

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 6, Report No. 42, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 29, 2013.

6

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V004

2141806 ONTARIO INC.

WARD 5 - VICINITY OF NORTH PARK ROAD AND NEW WESTMINSTER DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Director of Development Planning, dated October 15, 2013:

Recommendation

The Commissioner of Planning and Director of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V004 (2141806 Ontario Inc.) as shown on Attachments #4 - #7, 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 proposed adjustments to the parking ratio for the resident and visitor parking, and that such variances shall be final and binding, with the final condominium plan being amended accordingly, to label the respective parking spaces.

Contribution to Sustainability

The subject lands are currently under construction in accordance with Site Development File DA.10.040 (Attachment #8) and subject to a revised total number of units and provided parking, which is discussed in the Site Plan section of this report. The Site Development File DA.10.040 was approved by Vaughan Council on September 7, 2010, and the contribution to sustainability was identified during the Site Development process. 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-13V004 for the subject lands shown on Attachments #2 and #3, consisting of a 78 unit, 4-storey building (Building 'K'); a 205 unit, 18-storey building (Building 'G'); and, a 214 unit, 16-storey building (Building 'H') as shown on Attachments #4 - #7. The site is served by 13 visitor surface parking spaces, 77 underground visitor parking spaces, and three levels of underground resident parking spaces (500) providing a total of 598 spaces.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 6, CW Report No. 42 – Page 2

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the southeast corner of North Park Road and New Westminster Drive, being Block 5 on Registered Plan 65M-3872, and municipally known as 75, 85 and 95 North Park Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated “High Density Residential” by in-effect OPA #210 (Thornhill Vaughan Community Plan), as amended by site-specific OPA #621 and further amended by OPA #710, which permits high density residential development on the subject lands. The subject lands are also designated “Low-Rise Mixed-Use” and “High-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as 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” and “High Rise Mixed-Use” designations permit the apartment buildings on the subject lands. The condominium proposal conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1153), which permits the proposed high rise residential development. The condominium proposal complies with By-law 1-88. The applicant has recently submitted a Minor Variance Application A334/13 to adjust the parking ratios for both the resident and visitor parking, while maintaining the same total supply of 598 parking spaces, which is discussed further in the Site Plan section of the report.

Site Plan

Site Development File DA.10.040 was approved by Vaughan Council on September 7, 2010, and is comprised of three apartment buildings, as shown on Attachment #8. The site plan was approved with a total of 496 residential apartment dwelling units. The proposed Draft Plan of Condominium includes 497 residential dwelling units, and two guest suites that are listed as Unit 9 in Building ‘G’ and Unit 46 in Building ‘K’. Zoning By-law 134-2010, written for the overall Liberty Development Corporation lands, permits 1,811 residential apartment dwelling units (which does not include guest suites). Currently, Liberty Development Corporation has built 1,811 units, which includes the additional 1 unit shown in this proposed Draft Plan of Condominium, and complies with the Zoning By-law.

The total unit count does not include Unit 9 in Building ‘G’ and Unit 46 in Building ‘K’, which are both guest suites and labeled as such on the Draft Plan of Condominium. These two guest suite units will be owned by the Condominium Corporation and rented to overnight guests of the condominium unit owners. The Conditions of Approval on Attachment #1, requires the applicant to provide the Development Planning Department with a copy of the Condominium Declaration that stipulates that Unit 9 and Unit 46 will remain as guest suites owned by the Condominium Corporation and will not be sold as residential dwelling units. The total unit count complies with Exception 9(1153) to By-law 1-88, which provides for a maximum of 1,811 units within a maximum of 9 buildings on the overall Liberty development lands.

The approved Site Plan for Buildings ‘G’, ‘H’ and ‘K’, provided 637 parking spaces. However, in 2011, the applicant received approval from the Vaughan Committee of Adjustment of Minor Variance File A142/11, which approved a minimum parking ratio of 1.02 spaces/unit for residents,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 6, CW Report No. 42 – Page 3

plus 0.18 spaces/unit for visitors, totaling 1.2 spaces/unit to be used to calculate parking. Based on the 497 units in the condominium plan, a minimum total of 597 parking spaces are required to be provided, whereas the applicant is providing a total of 598 spaces comprised of 508 resident and 90 visitor spaces, which complies with the Zoning By-law.

On September 18, 2013, the Owner applied to the Vaughan Committee of Adjustment for a variance to adjust the current parking ratios outlined above from 1.02 to 1.05 spaces/unit for residents, plus 0.15 (from 1.8) spaces/unit for visitors, totaling 1.2 spaces/unit, which when based on 497 residential units would result in 522 spaces for residents and 75 spaces for visitors for a minimum total of 597 parking spaces, notwithstanding 598 spaces will be provided. Minor Variance Application A334/13 has been scheduled for the October 24, 2013 meeting of the Committee of Adjustment. Should the Owner receive approval of Minor Variance Application A334/13, the Owner must submit revised draft plan of condominium drawings that reflect the adjustments to the resident and visitor parking identification/labelling.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation. The proposed development includes a three stream waste disposal system.

Canada Post Corporation

Canada Post has no objections to the proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

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. The proposal also includes a green roof above the one-storey amenity portion of the building, low-e glass, low flush and flow controls on toilets and faucets, and permeable paving.

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-13V004.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan subject to the revisions detailed in the Site Plan section of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 6, CW Report No. 42 – Page 4

this report, and has no objection to the approval of the Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

The applicant has recently submitted a Minor Variance Application A334/13 to adjust the parking ratios for both the resident and visitor parking, while maintaining the same total supply of 598 parking spaces, as discussed in the report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-13V004, Ground, 2nd & 3rd Levels
5. Draft Plan of Condominium File 19CDM-13V004, 4th Level, 5th to 14th Levels
6. Draft Plan of Condominium File 19CDM-13V004, 15th to 18th Levels
7. Draft Plan of Condominium File 19CDM-13V004, Parking Levels P1, P2, P3
8. Approved Site Plan (File DA.10.040)

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.)