

COMMITTEE OF THE WHOLE DECEMBER 6, 2011

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-11V004
1504546 ONTARIO INC.
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-11V004 (1504546 Ontario Inc.) BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed with a residential condominium apartment building. This application addresses the tenure of the property only, and therefore, there is no contribution to sustainability.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium (Standard) Application for the subject lands shown on Attachments #2 and #3, for a 7-storey building comprised of 87 residential units as shown on Attachments #4 to #6. The site is served by 121 parking spaces located within an enclosed grade level parking area and 2 levels of underground parking.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the south side of Woodbridge Avenue, opposite Clarence Street, municipally known as 83 Woodbridge Avenue, in the City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan/Zoning

The subject lands are designated "High Density Residential" by OPA #440 (Woodbridge Core Plan), as amended by site specific OPA #691. The lands are also designated "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP), which was adopted by Vaughan Council on September 27, 2010 (as modified by Council on September 27, 2011) and is pending approval from the Region of York. The application conforms to the Official Plans.

The subject lands are zoned RA2 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1314). The proposed draft plan of condominium complies with Zoning By-law 1-88 as amended by Exception 9(1314).

Site Plan

The proposed Draft Plan of Condominium is consistent with approved Site Development File DA.09.038, which was approved by Vaughan Council on June 30, 2009.

Garbage/Recycling Collection and Snow Removal

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

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

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

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with the Zoning By-law, and is consistent with the approved site plan. Accordingly, the Development Planning Department has no objection to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-11V004
5. 2nd Floor Plan – Dwelling Units 1 to 19 Inclusive - Typical
6. Building Sections

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-11V004

1504546 ONTARIO INC.

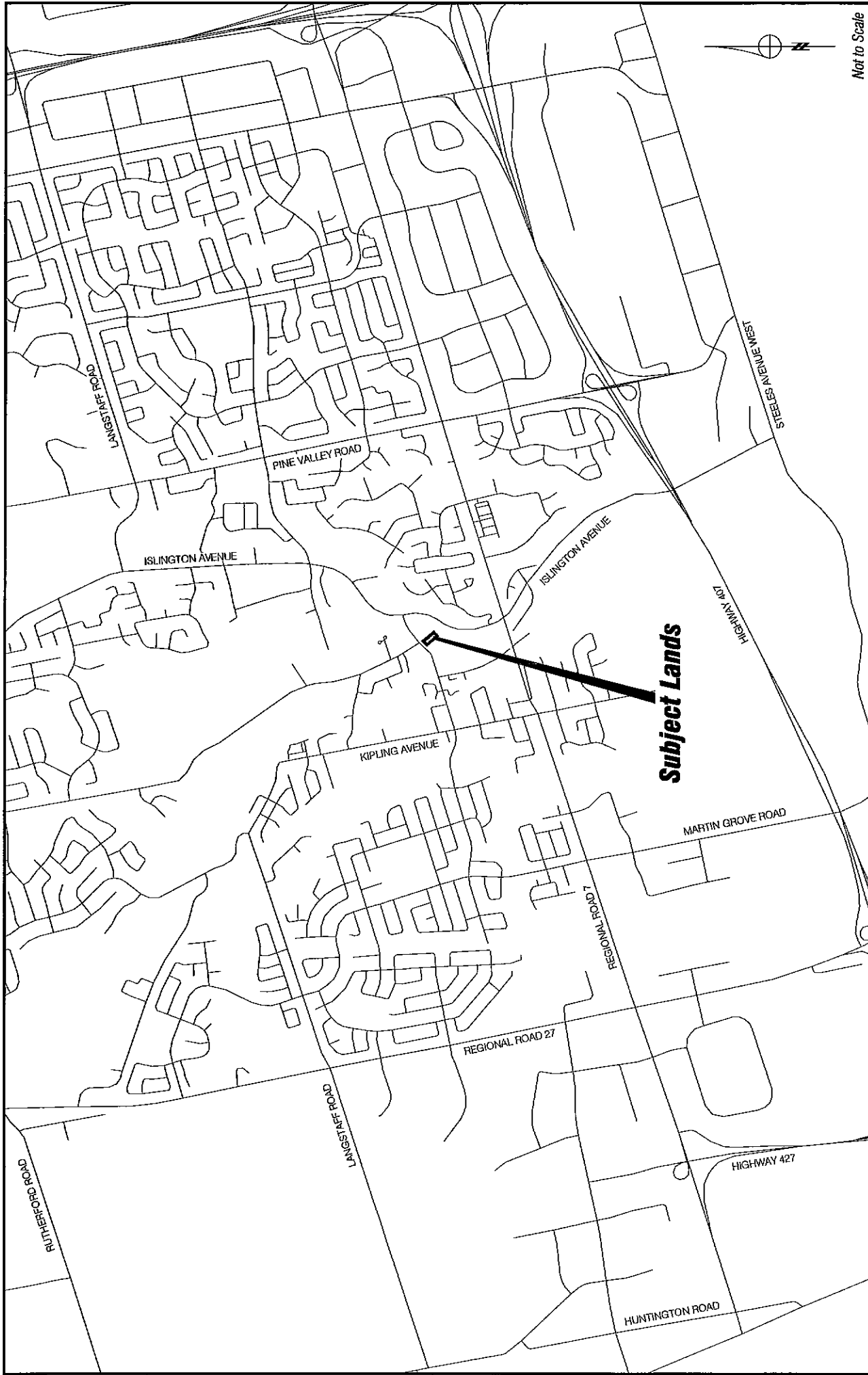
PART OF LOT 7, CONCESSION 7, CITY OF VAUGHAN

