

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 12, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

12

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-15V010
BRUCE STREET PROPERTIES LTD.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND BRUCE STREET**

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 May 3, 2016:

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 (Standard) File 19CDM-15V010 (Bruce Street Properties Ltd.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.12.018 (Attachment #6), which was approved by Vaughan Council on June 11, 2013. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium (Standard) 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

The purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-15V010 for the subject lands shown on Attachments #2 and #3, for 5 stacked townhouse blocks above an underground garage, comprised of 124 residential units and 176 parking spaces (5 surface and 171 underground) on a private road, as shown on Attachments #4 and #5.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the south side of Regional Road 7, east of Islington Avenue, and municipally known as 26 Bruce Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 12, CW Report No. 21 – Page 2

Official Plan and Zoning

The subject lands are designated “Mid-Rise Mixed-Use” and “Parks” by Vaughan Official Plan 2010 (VOP 2010). The “Mid-Rise Mixed-Use” policies permit residential uses and require the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. The maximum building height permitted on the site is 6 storeys with a density limit of 2.0 FSI. The proposed development does not conform to VOP 2010 because the development is not permitted on the portion of the lands designated “Parks” and no ground floor commercial uses are proposed along the arterial road frontage. However, it is noted that the development was approved by Council under the policies of OPA #661, which were in effect at the time that the related Zoning By-law Amendment File Z.12.007 and Site Development File DA.12.018 were considered. The policies of OPA #661 permit residential uses without requiring the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. Additionally, under the policies of OPA #661, no portion of the subject lands were designated “Parks”.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1391). The proposal complies with Zoning By-law 1-88.

Site Development

The proposed Draft Plan of Condominium shown on Attachments #4 and #5 is consistent with Site Development File DA.12.018, which was approved by Vaughan Council June 11, 2013. The site is currently under construction.

Both Bell Canada and Canada Post have no objections to the proposed condominium application, subject to the conditions set out in Attachment #1.

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

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Create and manage affordable housing options
- Continue to cultivate an environmentally sustainable City

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-15V010, subject to satisfying the Region's conditions as set out in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-15V010, which conforms to the Official Plan (OPA #661), Zoning By-law, and with approved Site Development File DA.12.018. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 12, CW Report No. 21 – Page 3

4. Draft Plan of Condominium 19CDM-15V010 – Ground Level
5. Draft Plan of Condominium 19CDM-15V010 – Underground Parking
6. Site Plan (File DA.12.018) Approved by Vaughan Council on June 11, 2013

Report prepared by:

Letizia D'Addario, Planner 1, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

(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.)