

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

1 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS)
FILE 19CDM-15V008
STATEVIEW HOMES (S COLLECTION) INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

- 1) That 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 5, 2016, be approved;
- 2) That the deputation of Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant, be received; and
- 3) That the following Communications be received:

Recommendation

1. THAT the Public Hearing report for File 19CDM-15V008 (Stateview Homes (S Collection) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability was identified in the Site Development report approved by Vaughan Council on March 24, 2015, and therefore, there is no contribution to sustainability through this condominium application. The purpose of the condominium application is to apply a condominium tenure to the common elements that support the freehold townhouse units as identified in the "Purpose" section of this report.

This will be addressed when the technical report is completed.

- a) Date the Notice of Public Hearing was circulated: March 11, 2016.
- b) Circulation Area: 150 m, and those individuals that had requested notification of the prior Official Plan and Zoning By-law Amendment and Site Development Applications (Files OP.12.006, Z.12.015 and DA.12.037) on the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

Item 1, CW(PH) Report No. 19 – Page 2

c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Draft Plan of Condominium (Common Elements) File 19CDM-15V008, respecting the subject lands shown on Attachments #1 and #2, to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of the 12 freehold townhouse unit owners and will consist of a private road, walkway, visitor parking spaces, landscaped areas, and community mailbox, as shown on Attachments #3 and #4. The townhouse development is currently under construction.

Background - Analysis and Options

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| Location | <ul style="list-style-type: none">▪ The subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, north of Hartman Avenue, municipally known as 8313, 8315, 8317, 8319, 8321, 8323, 8325, 8327, 8329, 8331, 8333 and 8335 Islington Avenue. |
| Official Plan Designation | <ul style="list-style-type: none">▪ The subject lands are designated “Low Rise Residential (2)” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.11 (Woodbridge Centre Secondary Plan), which permits detached, semi-detached and townhouse dwelling units.▪ The subject lands were the subject of Official Plan Amendment File OP.12.006 that amended Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.11 (Woodbridge Centre Secondary Plan), specifically to increase the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI within the “Low Rise Residential (2)” designation, to permit the townhouse development.▪ The proposed Draft Plan of Condominium (Common Elements) conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none">▪ The subject lands are zoned RM2 Multiple Residential Zone (townhouse dwelling units) by Zoning By-law 1-88, subject to Exception 9(1420) as shown on Attachment #2.▪ The application for Draft Plan of Condominium (Common Element) complies with Zoning By-law 1-88. |
| Surrounding Land Uses | <ul style="list-style-type: none">▪ Shown on Attachment #2. |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

Item 1, CW(PH) Report No. 19 – Page 3

Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
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| a. | City Official Plan Policies | <ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable site-specific City Official Plan policies. |
| b. | Compliance with the Site-Specific Zoning Exception | <ul style="list-style-type: none">▪ The application will be reviewed in consideration of the site-specific Zoning By-law (Exception 9(1420)). |
| c. | Approved Site Plan | <ul style="list-style-type: none">▪ Draft Plan of Condominium (Common Elements) File 19CDM-15V008 will be reviewed to ensure the location of the common elements (private road, walkway and visitor parking spaces) are consistent with and implement the approved Site Development File DA.12.037 for the subject lands (Attachment #4), as approved by Vaughan Council on March 24, 2015.▪ The engineering drawings and site plan approved for Site Development File DA.12.037 includes a pipe located along the full length of the south property line to convey stormwater from a catch basin located at the southeast corner of the property to the stormwater sewer on Islington Avenue, as shown on Attachment #4. A small portion of this pipe would form a common element as it is located under the private road with the balance, including the catch basin, being located on the future lots identified as Parts 5 and 12 on Attachment #3, and the responsibility of the future lot Owners. This stormwater pipe should form part of the common elements of the future condominium corporation. The appropriateness of the stormwater pipe being part of both the private lots and the common elements will be reviewed.▪ As part of the approval of Site Development File DA.12.037, the configuration of the landscaped area located between the two townhouse buildings and the south lot line, as shown on Attachment #4, and the planting details was the subject of negotiations between the City, the applicant and the landowners to the immediate south. A landscape plan was approved to provide an appropriate buffer between the subject development and the properties to the immediate south. The implementing Zoning By-law 073-2015 also included a provision that this area be used only for the purpose of landscaping and a retaining wall. This landscaped area is shown as being primarily located |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

Item 1, CW(PH) Report No. 19 – Page 4

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| | | in private ownership (future Owners of Parts 5 and 12) and partially as a common element. The entire landscaped area should form part of the condominium common elements and a clause included in the Condominium Agreement and Condominium Declaration to ensure that it is maintained by the future condominium corporation in accordance with the approved landscape plan. The appropriateness of the landscaped area not forming part of the common elements for this development will be reviewed. |
| d. | Conditions of Approval | <ul style="list-style-type: none">▪ The appropriate conditions respecting the condominium tenure of the common elements will be identified in the future technical report. |
| e. | Related Part Lot Control Application (File PLC.15.016) | <ul style="list-style-type: none">▪ The Owner has also submitted a Part Lot Control Application to create the freehold lots for the 12 townhouse units. The proposed lots (frontage, area and depth) must comply with Zoning By-law 1-88, subject to Exception 9(1420). |

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

The applicability of the application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Condominium File 19CDM-15V008 (Common Elements)
4. Site Plan Approved by Vaughan Council on March 24, 2015 (File DA.12.037)

Report prepared by:

Kathryn Moore, Planner, ext. 8813
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.)