

**2. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-09V02
 1231674 ONTARIO INC.
WARD 2**

P.2010.10

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-09V02 (1231674 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 29, 2010
- b) Circulation Area: 150m and to 3 residents requesting notification from the previous related Zoning By-law Amendment Application (File Z.07.010) or having appeared at the Public Hearing respecting the previous Zoning Application.
- c) Comments Received as of February 9, 2010: None

Purpose

The Owner has submitted an application for approval of a Draft Plan of Condominium as shown on Attachment #3, respecting the subject lands shown on Attachments #1 and #2, comprised of an infill residential development consisting of 8 lots (Lots 1 to 8 inclusive) for freehold detached dwellings to be served by a common element condominium road (Block 10), 6 visitor parking spaces, and common element blocks that will be used for landscaping purposes (Blocks 9, 11, 12 and 13).

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ South side of Sicilia Street, being northeast of Martin Grove Road and Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" by OPA #240 (Woodbridge Community Plan). ▪ Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88, subject to Exception 9(692).

	<ul style="list-style-type: none"> ▪ On March 23, 2009, Council approved a Zoning By-law Amendment Application (File Z.07.010) to rezone the subject lands from A Agricultural Zone to R5(H) Residential Zone with the Holding Symbol "(H)", A Agricultural Zone and OS1 Open Space Conservation Zone, with exceptions, as shown on Attachment #4. The Holding provision would be removed upon servicing capacity being assigned and the approval of a Site Development Application for the property. A Site Development Application (File: DA.09.089) is being reviewed concurrently with the subject application. To date, the implementing zoning by-law has not been enacted. ▪ The implementing R5(H) Residential Zone would permit a minimum lot frontage of 7.5m and a minimum lot area of 225m². Lots 5, 6, and 7 as shown on Attachment #3, have been approved for a minimum lot area of 209m².
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Related Site Plan Application and Zoning Approvals	<ul style="list-style-type: none"> ▪ The application for Draft Plan of Condominium (Common Element) approval will be reviewed in conjunction with the related Site Development Application (File DA.09.089), to ensure consistency with the final approved site plan, and the related zoning approvals granted by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

N/A

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Illustrating Draft Plan of Condominium Common Elements
(February 23, 2010)
4. Proposed Concept Plan and Zoning (March 23, 2009)

Report prepared by:

