

COMMITTEE OF THE WHOLE SEPTEMBER 5, 2006

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V08
AMBRIA RESIDENCES INC.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V08 (Ambria Residences 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, consisting of a 4-storey, 81 unit residential condominium building with 117 parking spaces on a 0.65ha site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive (4620 Regional Road #7), in Lot 6, Concession 7, City of Vaughan.

The subject lands represent Phase One of a two phased development. The Draft Plan of Condominium for Phase One (Attachment #3) is consistent with the site plan approved by Council on December 18, 2001. This phase is under construction, and is comprised of a 4-storey, 81 unit residential condominium building served by 117 parking spaces on a 0.65ha parcel. The applicant's Phase Two lands located to the west are currently subject to Official Plan and Zoning By-law Amendment applications (Files OP.06.013 and Z.06.035) proposing an increase in height above 4-storeys to 8-storeys in height and comprised of 122 units and is not the subject of this Draft Plan application.

The surrounding land uses are as follows:

- North - open space (A Agricultural Zone)
- South - Regional Road #7; residential homes (R1 Residential Zone)
- East - Pine Seven Office complex (C1 Restricted Commercial Zone)
- West - open space (A Agricultural Zone), proposed 4-8 storey residential building (Phase Two) (RA2 Apartment Residential Zone)

Official Plan/Zoning

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #542, which permits the residential condominium building. The proposed condominium plan conforms to the Official Plan.

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131), which permits the residential development. The proposed condominium plan complies with all requirements of the Zoning By-law.

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.

Region of York

The Region of York has no objection to the approval of the draft plan of condominium.

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 Draft Plan of Condominium application which 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 19CDM-06V08

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-06V08
AMBRIA RESIDENCES INC.
LOT 6, 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-06V08, 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 Job #2057-ODP1, dated May 18, 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.
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 and Region of York may consider necessary, and that may be outstanding from the registered site plan agreement.
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; and
 - c) snow removal and clearing shall be the responsibility of the Condominium Corporation.
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.



- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RM2 - MULTIPLE RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS**
- APPROVED RESIDENTIAL CONDOMINIUMS

Location Map

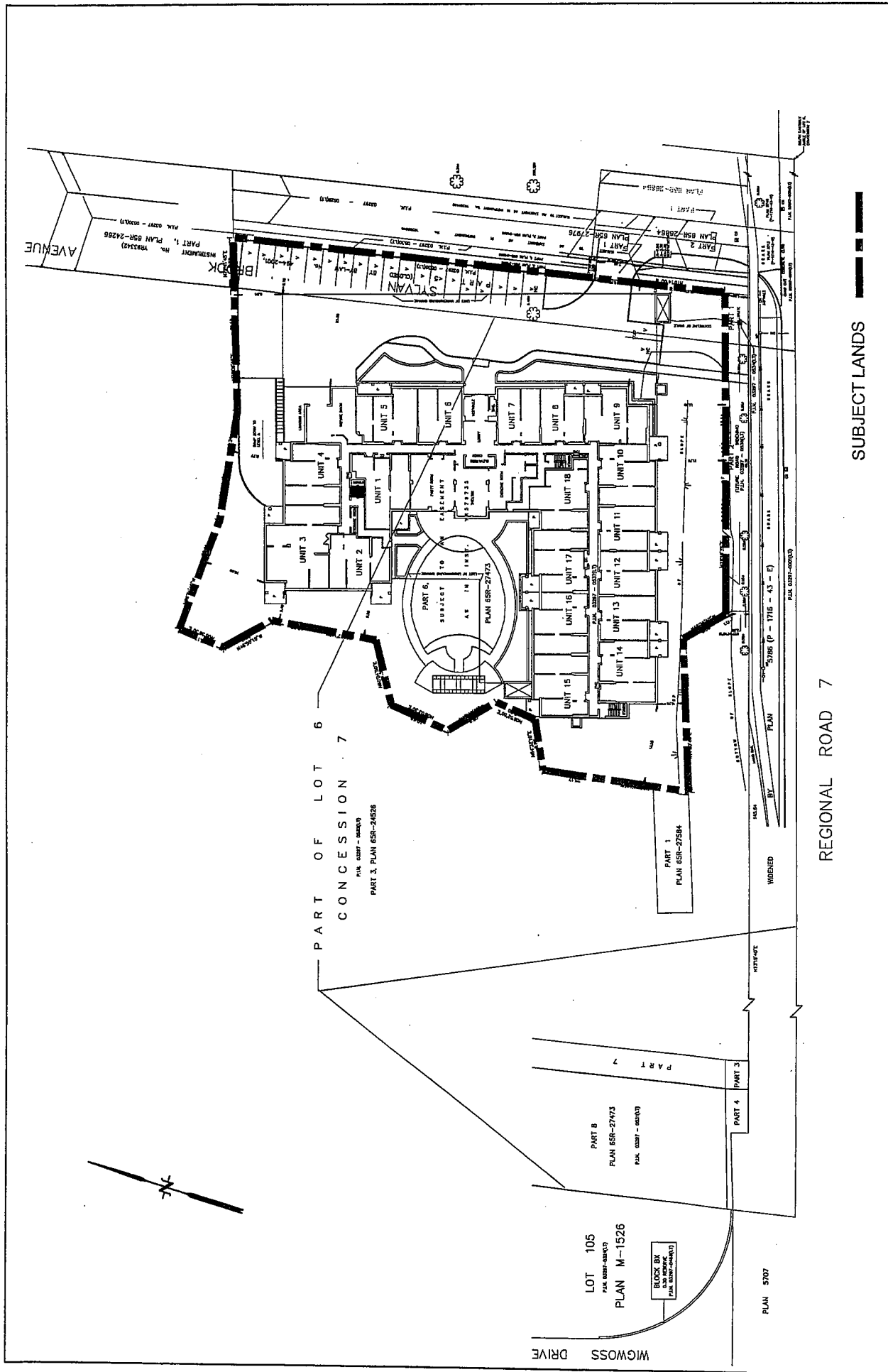
Part of Lot 6
Concession 7
 APPLICANT:
 AMBRIA RESIDENCES INC.
NA\DT\1 ATTACHMENTS\1919cdm-06c08



Development Planning Department

Attachment 2

FILE No.:
19CDM-06V08
 Not to Scale
 June 23, 2006



SUBJECT LANDS

Condominium Plan

Part of Lot 6,
Concession 7

APPLICANT:
AMBRIA RESIDENCES INC.

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REGIONAL ROAD 7

City of
Vaughan

Development Planning Department

Attachment

3

FILE No.:
19CDM-06V08

Not to Scale

June 23, 2006