

**1. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V009
2088756 ONTARIO LIMITED
WARD 2**

P.2012.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-11V009 (2088756 Ontario Limited) 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 13, 2012
- b) Circulation Area: 150m and to those individuals that had requested notification from the related Official Plan and Zoning By-law Amendment, and Site Plan Applications (Files OP.06.022, Z.06.049, Z.07.016 and DA.08.078)
- c) Comments Received as of January 30, 2012: None

Purpose

The Owner has submitted an application for the approval of a Draft Plan of Condominium (Common Elements) as shown on Attachment #3, for the subject lands shown on Attachments #1 and #2, comprised of 10 freehold townhouse dwelling units accessed by a private road. The proposed condominium common elements are shown as Part 1 on Attachment #3 and consist of a private road, 3 visitor parking spaces, and landscaped areas, as currently being constructed in accordance with the approved Site Plan (File DA.08.078) shown on Attachment #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ East side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113, in Part of Lot 10, Concession 7, municipally known as 8441 Islington Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan) and site-specific OPA #692, which permits the proposed townhouse development.▪ The subject lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by

	<p>Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Region of York. VOP 2010 permits townhouse dwelling units.</p> <ul style="list-style-type: none"> ▪ The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1309). The proposed townhouse development complies with Zoning By-law 1-88, as amended.
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.	Approved Site Plan and Zoning	<ul style="list-style-type: none"> ▪ The application for Draft Plan of Condominium (Common Elements) approval will be reviewed to ensure consistency in the location of the common elements (ie. private road, visitor parking spaces, and landscaped areas shown as Part 1 on Attachment #3) with the approved zoning and site plan for the subject lands (Attachment #4).
b.	Related Part Lot Control Application	<ul style="list-style-type: none"> ▪ The Owner has also submitted a related Part Lot Control File PLC.11.021, to facilitate the creation of 10 individual lots for the proposed townhouse dwellings (Parts 2 to 21 inclusive as shown on Attachment #3). The proposed lots (frontage, area and depth) must comply with the RM2 Multiple Residential Zone requirements of Zoning By-law 1-88 and the approved site plan, and be consistent in location with the common elements shown on the proposed Draft Plan of Condominium.

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

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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. Draft Plan of Condominium (Common Elements)
4. Approved Site Plan (File DA.08.078)

Report prepared by:

