

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.

19

**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.

CITY OF VAUGHAN

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Item 19, CW Report No. 23 – Page 2

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 19, CW Report No. 23 – Page 3

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)

Report prepared by:

Eugene Fera, Planner, ext. 8409
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.)

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

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.

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Canada Post Corporation

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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

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Report prepared by:

Eugene Fera, 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 UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-13V001 (COMMON ELEMENTS)
RAVINES OF ISLINGTON HOLDINGS LTD.
BEING LOT 7, REGISTERED PLAN M-1113, 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-13V001, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Rady-Pentek & Edward Surveying Ltd., CAD FILE # 12-034-DR-PLAN, dated December 27, 2012.
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 of Site Development File DA.12.039 with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provision(s) shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
 - c) the Condominium Corporation shall at its own expense, be responsible to ensure that any contractor providing waste collection services provide for a two man operation, whereby the second person on the waste collection vehicle act as a spotter. To ensure both pedestrian and vehicular safety, the spotter shall assist the waste collection vehicle backing into or out of the entire length of the laneway as well as backing into or out of Islington Avenue. This requirement shall be applicable to all waste streams including but not limited to: garbage, recycling, organics, leaf and yard waste, bulky items and other special pick-ups. This requirement shall run with the land until an alternate waste management plan has been approved by the City;
 - d) the 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 landowners to the north and south shall enter into an agreement on terms

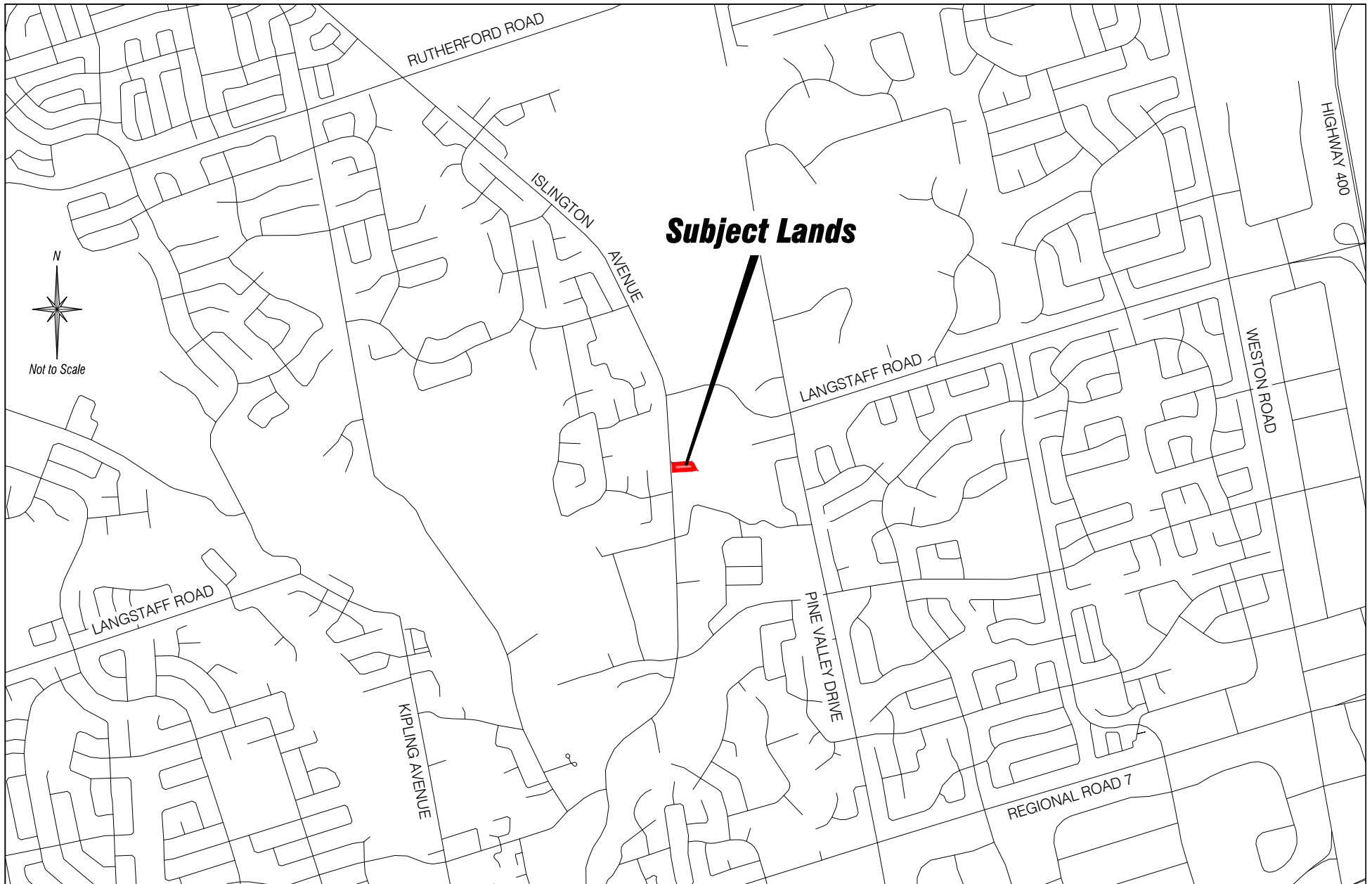
acceptable to each of them acting reasonably with respect to covering costs associated with such access; and,

