

COMMITTEE OF THE WHOLE FEBRUARY 20, 2006

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V09
STONE MANOR DEVELOPMENTS (WOODBIDGE) LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V09 (Stone Manor Developments (Woodbridge) Limited) 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 on the subject lands shown on Attachment #2, to create the common elements for the proposed 84 unit freehold residential townhouse development, including the roads, laneways, visitor parking spaces, and all amenity open space areas, as shown on Attachment #3.

The Owner has also submitted a corresponding application for Part Lot Control Exemption (File PLC.05.017) to lift the Part Lot Control provisions of the Planning Act to facilitate the creation of 86 freehold residential parcels of tied land (POTL) on the subject lands, to facilitate the 84 townhouse units, and the 2 semi-detached units that will front on Helen Street. The Part Lot Control by-law will be forwarded to Council for enactment, once the condominium plan for the common elements has been registered.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the southwest corner of Regional Road #7 and Helen Street, being Lots 2 and 3 on Registered Plan 4319, and Lots 34, 35 and 36 on Registrars Compiled Plan 9831 (4713, 4721, 4733 4745 and 4751 Regional Road #7), in Lot 5, Concession 7, City of Vaughan.

The lands are currently comprised of an assembly of five properties, two of which are under a registered plan, while three are part of a Registrar's Compiled Plan. Council, on April 25, 2005, approved a draft plan of subdivision application (File 19T-04V03) to facilitate the merging of all lots into one registered plan to allow for the consolidated block to be developed through the Site Development process (File DA.03.071) and with individual freehold parcels to be created through a Part Lot Control application (File PLC.05.017). On September 26, 2005, Council approved the related Site Plan application. The common element areas, including the amenity areas, visitor parking areas and roads will be created through the subject Draft Plan of Condominium application (File 19CDM-05V09). The surrounding land uses are:

- North - Regional Road #7; commercial (C3 Local Commercial Zone)
- South - Woodbridge College (A Agricultural Zone), detached residential (R1 Residential Zone)
- East - Helen Street; office building (C8 Office Commercial Zone) and detached residential (R2 Residential Zone)
- West - detached residential/approved townhouse development (United People Corporation) (RM2 Multiple Residential Zone)

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #616, which permits the residential townhouse development. The proposed Draft Plan of Condominium to create the common element areas conforms to the Official Plan.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(700), which permits the proposed townhouse development. The Draft Plan of Condominium to create the common elements for the townhouse development complies with all requirements of the Zoning By-law.

Connection with Adjacent Lands

The necessary easements are required to ensure appropriate servicing, vehicular and pedestrian connectivity of the site with the adjacent lands to the west (United Capital Investments and Forest Green Homes). The site development agreement and the condominium agreement will contain wording requiring the Owner to obtain the appropriate servicing easements and cross-easements to ensure connectivity with the adjacent lands.

Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling and the removal of snow will be administered privately by the Condominium Corporation.

Restriction on Title

Council approved the related Draft Plan of Subdivision (File 19T-04V03) on April 25, 2005 to facilitate the merging of all lots into one registered plan to allow the creation of individual parcels through exemption of Part Lot Control. The Owner shall register a restriction on the title of the lands that will not allow the Owner to transfer title to the freehold townhouse dwellings until the final condominium is registered.

