

COMMITTEE OF THE WHOLE SEPTEMBER 29, 2009

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-09V01
2108001 ONTARIO INC.
WARD 5**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-09V01 (2108001 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Contribution to Sustainability

N/A

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 Attachments #2 and #3 for the approval of a Draft Plan of Condominium, respecting two residential condominium apartment towers (471 units) and 61 townhouse units (all under construction) as shown on Attachment #4.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located at the southeast corner of New Westminster Drive and Beverley Glen Boulevard, and comprise Blocks 6 and 7 in Registered Plan 65M-3872, City of Vaughan.

On February 27, 2007, Vaughan Council approved Site Plan File DA.06.074 for the subject lands, comprised of Building "E" (an 18 storey, 253 unit residential condominium apartment building), Building "F" (being a 16 storey, 223 unit residential condominium apartment building, and 60 townhouse units (located along the east side of New Westminster Drive, the south side of Beverley Glen Boulevard, and the west side of Disera Drive). The Site Plan Agreement was registered on title for the subject lands on June 8, 2007.

An additional townhouse unit was approved through an amendment to the site plan on November 28, 2008, thereby increasing the total townhouse count from 60 to 61 units. Also, a few of the apartment units in Building "E" were combined to form larger suites, thereby reducing the number of units from 253 to 247 units; and, one additional unit was added to Building "F", thereby increasing the number of units from 223 to 224 units. The overall number of apartment units has decreased from 476 to 471 units. Buildings "E" and "F" and the townhouse units are under construction.

The proposed condominium includes 2 levels of underground parking for residents and visitors; visitor surface parking; and each townhouse unit includes individual parking. The total residential parking is 724, and total visitor parking is 107.

Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #621, which permits a maximum density of 1598 units within the overall Liberty Master Plan Area (Attachment #3). These units are to be comprised of 93 townhouse units and 1505 apartment units (maximum of 7 apartment buildings), or a combination thereof, not to exceed 1598 units.

Buildings "E" and "F" with a total of 471 apartment units together with the previously approved 844 apartment units within Buildings "A", "B", "C" and "D", represent a total of 1315 condominium apartment units within six condominium buildings, plus the 61 townhouse units that are under construction, for a grand total of 1,376 units. The proposed condominium plan conforms to the Official Plan.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone and RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1153) as shown on Attachment #3. The RA3 Zone permits the apartment building use and the RM2 Zone permits the block townhouse use. Exception 9(1153) includes a number of site-specific zoning exceptions for development of the site. The applicant also obtained minor variances from the Committee of Adjustment on June 4, 2009 respecting yard setbacks, landscape strip widths, visitor parking, porch encroachments, and underground parking aisle width. The proposed condominium plan complies with the requirements of By-law 1-88 and the approved variances.

Garbage and Recycling Collection and Snow Removal

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

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

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. Contextual Location Map
3. Location Map
4. Condominium Ground Floor Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

