

## **COMMITTEE OF THE WHOLE JANUARY 21, 2008**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V10 DREAMWOOD DEVELOPMENTS INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-07V10 (Dreamwood Developments 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 a Draft Plan of Condominium Application to create common elements to facilitate the development of the subject lands for 19, two-storey townhouse units as shown on Attachment #3. The proposed common elements include the private driveway, visitor parking, spaces, temporary snow storage, walkways, and community mailbox areas.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the east side of Keele Street, south of Kirby Road, being Block 312 in Plan 65M-3878, City of Vaughan. The subject lands consist of a 0.535 ha rectangular parcel of land with approximately 36 m frontage along Ravineview Drive and an average lot depth of approximately 160 m. The surrounding land uses are:

- North - existing stormwater management facility (OS1 Open Space Conservation Zone), Central Park Lodge (seniors residence) – (RVM2 Residential Urban Village Multiple Dwelling Zone Two)
- South - existing Trans Canada Pipeline Easement (OS2 Open Space Park Zone)
- East - Ravineview Drive; existing residential (RVM1 (A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse))
- West - existing stormwater management facility (RM2 Zone); Keele Street

#### **Official Plan**

The subject lands are designated "North Maple Residential Area - Special Residential Area" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed draft plan of condominium conforms to the Official Plan.

#### **Zoning**

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(947). The proposed draft plan of condominium complies with the Zoning By-law.

#### **Site Development**

On June 12, 2006, Council approved Zoning By-law Amendment File Z.06.040 and Site Development File DA.05.048 to facilitate the development of 19, two-storey townhouse units, within four blocks, on a private driveway, as shown on Attachment #4. Each freehold townhouse unit has two parking spaces. The townhouses are currently under construction.

The subject lands are accessed by a 6.0 m wide private driveway that intersects Ravineview Drive to the east. The private driveway abuts the southern property line and leads to 5 visitor parking spaces (including one handicap space) located between Blocks '3' and '4'. A 1.5 m wide concrete sidewalk is located on the north side of the private driveway from Ravineview Drive to the community mail box (CMB) and visitor parking areas to the west.

#### Application Review

The draft plan of condominium is in accordance with the approved Site Development File DA.05.048. The draft plan includes several common elements, as shown on Attachment #3, that are tied in with the approved site plan (File DA.05.048), as shown on Attachment #4. These common elements include the following:

- a) the private driveway; and
- b) the area for visitor parking spaces, temporary snow storage, walkways and community mailbox.

Comments have been received from Canada Post and TransCanada PipeLines Limited. The Owner will be required to satisfy any requirements of these agencies as a condition of approval.

#### Waste Collection/Recycling and Snow Removal

The collection of waste and recycling, and the removal of snow will be the responsibility of the Condominium Corporation, and is reflected as a condition in this report.

#### Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly 'A-5', "Plan and Manage Growth".

#### Regional Implications

N/A

#### Conclusion

The draft plan of condominium 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-07V10
4. Approved Site Plan

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
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

