

**COMMITTEE OF THE WHOLE MAY 15, 2006**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM- 06V02**  
**WOODBIDGE GREEN HOMES INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V02 (Woodbridge Green Homes 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 on the subject lands shown on Attachment #2, to create the common elements for the approved 57 unit freehold residential townhouse development, including the roads, sidewalks and visitor parking spaces, as shown on attachment #3.

The Owner has also submitted a corresponding application for Part Lot Control Exemption (File PLC.06.006) to lift the Part Lot Control provisions of the Planning Act to facilitate the creation of 57 freehold residential parcels of tied land (POTL) on the subject lands. The Part Lot Control by-law will be forwarded to Council for enactment.

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located southeast of Regional Road #7 and Bruce Street, being Lots 38, 39 and 40 on Registrar's Compiled Plan 9831 (4785, 4795 and 4803 Regional Road #7), City of Vaughan.

The subject lands are currently comprised of an assembly of three properties under a registrar's compiled plan. On June 27, 2005, Council approved a Draft Plan of Subdivision application (File 19T-04V16) to facilitate the merging of the three lots into one registered plan to allow the consolidated block to be developed through the Site Development process (File DA.05.024), and with individual freehold parcels to be created through a Part Lot Control application (File PLC.06.006). The common element areas, including the walkways, visitor parking areas and roads will be created through the subject Draft Plan of Condominium application (File 19CDM-06V02). The surrounding land uses are:

- North - Regional Road #7; detached residential subdivision (R2 and R4 Residential Zones)
- South - Woodbridge College High School (A Agricultural Zone)
- East - proposed townhouse development (DeLuca Group Inc., DA.04.080 - RM2 Multiple Residential Zone)
- West - vacant residential lot (R1 residential Zone)

**Official Plan/Zoning**

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #623, which permits the residential townhouse development. The proposed Draft Plan of Condominium to create the common element areas conforms to the Official Plan.

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1251), which permits the townhouse development. The proposed Draft Plan of Condominium to create the common elements complies with all requirements of the Zoning By-law.

#### Connection with Adjacent Lands

The necessary easements are required to ensure appropriate servicing, and vehicular and pedestrian connectivity of the site with the adjacent lands to the east (United Capital Investments and Stone Manor Developments), and to the west should those lands develop. 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-04V14) on June 27, 2005 to facilitate the merging of the subject lands into one registered plan to allow the creation of individual parcels through exemption of Part Lot Control. The Owner will be required to register a restriction on title to prevent the selling of the freehold lots prior to the final condominium being registered.

#### Region of York

The Regional Municipality York has no objection to the approval of the draft plan of condominium, subject to the condition of approval outlined 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, and has determined 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

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1. Conditions of Approval
  2. Location Map
  3. Draft Plan of Condominium for Common Elements (19CDM-06V02)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

