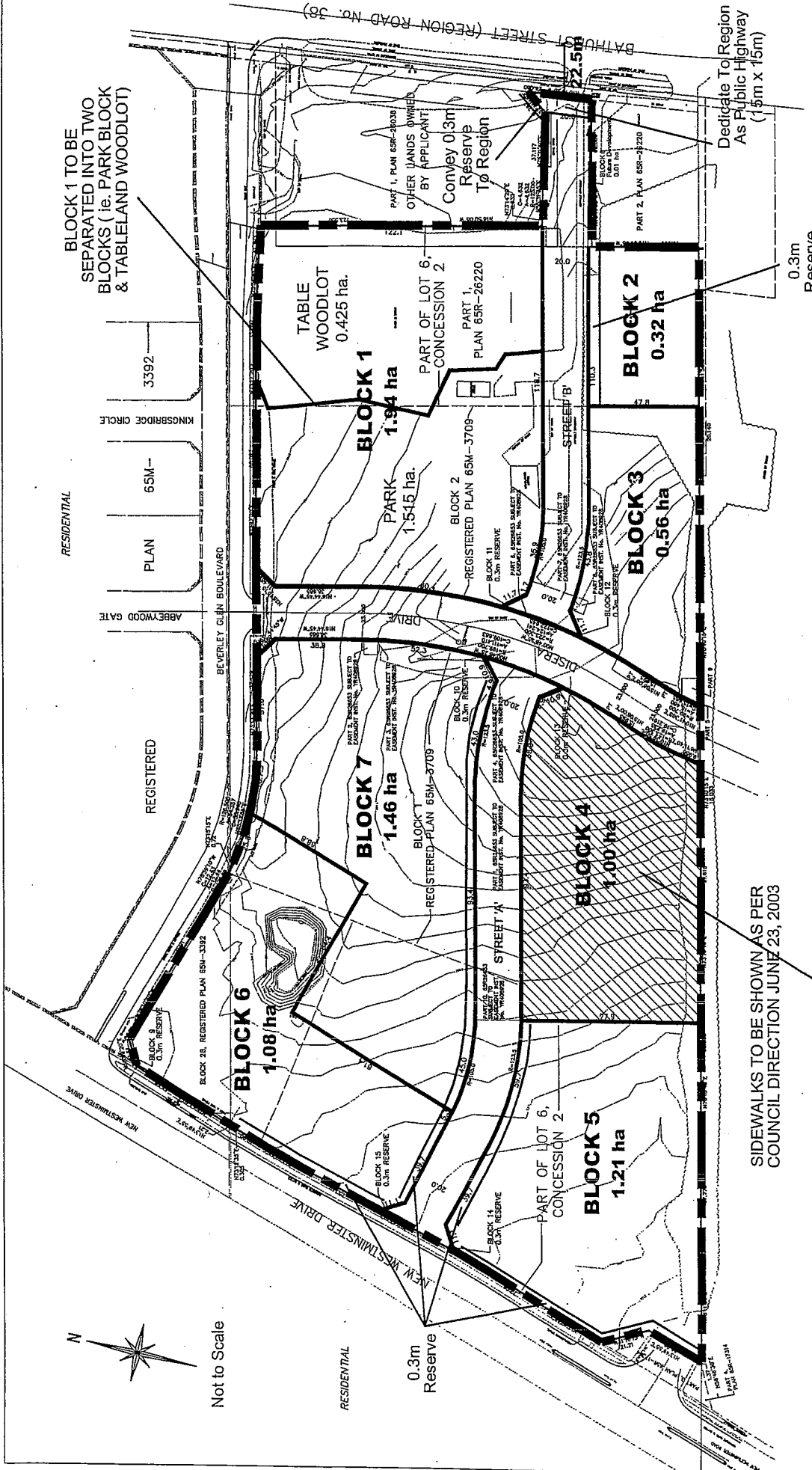
FILE No.: 19CDM-04V08  
RELATED FILE: DA.03.014  
February 7, 2005

## CITY OF Vaughan

Department Planning Department

# Draft Plan of Condominium 19CDM - 04V08

APPLICANT: 1564988 ONTARIO INC. (LIBERTY DEVELOPMENT CORPORATION)  
Part of Lot 6, Concession 2



RESIDENTIAL  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392

RESIDENTIAL  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392

REGISTERED  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392

REGISTERED  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392

REGISTERED  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392

REGISTERED  
 PLAN 65M-3392  
 ABBEYWOOD GATE  
 BEVERLY GLEN BOULEVARD  
 KINGSBIDGE CIRCLE  
 3392



Not to Scale

RESIDENTIAL

0.3m Reserve

RESERVED

RESERVED

RESERVED

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RESERVED

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SIDEWALKS TO BE SHOWN AS PER  
 COUNCIL DIRECTION JUNE 23, 2003

LANDS SUBJECT TO  
 19CDM - 04V08

SUBJECT LANDS

# Draft Plan of Subdivision 19T - 04V08

APPLICANT:  
 1564988 ONTARIO INC.  
 (LIBERTY DEVELOPMENT CORPORATION)

Part of Lot 6,  
 Concession 2



Department Planning Department

# Attachment 4

FILE No.:  
 19CDM-04V08  
 RELATED FILE:  
 19T-04V08  
 February 7, 2005