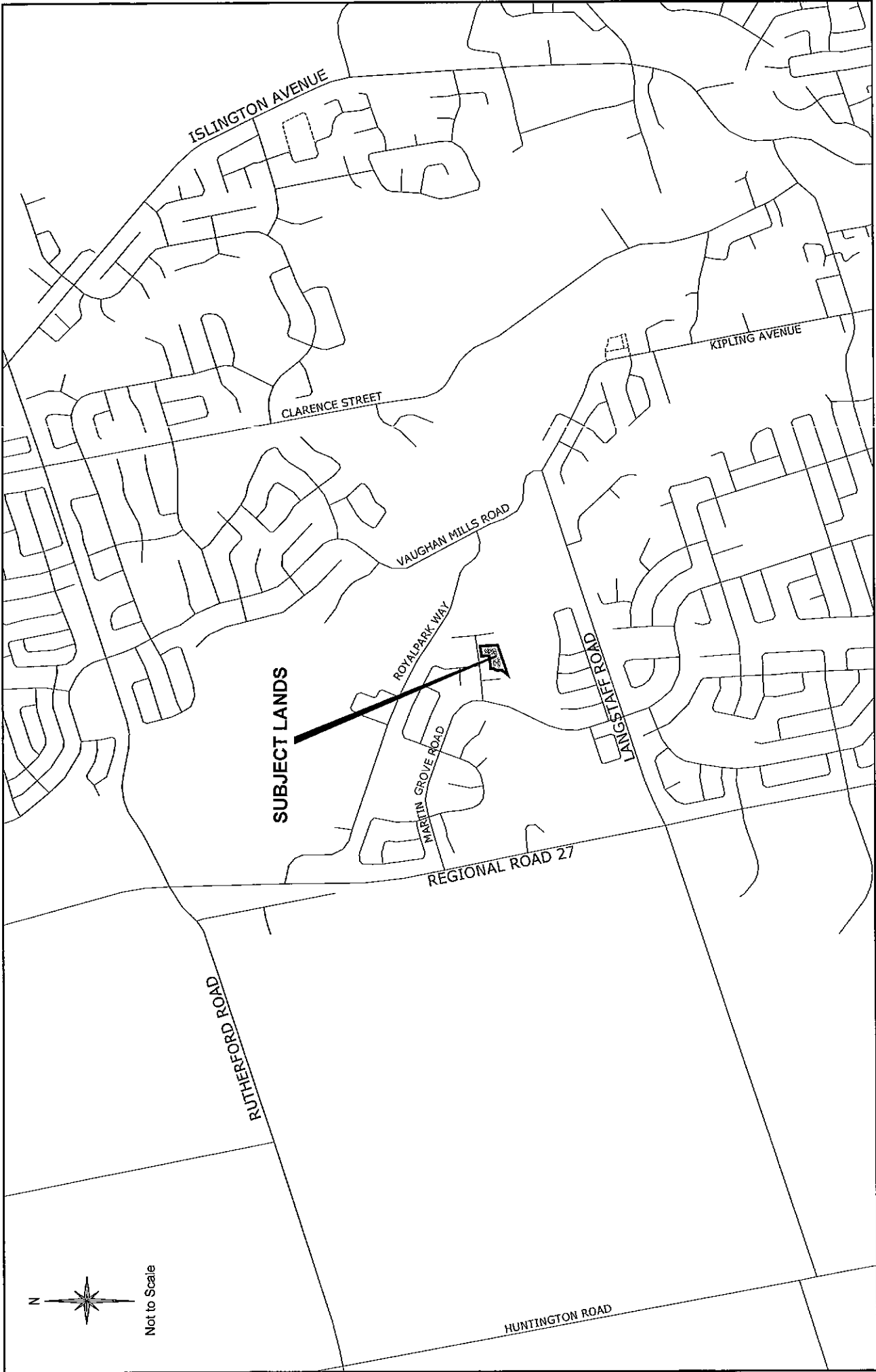
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 12,
Concession 8

Applicant:
1231674 Ontario Inc.