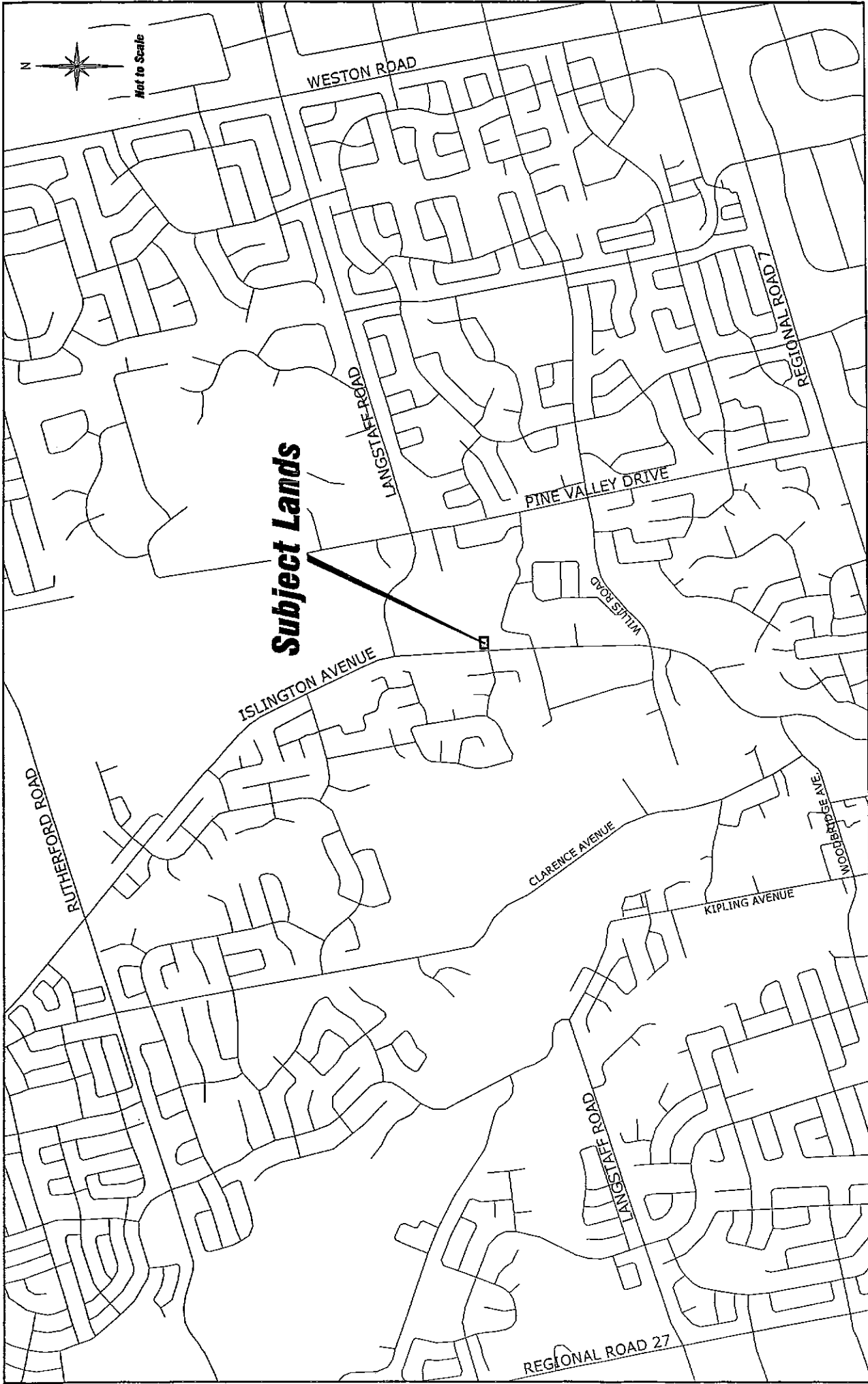
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM

