

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, Report No. 16, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 23, 2013.

1

**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 (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013, be approved; and
- 2) That the deputation of Mr. John Zipay, Gilbert Court, Burlington, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-13V001 (Ravines of Islington Holdings Ltd.) 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 8, 2013
- b) Circulation Area: 150 m
- c) Comments Received as of March 26, 2013: None

Purpose

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-13V001 for the subject lands shown on Attachments #1 and #2 to facilitate the development of 13 freehold townhouse dwelling units. The proposed condominium common elements consists of a private road, three (3) visitor parking spaces, a landscaped area and a hammer-head vehicle turn-around, as shown on Attachment #3. The site is currently under construction in accordance with the approved site plan shown on Attachment #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 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, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none">▪ “Medium Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597, (Islington Avenue Corridor Study) and OPA #721. Site-specific OPA #721 permits 13 townhouse dwelling units on the subject lands at a density of 42 units per hectare and a building height of 3 storeys. The proposed townhouse use and development of the property conforms to OPA #240, as amended.▪ The subject lands are designated “Low Rise Residential” by the new Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 23, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low Rise Residential” designation” of VOP 2010 permits townhouse dwelling units on the subject lands. The proposed townhouse use and development of the property conforms to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1366), which permits 13 townhouse dwelling units on the subject lands.▪ The site-specific zoning exception (By-law 24-2012) includes a schedule showing 4 visitor parking spaces that was based on a conceptual site plan during the zoning review process. However, through the site plan process that occurred later, the hammerhead turnaround was required to be widened and a handicapped parking space was required to be included, which resulted in the removal of one visitor parking space, and a total of three visitor spaces including one handicapped space being provided on the final approved site plan by Council as shown on Attachment #4. When the Holding provision was being removed from the subject lands through the enactment of By-law 99-2012, a zoning schedule was to be included that reflected the site plan approved by Council showing three visitor parking spaces. However, when By-law 99-2012 was enacted, it inadvertently included an earlier version of the site plan showing four visitor parking spaces. An Administrative Correction report was prepared by the Development Planning Department for consideration by the Committee of the Whole on April 9, 2013. The implementing Administrative Correction by-law will be forwarded to the Council Meeting on April 23, 2013, for enactment in order to show the correct zoning schedule. Staff note that should the lands to the south develop and the road is extended, the hammerhead turnaround on the subject lands can be removed and an additional visitor parking space can be provided in its place at that time.▪ The proposed townhouse development complies with Zoning By-law 1-88, as amended, save and except for the minimum required number of visitor parking spaces as discussed above.

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Surrounding Land Uses	▪ Shown on Attachment #2.
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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 Application	▪ The application for Draft Plan of Condominium (Common Elements) will be reviewed to ensure the location of the proposed common elements (i.e. private road, visitor parking spaces, landscaped areas and vehicle hammer-head turn-around), as shown on Attachment #3, are consistent with the approved zoning as amended and site plan (Attachment #4) for the subject lands.
b.	Related Part Lot Control Application	▪ The Owner has submitted a related Part Lot Control File PLC. 12.018, to facilitate the creation of 13 freehold parcels of land for the proposed townhouse units (Parts 1 to 13 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, subject to Exception 9(1366), and be consistent with the layout in the approved site plan and with the common elements shown on the proposed Draft Plan of Condominium.
c.	Access Easement	▪ The Site Plan Amendment for related Site Development File DA.12.039 included the following provision: “The owner or future condominium corporation shall grant an access easement over the property in favour of the landowners to the north and south, when these lands are developed; and, that the owner or future condominium corporation and the landowners to the north and south shall enter into an agreement on terms acceptable to each of them acting reasonably with respect to covering costs associated with such access.” This provision will also be included in the Condominium Agreement for the subject lands.

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.

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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 Map
2. Location Map
3. Draft Plan Condominium (Common Elements) File 19CDM-13V001
4. Approved Site Plan (File DA.12.039)

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

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

P.2013.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-13V001 (Ravines of Islington Holdings Ltd.) 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

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 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, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Medium Density Residential" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597, (Islington Avenue Corridor Study) and OPA #721. Site-specific OPA #721 permits 13 townhouse dwelling units on the subject lands at a density of 42 units per hectare and a building height of 3 storeys. The proposed townhouse use and development of the property conforms to OPA #240, as amended.▪ The subject lands are designated "Low Rise Residential" by the new Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 23, 2012, and April 17, 2012) as