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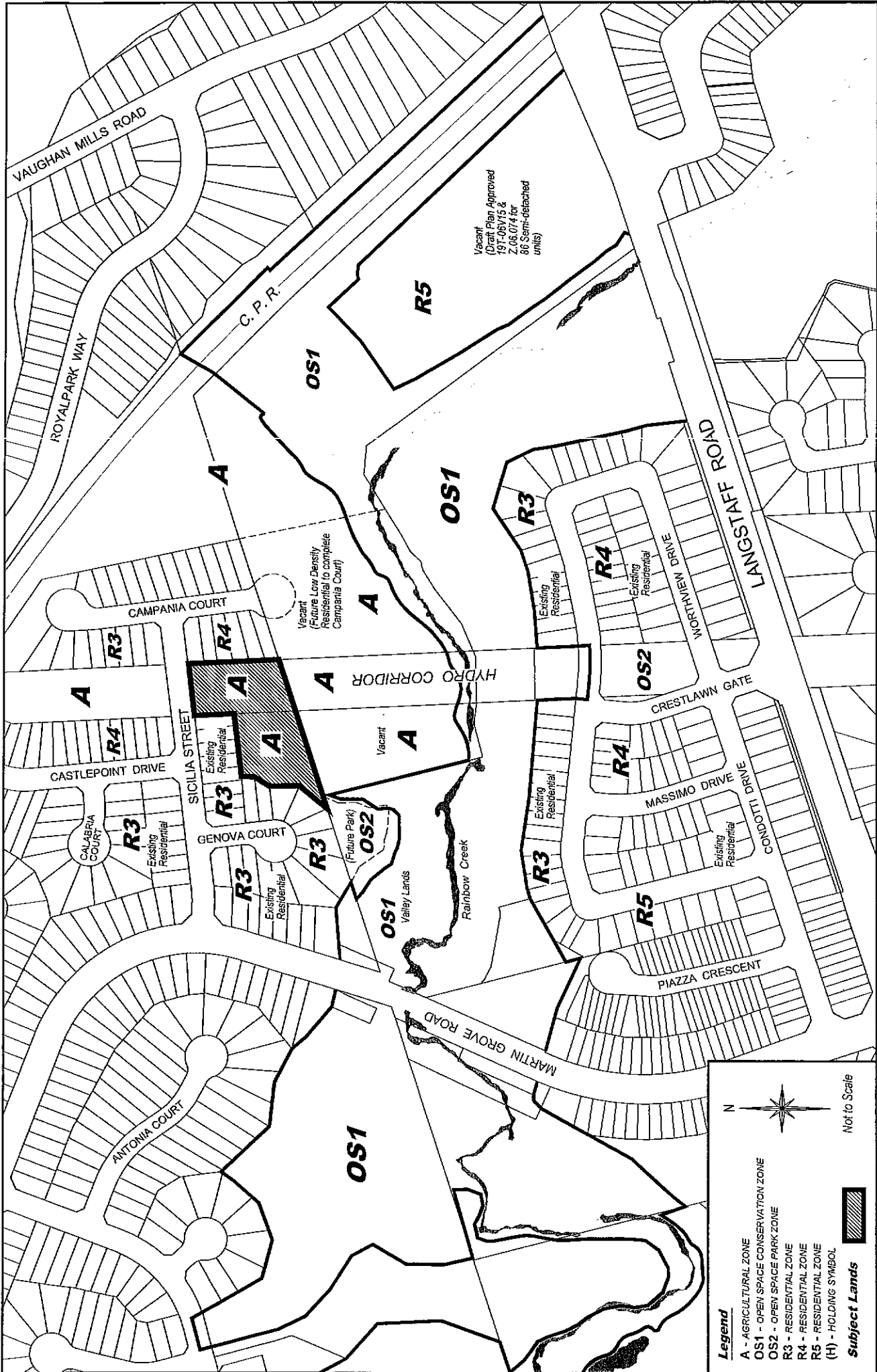
Development Planning Department

Attachment

File: 19CDM-09V02
Related Files: DA.09.089, Z.07.010

Date:
January 25, 2010





Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- (H) - HOLDING SYMBOL

Subject Lands

N Not to Scale

Location Map

LOCATION:
Part of Lot 12, Concession 8

APPLICANT:
1231674 Ontario Inc.

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Development Planning Department

