

COMMITTEE OF THE WHOLE MAY 16, 2005

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V04
PROMENADE PARK LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-05V04 (Promenade Park Limited), BE APPROVED, subject to the conditions of approval provided in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Draft Plan of Condominium consisting of a 168-unit, 16-storey apartment building with 278 parking spaces on a site having an area of approximately 0.7 hectares, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the northwest corner of Promenade Circle and West Promenade, being Part of Block 7 on Registered Plan 65M-2325 (100 Promenade Circle), in Part of Lot 5, Concession 2, City of Vaughan. The surrounding land uses are:

- North - residential condominium apartments (RA3 Apartment Residential Zone)
- South - future residential condominium apartments; West Promenade; park (OS2 Open Space Park Zone)
- East - Promenade Circle; Promenade Mall (C5 Community Commercial Zone)
- West - residential condominium townhouses (RA3 Apartment Residential Zone)

Official Plan/Zoning

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #590. The Official Plan permits apartment buildings having a residential density of 283 units per net hectare. The draft plan of condominium conforms with the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(480), which permits the 16-storey residential apartment building. The draft plan of condominium complies with the provisions of the Zoning By-law.

Site Development

The irregular shaped lot has 66.85m frontage on West Promenade and a depth of 159.68m. The site has one access point on Promenade Circle. There is one L-shaped building, (Phase One of an approved Two Phase development) as shown on Attachment #3, containing 168 units and a 1-storey lobby and recreation area. A total of 278 parking spaces (including 41 surface and 27 underground visitor parking) will be provided. Landscaping will be provided around the perimeter of the building and adjacent to the lot lines.

The draft plan of condominium is in accordance with the approved Site Plan File DA.03.034, for the Phase 1 development. Building Permit # 04-2109 was issued by the Building Standards Department in September 2004, and construction has commenced.

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

The draft plan of condominium is consistent with the approved site plan. Staff has no objections to the approval of the draft plan of condominium, subject to the conditions provided on Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-05V04

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

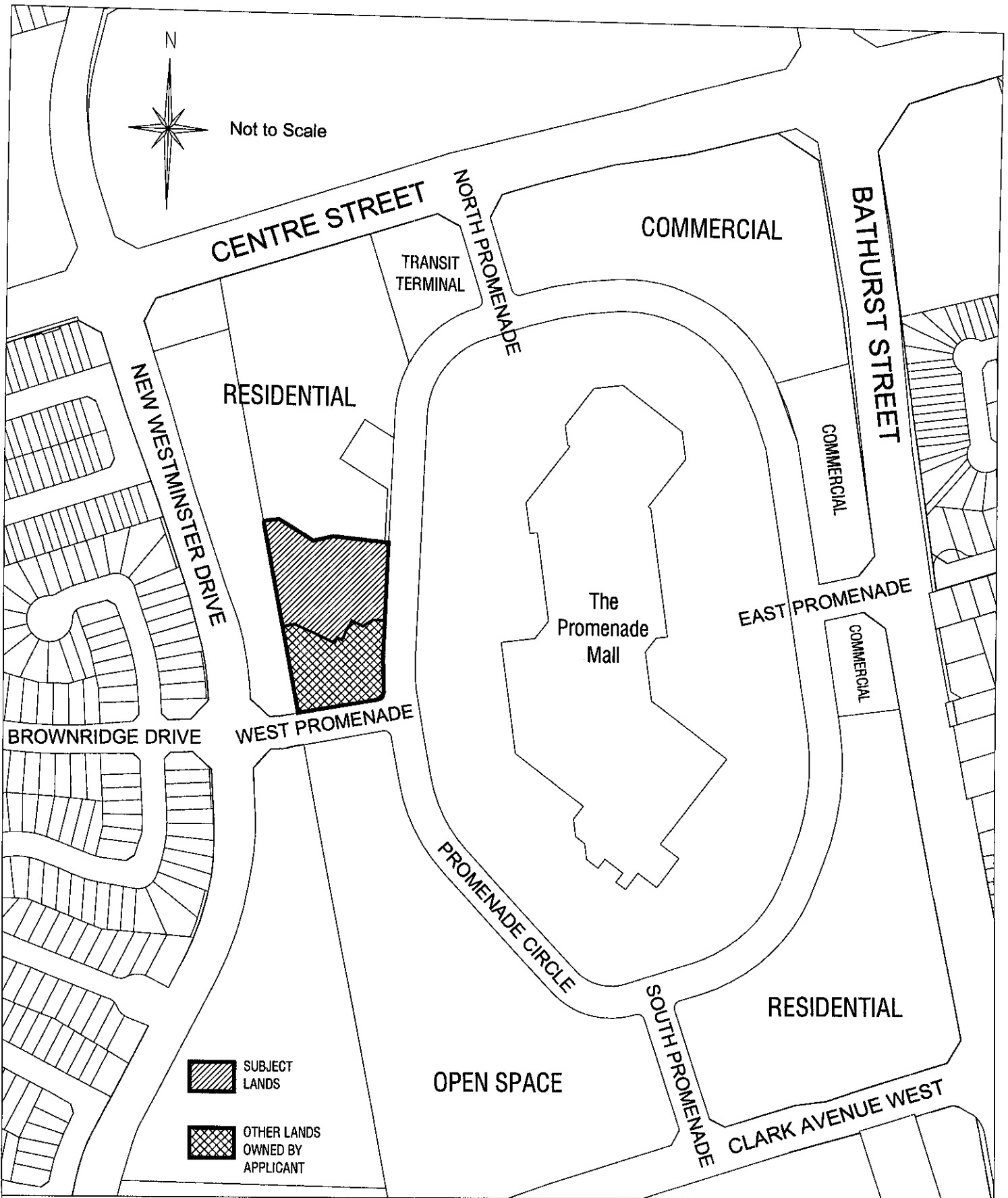
CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-05V04
PROMENADE PARK LIMITED
LOT 5, 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-05V04, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by A.Avis Surveying Inc., Dwg 1891-3DP1, Dwg 1891-3DP2, and Dwg 1891-3DP3 (Sheets 1 to 3), and dated March 11, 2005.
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 matters such 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 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.
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 Building Standards Department.
7. 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.
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 Finance Department.
9. The City shall advise that Conditions 1 to 8 have been satisfied.