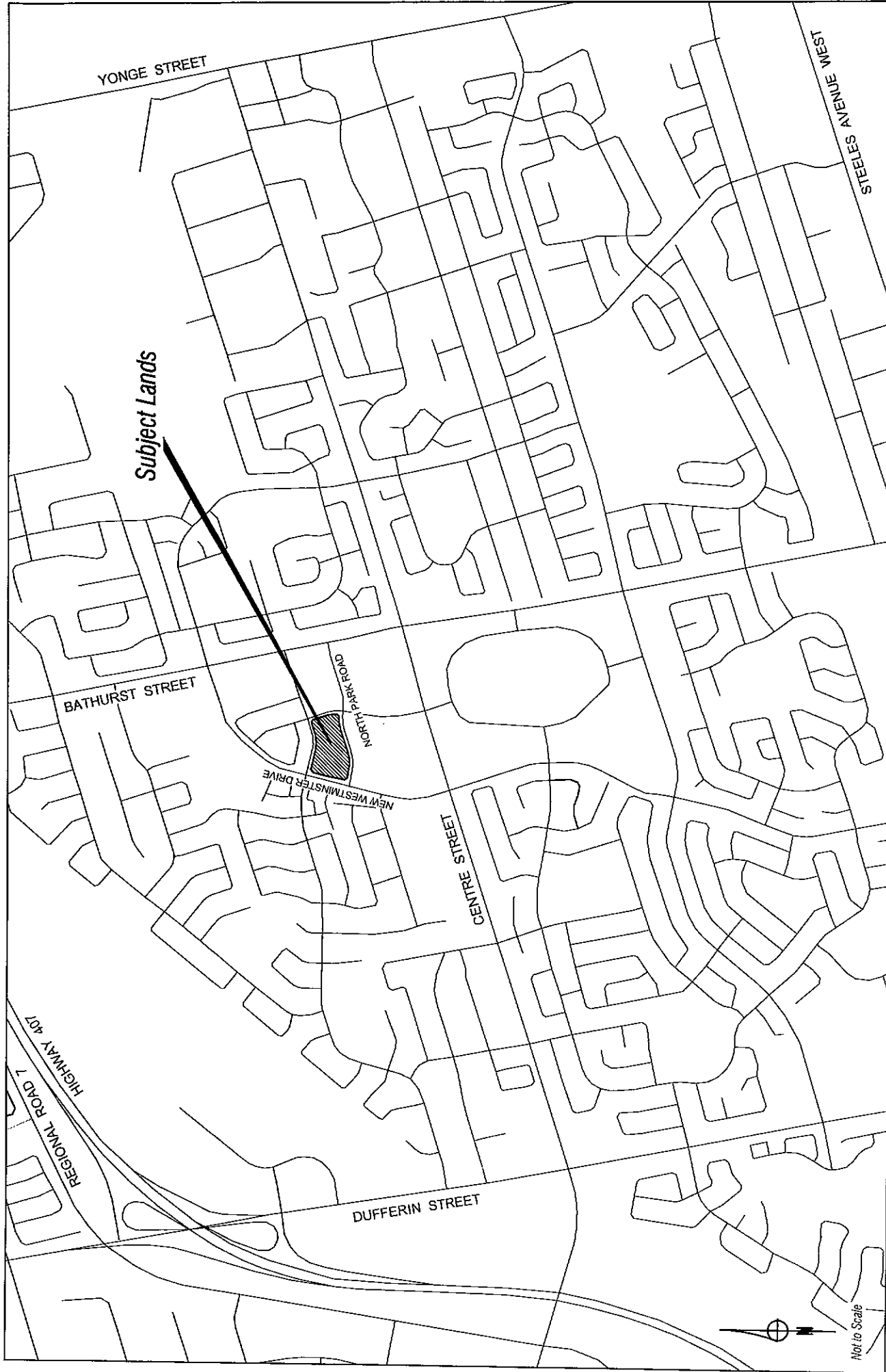
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-09V01 2108001 ONTARIO INC. PART OF LOTS 6 & 7, CONCESSION 2, 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-09V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Schaeffer & Dzaldov Limited, drawing #07-025-02C, dated May 29, 2009.
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.
4. The following provisions shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) the Condominium Corporation shall supply, install and maintain the required mail equipment to the satisfaction of Canada Post; and
 - c) the Condominium Corporation shall be responsible for garbage/recycling collection and snow removal for the apartments and the townhouse buildings.
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 and which clearly labels the dimensions of the underground visitor parking spaces and setbacks to the property lines.
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.