	<p>further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low Rise Residential” designation” of VOP 2010 permits townhouse dwelling units on the subject lands. The proposed townhouse use and development of the property conforms to VOP 2010.</p>
Zoning	<ul style="list-style-type: none"> ▪ RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1366), which permits 13 townhouse dwelling units on the subject lands. ▪ The site-specific zoning exception (By-law 24-2012) includes a schedule showing 4 visitor parking spaces that was based on a conceptual site plan during the zoning review process. However, through the site plan process that occurred later, the hammerhead turnaround was required to be widened and a handicapped parking space was required to be included, which resulted in the removal of one visitor parking space, and a total of three visitor spaces including one handicapped space being provided on the final approved site plan by Council as shown on Attachment #4. When the Holding provision was being removed from the subject lands through the enactment of By-law 99-2012, a zoning schedule was to be included that reflected the site plan approved by Council showing three visitor parking spaces. However, when By-law 99-2012 was enacted, it inadvertently included an earlier version of the site plan showing four visitor parking spaces. An Administrative Correction report was prepared by the Development Planning Department for consideration by the Committee of the Whole on April 9, 2013. The implementing Administrative Correction by-law will be forwarded to the Council Meeting on April 23, 2013, for enactment in order to show the correct zoning schedule. Staff note that should the lands to the south develop and the road is extended, the hammerhead turnaround on the subject lands can be removed and an additional visitor parking space can be provided in its place at that time. ▪ The proposed townhouse development complies with Zoning By-law 1-88, as amended, save and except for the minimum required number of visitor parking spaces as discussed above.
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Relationship to Vaughan Vision 2020/Strategic Plan

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Regional Implications

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Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

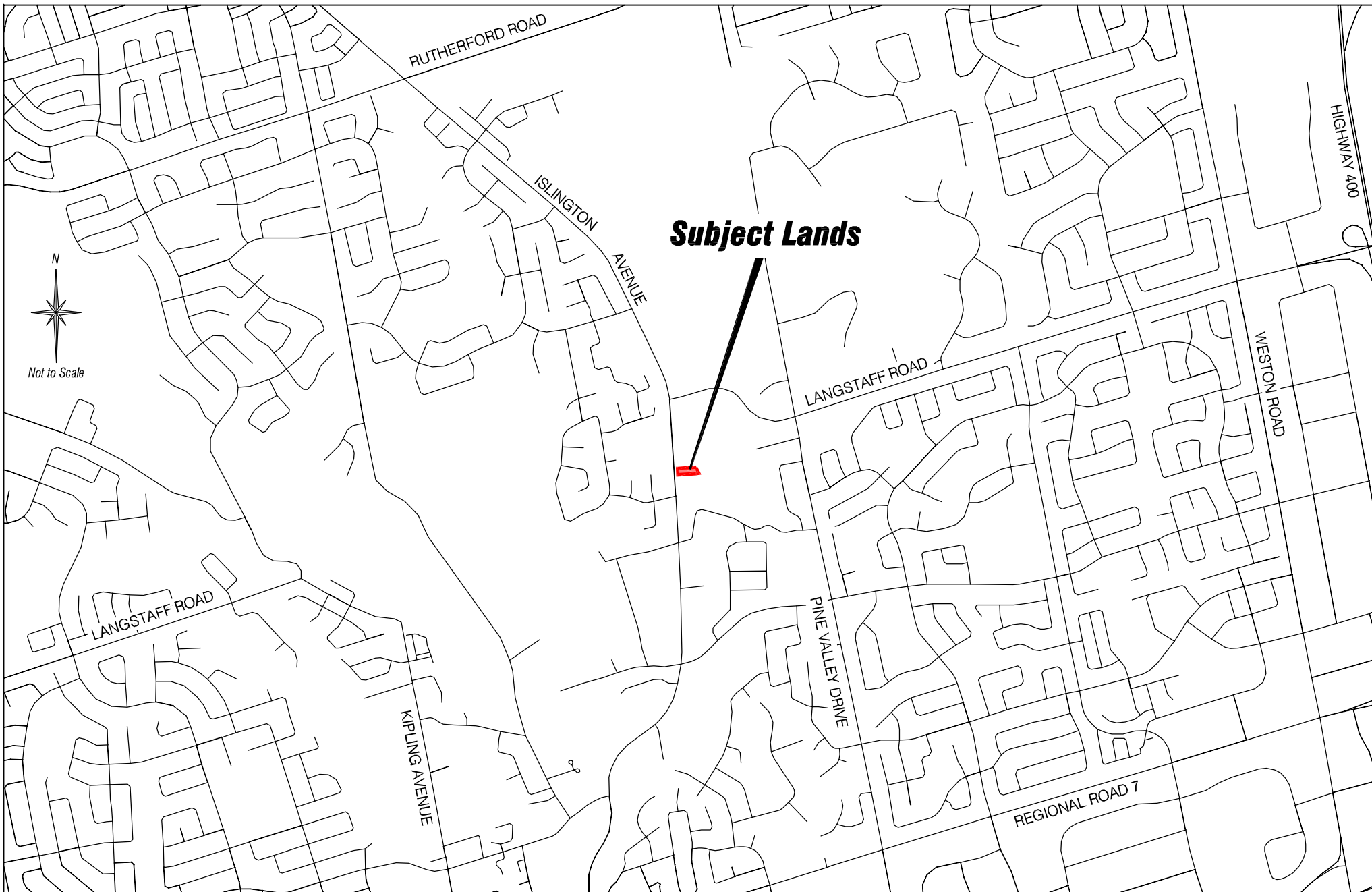
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