Location Map

Part of Lot 5,
Concession 2

APPLICANT:
PROMENADE PARK LIMITED

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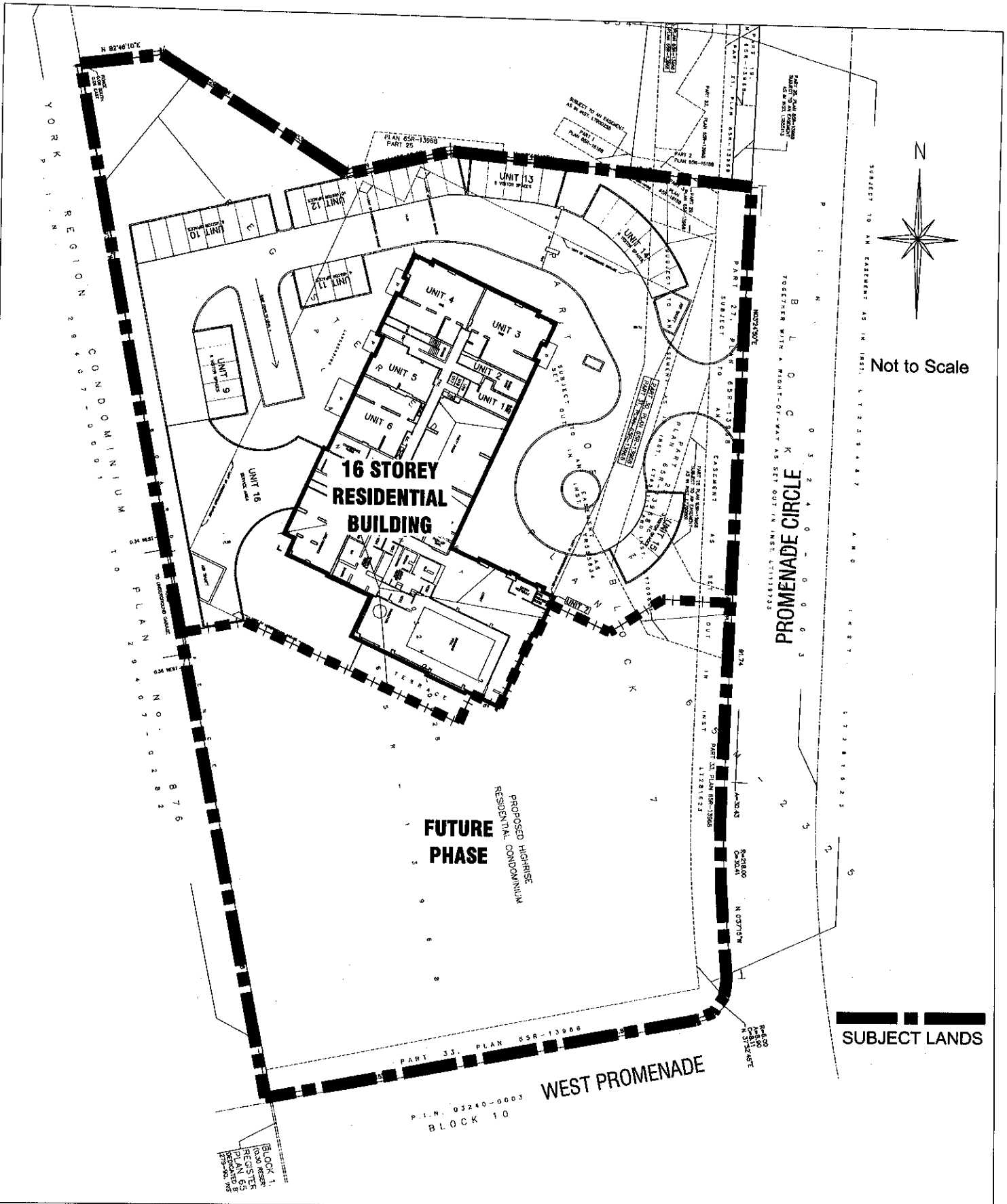
Development Planning Department

Attachment

FILE No.:
19CDM-05V04

March 24, 2005

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Draft Plan of Condominium

APPLICANT:
PROMENADE PARK LIMITED

N:\OFT\1 ATTACHMENTS\19\19cdm-05v04



Development Planning Department

Attachment

FILE No.:
19CDM-05V04

Part of Lot 5,
Concession 2

March 24, 2005

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