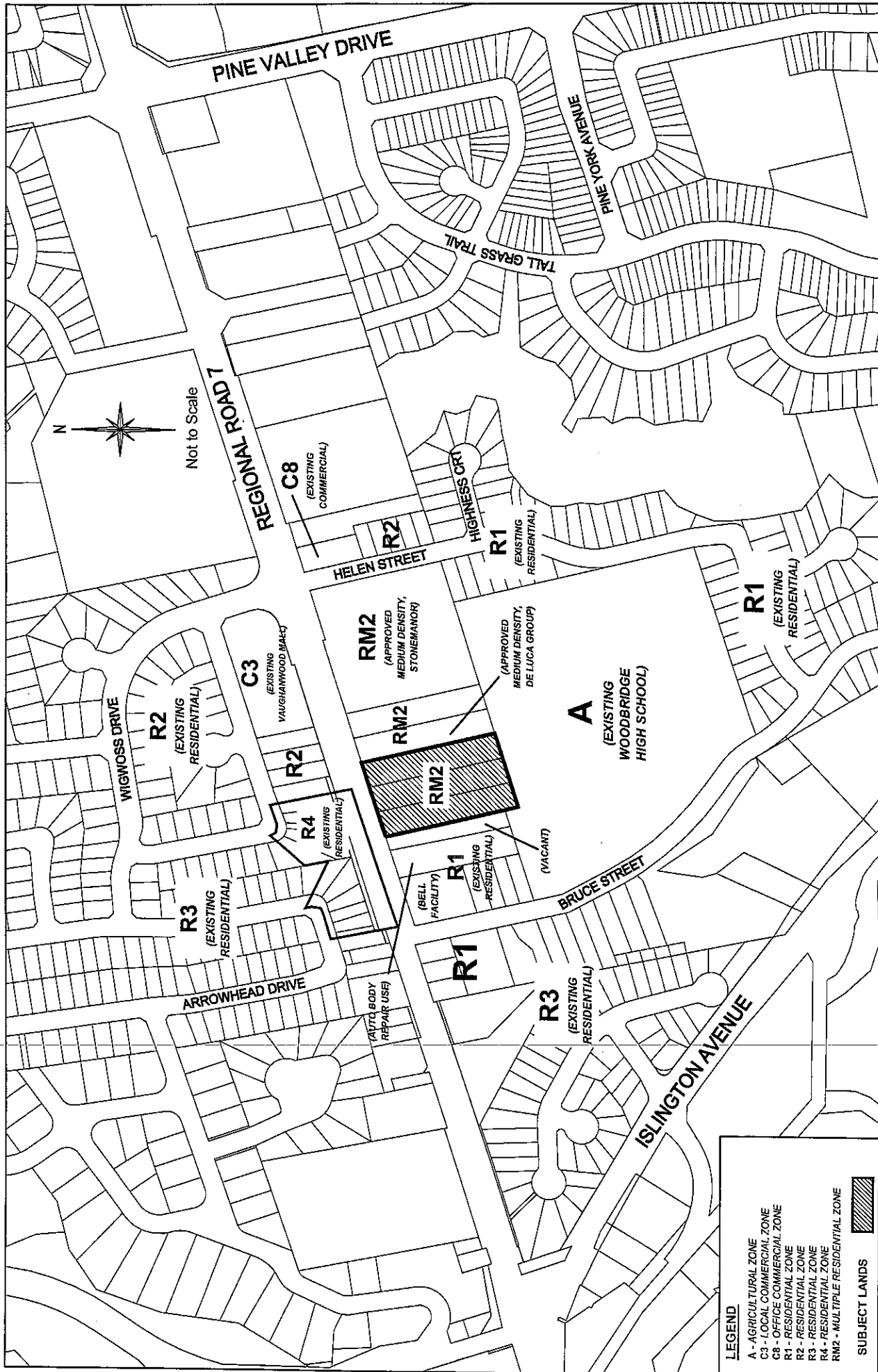
**DRAFT PLAN OF CONDOMINIUM 19CDM-06V02  
WOODBIDGE GREEN HOMES INC.  
LOT 5, CONCESSION 7, CITY OF VAUGHAN**

**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-06V02 (COMMON ELEMENTS), ARE AS FOLLOWS:**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by C. E. Dotterill Ontario Land Surveyor, drawing job #04.082D3, dated January 24, 2006.
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; and,
  - d) The Owner/Condominium Corporation shall secure the appropriate servicing easements and cross-easements with the adjacent easterly and 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 for the road to the satisfaction of the Vaughan Engineering Department.

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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 addressed all Regional concerns to the satisfaction of the Region of York Transportation and Works Department. The Region of York shall advise the Vaughan Development Planning Department that this condition has been satisfied.
10. The City shall advise that Conditions 1 to 9 have been satisfied.



**LEGEND**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

**SUBJECT LANDS**

SUBJECT LANDS

## Location Map

Part of Lot 5,  
Concession 7  
 APPLICANT:  
 WOODBRIDGE GREEN HOMES INC.