N:\DFT\1 ATTACHMENTS\19\19cdm-13v001.dwg

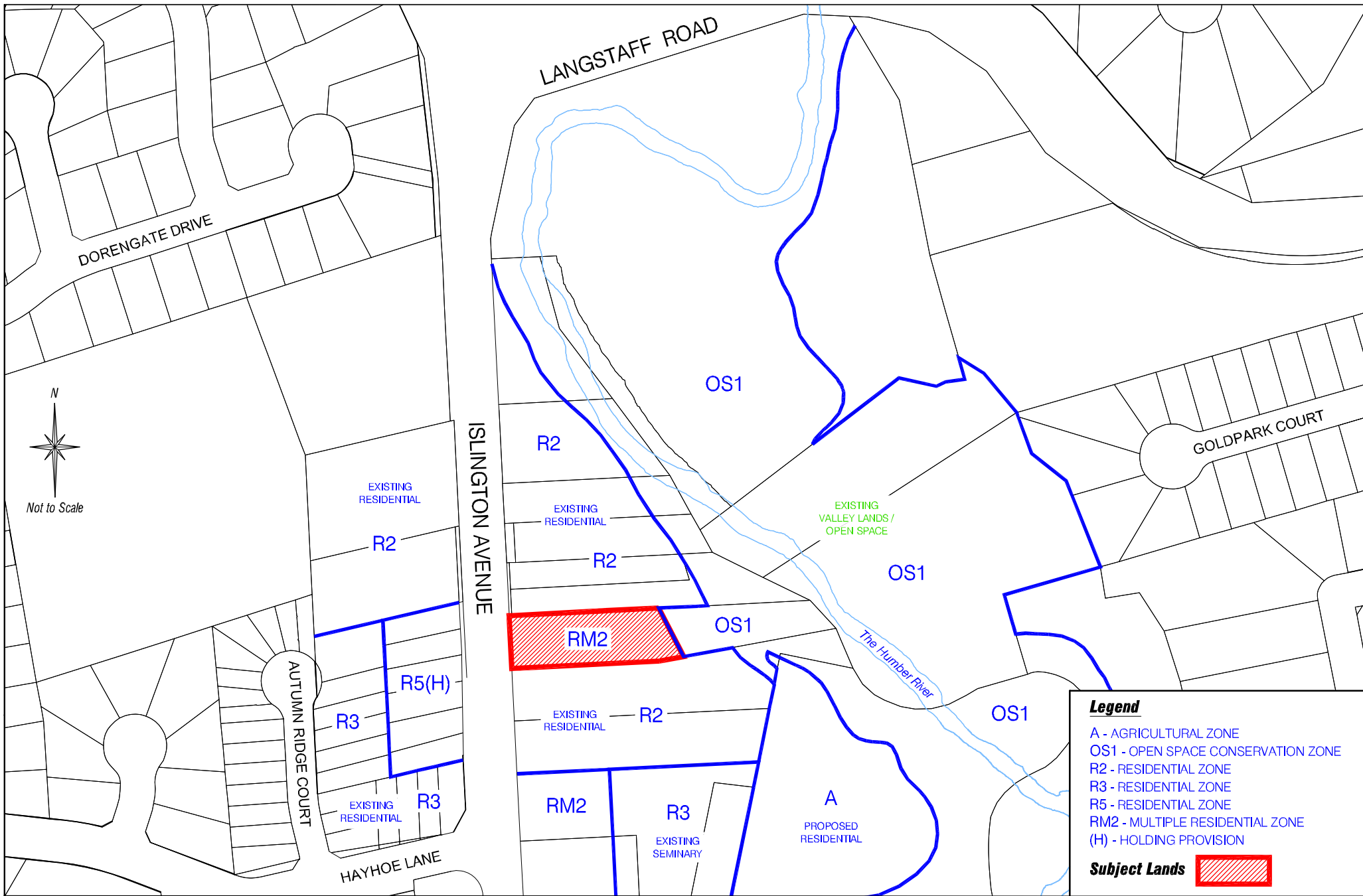


Attachment

FILE: 19CDM-13V001
RELATED FILES: OP.11.004, Z.11.014, DA.12.039

