

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017

Item 4, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

4 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V003 EAGLE ROCK RIDGE (ARH) HOMES LTD. WARD 4 - VICINITY OF MCNAUGHTON ROAD EAST AND TROON AVENUE

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 October 3, 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-17V003 (Eagle Rock Ridge (ARH) Homes Ltd.) BE APPROVED, as shown on Attachment #5, 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-17V003, 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) rear access laneway, as shown on Attachment #5. The rear access laneway will service 71, 3-storey townhouse dwelling units as shown on Attachment #4.

Background - Analysis and Options

Synopsis

The Owner is proposing to establish the condominium tenure for the privately owned and maintained (through a future Condominium Corporation) rear access laneway, as shown on Attachment #5. The rear access laneway will service 71, 3-storey townhouse dwelling units as shown on Attachment #4. The Development Planning Department supports the approval of Draft Plan of Condominium (Common Element) File 19CDM-17V003 as it implements the condominium tenure for an approved development (Site Development File DA.15.094) as shown on Attachment #4.

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Location

The subject lands shown on Attachments #2 and #3 are located on the west side of Troon Avenue between McNaughton Road East and Salterton Circle. The surrounding land uses are identified on Attachment #3.

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), as amended by the Maple GO Station Area Secondary Plan (Maple GO Secondary Plan), which forms Section 11.6, Volume 2, of VOP 2010. The Maple GO Secondary Plan establishes a maximum permitted building height of 3-storeys and maximum density dedicated to residential uses (122,398.5 m²). In addition, it also provides urban design and transportation policies to facilitate the proposed development. The proposal conforms to VOP 2010.

Zoning

The subject lands are zoned RT1 Residential Townhouse Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1407), which permits the townhouse development, shown on Attachment #4. The subject lands were also subject to Minor Variance Application A306/16, which was approved by the Vaughan Committee of Adjustment on August 11, 2016. The Minor Variance granted by the Committee permits a reduced rear yard setback to the garage wall, rear wall and porch, and a reduced minimum lot depth for one of the lots (Part 19), as shown on Attachment #5. The proposed Draft Plan of Condominium (Attachment #5) would establish the condominium tenure for a development that complies with Zoning By-law 1-88, as amended, and varied by Minor Variance Application A306/16.

Site Development

On November 19, 2013, Vaughan Council approved Draft Plan of Subdivision File 19T-12V011 (York Major Holdings Inc.), for an 8.12 ha parcel of land located north of Eagle Rock Way and west of Troon Avenue. The approved Plan of Subdivision included 235 townhouse units, 783 apartment units, and commercial uses. The Draft Plan of Subdivision was registered on December 23, 2015 as Plan 65M-4477. The subject lands form part of the approved Plan of Subdivision.

On June 21, 2016, Vaughan Council approved Site Development File DA.15.094 to permit the 71, 3-storey townhouse units, as shown on Attachment #4. Access to the subject lands is provided from Gold Rush Gate and Salterton Circle, which connect to the private condominium rear access laneway.

The proposed Draft Plan of Condominium (Common Elements) as shown on Attachment #5 is required to create the common element tenure for the condominium laneway. The proposed Draft Plan of Condominium is consistent with the approved site plan shown on Attachment #4.

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.

Snow Removal and Garbage/Recycling Collection

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

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Garbage and recycling collection will be publicly administered and individual homeowners are responsible to maintain a storage area for solid waste bins/bags in their respective garages that will be moved to the public street on the scheduled collection day. A condition to this effect is included in Attachment #1.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Owner submitted a “Noise and Vibration Feasibility Study” prepared by HGC Engineering, dated May 8, 2014, in support of the original Draft Plan of Subdivision application (File 19T-12V011), which recommended that warning clauses be included in any property and tenancy agreements for all dwellings. The purpose of the warning clauses is to inform prospective purchasers or occupants of the potential that sound levels in the area may be excessive. Conditions to this effect have been 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.

Related Part Lot Control Application

The Owner has submitted Part Lot Control File PLC.17.005 to lift part lot control to facilitate the creation of the individual lots for the 71 residential units. An implementing by-law to this effect was adopted by Vaughan Council on September 26, 2017.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the 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.

Conclusion

The proposed Draft Plan of Condominium (Common Elements) File 19CDM-17V003 has been reviewed in consideration of the Official Plan, Zoning By-law 1-88, as amended and varied by Minor Variance Application A306/16, the approved site plan, and comments from City Departments and external agencies. The Development Planning Department is satisfied that the Draft Plan of Condominium implements an approved development proposal that conforms with the Official Plan, and complies with Zoning By-law 1-88 and 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.

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Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Site Development File DA.15.094 Approved by Vaughan Council on June 21, 2016
5. Draft Plan of Condominium (Common Elements) File 19CDM-17V003

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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.)