

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 16, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

*Councillor Iafate declared an interest with respect to the foregoing matter on the basis that a family member has purchased a unit in the development and did not take part in the discussion or vote on the foregoing matter.*

**16**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V008  
ARVIT INVESTMENTS INC.  
WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 24, 2013, be approved, subject to the following in accordance with Communication C3, from the Commissioner of Planning, dated September 23, 2013:**
  - 1. That Recommendation #2 in the Recommendation Section of the September 24, 2013, report by the Commissioner of Planning and the Director of Development Planning, Item 16, Report 39, be deleted; and**
  - 2. That Attachment 4 be replaced with the Attachment 4, attached hereto.**

**Recommendation**

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

- 1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V008 (Arvit Investments Inc.) as shown on Attachments #4 to #6 inclusive, BE APPROVED, subject to the conditions set out in Attachment #1.**
- 2. THAT prior to the registration of the final condominium plan, the Owner shall have obtained variances from the Vaughan Committee of Adjustment for the reduction in the front yard setback and landscape strip width from 2.4 m to 2.3 m, where it abuts the covered porch for Units 25/26, 37/38, and 45/46 on Kayla Crescent, and the variances shall be final and binding.**

**Contribution to Sustainability**

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

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-13V008 for the subject lands shown on Attachments #2 and #3, for 95 three-storey stacked townhouse units within 5 townhouse blocks served by 116 parking spaces (95 residential and 21 visitor spaces), as shown on Attachments #4 to #6 inclusive.

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#### **Background - Analysis and Options**

The subject lands shown on Attachments #2 and #3 are located on the east side of Jane Street, south of Major Mackenzie Drive (municipally known as 9601 and 9621 Jane Street, and 95, 105 and 125 Kayla Crescent). The surrounding land uses are shown on Attachment #3.

#### **Official Plan and Zoning**

The subject lands are designated "Medium Density Residential Area" by in-effect OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area) and site-specific OPA #724, which permits the stacked townhouse development. The condominium proposal conforms to the Official Plan.

The subject lands are also designated "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The condominium proposal conforms to the Official Plan.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, and subject to Exception 9(1367), which permits the 3-storey, 95 unit residential stacked townhouse development within 5 townhouse blocks. The condominium proposal complies with Zoning By-law 1-88, except in 3 locations between the covered porch and Kayla Crescent (adjacent to Units 25/26, 37/38, and 45/46), where the front yard setback and landscape strip width is 2.3 m, whereas the zoning by-law requires a minimum of 2.4 m. The Owner will be required to obtain the required variances from the Vaughan Committee of Adjustment, which must be final and binding, prior to the registration of the final condominium plan.

#### **Site Development**

Site Development File DA.11.075 was approved by Vaughan Council on January 31, 2012, and is comprised of 95 residential stacked townhouse units within 5 townhouse blocks. Vehicular access to the site is from a 6.0 m wide driveway on Via Lanciano and a 7.0 m wide driveway on Jane Street (right-in/right-out only). The development is served by 116 parking spaces, comprised of 95 resident and 21 visitor spaces, and includes an outdoor playground located between Units 9 and 16, with access to Kayla Crescent. The draft plan of condominium shown on Attachments #4 to #6 is consistent with approved Site Plan File DA.11.075, with the exception of the slight reduction of the front yard setback and landscape strip width adjacent to the covered porch in 3 locations along Kayla Crescent, as discussed earlier in the report.

#### **Garbage/Recycling Collection and Snow Removal**

The collection of garbage and recycling (3-stream) and the removal of snow will be privately administered by the Condominium Corporation.

#### **Canada Post**

Canada Post has no objections to the proposal. The Owner must satisfy the condition set out in Attachment #1.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

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i) Lead and Promote Environmental Sustainability

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

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-13V008. The Owner must satisfy the condition set out in Attachment #1.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V008, which conforms to OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area) and OPA #724. The proposed Condominium Plan is consistent with Zoning By-law 1-88 and with approved Site Development File DA.11.075, with the exception of a slight reduction to the front yard setback and landscape strip width adjacent to the covered porch of Units 25/26, 37/38 and 45/46, along Kayla Crescent, which will require the applicant to obtain variances from the Vaughan Committee of Adjustment, prior to the registration of the final condominium 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 the recommendation of this report and in Attachment #1.

#### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-13V008 – Level 1
5. Draft Plan of Condominium 19CDM-13V008 – Level 2
6. Draft Plan of Condominium 19CDM-13V008 – Level 3

#### **Report prepared by:**

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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.)

*Councillor lafrate declared an interest with respect to the foregoing matter as a family member has purchased a unit in the development, and did not take part in the discussion or vote on the matter.*