

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 2, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 20, 2015.

2

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V007

KING JANE DEVELOPMENTS INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated January 13, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-14V007 (King Jane Developments Inc.) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.12.089 that was approved by Vaughan Council on June 25, 2013, and the contribution to sustainability was identified at that time. This proposed Draft Plan of Condominium addresses the tenure of the residential property, 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

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-14V007 for the subject lands shown on Attachments #2 and #3, comprised of 136 block townhouse dwelling units and 6 semi-detached dwelling units, as shown on Attachment #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the south side of Major Mackenzie Drive, east of Dufferin Street (1331 Major Mackenzie Drive), City of Vaughan. The property is currently under construction and will be developed with semi-detached and townhouse dwellings. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

On June 25, 2013, Vaughan Council approved site-specific OPA #739 to amend OPA #600, the in-effect Official Plan at the time, specifically to redesignate the subject lands from “High Density Residential/Commercial” to “Medium Density Residential/Commercial” to permit semi-detached and block townhouse dwellings with a maximum permitted density of 47 units per hectare.

Section 10.2.1.3 of VOP 2010 states “that any Official Plan Amendment application approved or adopted by Vaughan Council following September 7, 2010 and prior to the approval of this Plan (VOP 2010) shall be incorporated into this Plan without further amendment”. OPA #739 was approved prior to the partial approval of VOP 2010 by the Ontario Municipal Board on July 23, 2013, December 2, 2013, February 3, 2014 and September 30, 2014. Accordingly, OPA #739 has been incorporated into VOP 2010.

The proposed Draft Plan of Condominium is in accordance with OPA #739, as incorporated into VOP 2010, and conforms to the Official Plan.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(779), which permits block townhouse and semi-detached dwelling units. The proposed draft plan of condominium complies with Zoning By-law 1-88.

Site Plan

Vaughan Council approved Site Development File DA.12.089 on June 25, 2013, to permit 136 block townhouse and 6 semi-detached dwelling units with 39 visitor parking spaces, as shown on Attachment #4. The proposed Draft Plan of Condominium (Standard) will facilitate tenure for the 142 residential condominium units currently under construction. The Draft Plan of Condominium is consistent with approved Site Development File DA.12.089, as shown on Attachment #5.

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. A condition to this effect is included in Attachment #1.

Vaughan Development/Transportation Engineering

The Vaughan Development/Transportation Engineering Department has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement respecting noise control features as identified in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The application was circulated to the TRCA for review and comment. The TRCA has no objection to the approval of Draft Plan of Condominium 19CDM-14V007, subject to the inclusion of conditions in the Condominium Agreement respecting the floodplain lands as identified in Attachment #1.

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. The Vaughan Planning Department, in consultation with Canada Post Corporation, approved the location of the proposed community mailbox through Site Development Application DA.12.089, as shown on Attachments #4 and #5.

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Bell Canada

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

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

Regional Implications

The Region of York has no objections to the approval of Draft Plan of Condominium File 19CDM-14V007, subject to the inclusion of conditions in the Condominium Agreement respecting site plan conditions, permits, work in the Regional right-of-way, pedestrian connections and transit stops as identified in Attachment #1.

Conclusion

The Vaughan 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 Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan - File DA.12.089
5. Draft Plan of Condominium - File 19CDM-14V007

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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.)