

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-15V002
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V003
GOLDPARK (WOODBIDGE) INC.
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 Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated December 1, 2015:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-15V002 (Goldpark (Woodbridge) Inc.) to facilitate the creation of one block under a single registered M-Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
2. THAT Draft Plan of Condominium (Common Elements) File 19CDM-15V003 (Goldpark (Woodbridge) Inc.) BE APPROVED, to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 11 visitor parking spaces, and private amenity space and landscaped areas, in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2.
3. THAT prior to the registration of the Draft Plan of Subdivision Agreement for File 19T-15V002, the Owner shall resolve their appeal (Appeal #89) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the Office of the City Solicitor, Vaughan Policy Planning and Environmental Sustainability Department, and the Vaughan Development Planning Department.

Contribution to Sustainability

The applications implement the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- permeable surfaces will be used to control storm water and promote ground water re-charge
- low flow water fixtures, shower heads, faucets and toilets
- low VOC (volatile organic compound) paints, glues and varnish
- Energy Star appliances and windows
- pavers with a high Solar Reflectance Index
- hardy tree and shrub species that demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require pesticides, fertilizers and other chemicals to survive

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Economic Impact

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

Communications Plan

On August 14, 2015, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to all individuals that requested notification for the related Zoning By-law Amendment File Z.12.016 that was considered at a previous Public Hearing on April 30, 2013. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of September 9, 2015 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 16, 2015.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #3 and #4:

1. Draft Plan of Subdivision File 19T-15V002 to create one block within a future Registered M-Plan as shown on Attachment #5, to facilitate the related Draft Plan of Condominium (Common Element) File 19CDM-15V003, consisting of the following:

Block 1 (35 Townhouse Units, 10 live-work units, and 2 existing heritage dwellings, Road, Visitor Parking, and Amenity Area)	0.116 ha
Total Area	0.116 ha

2. Draft Plan of Condominium (Common Elements) File 19CDM-15V003 to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 11 visitor parking spaces, and private amenity space and landscaped areas, in the manner shown on Attachment #6.

Background - Analysis and Options

Location

The 0.116 ha subject lands shown on Attachments #3 and #4 are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west. The site is vacant except for the remaining heritage buildings which are identified on Attachment #6. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), and are further subject to the Village of Maple Heritage Conservation District Plan as identified in Volume 2 (Section 12.2.1.1c) of VOP 2010. VOP 2010 also identifies the subject lands as being located in an Intensification Area, specifically a Local Centre.

VOP 2010 permits townhouse and commercial uses with a maximum building height of 3-storeys and maximum density of 1.25 FSI (Floor Space Index) on the subject lands. The zoned and site plan approved 3-storey townhouse and live/work units together with the existing heritage buildings (Attachment #7) yield an FSI of 1.04, and therefore, conform to the height and density policies of VOP 2010.

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The proposal to create a single block on a Registered M-Plan to facilitate the condominium tenure of the common elements (private roads, visitor parking spaces, walkway, and private amenity space and landscaped areas) under the Planning Act, to serve the freehold townhouse units and heritage buildings, conforms to the Official Plan.

Ontario Municipal Board (OMB) Appeal of VOP 2010

On December 19, 2012, the Owner appealed VOP 2010 with respect to the subject lands to the Ontario Municipal Board (identified as Appeal #89 in the City of Vaughan List of VOP 2010 Appellants), which remains outstanding. Should Vaughan Council approve the recommendations of this report, a condition of approval has been included requiring the Owner's appeal of VOP 2010 be resolved to the satisfaction of the Office of City Solicitor, Vaughan Policy Planning and Environmental Sustainability Department, and the Vaughan Development Planning Department, prior to the registration of subject Draft Plan of Subdivision Agreement.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1341). Exception 9(1341) permits a maximum of 45 townhouse units (however, 35 townhouse units will be built under the approved site plan), 10 live-work units and 2 existing heritage buildings accessed by a private road, walkways, landscaped areas and visitor parking spaces, as shown on Attachment #7. The applications for Draft Plan of Subdivision and Draft Plan of Condominium comply with Zoning By-law 1-88.

Subdivision Design

The proposed Draft Plan of Subdivision will create one residential block, shown as Block "1" on Attachment #5, to facilitate the earlier Council approved site plan (on September 9, 2014), proposed condominium common elements, and the creation of 45 individual freehold lots for the townhouse dwellings and 2 lots for the existing heritage buildings through a future Part Lot Control Application. The concurrent Draft Plan of Condominium (Common Element) File 19CDM-15V003 will create the proposed private road and walkways, visitor parking, and private amenity and landscaped areas.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #5, subject to the recommendations in this report and the Conditions of Approval set-out in Attachment #1.

