

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 5, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

5 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-17V007 PEBBLE CREEK DEVELOPMENTS INC. VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be approved; and
- 2) That Communication C6, Memorandum from the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be received.

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Common Element) File 19CDM-17V007 for the subject lands shown on Attachments #2 and #3, to establish the condominium tenure for the common elements that consist of private roads, sidewalks, 14 visitor parking spaces, open space landscaped and amenity areas and a servicing block, as shown on Attachment #4. The common elements will serve a development consisting of 59 residential townhouse dwelling units and will be owned and maintained by the future Condominium Corporation.

Recommendations

1. That Draft Plan of Condominium (Common Element) File 19CDM-17V007 (Pebble Creek Developments Inc.), BE APPROVED as shown on Attachment #4, subject to the Conditions of Draft Approval set out in Attachment #1.

Report Highlights

- The proposed Draft Plan of Condominium conforms to Vaughan Official Plan (VOP 2010), Zoning By-law 1-88, and the Council approved Site Development File DA.15.034.

Background

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, west of Pine Valley Drive, and are municipally known as 4650 Regional Road 7.

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The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with Site Development File DA.15.034, as shown on Attachment #5, which was approved by Council on October 20, 2015.

Previous Reports/Authority

The following related relevant report for Files OP.14.004, Z.14,025, 19T-14V006 and DA.15.034 was approved by Council on October 20, 2015 as Item 13, Report No.35 of the Committee of the Whole.

https://www.vaughan.ca/council/minutes_agendas/Extracts/35cw1007_15ex_13.pdf

Analysis and Options

The Draft Plan of Condominium implements the condominium tenure for an approved development that conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), which permits the proposed development consisting of 59 townhouse dwelling units, as shown on Attachment #5.

The Draft Plan of Condominium facilitates an approved development that complies with Zoning By-law 1-88

The Subject Lands are zoned RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone, by Zoning By-law 1-88, subject to site-specific Exception 9(1430), which permits the proposed development consisting of 59 townhouse dwelling units, as shown on Attachment #5. The approved townhouse development complies with Zoning By-law 1-88.

The Draft Plan of Condominium is consistent with the Site Development application approved by Council

Vaughan Council, on October 25, 2015, approved Site Development File DA.15.034 to permit a development consisting of 59 townhouse dwelling units, landscape areas and amenity blocks as shown on Attachment # 5. The development is currently under construction. The subject lands are accessed from Regional Road 7 via an existing driveway owned by the condominium corporation at 4700 Regional Road (lands to the immediate west, York Region Condominium Corporation YRSCP 1278), and which is subject to an easement in favour of the subject lands as shown on Attachment #4. This portion of the driveway does not form part of the subject lands condominium application.

The proposed Draft Plan of Condominium (Common Element) shown on Attachment #4 is required to create the common element tenure for private road access, visitor parking

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spaces, landscaped areas and servicing blocks. The proposed Draft Plan of Condominium is consistent with the approved site plan shown on Attachment #5.

The Owner will be required to submit a Part Lot Control application to lift the part lot control provisions of the *Planning Act* from the subject lands, in order to create conveyable freehold lots for the 59 residential townhouse units.

External and Internal Agency and Department Comments

Bell Canada, Enbridge Gas, Alectra Utilities and Canada Post advise that they have no objection to the condominium tenure for the development, subject to their conditions set out in Attachment #1.

Financial Planning and Development Finance Department

The Financial Planning and Development Finance Department has no objection to the application subject to their condition set out in Attachment #1.

Development Engineering Department

The Development Engineering Department has no objection to the application subject to their conditions of Draft Approval, set out in Attachment #1.

Environmental Services Department, Solid Waste Management Division

Solid Waste Management Division have advised that upon the registration of an Agreement with the Solid Waste Management Division, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation. This has been included as a condition of Draft Approval set out in Attachment #1.

Financial Impact

N/A

Broader Regional Impacts/Considerations

York Region

The application has been circulated to the York Region Community Planning and Development Services Department. Any conditions from York Region will be included in the Condominium Agreement.

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Conclusion

The proposed Draft Plan of Condominium (Common Element) File 19CDM-17V009 conforms to VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved Site Development File DA.15.034. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Element), subject to the conditions set out in Attachment #1.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Eugene Fera, Senior Planner OMB, Development Planning Department ext.8003.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Common Element) File 19CDM-17V007
5. Approved Site Plan (File DA.15.034)

Prepared by

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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.)