Attachment

FILE: 19CDM-09V02
RELATED FILES: DA.09.089, Z.07.010

DATE:
January 25, 2010

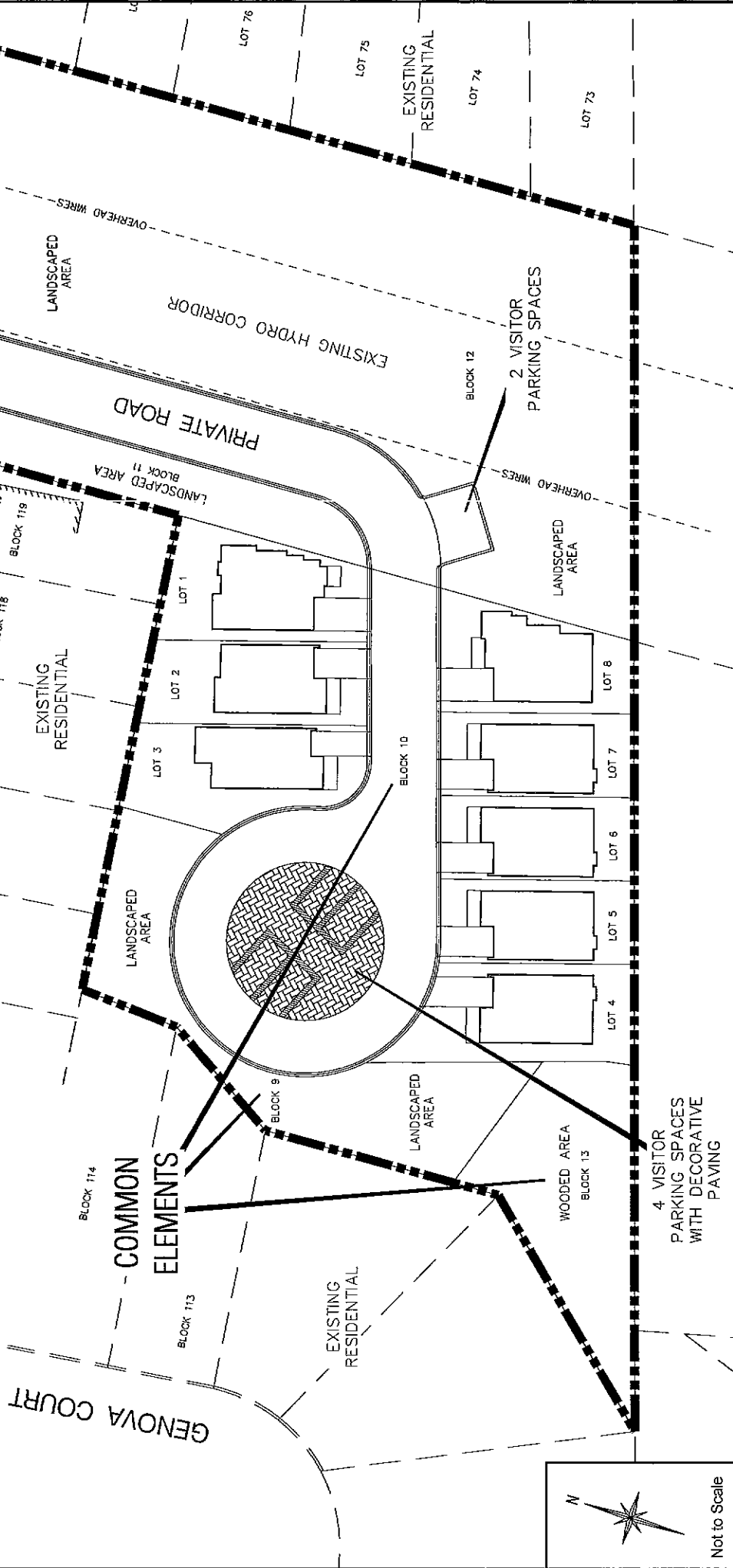
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Subject Lands



NOTE:

The Common Elements for the Condominium include the PRIVATE ROAD and visitor parking spaces (BLOCK 10), and Blocks for LANDSCAPING (BLOCKS 9, 11, 12 & 13). The 8 LOTS for freehold single detached dwellings do not form part of the Condominium.



Site Plan - Illustrating Draft Plan of Condominium Common Elements (February 23, 2010)



