

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

By approving the following:

That Communication C8 from the Commissioner of Planning, dated September 9, 2013, be received.

The Committee of the Whole recommends:

- ## Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- ### Contribution to Sustainability

This proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

There are no requirements for new funding associated with this report.

N/A

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-12V005 for the subject lands shown on Attachments #2 and #3, consisting of one, 5-storey building comprised of 82 residential units (Attachment #4). The site is served by 108 parking spaces distributed over two underground levels.

Location

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Official Plan and Zoning

The subject lands are designated “High Density Residential” and Environmental Protection Area” (west end) by OPA #718, which was approved by the Ontario Municipal Board (OMB), and permits the 5-storey residential apartment building. The subject lands are also designated “Low Rise Residential (3)” and “Natural Area” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low-Rise Residential Use (3)” designation permits the proposed 5-storey building.

The subject lands are zoned RA3 Apartment Residential Zone and OS1 Open Space Zone, and subject to site-specific zoning exceptions, as approved by the Ontario Municipal Board (Order issued June 21, 2013). The City Clerk is required to assign a By-law number including a site-specific exception paragraph, which is scheduled to proceed to the September 17, 2013, Council meeting. The proposed townhouse development complies with Zoning By-law 1-88, as amended and approved by the OMB.

Site Plan

Site Development File DA.11.040 was approved by the Ontario Municipal Board on February 22, 2011, as shown on Attachment #5, to permit a tiered building with maximum building height of 5-storeys. The condominium will be served by 108 parking spaces; 91 for the residents and 17 spaces for visitor parking. The condominium proposal is consistent with the approved site plan included in the executed Site Plan Letter of Undertaking.

Garbage/Recycling Collection and Snow Removal

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

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.

Bell Canada

Bell Canada has no objection to the proposed Draft Plan of Condominium, however, requires the Developer to confirm that sufficient wire line communication/telecommunication/infrastructure is currently available within the proposed development. A condition to this effect has been included in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

The proposed development includes a two-stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan Strategy.

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The applicant has zoned and designated the rear portion of the subject parcel as open space and to be used and maintained as natural and passive area, to the satisfaction of the Toronto and Region Conservation Authority.

ii) Plan and Manage Growth and Economic Vitality

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 Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-12V005.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the OMB approved Official Plan Amendment #718, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department has no objection 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
4. Draft Plan of Condominium File 19CDM-12V005 (Standard)
5. Approved Site Plan (File DA.11.040)

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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.)