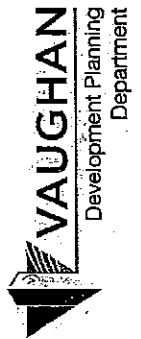


Subject Lands

Attachment 1

FILE: 19CDM-11V009
 RELATED FILES: DA.08.078, OP.06.022,
 Z.06.049 & Z.10.016

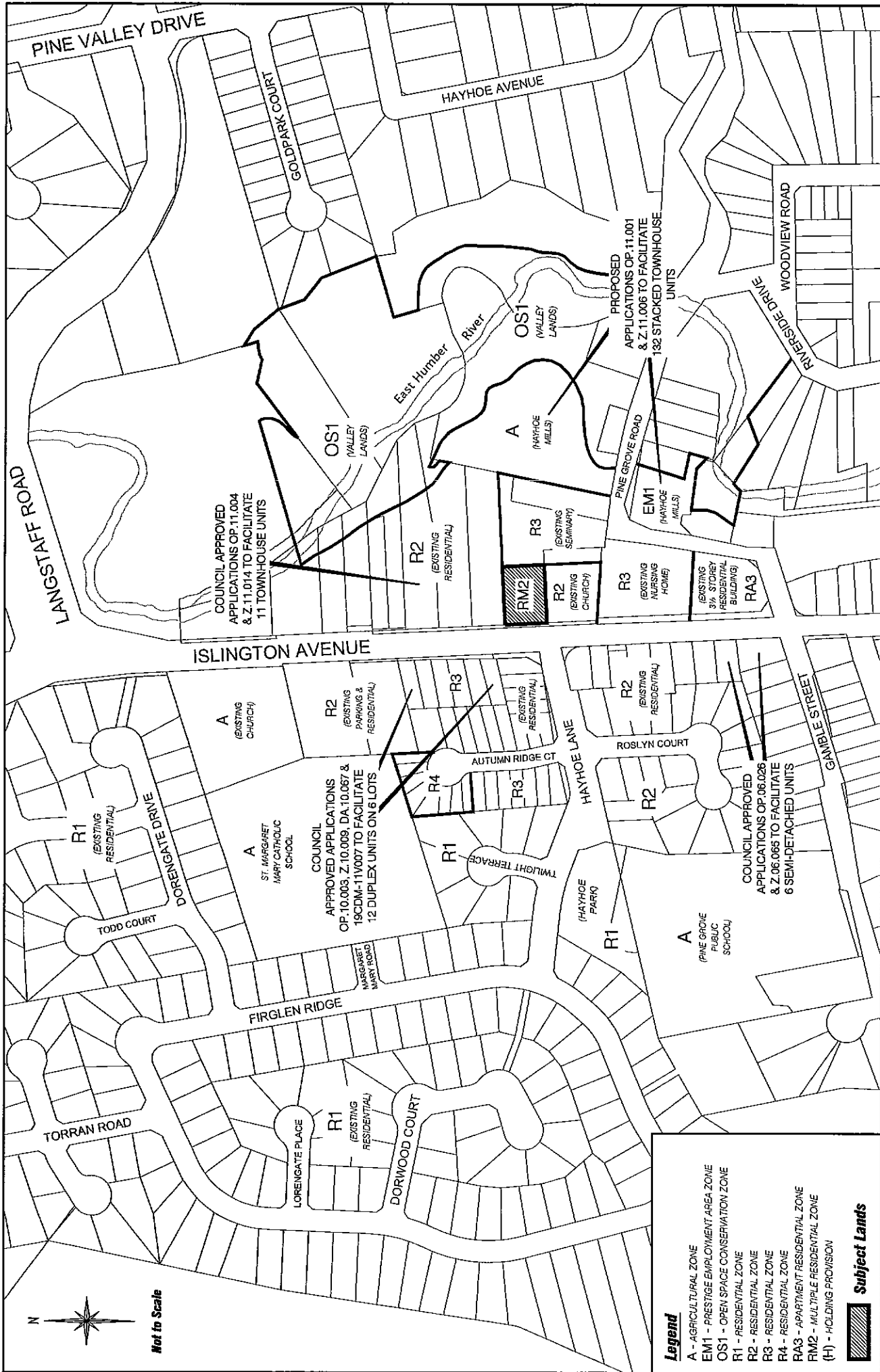
DATE: December 21, 2011



Context Location Map

LOCATION:
 Part of Lot 10, Concession 7

APPLICANT:
 2088756 Ontario Limited
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Not to Scale

Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

Subject Lands

Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
2088756 Ontario Limited
NA\OFT\1 ATTACHMENTS\19\19cdm-11v009.dwg