Region of York

The Region of York has no objection to the approval of the draft plan of condominium, subject to satisfying the condition of approval set out in Attachment #1.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed application for Draft Plan of Condominium to facilitate the creation of the common elements (ie. roads, laneways, visitor parking spaces, and amenity open space areas) that will serve the freehold townhouse development, and is of the opinion that it is consistent with the approved site plan. The Development Planning Department 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 Condominium for Common Elements (19CDM-05V09)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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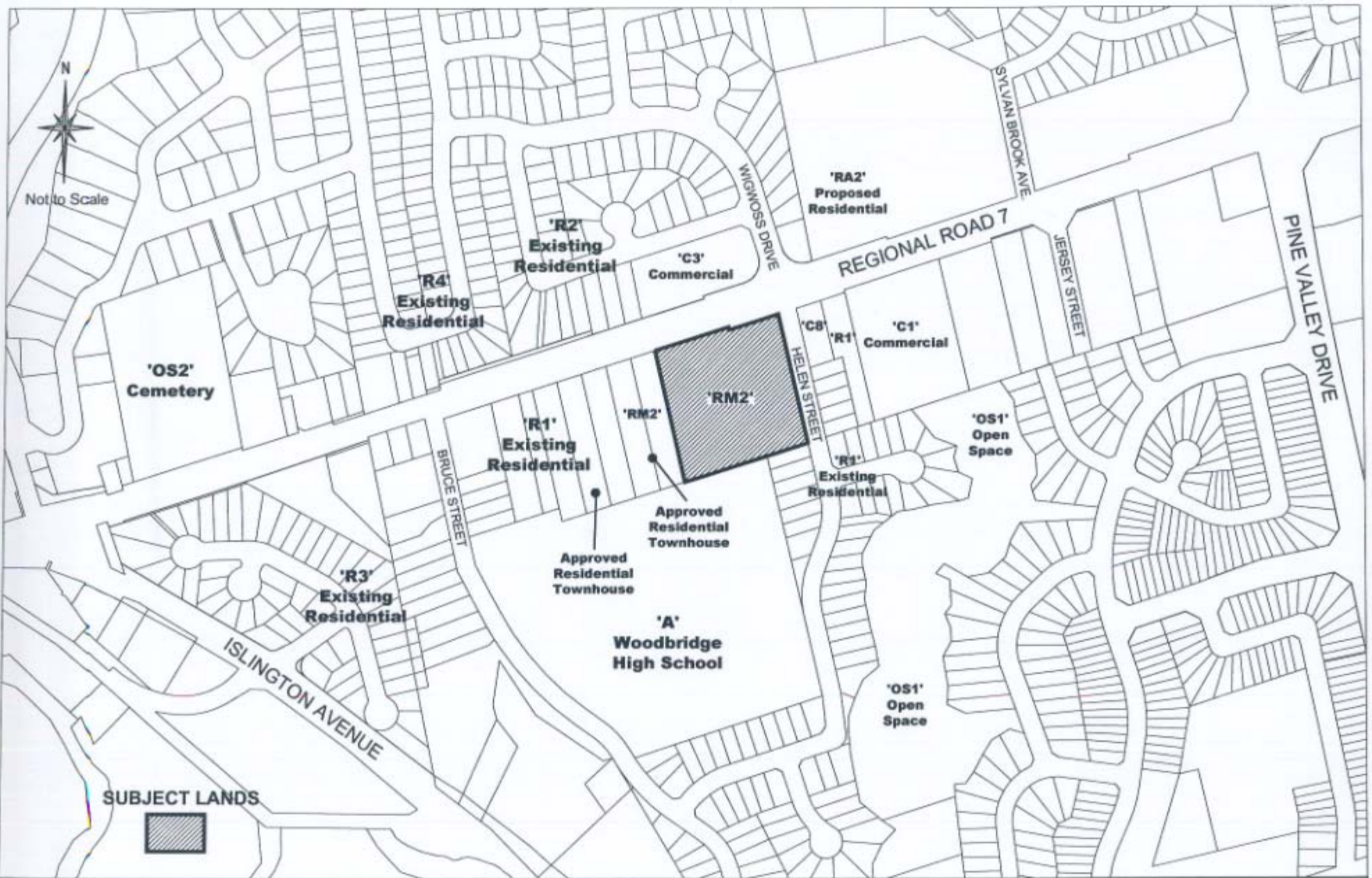
ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-05V09
{STONE MANOR DEVELOPMENTS (WOODBIDGE) LIMITED}
LOT 5, 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-05V09, ARE AS FOLLOWS:

1. The Plan shall relate to a Draft Plan of Condominium (Common Elements), prepared by Rady-Pentek and Edwards Surveying Ltd., Drawing Job #04.219, dated August 10, 2005.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan Development Planning Department, and the related site plan and subdivision agreements shall have been registered on title.
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.
4. The following provision(s) 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 and recycling pick-up shall be the responsibility of the Condominium Corporation.
 - c) Snow removal and clearing shall be the responsibility of the Condominium Corporation.
 - d) The Owner/Condominium Corporation shall secure the appropriate servicing easements and cross-easements with the adjacent westerly lands.
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 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. Prior to final approval, the Owner shall have met the Region of York conditions of site plan approval, as appended as a schedule in the City's Site Plan Agreement, to the satisfaction of the Region of York Transportation and Works Department. The Region of York shall advise the Vaughan Development Planning Department how this condition has been met.
10. The Region of York shall advise that Condition 9 has been satisfied.
11. The City shall advise that Conditions 1 to 8 inclusive, have been satisfied.



