

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 17, 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.

17

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V005
2177419 ONTARIO LTD.
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 24, 2013:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V005 (2177419 Ontario Ltd.) as shown on Attachments #4 to #6 inclusive, BE APPROVED, subject to the conditions set out in Attachment #1.

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-13V005 for the subject lands shown on Attachments #2 and #3, for a single building, 3 and 4-storey mixed-use development comprised of 97 residential apartment units totaling 9,056.24m², 1,033.73m² of ground floor commercial uses along Major Mackenzie Drive and 196 parking spaces (13 surface and 183 underground) as shown on Attachments #4 to #6 inclusive.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the north side of Major Mackenzie Drive, west of Keele Street (municipally known as 2396 Major Mackenzie Drive), City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Maple Commercial Core Area" by in-effect OPA #350 (Maple Community Plan) as amended by OPA #533, which was further amended by an Ontario Municipal Board (OMB) Order issued on December 9, 2011 (OMB File No. PL110354). The OMB approved Official Plan Amendment File OP.10.004, Zoning By-law Amendment File Z.10.023 and Site Development File DA.10.052 to facilitate the development of the 3 and 4-storey mixed-use apartment building. The proposal conforms to the approvals granted by the OMB.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 17, CW Report No. 39 – Page 2

The subject lands are also designated “Low-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 “Low-Rise Mixed Use” policies permit the proposed 3 and 4-storey mixed use building and permits the ground floor frontage of the building facing Major Mackenzie Drive with retail commercial uses. The proposal conforms to VOP 2010.

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, and subject to Exception 9(1364), which permits the 3 and 4-storey mixed-use building. The proposal complies with Zoning By-law 1-88.

Site Development

The proposed Draft Plan of Condominium shown on Attachments #4 to #6 is consistent with Site Development File DA.10.052, which was approved by the OMB on December 9, 2011. The site is currently under construction.

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:

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-13V005.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V005, which conforms to the Official Plan, Zoning By-law 1-88, and with the OMB approved Site Development File DA.10.052. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 17, CW Report No. 39 – Page 3

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Ground Floor Plan
5. Levels 2 and 3 Plan
6. Level 4 and Underground Parking Plan

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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.)