Attachment

FILE: 19CDM-11V009
RELATED FILES: DA.08.078, OP.06.022,
Z.06.049 & Z.10.016

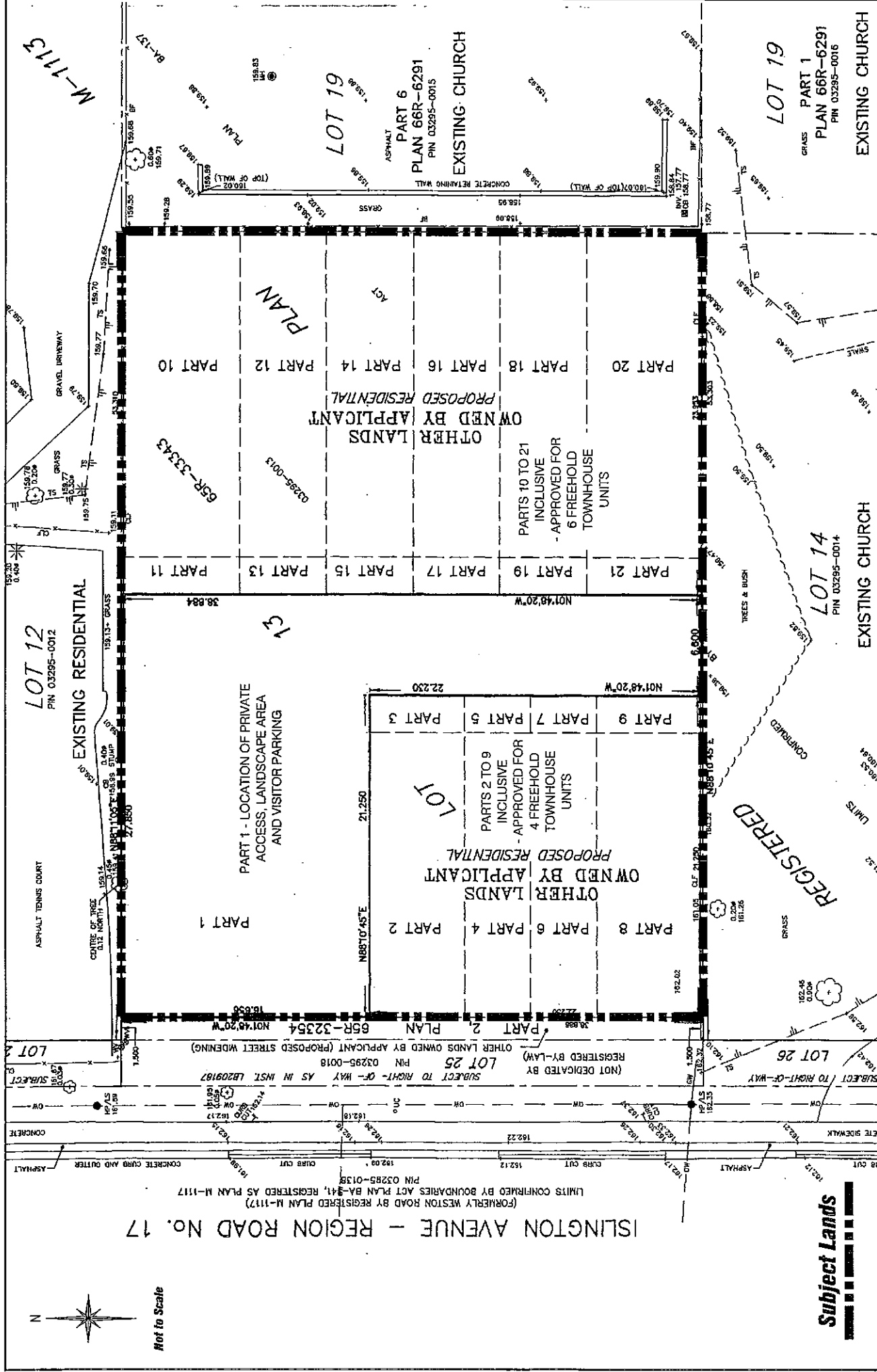
DATE: December 21, 2011

2

ISLINGTON AVENUE - REGION ROAD NO. 17

(FORMERLY WESTON ROAD BY REGISTERED PLAN M-1117)
 LIMITS CONFIRMED BY BOUNDARIES ACT PLAN BA-341, REGISTERED AS PLAN M-1117
 PIN 03285-0158