Site Plan

The applications for Draft Plan of Subdivision and Draft Plan of Condominium (Common Element) have been reviewed in conjunction with the earlier Council approved (on September 9, 2014) Site Development File DA.12.038, shown on Attachment #7, and are consistent.

Draft Plan of Condominium (Common Element)

The Draft Plan of Condominium (Common Element) shown on Attachment #6, will create the common elements consisting of the private road and walkways, landscaped areas/amenity areas, and visitor parking spaces, as shown on Attachment #6.

The Vaughan Development Planning Department is satisfied with the proposed Draft Plan of Condominium (Common Element), subject to the recommendations in this report and the Conditions of Draft Approval set-out in Attachment #2.

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Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the applications and provides the following comments and conditions of Draft Plan of Subdivision Approval set-out in Attachment #1:

a) Servicing Allocation

On September 9, 2014, Vaughan Council allocated water supply and sewage allocation for 47 residential units within the Plan.

b) Environmental Site Assessment (ESA)

Through the related Site Development File DA.12.038, the Owner submitted both Phase 1 and 2 Environmental Site Assessment (ESA) Reports for the lands within the Plan to the satisfaction of the City.

c) Road Network/Access

Access for the subject development is from Jackson Street. The existing sidewalk on the west side of Jackson Street will be extended to the Church Street intersection. To improve accessibility, the Owner shall be responsible for the reconstruction of Jackson Street and Church Street along the site frontage including roll curb installation, pavement re-surfacing and streetlighting relocation, to the satisfaction of the City.

d) Noise Attenuation

The Owner has submitted a noise report to verify the noise sources surrounding the Plan, which also identifies noise control measures for the proposed development. The noise analysis considers the road traffic on Major Mackenzie Drive and Keele Street. Road traffic noise is a concern but, can be mitigated by appropriate construction of exterior walls, windows and doors in accordance with MOE guidelines. Dwelling units that abut or face an arterial road shall be provided with central air conditioning to permit the windows to remain closed.

e) Municipal Services

The Owner has submitted a Functional Servicing Report and Stormwater Management Report (Project No: 12-015) prepared by Condeland Engineering Ltd., which illustrates the following servicing scheme in support of the subject development:

i) Water Supply

Water services for the subject development will be provided by connecting to the existing watermain located on Jackson Street and Church Street, which will provide domestic and fire flow demands for the development.

ii) Sanitary Servicing

Sanitary services for the subject development will be provided by connecting to the existing sanitary sewer located on Jackson Street. With the anticipated increasing population in the area, the Owner's consultant has analyzed the existing downstream sanitary sewers and found that the last two legs of sanitary sewer on Gram Street are subject to size upgrade upon the flow monitoring results. The Owner will be required to carry out any necessary downstream sewer improvement as a condition of draft plan approval.

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iii) Storm Drainage

The existing storm drainage system of the site conveys flow to the ditch system along the development frontage. The post-development flow shall not be discharged to the existing system due to the nature of constant flow, increased volume and duration. The Owner is required to design and construct a storm sewer system on Jackson Street to provide the positive outlet for the proposed development and improve the drainage condition in the neighbourhood.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications, and require no conditions of approval.

Canada Post

Canada Post Corporation has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1c), and conditions of condominium approval in Attachment #2.

Utilities

Bell Canada has no objection to the proposed applications, subject to the conditions of condominium approval in Attachment #2.

Enbridge Gas Distribution has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1d).

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

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

York Region has no objection to draft plan of subdivision approval, subject to the conditions set-out in Attachment #1b). The Region advises that development is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District 7. The Region also requests a copy of the notice of decision, draft approved Plan, and the conditions of draft approval should the Plan be approved by the City.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-15V002, and Draft Plan of Condominium File 19CDM-15V003, in accordance with the

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policies of VOP 2010, Zoning By-law 1-88, the approved site plan, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 45 freehold townhouse units and 2 existing heritage buildings to be served by a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Draft Plan of Condominium applications, subject to the recommendations in this report, and the Conditions of Draft Plan of Subdivision and Condominium Approval set out in Attachments #1 and #2.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Draft Plan of Condominium Approval
3. Context Location Map
4. Location Map
5. Draft Plan of Subdivision File 19T-15V002
6. Draft Plan of Condominium (Common Element) File 19CDM-15V003
7. Vaughan Council Approved Site Plan File DA.12.038

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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.)