

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 19, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**19 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V013
 1559586 ONTARIO INC., C/O OSKAR GROUP
 WARD 1 - VICINITY OF KEELE STREET AND KILLIAN ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V013 (1559586 Ontario Inc., c/o Oskar Group) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The 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

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-13V013 as shown on Attachment #5, to facilitate the change in tenure to a condominium for an approved site development that is under construction and consisting of 16, 3-storey townhouse units, 8 of which will include ground floor commercial uses totaling 182 m² along Keele Street, as shown on Attachment #4.

Background - Analysis and Options

The 0.24 ha subject lands shown on Attachments #2 and #3 are located at the southwest corner of Keele Street and Killian Road (10060 Keele Street) and is currently under construction in accordance with the approved site plan shown on Attachment #4. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533 and designated "Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010 (VOP 2010), which both permit the development. The proposed draft plan of condominium conforms to the Official Plans.

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The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88 and subject to site-specific Exception 9(740), which permits the development. The proposed draft plan of condominium complies with Zoning By-law 1-88.

Site Development

The subject lands obtain vehicular access from Killian Road and are served by an internal laneway and three lay-by parking spaces along Keele Street, as shown on Attachment #5.

On June 26, 2012, Vaughan Council approved Site Development File DA.11.070 and related Zoning By-law Amendment File Z.11.022 to permit the development consisting of the following:

Total Gross Floor Area	3,306 m ²
Residential Gross Floor Area	3,124 m ²
Commercial Gross Floor Area	182 m ²
Total Parking Provided	26 (8 tandem for Units 9 to 16)
Residential Parking Provided	16 spaces (1 per unit)
Dedicated Commercial Parking Provided	2 spaces
Dedicated Visitor Residential Parking Provided	2 spaces
Dedicated Shared Commercial and Visitor Residential Parking Provided	6 spaces

The draft plan of condominium (standard) shown on Attachment #5, is consistent with the approved site plan shown on Attachment #4. As a condition of draft approval, the owner must submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up (three-stream) will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

Canada Post Corporation

Canada Post supports the location of the community mailbox as shown on Attachment #4 and has no objection to the draft plan of condominium, subject to their conditions of approval identified in Attachment #1.

Bell Canada

Bell Canada has no objection to the draft plan of condominium, subject to their conditions of approval included in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

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ii. **Lead & Promote Environmental Sustainability**

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The development includes a three-stream waste disposal system, which will contribute to meeting the waste diversion targets as part of the Greening Vaughan strategy.

The approved landscape plan includes drought tolerant plant material to promote water efficiency.

iii. **Manage Growth and Economic Well Being**

Creating a positive environment that encourages innovation and prosperity.

The development facilitates intensification located on a designated Local Centre to support the public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Regional Implications

The York Region Transportation and Community Planning Department has no objection to the proposed draft plan of condominium (standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium File 19CDM-13V013 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), 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.11.070
5. Draft Plan of Condominium (Standard) File 19CDM-13V013

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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.)