- e) Ravines of Islington Holdings Ltd. covenants and agrees to provide the City of Vaughan with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CBM) as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. Ravines of Islington Holdings Ltd. further covenants and agrees to provide notice to prospective purchasers of the locations of the CMB and that home delivery will be provided via CMB, provided Ravines of Islington Holdings Ltd. has paid for the activation and equipment installation of the CBMs.
- 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 of the common elements to the satisfaction of the Vaughan Building Standards Department.
 - 7. Prior to final approval, the Owner and their Solicitor and Land Surveyor 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.
 - 9. The Owner shall address the following conditions of Canada Post:
 - a) The Owner (Developer) shall include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box;
 - b) The Owner (Developer) agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post;
 - c) The Owner (Developer) shall consult with Canada Post Corporation to determine suitable permanent locations for the Community Mail Boxes and to indicate these locations on the appropriate servicing plans;
 - d) The Owner (Developer) agrees to provide the following for each community Mail Box site and include these requirements on the appropriate servicing plans:
 - i) any required walkway across the boulevard, as per municipal standards;
 - ii) any required curb depressions for wheelchair access with an opening of at least 2 m (consult Canada Post for detailed specifications); and,

- e) The Owner (Developer) shall agree to determine and provide a suitable and safe temporary site for a Community Mail Box Location(s), until the curbs, sidewalks and final grading have been completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

Clearances

- 10. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
- 11. Canada Post Corporation shall advise the Vaughan Development Planning Department in writing that Condition 9 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