Not to Scale



Subject Lands

**Draft Plan of Condominium
 (Common Elements)**

**Attachment
 3**

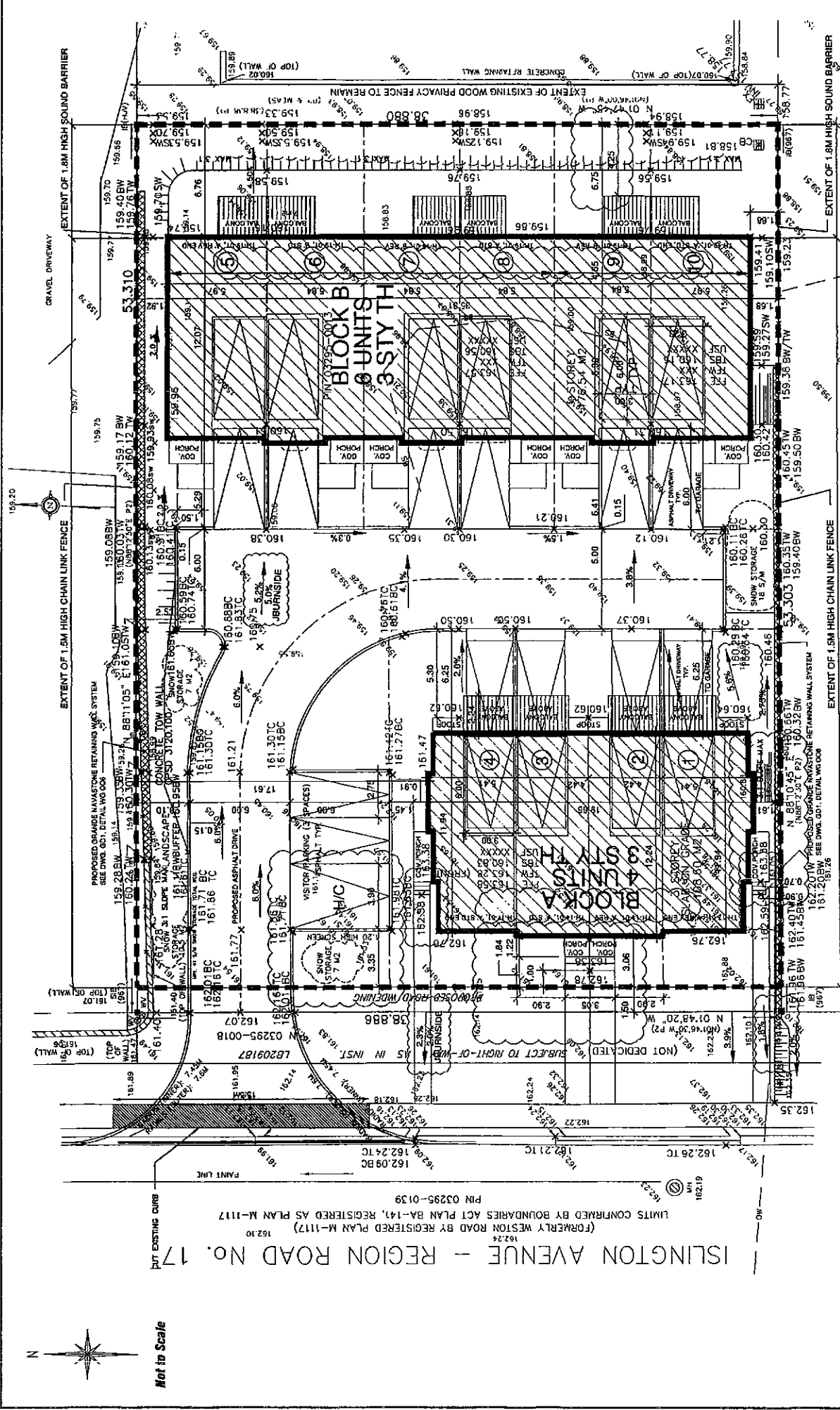
FILE: 19CDM-11V009
 RELATED FILES: DA.08.078, OP.06.022,
 Z.06.049 & Z.10.016

DATE: December 21, 2011



APPLICANT:
 2088756 Ontario Limited

LOCATION:
 Part of Lot 10, Concession 7



ISLINGTON AVENUE - REGION ROAD No. 17
 (FORMERLY WESTERN ROAD BY REGISTERED PLAN M-1117)
 LIMITS CONFIRMED BY BOUNDARIES ACT PLAN BA-14, REGISTERED AS PLAN M-1117
 PIN 03295-0139

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SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
 AND PLAN OF TOPOGRAPHY OF
 LOT 13, 33-35
 CITY OF VAUGHAN
 THE REGIONAL MUNICIPALITY OF YORK

Approved Site Plan (File DA.08.078)

Attachment 4



FILE: 19CDM-11V009
 RELATED FILES: DA.08.078, OP.06.022,
 Z.06.049 & Z.10.016

APPLICANT:
 2088756 Ontario Limited

DATE: December 21, 2011

LOCATION:
 Part of Lot 10, Concession 7