

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 5, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

5 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V004 MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC. WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD ROAD

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 September 19, 2017:

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 (Common Elements) File 19CDM-17V004 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, as shown on Attachment #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The condominium proposal addresses the tenure of the property only, and therefore, this requirement is not applicable.

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 (Common Elements) File 19CDM-17V004, for the subject lands shown on Attachments #2 and #3, to permit the proposed condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consists of private roads, 28 visitor parking spaces, walkways and landscaped areas, as shown on Attachment #6. These common elements will service 101, 3-storey townhouse dwelling units that are currently under construction in two separate Blocks as shown on Attachments #4 and #5.

Background - Analysis and Options

Location

The subject lands as shown on Attachments #2 and #3 are located north of Major Mackenzie Drive and east of Lawford Road. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands include two separate Blocks, as shown on Attachments #3 to #5, being Blocks 52 and 53 on Registered Plan 65M-4550. Block 52 is designated "Low-Rise Mixed-Use" by

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Vaughan Official Plan 2010 (VOP 2010), which permits the proposed townhouse dwelling units. Block 53 is designated “Low-Rise Residential” by VOP 2010, which also permits the proposed townhouse dwelling units.

The subject lands are zoned RVM2 Residential Urban Village Multiple Dwelling Zone Two by Zoning By-law 1-88, subject to site-specific Exception 9(1399), which permits the townhouse development. The subject lands were also subject to Minor Variance Applications A237/15 and A238/15, which were approved by the Vaughan Committee of Adjustment on August 13, 2015, to permit reduced lot areas, front yard setbacks and landscape strip width abutting the street, and increased driveway widths. The proposal complies with Zoning By-law 1-88, as amended.

Site Development

On February 18, 2014, Vaughan Council approved Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) for a 9.658 ha parcel of land in the north-west quadrant of Major Mackenzie Drive and Weston Road. The approved Plan of Subdivision included 234 street townhouse dwellings, and two blocks for future townhouse development (Blocks 52 and 53). The Draft Plan of Subdivision was registered on March 10, 2017 as Plan 65M-4550.

On February 16, 2016, Vaughan Council approved Site Development File DA.15.013 to permit 101, 3-storey townhouse units on Blocks 52 and 53, as shown on Attachments #4 and #5, which are currently under construction. Block 52 is located on the north side of Major Mackenzie Drive and includes 76 townhouse units accessed by Sandwell Street. Block 53 is located north of Block 52, and includes 25 townhouse units accessed from Allegranza Avenue.

The proposed Draft Plan of Condominium (Common Elements) shown on Attachment #6 is required to create the common element tenure for the private road access, visitor parking spaces and landscaped areas. The proposed Draft Plan of Condominium is consistent with the approved site plan as shown on Attachment #4 and #5.

As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal, and garbage and recycling collection will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment #1.

Utilities

Bell Canada, Rogers Communication, Alectra Utilities Corporation, and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Canada Post

Canada Post has no objection to the proposal, subject to their conditions of approval included in Attachment #1.

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Related Part Lot Control Application

The Owner has submitted Part Lot Control File PLC.17.006 to lift part lot control to facilitate the creation of the individual lots for the 101 residential units. An implementing by-law to this effect will be considered at a future Council meeting.

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):

- Continue to ensure the safety and well-being of citizens.

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Common Elements) Application, subject to the conditions of approval included in Attachment #1.

Conclusion

The proposed Draft Plan of Condominium (Common Elements) File 19CDM-17V004 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved site plan. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Elements) Application, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Site Plan (Block 52) - Site Development File DA.15.013 Approved by Vaughan Council on February 16, 2016
5. Site Plan (Block 53) - Site Development File DA.15.013 Approved by Vaughan Council on February 16, 2016
6. Draft Plan of Condominium (Common Elements) - File 19CDM-17V004

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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.)