

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

Item 5, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 16, 2015.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-15V007
WEST WOODBRIDGE VILLAGE TOWNS LTD.
WARD 2 – VICINITY OF KIPLING AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development, and Manager of Development Planning, dated September 9, 2015, be approved;
- 2) That the following deputations be received:
 1. Mr. John Zipay, John Zipay & Associates Ltd., Gilbert Court, Burlington; and
 2. Ms. Sabrina Niceforo, Kipling Avenue, Woodbridge; and
- 3) That the following communications be received:
C40 and C41 Bernie DiVona, dated September 2, 2015.

Recommendation

The Commissioner of Planning, Director of Development, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19CDM-15V007 (West Woodbridge Village Towns Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 14, 2015. 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.
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association, and those individuals that had requested notification of prior Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.12.017, Z.12.038 and 19T-12V010.
- c) Comments Received as of August 25, 2015: None

Purpose

To receive comments from the public and the Committee of the Whole on Draft Plan of Condominium (Common Elements) File 19CDM-15V007, respecting the subject lands shown on

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Attachments #1 and #2, to facilitate the proposed condominium tenure of the common elements that consist of a private road, 14 visitor parking spaces and a private amenity space/tot lot as shown on Attachment #3, that would serve the 56 freehold 3-storey townhouse dwelling units and 1 detached residential dwelling, that were earlier approved by the City and under construction in the manner shown on Attachment #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none">The subject lands shown on Attachments #1 and #2 are located on the west side of Kipling Avenue, south of Gordon Drive, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.5 (Kipling Avenue Corridor Secondary Plan), which permits detached, semi-detached and townhouse dwelling units.The subject lands were the subject of Official Plan Amendment File OP.12.017 that added site-specific policies through OPA #734 that amended OPA #695 (Kipling Avenue Corridor Secondary Plan) to permit the townhouse development.The application proposal for Draft Plan of Condominium conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">The subject lands are zoned RM2 Multiple Residential Zone (townhouse dwelling units), R3 Residential Zone (single detached dwelling) and R4 Residential Zone (semi-detached dwelling) by Zoning By-law 1-88, subject to Exception 9(1388) as shown on Attachments #2 and #4.The application for Draft Plan of Condominium complies with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Approved Site Plan	<ul style="list-style-type: none">Draft Plan of Condominium (Common Elements) File 19CDM-15V007 will be reviewed to ensure the location of the common elements (private road, visitor parking spaces, and private amenity space/tot lot area) are consistent with and implement the approved site plan for the subject lands (Attachment #4).

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b.	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.
c.	Related Part Lot Control Application (File PLC.15.013)	<ul style="list-style-type: none">▪ The Owner has also submitted a Part Lot Control Application to create the freehold lots for the 56 townhouse units and 1 detached dwelling and the 2 semi-detached dwelling units to be built on Kipling Avenue (the approved site development is under construction). The proposed lots (frontage, area and depth) must comply with Zoning By-law 1-88, subject to Exception 9(1388).

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision 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. Concept
2. Location Map
3. Draft Plan of Condominium – Common Elements
4. Site Plan Approved by Vaughan Council on June 24, 2014.

Report prepared by:

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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.)