Location Map

Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENT
(WOODBIDGE) LIMITED

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City of
Vaughan

Development Planning Department

Attachment

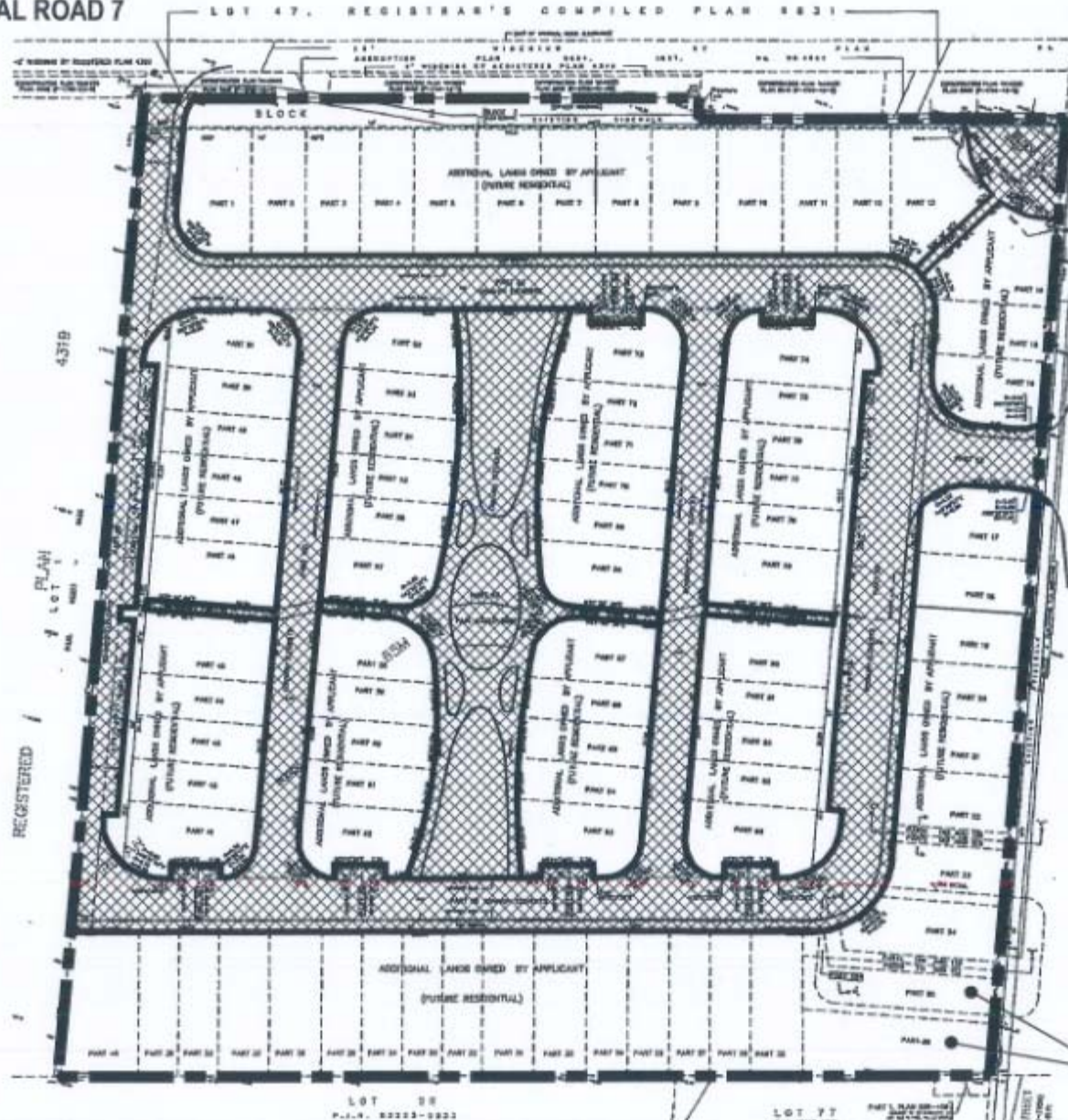
FILE No.:
19CDM-05V09
RELATED FILE:
DA.03.071

January 26, 2006

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REGIONAL ROAD 7

LOT 47. REGISTRAR'S COMPILED PLAN 8831



HELEN STREET


 LANDS SUBJECT TO
 DRAFT OF CONDOMINIUM
 (COMMON ELEMENTS)


 86 UNIT FREEHOLD RESIDENTIAL,
 COMPRISING 84 TOWNHOUSE AND
 2 SEMI-DETACHED UNITS, TO BE
 CREATED THROUGH RELATED
 PART LOT CONTROL APPLICATION,
 FILE PLC.05.017


 SUBJECT LANDS

SEMI-DETACHED

Not to Scale

Draft Plan of Condominium

Part Lot 5,
Concession 7

APPLICANT:
STONE MANOR DEVELOPMENT
(WOODBRIIDGE) LIMITED



Development Planning Department

Attachment

FILE No.:
19CDM-05V09
RELATED FILE:
DA.03.071

January 26, 2006

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