

COMMITTEE OF THE WHOLE JUNE 8, 2005

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V07
PINE GROVE ON THE HUMBER INC.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V07 (Pine Grove on the Humber Inc.), BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted an application for Draft Plan of Condominium approval consisting of a 40-unit, 3-storey apartment building (currently under construction) with a total gross floor area of 3681m², and a total of 70 parking spaces (including 10 surface spaces for visitors and 60 underground spaces) will be provided.

Background - Analysis and Options

The subject lands are located east of Islington Avenue, on the south side of Pine Grove Road, being all of Lots 15, 16, 17, 18 and 19 and Part of Lots 1 and 20 on Registered Plan M-1111, in Part of Lot 9, Concession 7, City of Vaughan, as shown on Attachment #2. The 0.7 ha site has approximately 35.29m frontage on Pine Grove Road and a depth of approximately 116m, with one access point on Pine Grove Road. Landscaping will be provided around the perimeter of the building and lot lines.

The draft plan of condominium is in accordance with the Site Development File (DA.03.028) as approved by the Ontario Municipal Board on August 24, 2004. Building Permit #04-2317 was issued by the Building Standards Department in March of 2005, and construction is underway. A copy of the Draft Plan of Condominium is included as Attachment #3.

The surrounding land uses are:

- North - Pine Grove Road; existing residential (RA3 Apartment Residential Zone) and commercial (C1 Restricted Commercial Zone)
- South - existing residential (R2 Residential Zone) and open space (OS1 Open Space Conservation Zone)
- East - open space (OS1 Open Space Conservation Zone)
- West - existing residential (R2 Residential Zone)

Official Plan/Zoning

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #587, which permits the proposed apartment use. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1207), which permits a 3-storey apartment building. The draft plan of condominium complies with all requirements of the Zoning By-law.

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 set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium 19CDM-05V07

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-05V07
PINE GROVE ON THE HUMBER INC.
LOT 9, 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-05V07, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared Krcmar Surveyors Ltd., and dated March 29, 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 any outstanding site plan conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary in accordance with the Site Plan Agreement for file DA.03.028.
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) Private garbage pick-up shall be the responsibility of the Condominium Corporation.
 - c) Snow shall be stored on site in the locations approved on the Site Plan, and all snow clearing shall be the responsibility of the Condominium Corporation.
 - d) The Condominium Corporation shall supply, install and maintain all 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 9,
Concession 7

APPLICANT:
PINE GROVE ON THE HUMBER INC.

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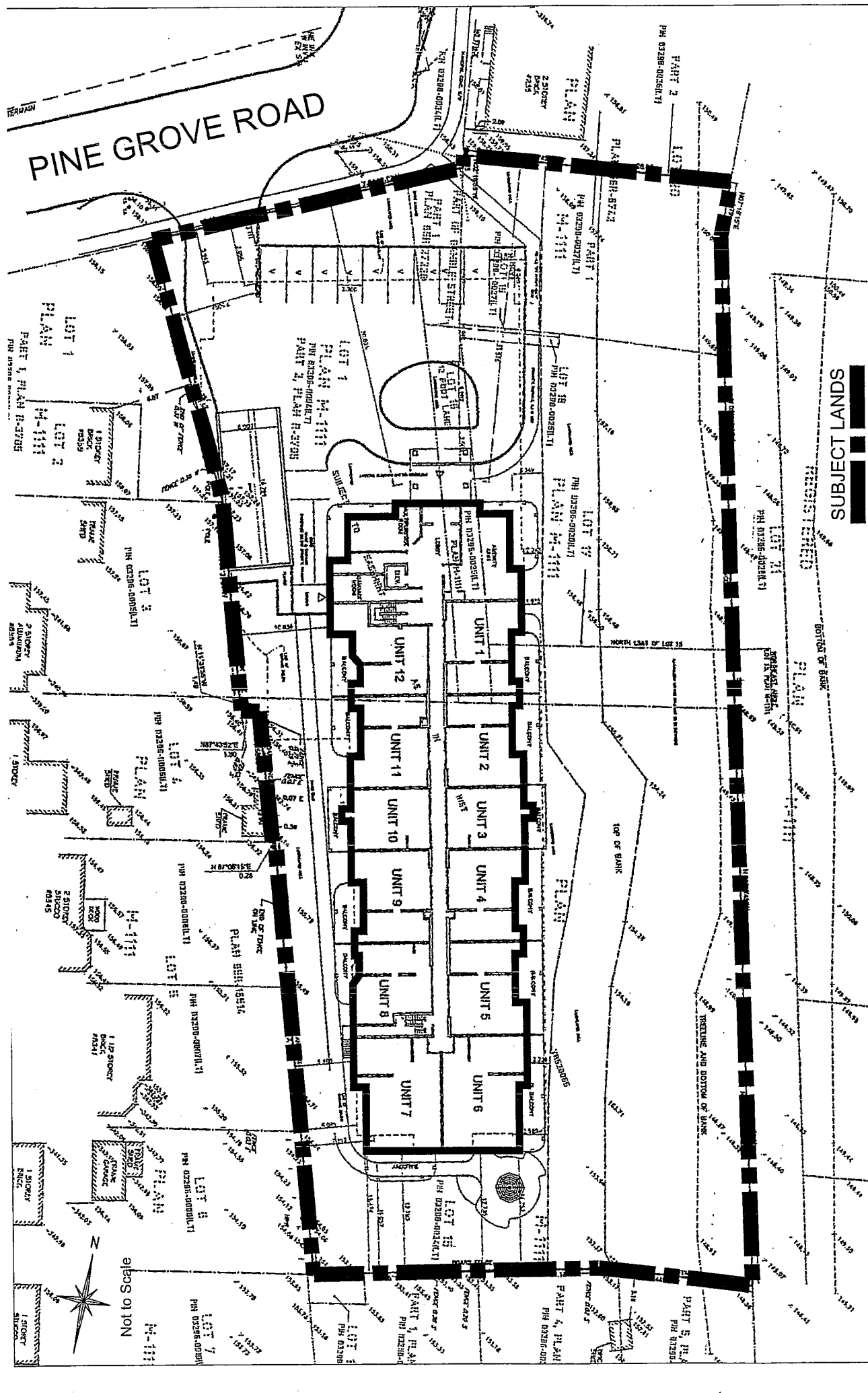
City of
Vaughan

Development Planning Department

Attachment

2

FILE No.:
19CDM-05V07
RELATED FILE:
DA.03.028
April 12, 2005



Attachment

3

FILE No.: 19CDM-05V07
RELATED FILE: DA.03.028
April 12, 2005

City of Vaughan

Development Planning Department

Draft Plan of Condominium

Part of Lot 9,
Concession 7
APPLICANT:
PINE GROVE ON THE HUMBER INC.