

## **COMMITTEE OF THE WHOLE JANUARY 17, 2012**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V006 520 STEELES DEVELOPMENTS INC. WARD 5**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-11V006 (520 Steeles Developments Inc.), as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

#### **Contribution to Sustainability**

The subject lands have been developed in accordance with a site plan that was approved by Vaughan Council on November 10, 2008, and the contribution to sustainability was identified at that time. The subject condominium application addresses the tenure of the property only.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-11V006 for the subject lands shown on Attachments #2 and #3 for a 13-storey residential apartment building consisting of 184 dwelling units, as shown on Attachment #4.

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

The subject lands are located on the north side of Steeles Avenue West, west of Palm Gate Boulevard (520 Steeles Avenue West), City of Vaughan, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

#### **Official Plan and Zoning**

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572 and OPA #687. The subject lands are also designated "High-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and modified on September 27, 2011, and is pending approval from the Region of York. The proposed draft plan of condominium conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The proposed draft plan of condominium complies with Zoning By-law 1-88.

#### **Application Review**

The site is developed with one 13-storey, 184 unit, residential apartment building. The property is accessed from Brighton Place, which provides access to the underground parking garage (serving both the subject apartment building and the northerly approved (unbuilt) 54 unit townhouse complex). A total of 343 underground parking spaces, and 6 surface parking spaces

are provided, as shown on Attachment #4. Snow removal and garbage and recycling pick-up will be privately administered and will be the responsibility of the Condominium Corporation.

The related Site Development File DA.07.068 was approved in two phases. Phase 1 was for the 13-storey apartment building and Phase 2 was for the 54 unit townhouse complex.

The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with the approved Site Development File DA.07.068 (Phase 1), which was approved by Vaughan Council on November 10, 2008. A future draft plan of condominium application will be filed by the Owner for the approved (not built) townhouse complex on the northerly Phase 2 lands.

#### **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 Well-being".

#### **Regional Implications**

The application was circulated to the Region of York for review and comment. The Region has no objection to the approval of Draft Plan of Condominium File 19CDM-11V006.

#### **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 (Phase 1). 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-11V006

#### **Report prepared by:**

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Mauro Peverini, Manager of Development Planning, ext. 8407

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-11V006  
520 STEELES DEVELOPMENTS INC. (PHASE ONE)  
PART OF LOT 26, CONCESSION 1, CITY OF VAUGHAN**

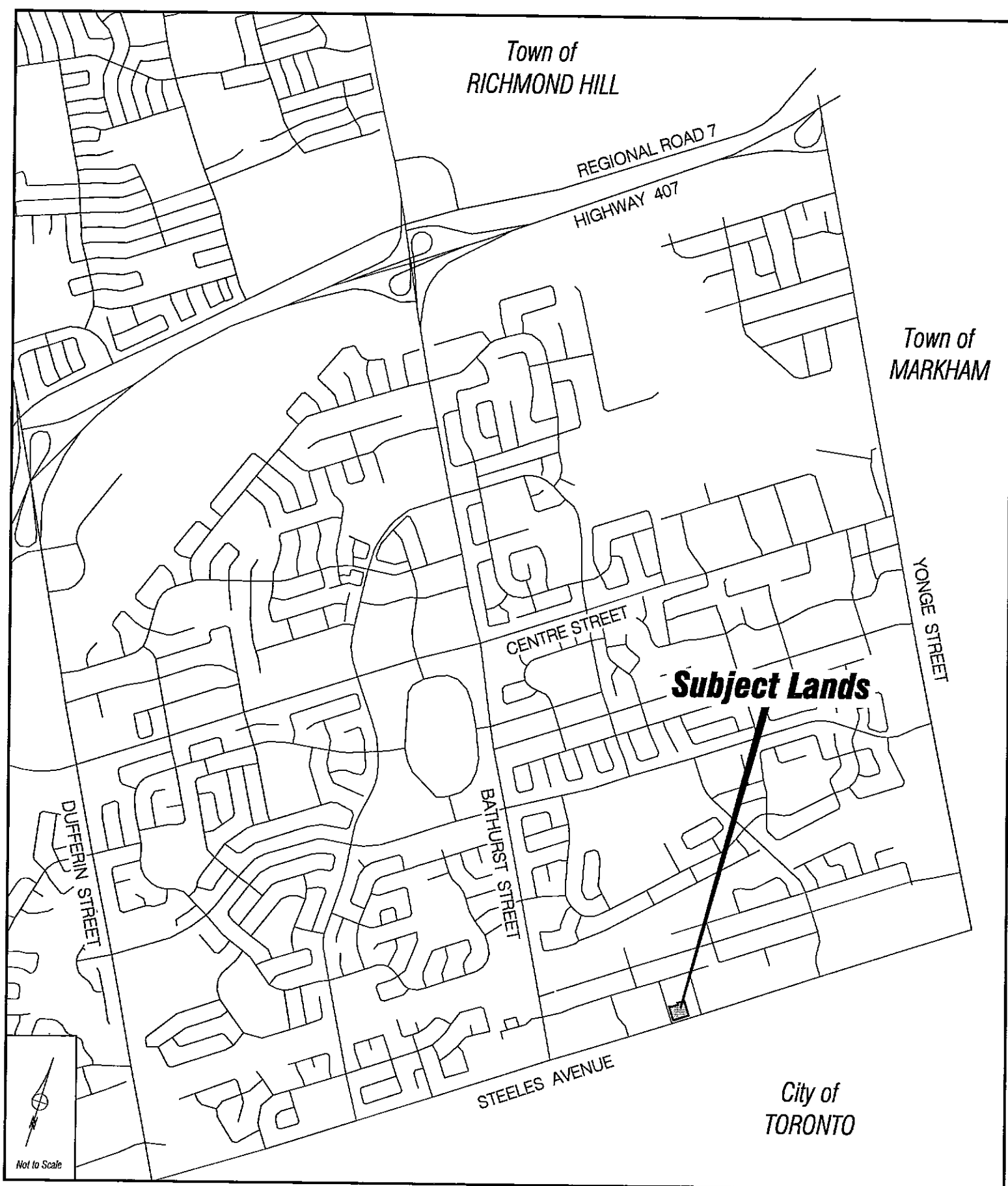
**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-11V006 ARE AS FOLLOWS:**