DATE: February 12, 2013

1



Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

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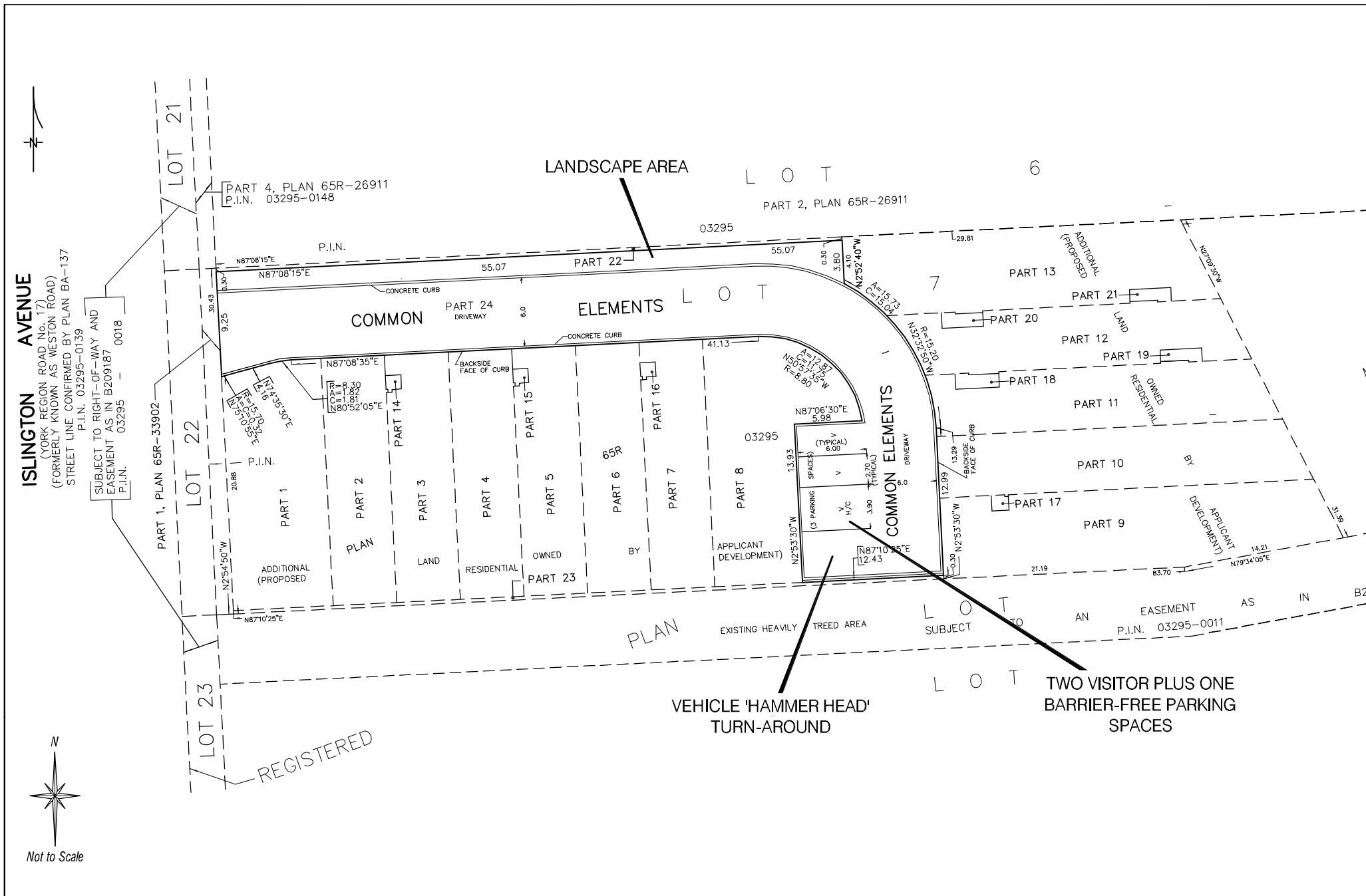


