

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

Item 7, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

**7**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V002  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V004  
ALLEGRA ON WOODSTREAM INC.  
WARD 2 – SOUTHWEST CORNER OF WOODSTREAM BLVD AND REGIONAL ROAD 7**

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 June 3, 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 - Residential) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT Draft Plan of Condominium (Standard - Commercial) File 19CDM-14V004 (Allegra on Woodstream Inc.) as shown on Attachments #10 and #11, BE APPROVED, subject to the conditions set out in Attachment #2.

#### **Contribution to Sustainability**

The subject lands are currently being developed in accordance with Site Development File DA.11.041 that was approved by Vaughan Council on September 25, 2012, and the contribution to sustainability was identified at that time. The two draft plans of condominium address the second phase and tenure of the residential apartment building and the commercial tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

#### **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 the following applications:

1. Draft Plan of Condominium (Standard) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, for Phase 2 of the residential component of the approved mixed-use development shown on Attachment #5, that includes 213 residential apartment units, 1 guest suite, 299 below grade parking spaces and locker units.
2. Draft Plan of Condominium (Standard) File 19CDM-14V004 (Allegra on Woodstream Inc.) as shown on Attachments #10 and #11, for the commercial component of the approved mixed-use development shown on Attachment #5, that includes 688 m<sup>2</sup> of ground floor commercial space within 5 commercial units and the commercial garbage holding room on the ground floor.

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#### **Background - Analysis and Options**

On October 29, 2013, Vaughan Council approved Draft Plan of Condominium (File 19CDM-13V007), apartment which was the first phase of the development shown on Attachment #5, and included 172 residential units and 233 parking spaces (6 above grade spaces and 227 below grade spaces).

#### **Location**

The subject lands shown on Attachments #3 and #4 are located at the southwest corner of Woodstream Boulevard and Regional Road 7, municipally known as 24 Woodstream Boulevard, City of Vaughan. The surrounding lands uses are shown on Attachment #4.

#### **Official Plan and Zoning**

The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and a maximum density of 3.0 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010), which permits the mixed-use development currently under construction on the subject lands. The respective residential and commercial draft plans of condominium conform to the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). On October 11, 2012, the Vaughan Committee of Adjustment approved Minor Variance File A022/12, which included a reduced parking supply of 532 parking spaces to serve the overall development, whereas 555 parking spaces are required by Zoning By-law 1-88. The 2 Condominium Phases include a total of 536 parking spaces (530 below grade parking spaces and 6 surface parking spaces). Each proposed Draft Plan of Condominium complies with Zoning By-law 1-88.

#### **Site Plan**

Draft Plan of Condominium (Standard) Files 19CDM-14V002 (Residential) and 19CDM-14V004 (Commercial) are consistent with Site Development File DA.11.041 (Attachment #5), which was approved by Vaughan Council on September 25, 2012. The implementing Site Plan Agreement was registered as Instrument No. YR 1957288 on March 19, 2013. The mixed-use building is currently under construction.

As a condition of final approval, the owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of each condominium plan.

#### **Garbage/Recycling Collection and Snow Removal**

Snow removal and garbage and recycling pick-up (3 stream) will be privately administered and the responsibility of the Condominium Corporation.

#### **Canada Post Corporation**

Canada Post has no objections to each condominium plan subject to the inclusion of conditions in the respective Condominium Agreements as identified in Attachments #1 and #2.

#### **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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##### **i) Lead and 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 management system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

##### **ii) Manage Growth and Economic Well Being**

Create a positive environment that encourages innovation and prosperity.

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

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any Regional conditions received will be included in the City's Condominium Agreement, prior to registration.

#### **Conclusion**

The Vaughan Planning Department has reviewed the residential and commercial Draft Plan of Condominium applications, which conform to the Official Plan, comply with Zoning By-law 1-88, and are consistent with the site plan approved by Vaughan Council. The Planning Department has no objection to the approval of the respective residential and commercial Draft Plan of Condominium applications, subject to the conditions set out in Attachments #1 and #2.

#### **Attachments**

1. Conditions of Approval File 19CDM-14V002 (Residential)
2. Conditions of Approval File 19CDM-14V004 (Commercial)
3. Context Location Map
4. Location Map
5. Overall Site Plan – Phase 1 and 2 (Vaughan Council Approved September 25, 2012)
6. Condominium Plan File 19CDM-14V002 (Residential Units) Ground Floor
7. Condominium Plan File 19CDM-14V002 (Residential Units) Level 1 (Upper & Roof Floors)
8. Condominium Plan File 19CDM-14V002 (Residential Units) Levels 2 to 10
9. Condominium Plan File 19CDM-14V002 (Residential) Levels A and B (Parking and Lockers)
10. Condominium Plan File 19CDM-14V004 (Commercial) Level 1 (Ground Floor & Surface Parking)
11. Condominium Plan File 19CDM-14V004 (Commercial) Level A (Underground Parking)

#### **Report 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.)