Context Location Map

Location:
Part Lots 6 & 7, Concession 2

Applicant:
2108001 Ontario, Inc.
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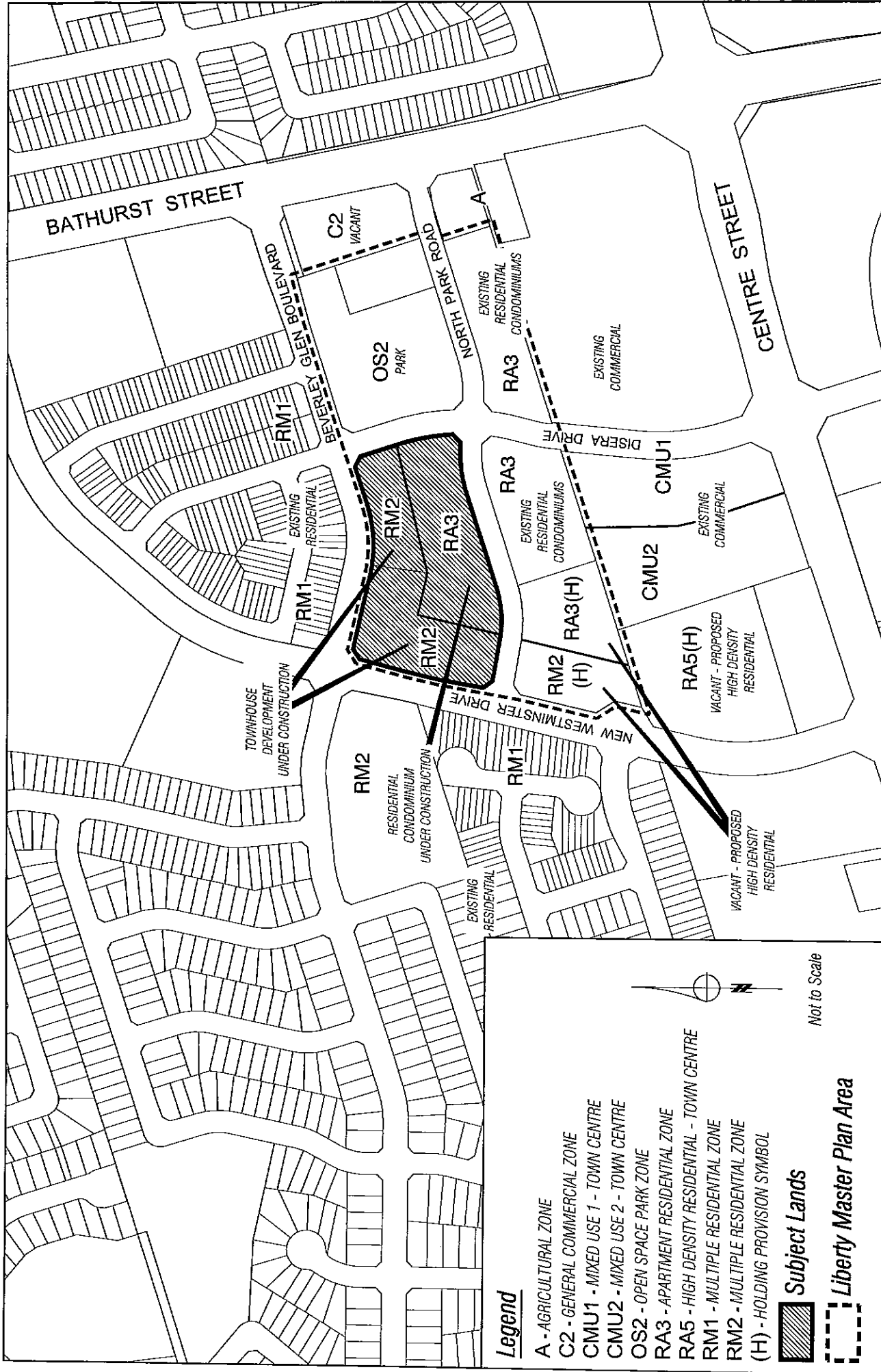


Attachment

File: 19CDM-09\01
Related File: DA.06.074

Date:
July 2, 2009

2



Legend

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- CMU1 - MIXED USE 1 - TOWN CENTRE
- CMU2 - MIXED USE 2 - TOWN CENTRE
- OS2 - OPEN SPACE PARK ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA5 - HIGH DENSITY RESIDENTIAL - TOWN CENTRE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