Development Planning Department

APPLICANT: 1231674 Ontario Inc.
 LOCATION: Part of Lot 12, Concession 8

Attachment

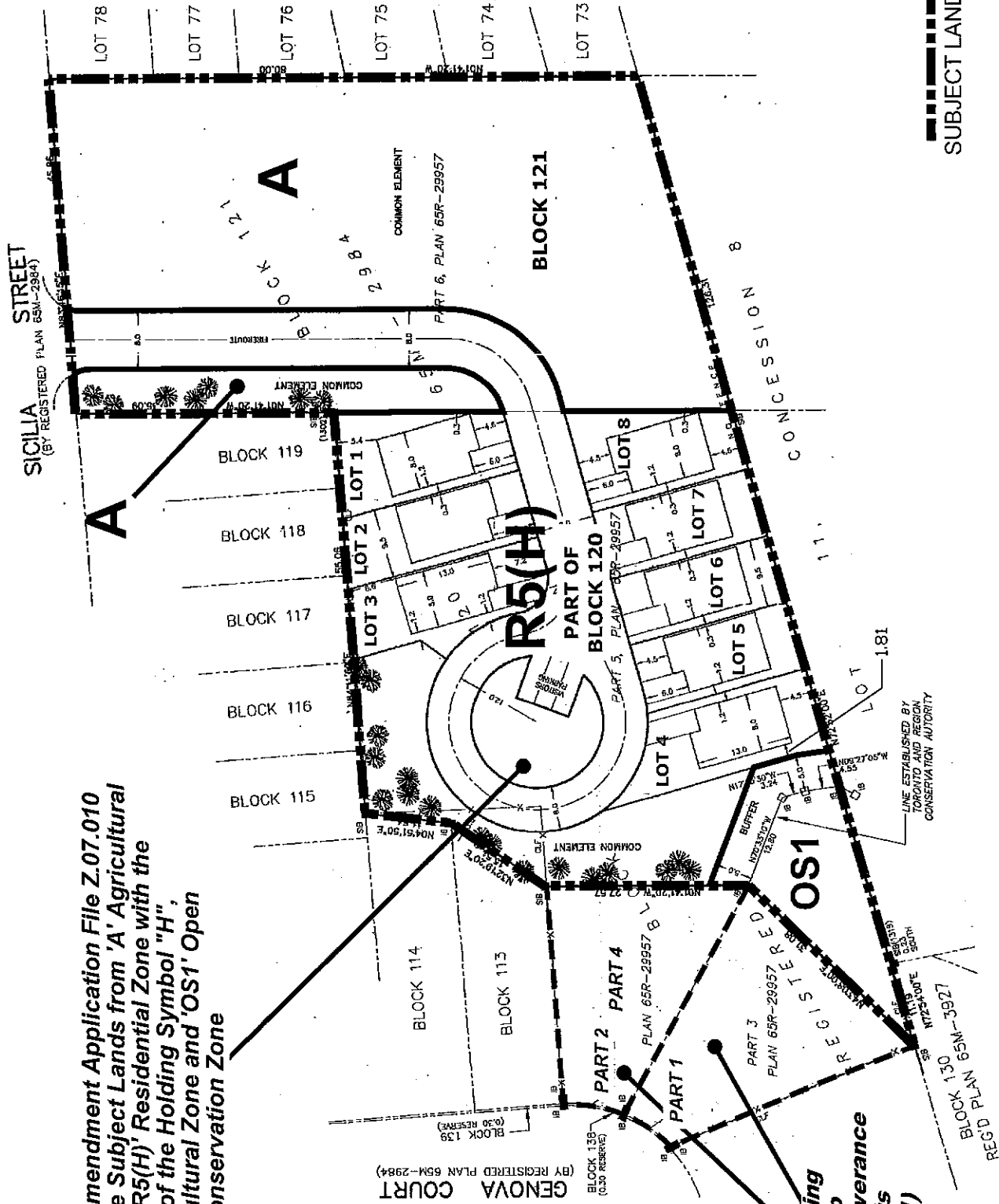
FILE: 19CDM-09V02
 RELATED FILES: DA.09.089, Z.07.010
 DATE: January 25, 2010



NOTE:

Zoning Amendment Application File Z.07.010 to Rezone Subject Lands from 'A' Agricultural Zone to 'R5(H)' Residential Zone with the addition of the Holding Symbol "H", 'A' Agricultural Zone and 'OS1' Open Space Conservation Zone

Approved Zoning Amendment to facilitate a severance to create 2 lots (File: Z.06.011)



Not to Scale

SUBJECT LANDS

Proposed Concept Plan & Zoning - As Per March 23, 2009 Planning Report to Committee of the Whole

Applicant: 1231674 Ontario Inc.
Location: Part of Lot 12, Concession 8

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Development Planning Department

Attachment

File: 19CDM-09V02
Related Files: DA.09.089, Z.07.010

Date: January 25, 2010

4