

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

8

## **CITY OF VAUGHAN**

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September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal board on July 23, 2013. The “Low-Rise Mixed-Use” designation permits the proposed 65 residential stacked townhouse units and the 2 detached (heritage) dwellings on the subject lands.

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1297). The proposed townhouse development complies with Zoning By-law 1-88, as amended.

#### Site Plan

Site Development File DA.10.112 was approved by Vaughan Council on November 8, 2011, as shown on Attachment #5, to permit 65 stacked townhouse units within 5, 3½-storey residential blocks and 2 existing heritage dwellings designated under Part IV of the Ontario Heritage Act (8161 Kipling Avenue (Thomas Wright House) and 8177 Kipling Avenue (McGillivray Shore House). The condominium will be served by 93 parking spaces, including 81 spaces for residents of the condominium and 12 spaces for visitor parking. The condominium proposal is consistent with the approved site plan included in the executed Site Plan Letter of Undertaking as shown on Attachment #5.

#### 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.

#### Canada Post Corporation

Canada Post supports the location of the community mailbox as shown on Attachment #4 and, has no objections to the proposed Draft Plan of Condominium subject to their conditions of approval identified in Attachment #1.

#### Bell Canada

Bell Canada has no objection to the proposed Draft Plan of Condominium, however, requires the Developer to confirm that sufficient wire line communication/telecommunication/infrastructure is currently available within the proposed development. A condition to this effect has been included in Attachment #1.

#### **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 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) Preserve Our Heritage and Support Diversity, Arts and Culture

The Owner is retaining and using 2 heritage dwellings being the McGillivray Shore House (8177 Kipling Avenue) and the Thomas Wright House (8161 Kipling Avenue) as part of the development. The Vaughan Cultural Services Division and Heritage Vaughan Committee have reviewed and supported the retention of the heritage dwellings.

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**Regional Implications**

The Region of York has no objection to the approval of the Draft Plan of Condominium File 19CDM-13V011.

**Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-13V011, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department has no objection to the approval of the Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-13V011 (Level 1)
5. Approved Site Plan (File DA.10.112)

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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.)