

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017**

Item 3, 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.

#### **3                      DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V002                             P. GABRIELE AND SONS LTD.                             WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

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-17V002 (P. Gabriele and Sons Ltd.) BE APPROVED, as shown on Attachments #4 and #5, subject to the Conditions of 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 (Standard) File 19CDM-17V002, as shown on Attachments #4 and #5. The Draft Plan of Condominium (Standard) will establish the condominium tenure on the subject lands shown on Attachments #2 and #3, consisting of 13 at-grade commercial units, 25 two-storey residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and 32 above-grade and 39 below-grade residential parking spaces.

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

###### **Synopsis**

*The Owner proposes to establish the condominium tenure for a low rise, mixed-use development consisting of 13 commercial units at-grade, 25 two-storey residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and 32 above-grade and 39 below-grade parking spaces. The Development Planning Department supports the approval of the Draft Plan of Condominium (Standard) as it implements the condominium tenure for the approved development (Site Development File DA.09.070), as shown on Attachments #4 and #5.*

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##### Location

The subject lands are located at the southeast corner of Major Mackenzie Drive and Jutland Street, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

##### Official Plan and Zoning

The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which permits a low-rise mixed-use residential/commercial development with a maximum building height of 4-storeys and a maximum floor space index of 1.5 times the area of the lot. The proposed Draft Plan of Condominium (Standard) conforms to the Official Plan.

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two by Zoning By-law 1-88, subject to site-specific Exception 9(1267) and as varied by Minor Variance File A082/16, which permits business or professional office uses on the ground floor of a building with apartment dwellings on the upper two floors. The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88.

##### Site Plan

Draft Plan of Condominium (Standard) File 19CDM-17V002 is generally consistent with Site Development File DA.09.070 (Attachment #6), which was approved by Vaughan Council on October 29, 2013. The Owner subsequently made some minor modifications to the approved Site Plan and building elevations including alterations to the location, size and placement of certain windows and doors and, changes to the building materials, adjustments to the roof lines, removal of five above-ground parking spaces, modifications to the underground parking space layout, the relocation of the barrier-free parking spaces and the addition of a loading area. These changes were approved by the Development Planning Department, and a Site Plan Letter of Undertaking was executed by the City of Vaughan in June 2016.

As a condition of 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.

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

Garbage and recycling collection and snow removal will be privately administered and is the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

##### Development Engineering Department

The Development Engineering Department has reviewed the proposed Draft Plan of Condominium to ensure compliance with the Vellore Woods Phase 2 Subdivision (File 19T-03V10), and Site Development File DA.09.070. The Development Engineering Department has no objection to the approval of this application subject to their Conditions of Draft Approval contained in Attachment #1.

##### Canada Post

Canada Post has no objections to the proposal subject to the Owner and/or Condominium Corporation installing and maintaining a centralized mailbox facility to the satisfaction of Canada Post, which is included as a condition in Attachment #1.

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##### **Utilities**

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.

##### **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 York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

##### **Conclusion**

The proposed Draft Plan of Condominium (Standard) File 19CDM-17V002 has been reviewed in consideration of Zoning By-law 1-88, Minor Variance File A082/16, the approved site plan and the comments from City Departments and external public agencies. The proposed Draft Plan of Condominium (Standard) implements an approved development (Attachments #4 and #5) that conforms with VOP 2010 and complies with Zoning By-law 1-88. Accordingly, the Development Planning Department recommends approval of the Draft Plan of Condominium (Standard) application, 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-17V002 - Level 1
5. Draft Plan of Condominium File 19CDM-17V002 - Levels 2 & A
6. Approved Site Plan (File DA.09.070)

##### **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.)