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-11V004, ARE AS FOLLOWS:

1. The Plan shall relate to a draft plan of condominium (Standard), prepared by Krcmar Surveying Inc., Drawing Nos. 07-046DC01 and 07-046DC01A, dated May 30, 2011, and August 2, 2011, respectively.
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, noise 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 Owner/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 Owner/Condominium Corporation; and,
 - c) snow removal and clearing shall be the responsibility of the Owner/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 Vaughan Building Standards Department.
7. Prior to final approval, the Owner shall confirm that all existing and/or required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities to the satisfaction of the Vaughan Development Planning Department.
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 Vaughan Finance Department.

Clearances

9. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



Not to Scale

Context Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
1504546 Ontario Inc.

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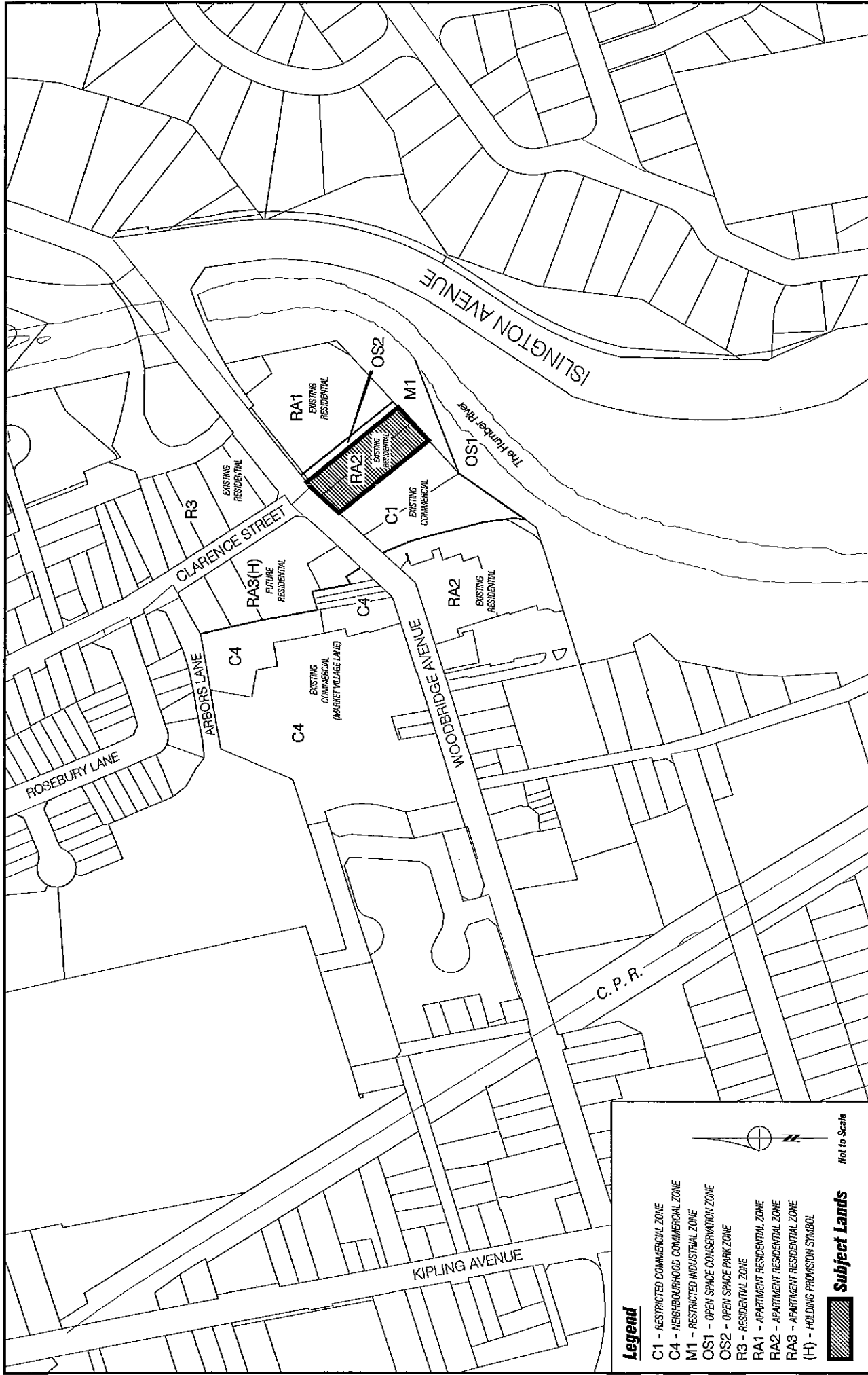


