

**1. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V003
7 BRIGHTON PLACE INC.
WARD 5 – VICINITY OF STEELES AVENUE WEST
AND EAST OF BATHURST STREET**

P.2012.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-12V003 (7 Brighton Place 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: March 30, 2012
- b) Circulation Area: 150m
- c) Comments Received as of April 10, 2012: None

Purpose

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-12V003 for the subject lands shown on Attachments #1 and #2, comprised of 54 freehold townhouse dwelling units and 108 exclusive use underground parking spaces served by a private road (Brighton Place). The proposed condominium common elements consist of a private road, walkways, landscaped areas, 4 underground visitor parking spaces and drive aisles as shown on Attachments #3 and #4. The site is currently being constructed in accordance with the approved Site Development File DA.07.068 shown on Attachment #5.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ North side of Steeles Avenue West, east of Bathurst Street, municipally known as 7 Brighton Place, City of Vaughan, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "High Density Residential" by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572, and OPA #687, which permits the subject townhouse development.▪ The subject lands are designated "High-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is subject to the approval of the

	<p>Ontario Municipal Board. VOP 2010 permits townhouse dwelling units.</p> <ul style="list-style-type: none"> ▪ The proposed Draft Plan of Condominium (Common Elements) conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The townhouse development complies with Zoning By-law 1-88.
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) will be reviewed to ensure the location of the common elements (private road, visitor parking spaces, drive aisles and landscaped areas) are consistent with the approved zoning exceptions and site plan for the subject lands (Attachment #5).
b.	Related Part Lot Control Application	<ul style="list-style-type: none"> ▪ The Owner will be required to also submit a Part Lot Control Application to facilitate the creation of 54 individual lots for the townhouse dwellings in the manner shown on Attachment #3. The lots (frontage, area and depth) must comply with the RA3 Zone requirements of Zoning By-law 1-88 and be consistent in location with the approved site plan and 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 - Level 1 (Common Elements)
4. Draft Plan of Condominium - Underground Parking (Common Elements)
5. Approved Site Plan (File DA.07.068)

Report prepared by:

Mark Antoine, Planner I, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

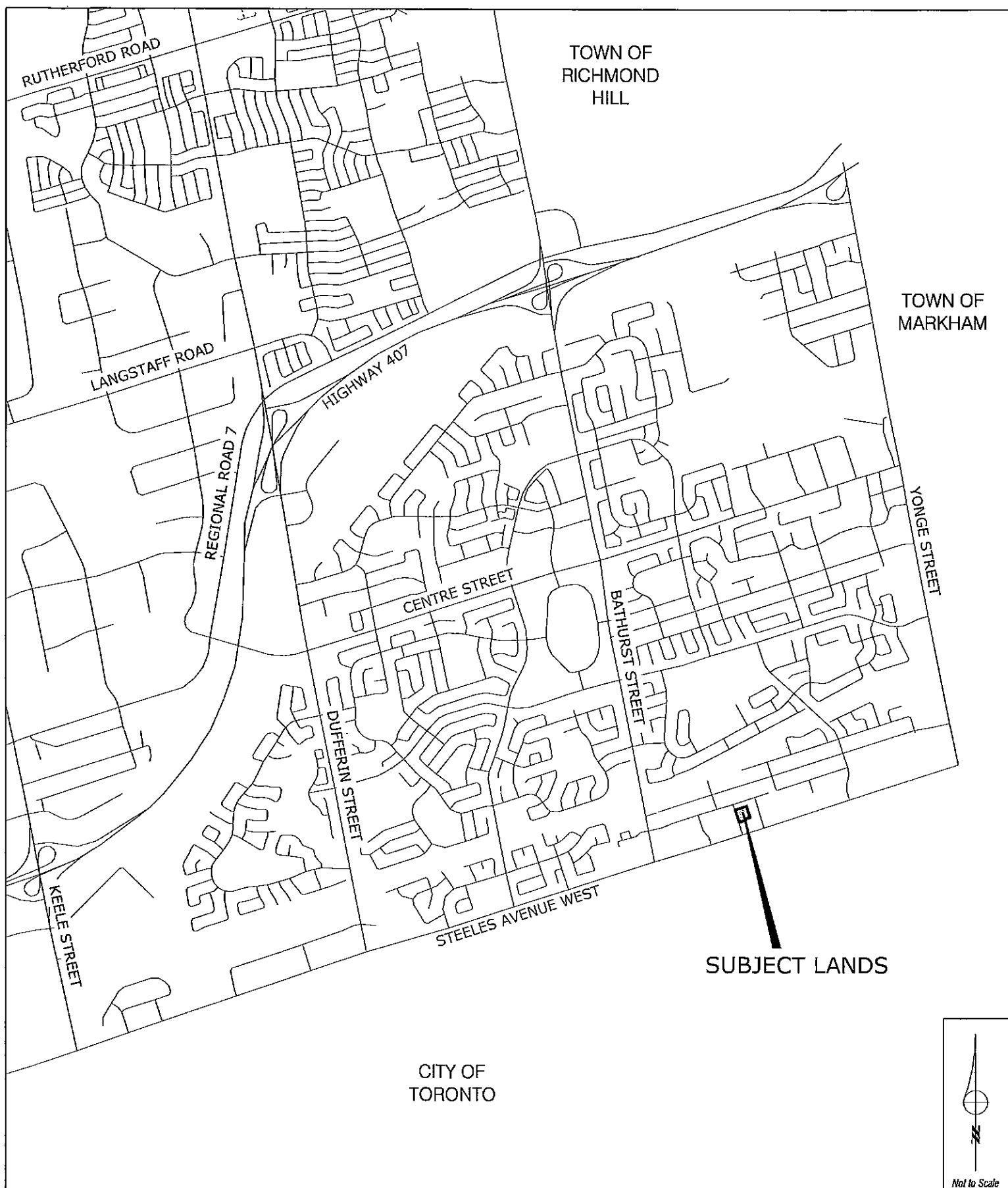
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 1, Concession 1