# City of Vaughan

Development Planning Department

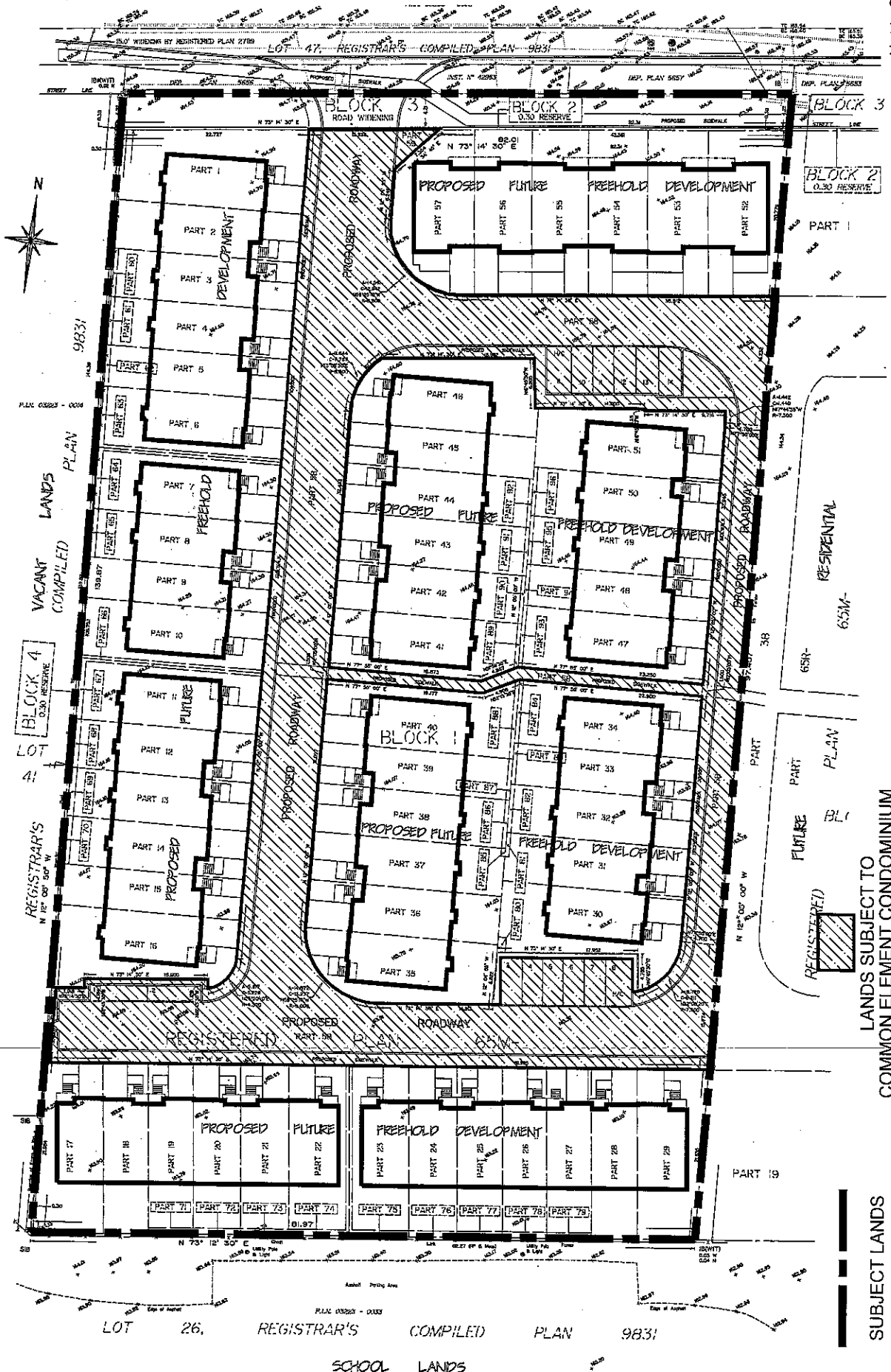
## Attachment

# 2

FILE No.:  
 19CDM-08V02  
 RELATED FILE:  
 PLC.06.006

April 25, 2006

Not to Scale



**Attachment 3**  
 FILE NO.: 19CDM-06V02  
 RELATED FILE: PLC.06.006  
 April 25, 2006

City of **Vaughan**  
 Development Planning Department

**Draft Plan of Condominium**  
 Part of Lot 5,  
 Concession 7  
 APPLICANT:  
 WOODBRIDGE GREEN HOMES INC.  
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LANDS SUBJECT TO  
 COMMON ELEMENT CONDOMINIUM

SUBJECT LANDS