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

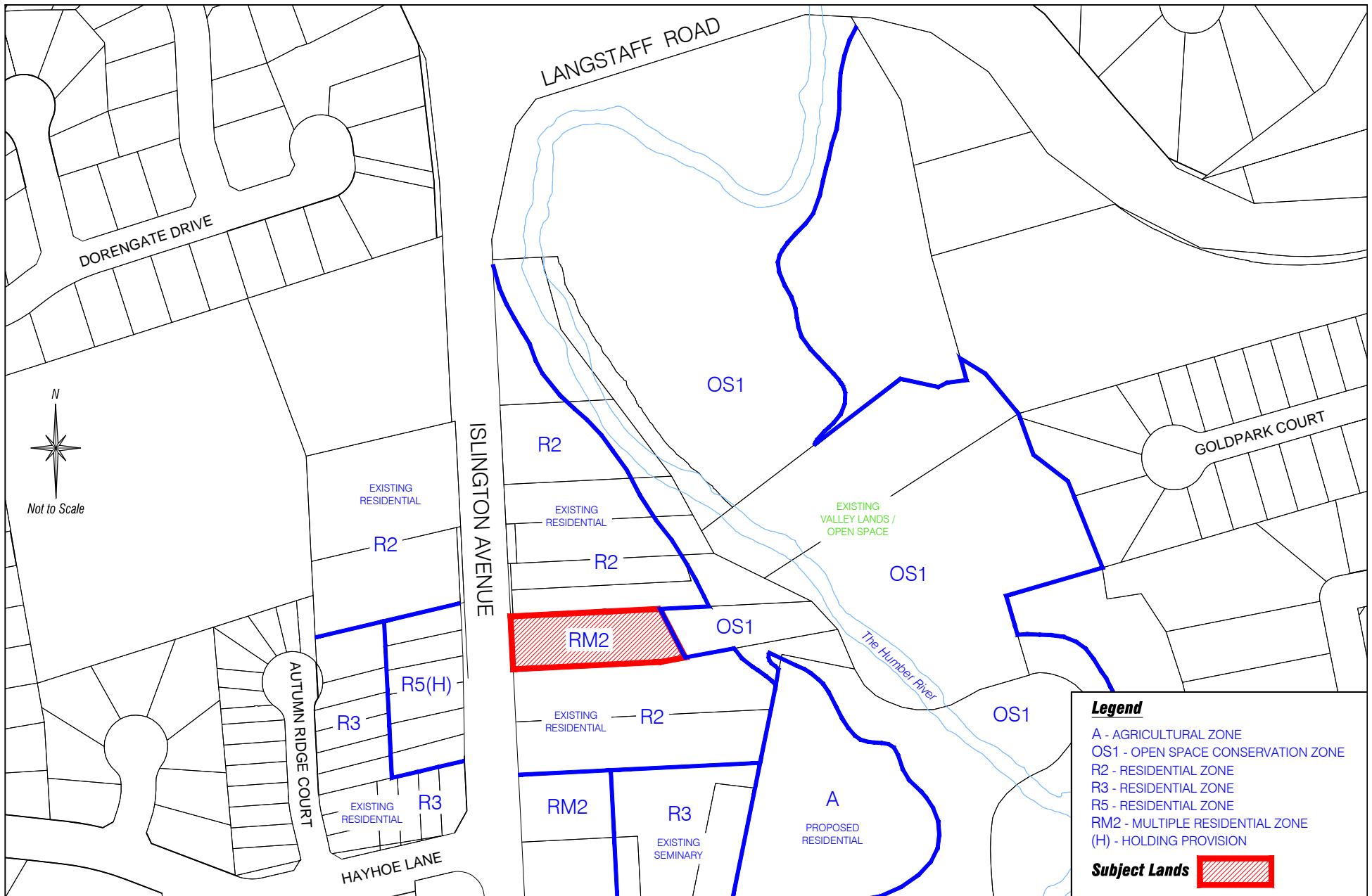


Attachment

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

DATE: February 12, 2013

2



Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

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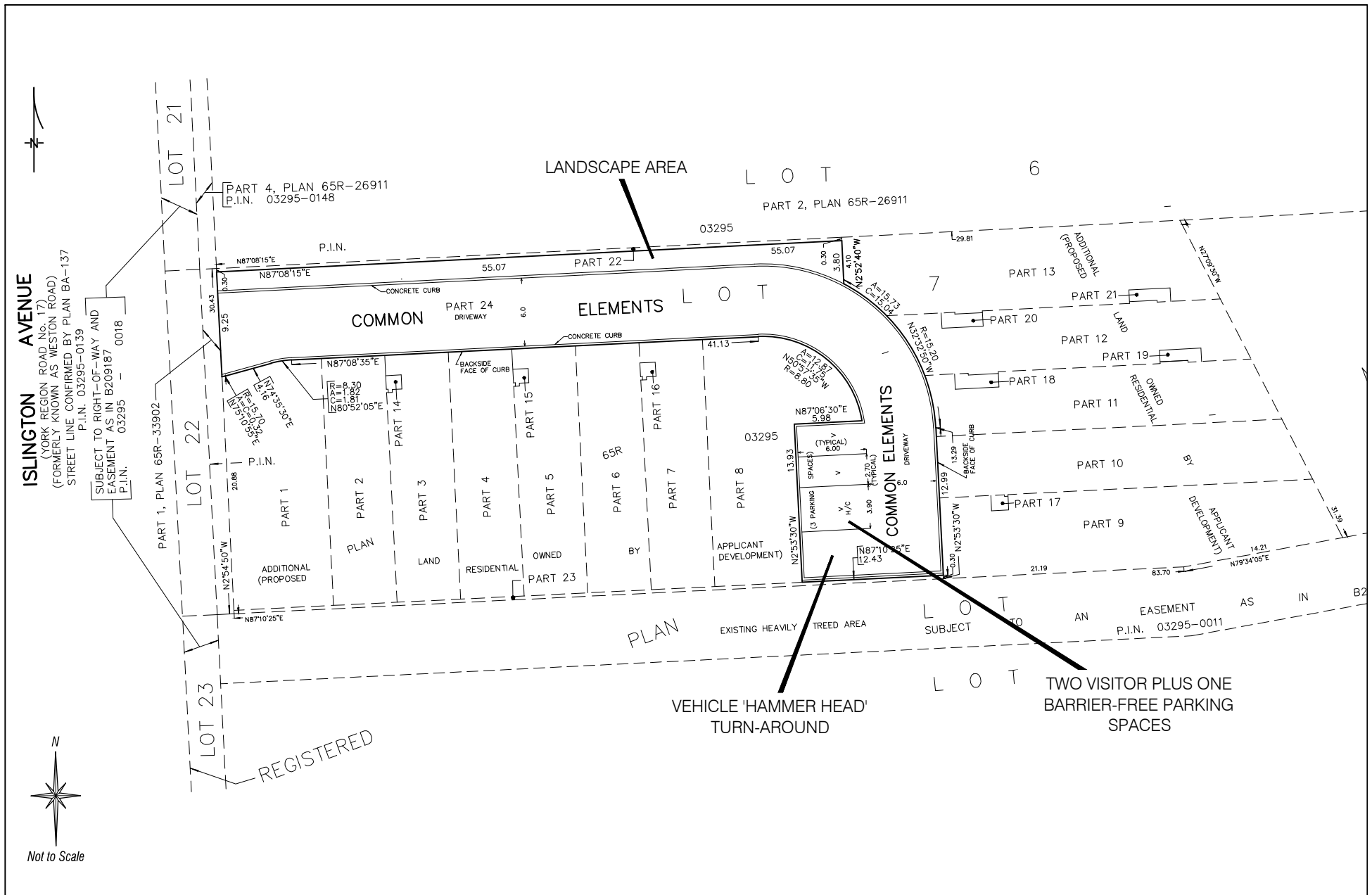