APPLICANT:
7 Brighton Place Inc.

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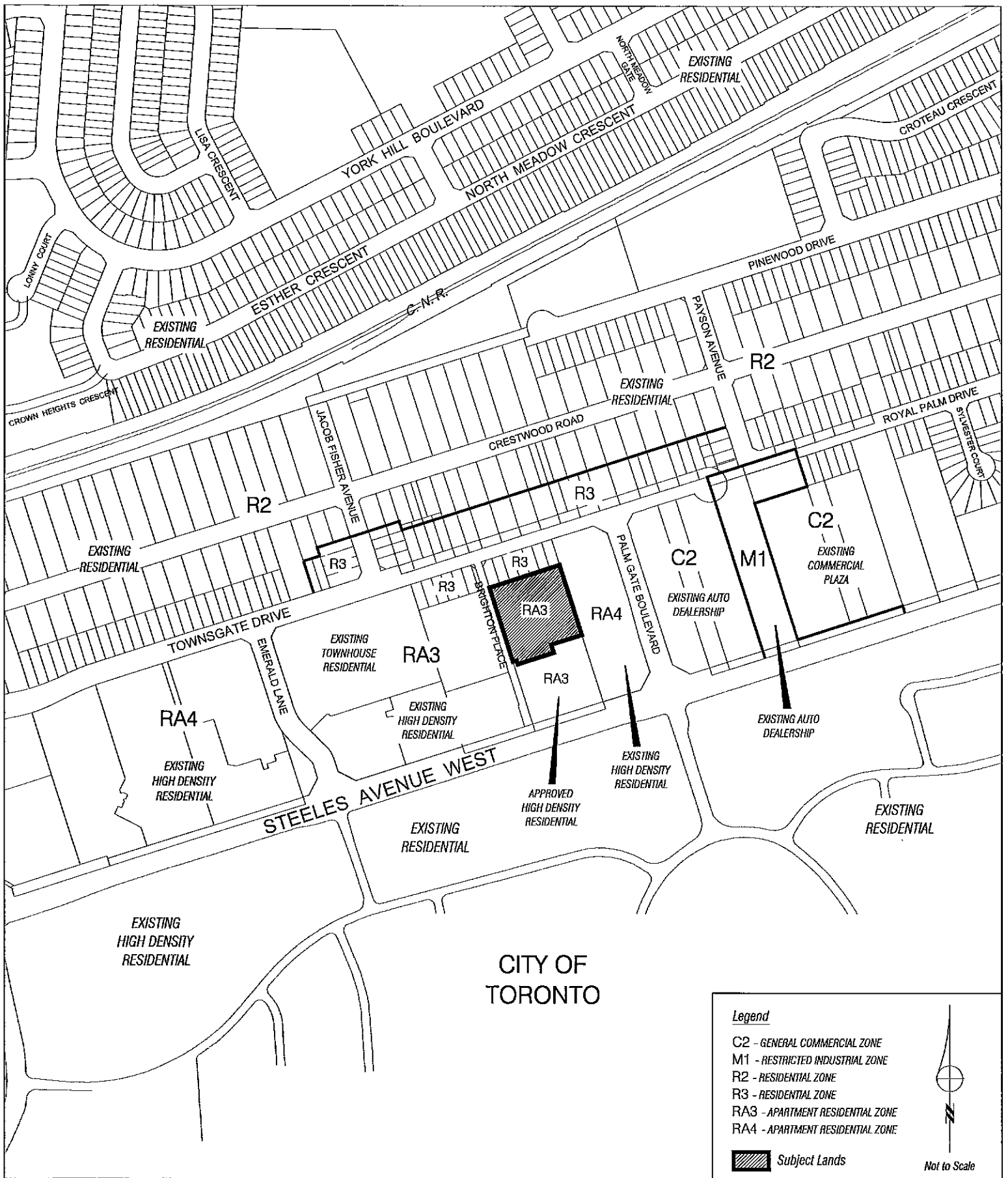


Attachment

FILE: 19CDM-12V003
RELATED FILES: DA.07.068,
Z.08.016, OP.08.003

DATE: March 30, 2012

1



Location Map

LOCATION:
Part of Lot 1, Concession 1

APPLICANT:
7 Brighton Place Inc.