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

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar Drawing #07-063DC01, dated September 26, 2011.
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 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 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 Vaughan Finance Department.

#### **Clearances**

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



## Context Location Map

LOCATION:  
Part of Lot 26, Concession 1

APPLICANT:  
520 Steeles Developments Inc.

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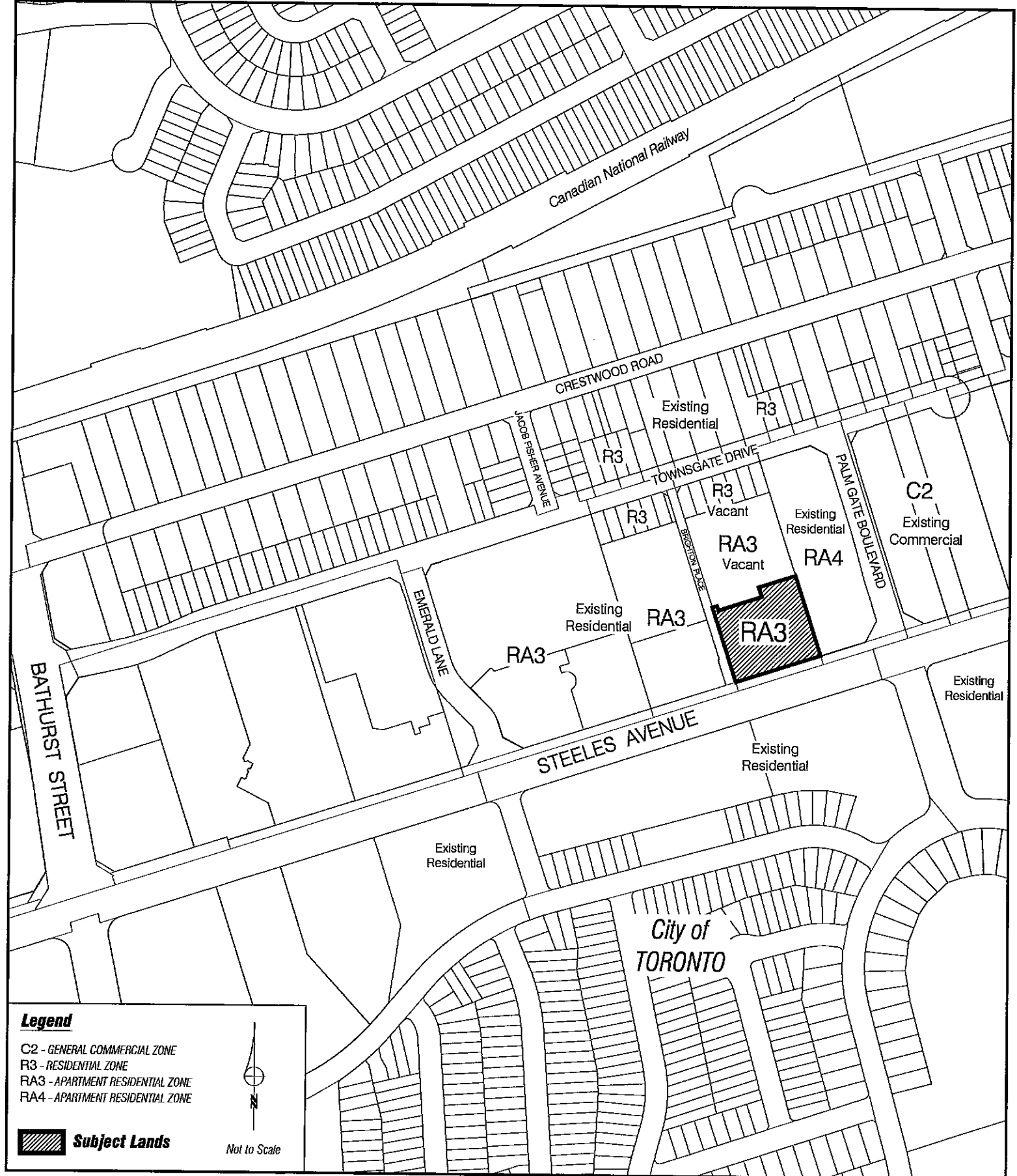
Development Planning Department

Attachment

FILE:  
19CDM-11V006

DATE:  
November 15, 2011

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## Location Map

LOCATION:  
Part of Lot 26, Concession 1

APPLICANT:  
520 Steeles Developments Inc.

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Development Planning Department

Attachment

FILE:  
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November 15, 2011

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