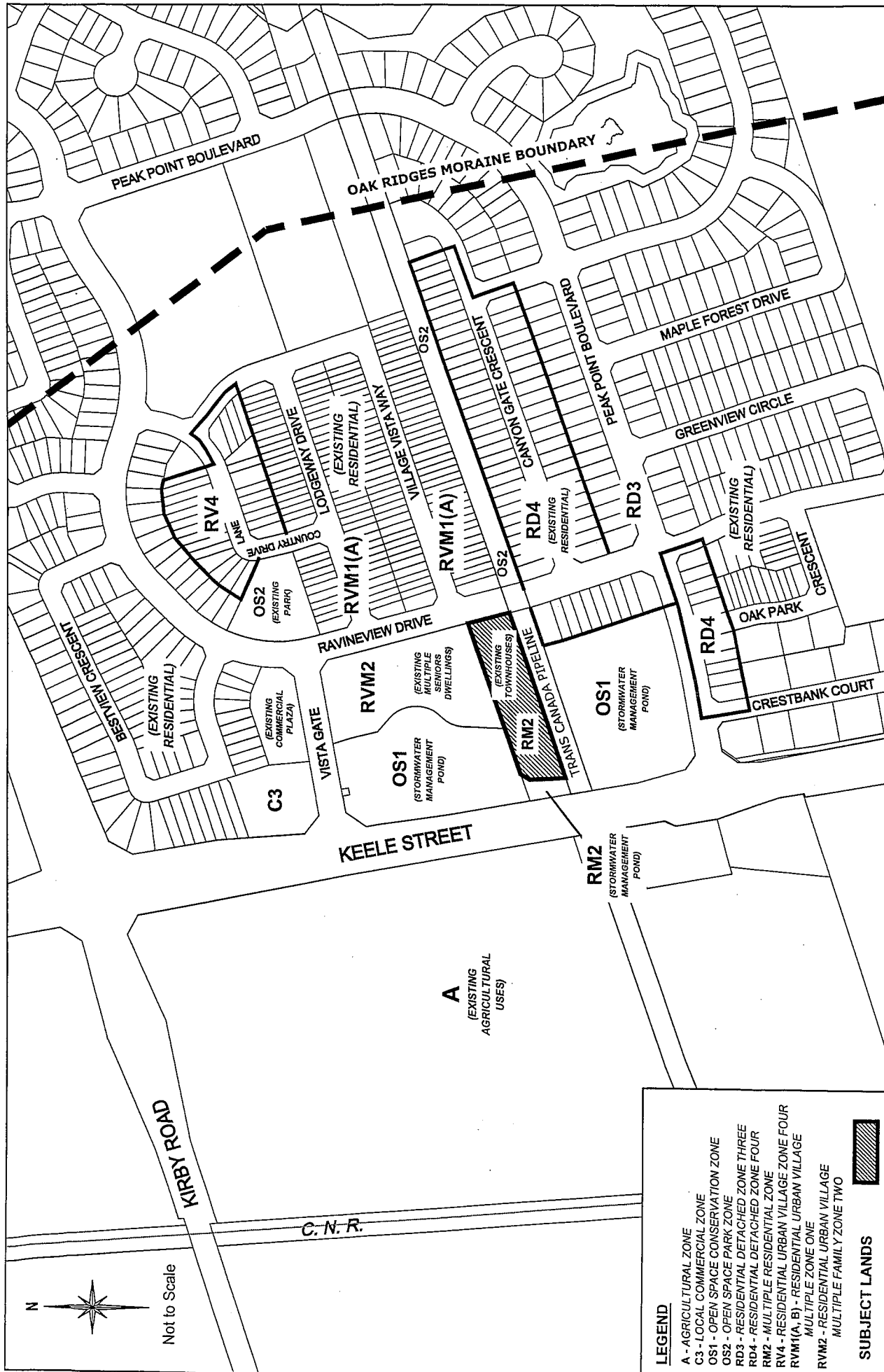
## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM 19CDM-07V10 (COMMON ELEMENTS) DREAMWOOD DEVELOPMENTS INC. BLOCK 312, REGISTERED PLAN 65M-3878, CITY OF VAUGHAN**

##### **City of Vaughan Conditions**


1. The Plan shall relate to a draft plan of condominium, prepared by Guido Papa Surveying Ltd., drawing #06-219, dated September 14, 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 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 shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post.
4. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. 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.
7. The Owner shall satisfy any requirements of Canada Post.
8. The Owner shall satisfy any requirements of TransCanada PipeLines Limited.
9. 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.
10. The City shall advise that Conditions 1 to 9 have been satisfied.



**LEGEND**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RV4 - MULTIPLE RESIDENTIAL ZONE
- RVM1(A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO

**SUBJECT LANDS**



## Location Map

Part of Lot 29,  
Concession 3

APPLICANT:  
DREAMWOOD DEVELOPMENTS INC.



*The City Above Toronto*

Development Planning Department

## Attachment

FILE No.:  
19CDM-07V10  
RELATED FILES:  
DA.05.048 & PLC.07.036  
December 6, 2007

**2**



Not to Scale

VISITOR  
PARKING

LOT

30,  
CONCESSION

COMMUNITY  
MAILBOX

PART 9, PLAN BSR-23829

PART 10, PLAN BSR-23829

PART 12, PLAN BSR-23829

PART 11, PLAN BSR-23829

PART 14, PLAN BSR-23829

KEELE STREET

RAVINEVIEW DRIVE

WALKWAY

PRIVATE DRIVEWAY

WALKWAY

SNOW STORAGE  
AREA

SNOW STORAGE  
AREA

COMMON ELEMENT CONDOMINIUM  
CONSISTING OF:

- \* PRIVATE DRIVEWAY
- \* VISITOR PARKING AREA
- \* COMMUNITY MAILBOX
- \* WALKWAY
- \* SNOW STORAGE AREA

19 - FREE HOLD  
TOWNHOUSE UNITS

SUBJECT LANDS

# Draft Plan of Condominium 19CDM-07V10

APPLICANT: DREAMWOOD  
DEVELOPMENTS INC.

Part of Lot 29,  
Concession 3



Development Planning Department

## Attachment

# 3

FILE No.:  
19CDM-07V10  
RELATED FILES:  
DA.05.048 & PLC.07.036  
December 6, 2007

