

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

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 30, 2018.

2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V006 1668872 ONTARIO INC. C/O ROYAL PINE HOMES VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018:

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-17V006, as shown on Attachments #4 to #6, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 6-storey apartment building. The Draft Plan of Condominium (Standard) consists of the areas dedicated to the common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in a 2 level underground parking garage, and landscaped areas.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V006 (168872 Ontario Inc.) BE APPROVED, as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Report Highlights

- This report recommends approval of Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey residential building

Background

The subject lands are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Previous Reports/Authority

This application is related to Official Plan and Zoning By-law Amendment and Site Development Files OP.06.002, Z.06.005, [Z.13.010](#), and [DA.12.098](#).

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Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey apartment building as shown on Attachments #4 to #6. The Draft Plan of Condominium (Standard) consists of the following common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in 2 levels of underground parking spaces, and landscaped areas. The Development Planning Department supports the approval of the Draft Plan of Condominium application as it conforms to OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Development Application.

The proposed Draft Plan of Condominium (Standard) conforms to the Official Plan.

The subject lands are designated “Medium Density Residential-Commercial” (developable area), “Valley Lands”, “Stream Corridor”, and “Tableland Woodlots” by OPA #600, as amended by site-specific OPA #728. OPA #728 permits one residential apartment building with a maximum of 98 residential dwelling units, net residential density of 115.3 units per hectare, a Floor Space Index (FSI) of 2 times the area of the lot, and a building height of 6-storeys.

OPA #728 was approved on July 13, 2012. VOP 2010 Section 10.2.1.3 states that any amendment adopted by Vaughan Council following September 7, 2010 and prior to approval of VOP 2010 shall be incorporated into VOP 2010 without further amendment to the Official Plan.

The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88

The subject lands are zoned RA2 Apartment Residential Zone, subject to site-specific Exception 9(1374), and as varied by Minor Variance Application A123/13, which permits a 6-storey residential apartment building.

Draft Plan of Condominium (Standard) File 19CDM-17V006 is consistent with the Council Approved Site Development File DA.12.098

On May 14, 2013, Vaughan Council approved Site Development File DA.12.098 to permit the existing development, as shown on Attachment #7. A minor site plan amendment (File DA.17.012 – Attachment #8) was approved at staff level to accommodate revisions to the the top floor of the building.

As a condition of approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

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Garbage/Recycling Collection and Snow Removal

Snow removal will be privately administered and will be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1

Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services.

Development Engineering Department

The Development Engineering Department has reviewed the proposed Draft Plan of Condominium to ensure compliance with Site Development File DA.12.098. The Development Engineering Department has no objection to the approval of this application.

Canada Post

Canada Post has no objections to the proposal as previous comments in relation to related files OP.06.002 and Z.06.005 have been satisfied.

Utilities

Alectra Utilities Corporation and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA have reviewed the application and have advised that the Owner shall confirm to the satisfaction of the TRCA that the conditions of the TRCA included in the Site Plan Agreement (File DA.12.098) registered as instrument No. YR-2150074 on July 3, 2014, have been included in the articles of incorporation for the condominium declaration.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-17V006 conforms with site-specific

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OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Plan. Accordingly, the Development Planning Department recommends approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

For more information, please contact: Daniel Rende, Planner I, at Extension 8112.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Plan
4. Draft Plan of Condominium Levels 1 and 2
5. Draft Plan of Condominium Levels 3, 4, 5, and 6
6. Draft Plan of Condominium Underground Parking Levels P1 and P2
7. Approved Site Plan File DA.12.098
8. Approved Site Plan File DA.17.012 (Roof / Floor Plan)

Prepared by

Daniel Rende, Planner I, ext. 8112

Clement Messere, Senior Planner, ext. 8409

(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.)