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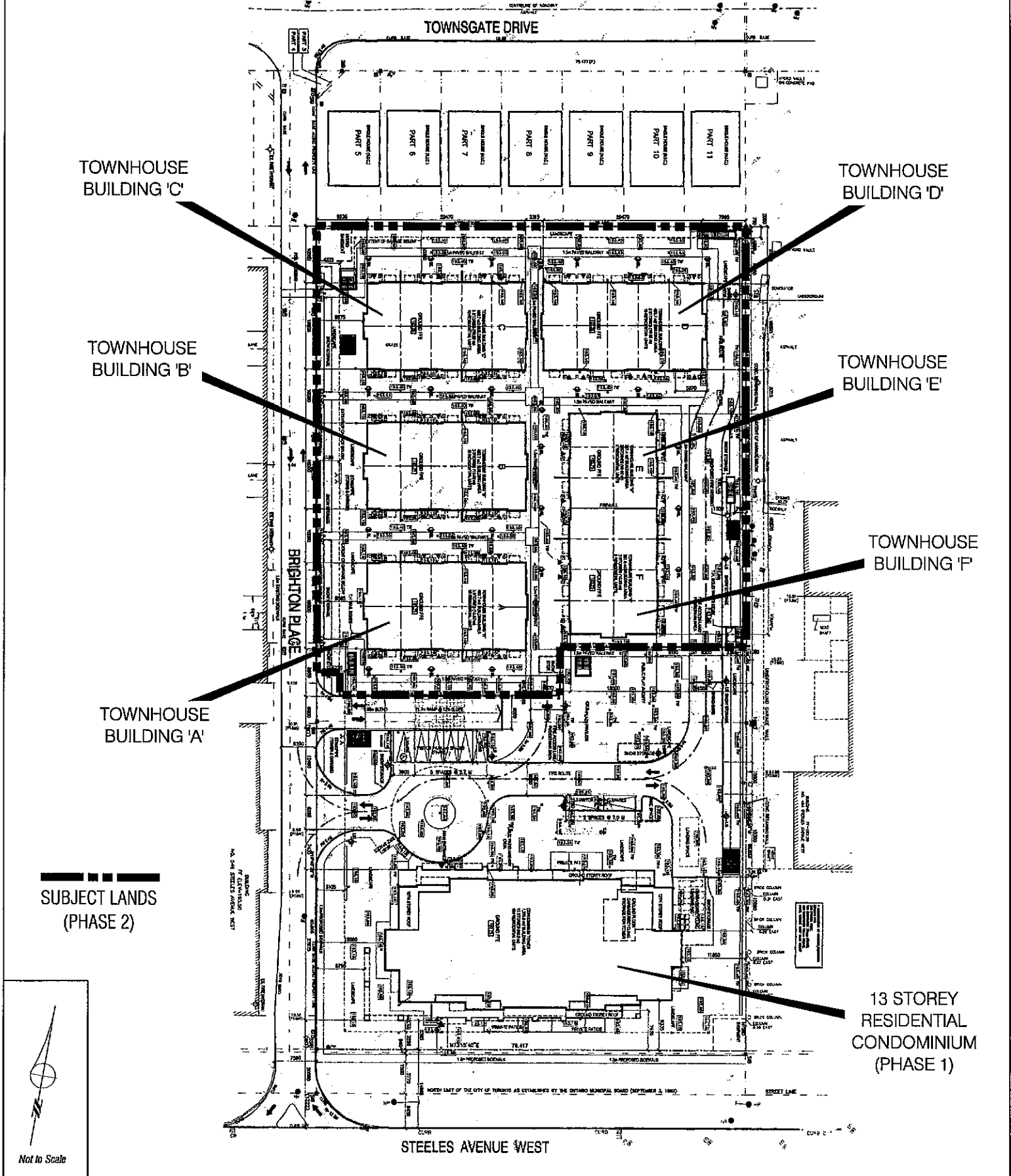


Attachment

FILE: 19CDM-12V003
RELATED FILES: DA.07.068,
Z.08.016, OP.08.003

DATE: March 30, 2012

2



Approved Site Plan
(File DA.07.068)

APPLICANT: 7 Brighton Place Inc. LOCATION: Part of Lot 1, Concession 1



Attachment
5

FILE: 19CDM-12V003
 RELATED FILES: DA.07.068,
 Z.08.016, OP.08.003

DATE: March 30, 2012