

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

**13 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V003
1678575 ONTARIO INC.
WARD 2 – NORTHWEST CORNER OF WOODBRIDGE AVENUE AND CLARENCE STREET**

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V003 (1678575 Ontario Inc.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

The subject lands are currently under construction and being developed in accordance with Site Development File DA.11.071, which was approved by Vaughan Council on June 26, 2012 (Attachment #8). The contribution to sustainability was identified in the Site Development report. On January 11, 2016, the Vaughan Development Planning Department approved a minor site plan amendment (File DA.15.049) to address minor elevation revisions resulting from the relocation of 5 residential units from the first floor to the fifth floor, and to accommodate the relocation of the amenity space from the fifth floor to the first floor. The proposed Draft Plan of Condominium (Standard) 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 purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-16V003 for the subject lands shown on Attachments #2 and #3, to permit a condominium tenure for a 5 storey mixed-use development comprised of 110 residential apartment units, and 555 m² of ground floor commercial uses within 7 commercial/retail units along Woodbridge Avenue and along a portion of Clarence Street. This proposal also includes 186 parking spaces (34 above grade spaces and 152 underground spaces, including 1 tandem parking space), and 124 locker units, as shown on Attachments #4 to #7.

The subject lands shown on Attachments #2 and #3 are located on the northwest corner of Woodbridge Avenue and Clarence Street, and municipally known as 86 Woodbridge Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands were designated “Mixed-Use Commercial” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) when Site Development File DA.11.071 was approved by Vaughan Council on June 26, 2012.

The subject lands are currently designated “Mid-Rise Mixed-Use” (south portion) and “Low-Rise Mixed-Use” (north portion) by Vaughan Official Plan 2010 (VOP 2010) Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan. The “Mid-Rise Mixed-Use” policies permit a maximum building height of 6 storeys (19 m) and a Floor Space Index (FSI) of 2.0 FSI. The “Low-Rise Mixed-Use” policies permit a maximum building height of 3 storeys (11m), and an FSI of 1.5. The proposed condominium plan conforms to the policies of both the previous and current Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1350), which stipulates that the fifth storey be used only for amenity area in order to conceal the mechanical room and facilities, and not for residential units. On July 30, 2015, the Committee of Adjustment approved Minor Variance File A211/15 to relocate 5 residential units from the first floor to the fifth floor, and to relocate the amenity space from the fifth floor to the first floor. The proposed changes to the first and fifth storeys resulted in site plan, building elevation, and landscaping changes, which were subsequently approved by the Development Planning Department through Site Development File DA.15.049. The footprint, number of parking spaces, height, and total number of residential units remain the same as previously approved by Site Development File DA.11.071. The proposed condominium plan complies with Zoning By-law 1-88.

Site Plan

The proposed Draft Plan of Condominium shown on Attachments #4 to #7 is consistent with Site Development File DA.11.071, which was approved by Vaughan Council June 26, 2012, and Site Development File DA.15.049, which was approved by the Vaughan Development Planning Department on January 11, 2016. The site is currently under construction.

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 Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has no objections to the proposed condominium application, subject to the conditions set out in Attachment #1.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

Canada Post

Canada Post has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

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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 cultivate an environmentally sustainable City

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-16V003.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V003, in consideration of the policies of both OPA #240, as amended by OPA #440, and VOP 2010, Zoning By-law 1-88, the approved Site Development File DA.11.071, as amended by Site Development File DA.15.049, the comments from City Departments and external public agencies, and the area context. Accordingly, the Development Planning Department is satisfied that the proposed condominium tenure of the subject lands is appropriate and compatible with the surrounding area, conforms to the Official Plan and complies with the Zoning By-law, and therefore, has no objections to the approval of the Draft Plan of Condominium, 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 File 19CDM-16V003 – Ground Level Plan
5. Draft Plan of Condominium File 19CDM-16V003 – Levels 2-3 Plan
6. Draft Plan of Condominium File 19CDM-16V003 – Levels 4-5 Plan
7. Draft Plan of Condominium File 19CDM-16V003 – Underground Parking Plan
8. Site Plan (File DA.11.071 approved by Vaughan Council on June 26, 2012, amended by Site Development File DA.15.049 approved by Development Planning Department on January 11, 2016)

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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.)