

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013**

Item 6, Report No. 47, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 19, 2013.

**6**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V009  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V010  
MINTO YONGE AND ARNOLD INC.  
WARD 5 - VICINITY OF YONGE STREET AND ARNOLD AVENUE**

**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 November 5, 2013:**

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard – Commercial) File 19CDM-13V009 (Minto Yonge and Arnold Inc.) for the ground floor commercial units only shown on Attachments #5 and #7, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT Draft Plan of Condominium (Standard – Residential) File 19CDM-13V010 (Minto Yonge and Arnold Inc.) for the residential units only shown on Attachments #5, #6 and #7, BE APPROVED, subject to the conditions set out in Attachment #2.

**Contribution to Sustainability**

These proposals address the tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted the following Draft Plan of Condominium applications on the subject lands shown on Attachments #3 and #4, for a tiered four to six-storey apartment building (currently under construction) consisting of 212 residential units and 5 commercial units served by a total of 305 parking spaces (252 residential, 33 residential visitor, and 20 commercial), as shown on Attachments #5 to #7 inclusive:

1. Draft Plan of Condominium (Standard) File 19CDM-13V009 (Minto Yonge and Arnold Inc.) for the commercial component of the development that includes Units #1 - #4 inclusive located on the ground floor of the apartment building and Unit #5 located within the existing Robert Cox Heritage House, totaling 952 m<sup>2</sup> and with 20 commercial parking spaces (Units #1 - #20 inclusive on Attachment #7; and,
2. Draft Plan of Condominium (Standard) File 19CDM-13V010 (Minto Yonge and Arnold Inc.) for the residential component of the development consisting of 212 residential units with 285 parking spaces (252 residential parking spaces and 33 visitor parking spaces).

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

The subject lands are located on the west side of Yonge Street, north of Arnold Avenue, municipally known as 7608, 7610 and 7616 Yonge Street. The surrounding land uses are shown on Attachment #4.

#### **Official Plan and Zoning**

The subject lands are designated “Mixed Commercial & Residential Area” by in-effect OPA #210 (Thornhill Community Plan), as amended by site-specific OPA #700, which only permits an apartment building with at-grade commercial uses; and, the existing heritage structure known as the Robert Cox House for commercial uses only. The maximum building height permitted is 6-storeys stepped-back a minimum of 1.5m from the building frontage along Yonge Street for at least 75% of that frontage and stepped back a minimum of 3.5m from the Robert Cox House. The building west of the existing Robert Cox House is permitted to have a maximum building height of 4-storeys. Site Development File DA.08.024 was approved with the above-noted building heights and conforms to the in-effect Official Plan #700. The Draft Plan of Condominium also conforms to the in-effect Official Plan.

The subject lands are designated “Mid-Rise Mixed-Use” with a maximum permitted building height of 5-storeys and a maximum density of 2.0 FSI (Floor Space Index) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 28, 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 Draft Plan of Condominium proposal does not conform with the maximum 5-storey building height. However, the development is being constructed under the in-effect Official Plan (OPA #700) that was approved by the Ontario Municipal Board in 2010.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1150). The proposal complies with Zoning By-law 1-88.

#### **Site Development**

Site Development File DA.08.024 was approved by the Ontario Municipal Board (OMB) on July 29, 2010, and is comprised of a 4 to 6-storey mixed-use building with 218 residential apartment units, 725 m<sup>2</sup> of commercial gross floor area on the ground floor (Units #1 – #4 inclusive) and 227 m<sup>2</sup> of commercial gross floor area in the existing heritage dwelling known as the Robert Cox House (Unit #5) as shown on Attachments #5 to #7 inclusive. Vehicular access to the site is from a full movement driveway on Arnold Avenue with a right-out driveway onto Yonge Street. The development is served by 305 parking spaces, comprised of 285 residential (252 resident and 33 visitor spaces) and 20 commercial parking spaces within two levels of underground parking, as shown on Attachment #7. The Draft Plan of Condominium shown on Attachments #5 to #7 is consistent with approved Site Plan File DA.08.024.

#### **Heritage Conservation Easement Agreement**

The Owner has entered into a Heritage Conservation Easement Agreement with the City of Vaughan. This agreement requires that the “Robert Cox House” be included within the Condominium Declaration and that the Condominium Corporation agrees to assume responsibility for the lands. A condition to this effect has been included in Attachments #1 and #2 attached hereto.

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##### 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 Canada Post's condition set out in Attachments #1 and #2.

##### **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 Files 19CDM-13V009 and 19CDM-13V010. The Owner must satisfy the Region's conditions as set out in Attachments #1 and #2.

##### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium Files 19CDM-13V009 (commercial) and 19CDM-13V010 (residential), which conform to in-effect OPA #210 (Thornhill Community Plan) as amended by site-specific OPA #700. The proposed Draft Plans of Condominium are consistent with Zoning By-law 1-88, and with approved Site Development File DA.08.024. Accordingly, the Development Planning Department has no objection to the approval of the Draft Plans of Condominium, subject to the conditions set out in Attachments #1 and #2.

##### **Attachments**

1. Conditions of Approval 19CDM-13V009 (Commercial)
2. Conditions of Approval 19CDM-13V010 (Residential)
3. Context Location Map
4. Location Map
5. Ground Level Plan
6. Levels 2 to 6 Plan
7. 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.)