

COMMITTEE OF THE WHOLE NOVEMBER 5, 2007

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V08 BERKSHIRE PLACE (THORNHILL) INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-07V08 (Berkshire Place (Thornhill) 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application on the subject lands shown on Attachment #2 for the approval of a Draft Plan of Condominium, respecting a newly constructed 61-unit residential townhouse development, as shown on Attachment #3.

Background - Analysis and Options

The 0.65 ha subject lands are shown on Attachments #2 and #3, and located north of Steeles Avenue West on a private road (Brighton Place), being Part of Lots 9 and 10 on Reference Plan 1607, City of Vaughan.

The surrounding land uses are:

- North - approved single-detached residential (R3 Residential Zone)
- South - approved seniors apartment residence (RA3 Apartment Residential Zone)
- East - proposed townhouse complex and proposed residential apartment (RA3(H) Apartment Residential Zone)
- West - existing townhouses (RA3 Apartment Residential Zone)

Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #247 and OPA #572, which permits townhouse uses. The proposed condominium plan conforms to the Official Plan.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1271), which permits townhouse uses. The proposed condominium plan complies with the Zoning By-law.

Site Design

The condominium plan proposing 61 townhouse units is consistent with the site plan that was approved by Council on June 26, 2006. The Site Plan Agreement to implement the development

was registered on February 13, 2007. Access to the townhouse complex is from Brighton Place, a private road, accessed from both Townsgate Drive to the north and Steeles Avenue West to the south. The private road will also provide access to the seniors residence (Amica) located to the south through shared access agreements.

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. The Owner is to include this information in all Offers of Sale and Purchase or Lease and in the Condominium Declaration.

Application Review

The draft plan of condominium is in accordance with the approved site plan (File DA.05.062). As a condition of approval, the Owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

Regional Implications

The Region of York Planning Department has no objections 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 proposed application for Draft Plan of Condominium, which is consistent with the approved site plan, and is in accordance with the provisions of the Official Plan and the Zoning By-law. 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. Condominium Plan - Main Floor
4. Condominium Plan – Parking Area and Basement Level

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

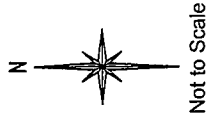
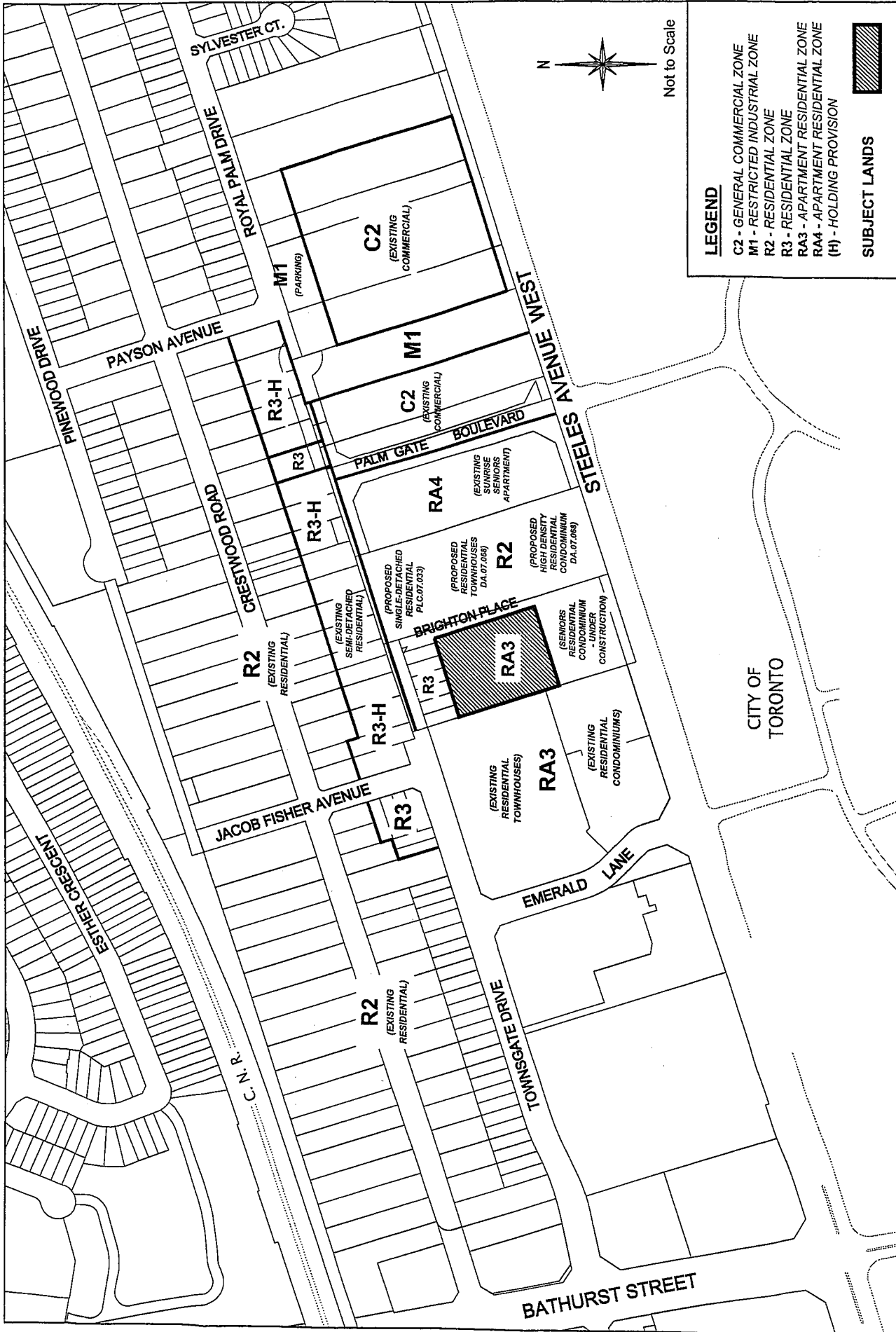
CONDITIONS OF DRAFT PLAN APPROVAL

DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-07V08 BERKSHIRE PLACE (THORNHILL) INC. LOT 26, CONCESSION 1, 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-07V08, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by KRCMAR, Drawing #89-011DC01, dated June 13, 2007.
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 conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary, which 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;
 - c) snow removal and clearing shall be the responsibility of the Condominium Corporation;
 - d) the Owner shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post; and,
 - e) the Owner shall include in all Offers of Sale, Purchase or Lease and in the Condominium Declaration, clauses 4a, 4b), 4c) and 4d) as identified above.
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 (Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- R2 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA4 - APARTMENT RESIDENTIAL ZONE (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

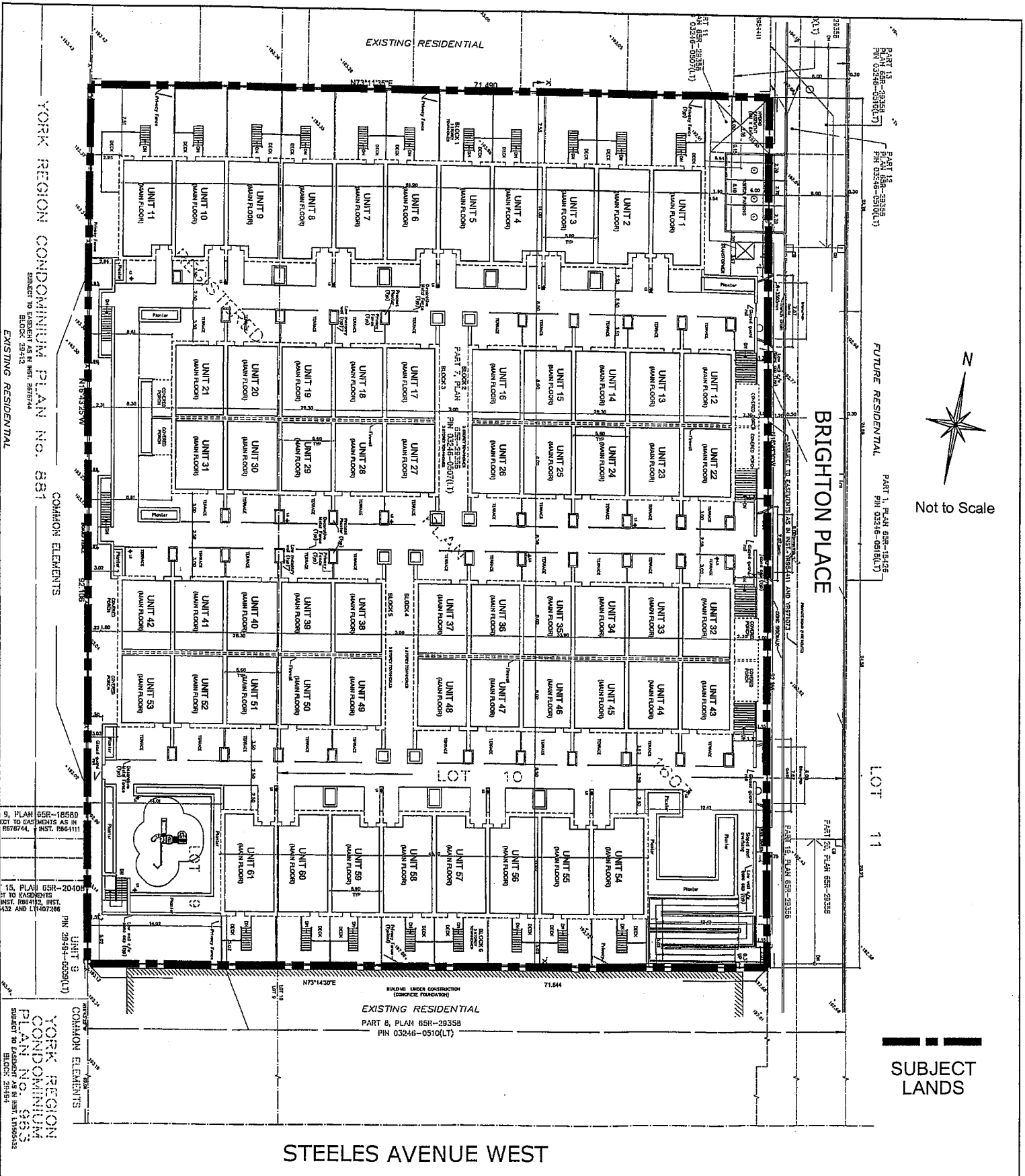
Part of Lot 26,
Concession 1
APPLICANT:
BERKSHIRE PLACE (THORNHILL) INC.
N:\BPT\1 ATTACHMENTS\19\19scdm-07v08



Development Planning Department

Attachment 2

FILE No.: 19CDM-07V08
RELATED FILE: DA.05.062
October 12, 2007



Not to Scale

YORK REGION CONDOMINIUM PLAN NO. 681
 SUBJECT TO REGISTRATION AS IN REG. 29412
 EXISTING RESIDENTIAL

FUTURE RESIDENTIAL
 PART 1, PLAN 65R-15428
 PIN 03246-0510(LT)

BRIGHTON PLACE

LOT 11

SUBJECT LANDS

STEELES AVENUE WEST

**Condominium Plan -
 Main Floor**



Attachment

APPLICANT: BERKSHIRE
 PLACE (THORNHILL) INC.

