

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 19, Report No. 23, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 4, 2013.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V001
RAVINES OF ISLINGTON HOLDINGS LTD.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-13V001 (Ravines of Islington Holdings Ltd.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently under construction in accordance with Site Development File DA.12.039 that was approved by Vaughan Council on June 26, 2012, and the contribution to sustainability was identified at that time. This proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

On March 8, 2013, a Notice of Public Hearing regarding Draft Plan of Condominium (Common Elements) File 19CDM-13V001 was circulated to all property owners within 150 m of the subject lands, and to those individuals that had requested notification. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 9, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 23, 2013.

Purpose

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-13V001 for the subject lands shown on Attachments #2 and #3, comprised of 13 freehold townhouse dwelling units accessed by a private road as shown on Attachment #4. The proposed condominium common elements consist of a private road, 3 visitor parking spaces and landscaped areas.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113 municipally known as 8469 Islington Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated "Medium Density Residential" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan) and site-specific OPA #721, which permits the 13 unit townhouse development on the subject lands. The subject lands are also designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The "Low-Rise Residential" designation permits townhouse dwelling units on the subject lands. The proposal conforms to the Official Plans.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1366), which permits the 13 unit townhouse development. The proposed townhouse development complies with Zoning By-law 1-88, as amended.

Site Plan

Site Development File DA.12.039 was approved by Vaughan Council on June 26, 2012, and comprises 13 freehold townhouse dwelling units, accessed by a private road, as shown on Attachment #5. The proposed common elements condominium is required for the private road, 3 visitor parking spaces and landscaped areas. The condominium proposal is consistent with the approved site plan included in the Site Plan Agreement that was registered on title as Instrument No. YR-1927228.

When Zoning By-law Amendment File Z.11.014 and Site Development File DA.12.039 were approved for the subject lands, the applicant submitted a Conceptual Plan to demonstrate how the properties on the east side of Islington Avenue in the vicinity of the subject lands could develop in a coordinated manner and limit the number of access driveways onto Islington Avenue. The conceptual plan proposed a shared road network with the parcels to the north and south, which is required to facilitate parking, access and emergency vehicle movement through these parcels. In order to facilitate the plan, future reciprocal access easements must be granted by the Condominium Corporation and the respective north and south landowners when they respectively develop their properties. A condition is included in Attachment #1 to this respect, requiring the Owner to include a clause in the Condominium Agreement, Condominium Declaration and in all Offers of Purchase and Sale or Lease to ensure that the future condominium corporation and all purchasers and lessees are aware of this requirement.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Related Part Lot Control Application

The Owner has submitted related Part Lot Control File PLC.12.018 to facilitate the creation of 13 individual freehold lots for the proposed townhouse dwelling units as shown on Attachment #4. The proposed lots (frontage, area and depth) comply with the RM2 Multiple Residential Zone requirements of Zoning By-law 1-88 and the approved site plan.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development includes a three stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan Strategy.

The applicant has dedicated approximately half of the subject parcel to the Toronto and Region Conservation Authority to be used and maintained as natural and passive area.

ii) Plan and Manage Growth and Economic Vitality

The proposal implements the City's current Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-13V001.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan, and 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 File 19CDM-13V001 (Common Elements)
5. Approved Site Plan (File DA.12.039)

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)