

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 15, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

**15 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-14V001
 WOODBRIDGE CROSSING LTD.
 WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE 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 June 17, 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 (Common Elements) File 19CDM-14V001 (Woodbridge Crossing Ltd.) BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

This 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

On April 4, 2014, a Notice of Public Hearing regarding Draft Plan of Condominium (Common Elements) File 19CDM-14V001 was circulated to all property owners within 150 m of the subject lands, and to those individuals that had requested notification. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 29, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 6, 2014.

Purpose

To seek approval from the Committee of the Whole of Draft Plan of Condominium (Common Elements) File 19CDM-14V001 respecting the subject lands shown on Attachments #2 and #3, to facilitate the development of 53 freehold townhouse dwelling units. The proposed condominium common elements consists of a private road, 12 visitor parking spaces, a landscaped buffer/berm, walkways and a pedestrian trail (subject to a public easement), as shown on Attachment #4.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located west of Kipling Avenue, south of the Canadian Pacific Railway line, opposite Porter Avenue East, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated “High Density Residential Neighbourhood”, “Mid Density Residential Neighbourhood” and “Public Square” by in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #695 (Kipling Avenue Corridor Study), which permits the proposed townhouse development.

The subject lands are designated “Low-Rise Residential C”, “Mid Rise Residential” and “Parks and Public Squares” by Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Section 1.5, which permits the proposed development, but is not in-effect for the subject lands. The proposal conforms to VOP 2010, as adopted by Vaughan Council.

The subject lands are zoned RM2 Multiple Residential Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1386), as shown on Attachment #3. The proposed development complies with Zoning By-law 1-88, as amended. The surrounding land uses are shown on Attachment #3.

Site Plan

Site Development File DA.12.060 was approved by Vaughan Council on April 23, 2013, subject to conditions to be satisfied by the owner. The approved site plan is shown on Attachment #5. The subject lands are bounded by an existing industrial use to the west (Woodbridge Foam), the Canadian Pacific Railway (CPR) line and Kipling Avenue to the east and future Porter Avenue West (existing private driveway) to the south. A CPR/Kipling Avenue level crossing is located north of the property as shown on Attachment #3. Draft Plan of Condominium File 19CDM-14V001 is consistent with the approved Site Development File DA.12.060.

The proposed common element condominium is required for the private road, 12 visitor parking spaces, a landscaped buffer/berm and walkways, and a trail as shown on Attachment #4. The public trail (Block 2) is to be in the ownership of the future condominium corporation and will be subject to a public easement for access and maintenance purposes in favour of the City of Vaughan. In addition, the buffer/berm block (Block 6), which includes approved fencing, will be owned and maintained by the future condominium corporation. Accordingly, the condominium agreement and declaration shall include the appropriate clauses respecting the easement and the maintenance of Blocks 2 and 6 to the satisfaction of the City of Vaughan. The appropriate clauses shall also be included in all offers of purchase and sale or lease. A condition to this effect is included in Attachment #1.

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.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has reviewed the condominium application and has no objections to its approval subject to conditions in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has advised that Block 2, as shown on Attachment #4, is a proposed trail subject to a public easement in favour of the City of Vaughan, and to be used by the public as a pedestrian walkway. The condominium development is required to allow a publicly accessible pedestrian connection to be registered on title for these lands without

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disturbance in perpetuity. The maintenance and operations of this Block shall be the responsibility of the condominium corporation as outlined in Attachment #1. The condominium corporation will be responsible for all required maintenance works and associated capital improvements for Block 2, which would include but is not limited to the site furnishing, pedestrian lighting, hardscape and associated landscape works. The condominium corporation is to perform regular maintenance to ensure that the pedestrian path is accessible and safe for public use.

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Related Part Lot Control Application

The owner has submitted related Part Lot Control File PLC.14.005 to facilitate the creation of 53 individual freehold lots for the proposed townhouse dwelling units as shown on Attachment #4. The proposed lots (frontage, area and depth) comply with the RM2 Multiple Residential Zone and the approved site plan.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i. Plan and Manage Growth and Economic Well-Being

The proposal implements the City's current Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has no objection to the approval of Draft Plan of Condominium File 19CDM-14V001.

Conclusion

The Vaughan Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the site plan approved by Vaughan Council. The Vaughan Planning Department has no objection to the approval of the Draft Plan of Condominium (Common Elements), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Common Elements) File 19CDM-14V001
5. Approved Site Plan File DA.12.060

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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.)