Part of Lot 26,
 Concession 1

Development Planning Department

FILE No.:
 19CDM-07V08
 RELATED FILE:
 DA.05.062

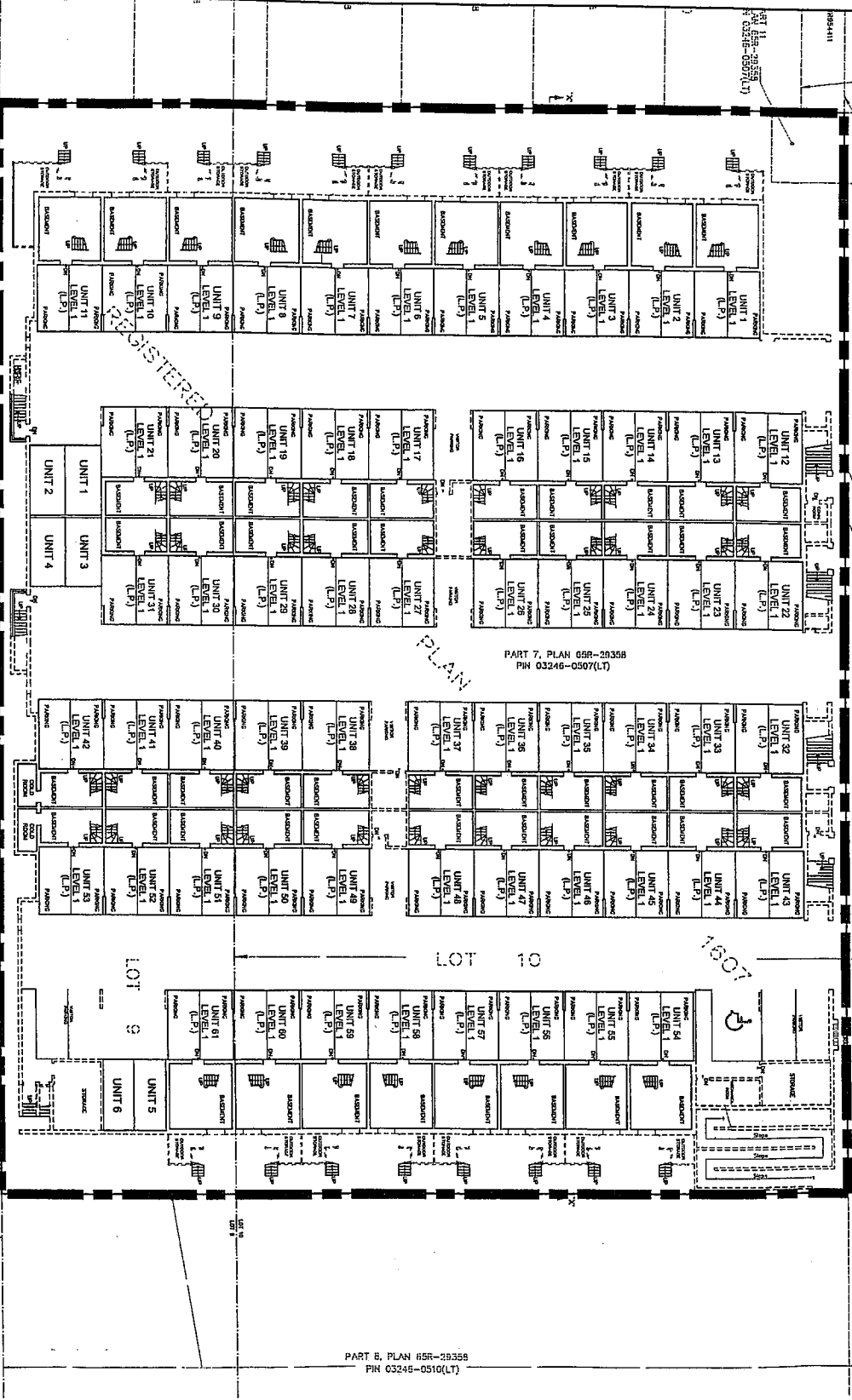
October 12, 2007

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Not to Scale

SUBJECT LANDS



YORK REGION CONDOMINIUM PLAN NO. 881
SUBJECT TO EASEMENTS AS IN REG. 1987844
BLOCK 28412

COMMON ELEMENTS

UNIT 9
20408
PIN 28481-0508(LT)

COMMON ELEMENTS
YORK REGION
CONDOMINIUM
PLAN NO. 883
SUBJECT TO EASEMENTS AS IN REG. 1987844
BLOCK 28412

STEELES AVENUE WEST

(UNDIV. AS IN REG. 1985411) BRIGHTON PLACE
SUBJECT TO EASEMENTS AS IN REG. 1985411 AND 1981023
PIN 03246-2510(LT)

LOT 11

PART 7, PLAN 65R-20358
PIN 03246-0507(LT)

LOT 9

PART 5, PLAN 65R-39358
PIN 03246-0510(LT)

PART 15, PLAN 65R-35358

PART 1, PLAN 65R-15358
PIN 03246-0510(LT)

PART 12, PLAN 65R-28358
PIN 03246-0510(LT)

PART 13, PLAN 65R-28358
PIN 03246-0510(LT)

Condominium Plan - Parking Area & Basement Level



Attachment

4

APPLICANT: BERKSHIRE PLACE (THORNHILL) INC.

Part of Lot 26, Concession 1

Development Planning Department

FILE No.: 19CDM-07V08
RELATED FILE: DA.05.062

October 12, 2007