

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 1, Report No. 13, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 19, 2017.

**1 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-16V011
 PINE VALLEY ENCLAVE LTD.
 WARD 2 - VICINITY OF PINE VALLEY DRIVE AND WILLIS ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated April 4, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-16V011 (Pine Valley Enclave Ltd.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The condominium proposal addresses the tenure of the property only, and therefore, there is no further contribution to sustainability required 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 (Common Elements) File 19CDM-16V011, for the subject lands shown on Attachments #2 and #3, to permit the proposed condominium tenure for the privately-owned and maintained (through a future Condominium Corporation) common elements, that consist of a private road and walkways, 7 visitor parking spaces and landscaped areas as shown on Attachment #4. These common elements will serve 4 semi-detached and 24 freehold townhouse units that are currently under construction, in the manner shown on Attachment #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to permit a condominium tenure for the subject land shown on Attachments #2 and #3, as part of a Common Element Condominium development comprised of a private road and walkways, 7 visitor parking spaces and landscaped areas for an approved development consisting of 4 semi-detached and 24 freehold townhouse units. The Vaughan Development Planning Department supports the approval of the Draft Plan of Condominium application, as it complies with Zoning By-law 1-88 and is consistent with the approved site plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 1, CW Report No. 13 – Page 2

Location

The subject lands shown on Attachments #2 and #3 are located on the west side of Pine Valley Drive, north of Willis Road. The surrounding land uses are identified on Attachment #3.

Official Plan, Zoning and Site Plan

The subject lands are designated “Low Rise Residential” by Vaughan Official Plan 2010 (VOP 2010).

The Owner originally appealed Zoning By-law Amendment File Z.14.038 and Site Development File DA.14.071 to the Ontario Municipal Board (OMB). The OMB Hearing occurred on September 21, 2015. On January 27, 2016, the OMB issued its Oral Decision approving the amending Zoning By-law, site plan and site plan agreement. The OMB withheld the issuance of its Final Order pending the finalization of the amending Zoning By-law, site plan and site plan agreement to the satisfaction of all parties, including York Region and City of Vaughan.

The OMB's Final Order was issued on July 13, 2016, and includes Zoning By-law 134-2016, which zoned the subject lands RM2 Multiple Residential Zone, subject to site-specific Exception 9(1439). The Site Plan Agreement was registered on June 17, 2016. An amending Site Plan Agreement is required in order to reflect changes to the site plan and building elevations that resulted from final grading of the site and to conform to Ontario Building Code requirements.

The proposed Draft Plan of Condominium (Common Elements) is required for the private road and walkways, 7 visitor parking spaces and landscaped areas. The proposed Draft Plan of Condominium (Common Element) complies with the OMB approved Zoning By-law and is consistent with the approved site plan.

As a condition of final approval, the Owner is required to submit an ‘as-built’ survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the Draft Plan of Condominium.

Garbage/Recycling Collection and Snow Removal

Garbage and recycling collection, and snow storage and removal for the private road will be privately administered and the responsibility of the Condominium Corporation.

Canada Post

Canada Post has no objections to the proposed Draft Plan of Condominium subject to the inclusion of a number of conditions in the Condominium Agreement, which are identified in Attachment #1. A community mailbox is shown on Attachment #4.

Related Part Lot Control Application

The Owner has submitted Part Lot Control File PLC.16.010 to facilitate the creation of individual freehold lots for the proposed 4 semi-detached and 24 townhouse units, which form part of the Draft Plan of Condominium, as shown on Attachments #4 and #5.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This staff report is consistent with the following initiatives set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable city

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 1, CW Report No. 13 – Page 3

Regional Implications

The York Region Community Planning and Development Services Department has no objections to the Draft Plan of Condominium Application, subject to the conditions listed in Attachment #1.

Conclusion

Draft Plan of Condominium (Common Elements) File 19CDM-16V011 has been reviewed in consideration of the Ontario Municipal Board Decision and Zoning By-law 1-88, the approved site plan, the comments from City Departments and external public agencies. The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Condominium complies with the OMB approved Zoning By-law and site plan. Accordingly, the Vaughan Development Planning Department can support the approval of the Draft Plan of Condominium application.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-16V011 (Common Elements)
5. Approved Site Plan File DA.14.071

Report prepared by:

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.)