 Subject Lands

 Liberty Master Plan Area

Not to Scale

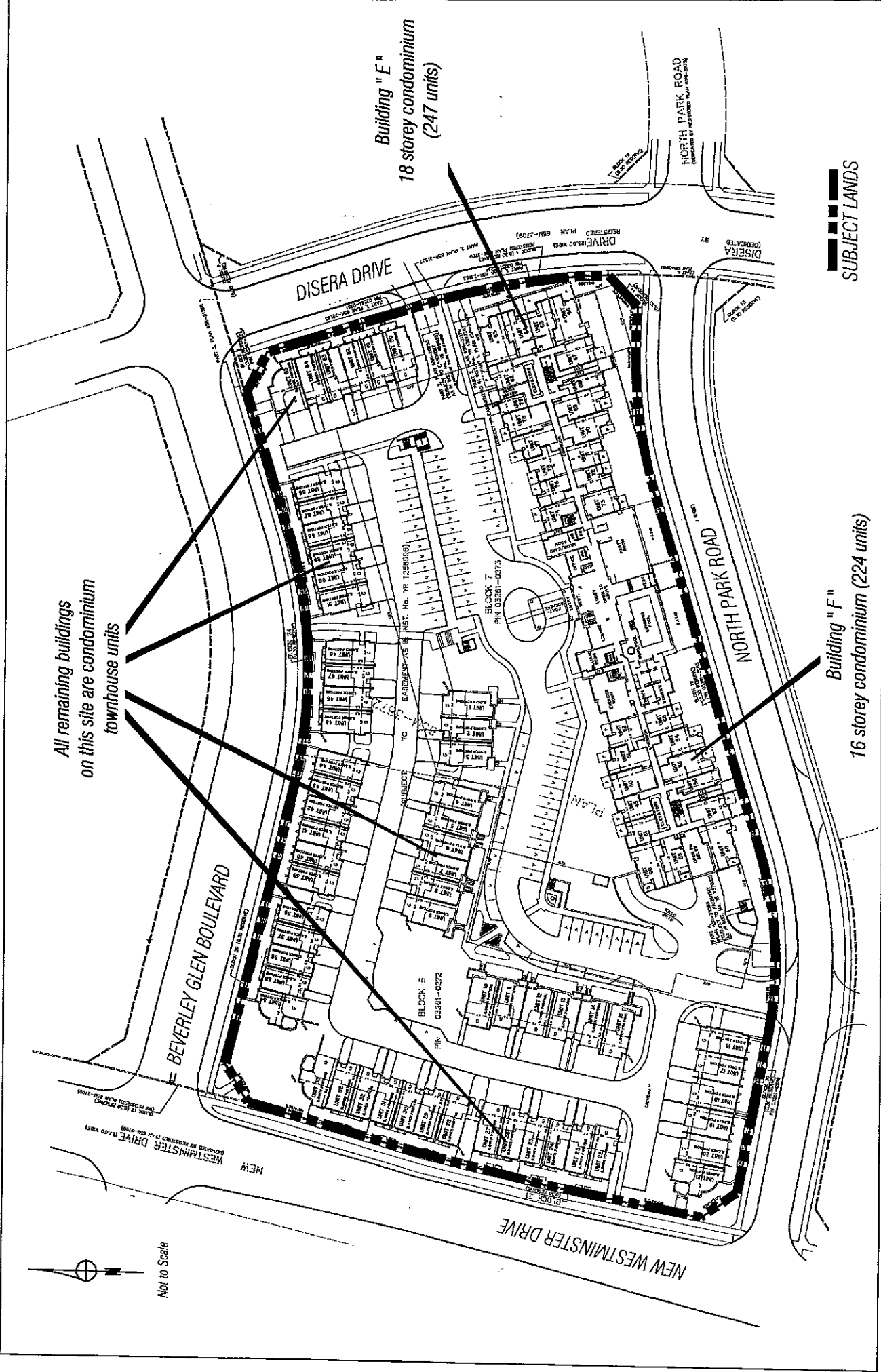
Location Map

Location:
Part Lots 6 & 7, Concession 2

Applicant:
2108001 Ontario, Inc.
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Development Planning Department



SUBJECT LANDS

Condominium Ground Floor Plan

Location:
Part Lots 6 & 7, Concession 2

Applicant:
2108001 Ontario Inc.
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Development Planning Department

Attachment 4

File: 19CDM-09V01
Related File: DA.06.074

Date:
July 2, 2009