Attachment

FILE: 19CDM-13V001
RELATED FILES: OP.11.004, Z.11.014, DA.12.039

DATE: February 12, 2013

2



Draft Plan of Condominium File 19CDM-13V001 (Common Elements)

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

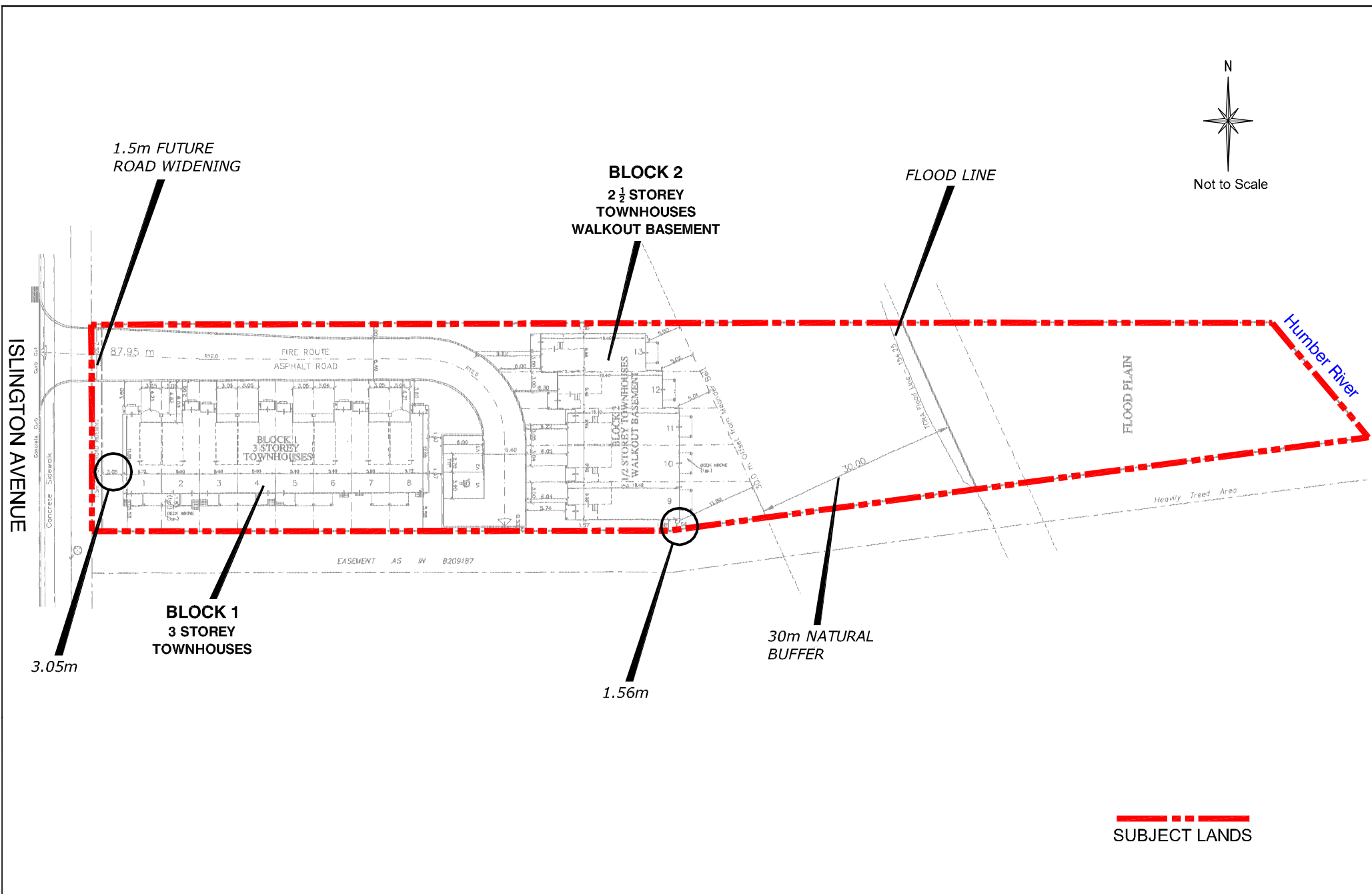


Attachment

FILE: 19CDM-13V001
RELATED FILES: OP.11.004, Z.11.014, DA.12.039

DATE: February 12, 2013

3



Approved Site Plan (File DA.12.039)

Part of Lot 10,
Concession 7

Applicant:
RAVINES OF ISLINGTON HOLDINGS LTD.

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Attachment
4

File: Z.12.017; DA.12.039
Related Files: OP.11.004 &
Z.11.014

Date: March 26, 2013