Attachment

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

DATE: February 12, 2013

3



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

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

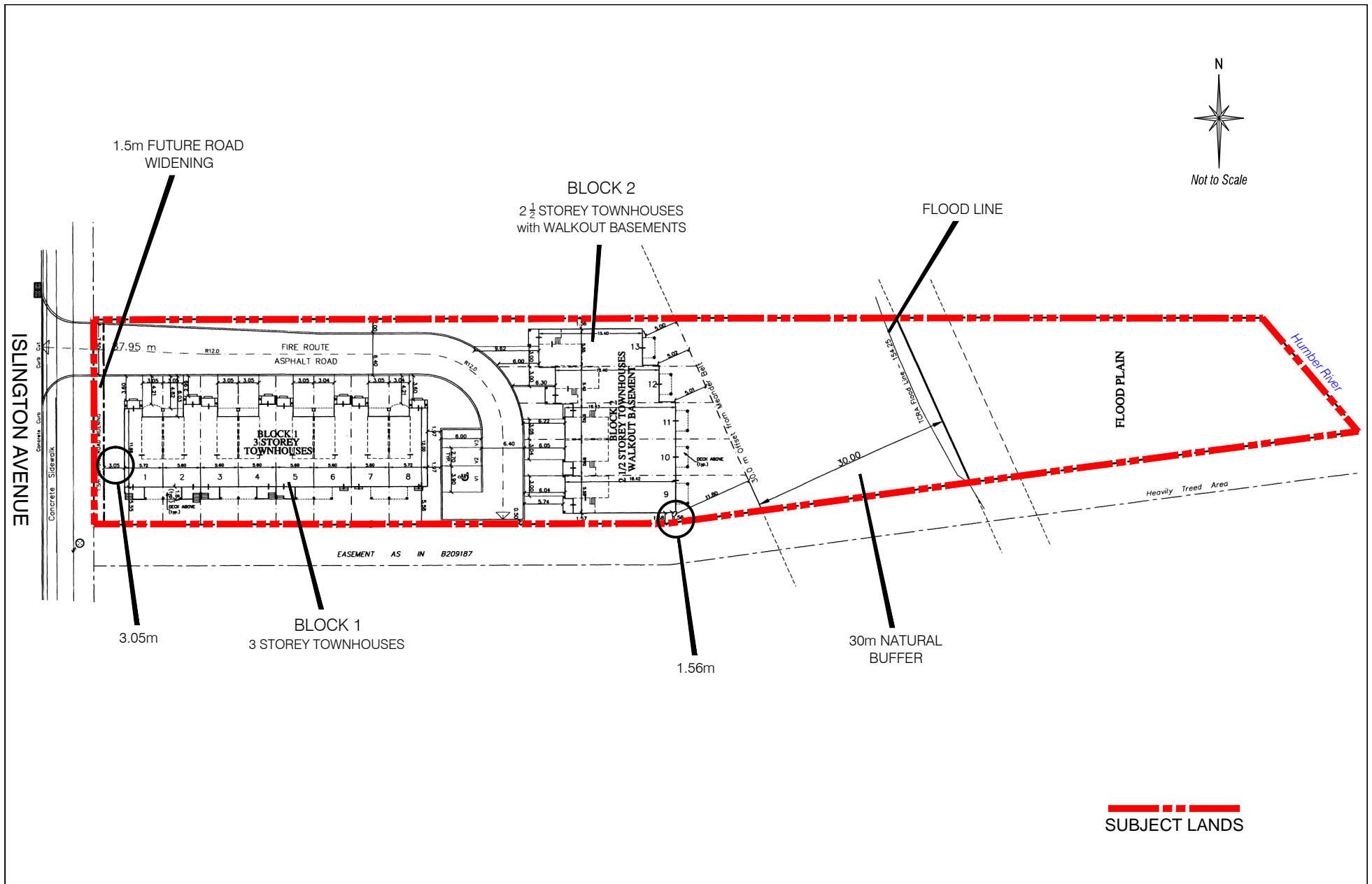


Attachment

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

DATE: February 12, 2013

4



Approved Site Plan (File: DA.12.039)

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

5