Attachment

FILE: 19CDM-11V004
RELATED FILE: DA.09.038

DATE:
August 16, 2011

2



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R3 - RESIDENTIAL ZONE
- RA1 - APARTMENT RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL



Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
1504546 Ontario Inc.

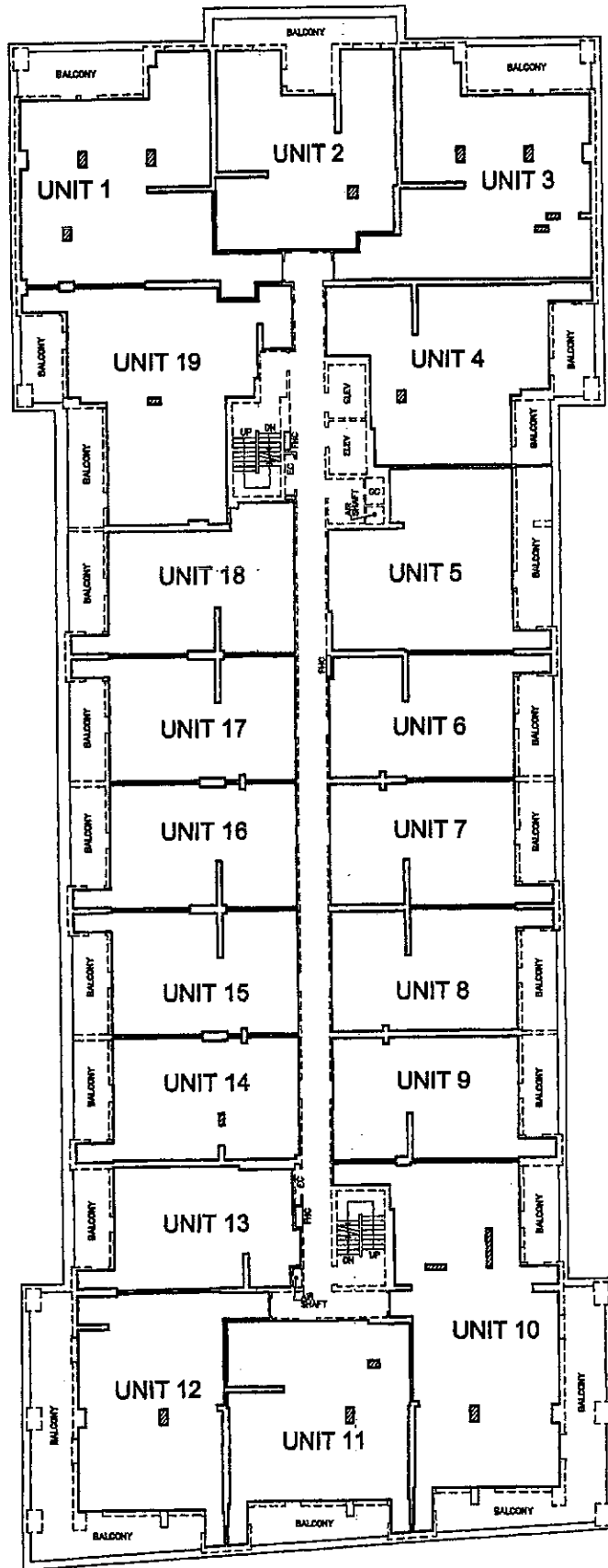
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Attachment

FILE: 19CDM-11V004
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3



Not to Scale

2nd Floor Plan - Dwelling Units 1 to 19 Inclusive -Typical

APPLICANT:
1504546 Ontario Inc.

LOCATION:
Part of Lot 7, Concession 7



Attachment
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< WEST - EAST >
BUILDING SECTION

REPRESENTATIVE SECTIONS TO ILLUSTRATE RELATIONSHIP OF LEVELS

NOT TO SCALE

6
FILE: 19CDM-11V004
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