

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 2, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 21, 2017.

**2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V008
 MARKET LANE HOLDINGS INC.
 WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND CLARENCE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017:

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V008 (Market Lane Holdings Inc.) BE APPROVED as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently under construction and being developed in accordance with Site Development File DA.14.081, which was approved by Vaughan Council on June 23, 2015 (Attachment #7). The contribution to sustainability was identified in the Site Development report.

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 (Standard) File 19CDM-16V008, for the subject lands shown on Attachments #2 and #3, to permit the proposed condominium tenure for a building with 6 residential storeys, containing 58 dwelling units and 84 parking spaces, of which 14 parking spaces are identified for visitor parking, as shown on Attachments #4 to #6. The proposed development is part of the Market Lane Commercial complex sharing, parking, pedestrian and vehicular access.

Background - Analysis and Options

Location

The subject lands are located on the north side of Woodbridge Avenue, west of Clarence Street and are municipally known as 112 and 116 Woodbridge Avenue, shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Official Plan

The lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010),

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Volume 2- Woodbridge Centre Secondary Plan (WCSP), which permits a mixed-use development comprised of a building with 6 residential storeys and a maximum floor space index of 1.8 times the area of the lot. The subject lands form part of the Market Lane Commercial complex which has shared pedestrian and vehicular access. The proposed Draft Plan of Condominium application conforms to the policies of VOP 2010.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone, by Zoning By-law 1-88 as amended by By-law 142-2015, subject to site-specific Exception 9(1427), which permits a 6-storey building having a maximum of 69 dwelling units and 84 parking spaces, of which 14 parking spaces are identified for visitor parking. Based on the current review of the Draft Plan of Condominium application the following exceptions have been identified by Building staff:

- Front yard setback of 1.1 m instead of the required 1.3 m

In addition, the applicant has also requested that he proposes to reduce one parking space stall size, enclose two parking spaces with overhead garage doors and reduce the required minimum parking requirement, and to introduce a rooftop hot tub, exclusive to specific unit owners, as such the following additional variances are required:

- 1 parking stall size 2.6 m x 5.36 m, instead of the 2.6 m x 5.7 m requirement (small car parking space)
- 2 enclosed parking stalls, size of 2.6 m x 5.6 m, whereas 2.6 m x 5.7 m is required
- Garage enclosure interior dimensions of 5.2 m x 5.6 m, whereas a 3 m x 6 m interior garage dimension is required.
- Permit a hot tub on the rooftop patio, whereas the by-law permits it in the rear yard only.
- Permit a minimum of 82 parking spaces.

Planning Staff have no objection to the 1.1 m front yard setback as it applies to only one point on the building and is the result of additional architectural treatment to an architectural column. The reduction in the parking stall sizes and interior garage dimensions are acceptable to both Engineering Staff and Planning Staff, provided the reduced size of the 3 parking spaces are over and beyond the parking requirement (not counted toward the required parking), that they are identified with appropriate signage, and that the appropriate disclosure clause is included in the condominium declaration. The reduction in the overall parking requirement 82 spaces is also supportable as it represents a surplus of 12 spaces. The hot tub is setback far enough that it cannot be seen from the street and will not have adverse impact on the neighbouring properties, or to the overall rooftop amenity area.

The applicant has submitted an application to the Committee of Adjustment for Minor Variance application A251/17 to obtain relief from the By-law provisions for the above noted variances, which was approved by the Committee of Adjustment on September 14, 2017 subject to conditions. As a condition of draft approval, Minor Variance application A251/17 must be final and binding and the appropriate warning clauses be included in the condominium declaration regarding the smaller parking stall size.

If approved the Owner shall update the pre-registered plan of condominium to reflect the changes resulting from Minor Variance application A251/17.

Site Plan

The proposed Draft Plan of Condominium shown on Attachments #4 to #6 is generally consistent

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with Site Development File DA.14.081, which was approved by Vaughan Council on June 23, 2015. The site is currently under construction. The proposed parking to be provided for the development is 84 parking spaces. These parking spaces were based on the original proposal which contained 69 residential units. Although the number of units have been reduced to 58 units, the number of parking spaces have been maintained which result in a surplus of 14 parking spaces.

As the Owner proposes to revise the underground parking level to facilitate the small car parking area, enclosure of two parking spaces, introduce a rooftop hot tub and new lighting plan for the development a minor site plan amendment to approved Site Plan DA.14.081 is required. The new lighting plan is required as new fixtures (LED Lighting) were required to be implemented. The new lighting plan has been reviewed and approved by Staff.

Bell Canada

Bell Canada has advised that they have no objection to the proposed development, subject to the conditions set out in Attachment #1.

Enbridge Gas

Enbridge Gas has no objection to the proposed condominium application, subject to their conditions set out in Attachment #1.

Canada Post

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

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the proposed condominium application subject to the condition set out in Attachment #1.

Financial Planning and Development Finance Department

This Department has no objections to the condominium application subject to their conditions set out in Attachment #1.

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 and environmentally sustainable City

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services Department, any conditions will be included in the Condominium Agreement.

Conclusion

The proposed Draft Plan of Condominium (Standard) File 19CDM-16V008 conforms to the Official Plan, VOP 2010, Zoning By-law 1-88 (once A251/17 is full and binding), the approved Site

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Development File DA.14.081, and with the comments from the City Departments and external agencies. 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 generally complies to the site-specific Zoning By-law 142-2015, save and except for minor variances identified in A251/17, 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-16V008)
5. Condominium Plan - Levels 2-5 Plan
6. Condominium Plan - Levels 6A and 7
7. Site Plan (File DA.14.081)

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.)