

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 9, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V012
VISTA PARC LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WIGWOSS DRIVE**

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 26, 2013:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V012 (Vista Parc Limited) as shown on Attachments #4 and #5, BE APPROVED, subject to the Conditions of Approval as set out in Attachment #1.
2. THAT prior to the registration of the final Condominium Plan, the Owner shall have applied for and obtained the necessary variances from the Vaughan Committee of Adjustment to recognize the "as-built" building, as shown on Attachment #7, to implement the Draft Plan of Condominium, and the Committee's decision must be final and binding.

Contribution to Sustainability

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-13V012 for the subject lands shown on Attachments #2 and #3, consisting of one, 7-storey residential apartment (as-built) building comprised of 122 units and 168 parking spaces.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the north side of Regional Road 7, between Wigwoss Drive and Pine Valley Drive, and known municipally as 4700 Regional Road 7, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Prestige Areas-Centres & Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (Avenue Seven Land Use

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Futures Study), as further amended by site-specific OPA #682 and OPA #726, which permits a 7-storey residential condominium building with maximum FSI (Floor Space Index) of 2.5. The as-built building is 7-storeys with an FSI of 1.6. The proposed Draft Plan of Condominium (Standard) conforms to the in-effect Official Plan.

The subject lands are also designated “Mid-Rise Mixed-Use” and “Natural Areas” (east portion of the site) 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 was approved, in part, by the Ontario Municipal Board on July 23, 2013. VOP 2010 permits a maximum building height of 6-storeys and a maximum FSI of 2.0. The 7-storey building height (with an FSI of 1.6) does not conform to VOP 2010. However, the building was constructed in accordance with the policies of the in-effect Official Plan.

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(1131). The proposed Draft Plan of Condominium as shown on Attachment #4, reflects the as-built conditions, which does not entirely comply with the site-specific zoning Schedule E-1249 (Attachment #7). Specifically, the building has been constructed outside of the approved building envelope, and therefore, variances to the approved building setbacks are required, as shown on Attachment #7. The Development Planning Department has no objection to the variances as they are minor in nature and maintain the intended design of the approved site plan as shown on Attachment #6. Prior to the registration of the Condominium Plan, the Owner will need to successfully obtain approval from the Vaughan Committee of Adjustment for the variances required to implement the proposed Draft Plan of Condominium, and the Committee's decision must be final and binding. A condition to this effect is included in the recommendation of this report.

Site Plan

Site Development File DA.11.069 was approved by Vaughan Council on June 26, 2012, to permit a 7-storey residential apartment building with 122 residential units and 168 parking spaces, 24 of which are visitor parking spaces. The resident parking spaces are located below grade in an underground parking garage and the visitor spaces are located at grade. The site is accessed from one driveway on Regional Road 7 and includes a walkway connection to Regional Road 7. Landscaped areas are provided along Regional Road 7 and the northerly portion of the site. With the exception of the minor deviations to the building location as shown on Attachment #7, the Draft Plan of Condominium shown on Attachments #4 and #5 is consistent with the approved Site Plan File DA.11.069.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has no objection to the proposed Draft Plan of Condominium, subject to the conditions (warning clauses) in Attachment #1.

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.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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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.

The development includes sustainable site and building features, including a green roof on the fifth floor.

Regional Implications

The application has been circulated to the Region of York for review and any outstanding matters from the approved Site Development Application must be addressed to the satisfaction of the Region of York.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-13V012, which conforms to the in-effect Official Plan. The proposed Condominium Plan is consistent with Zoning By-law 1-88 and with approved Site Development File DA.11.069, with the exception of slight building setback reductions, due to the “as-built” building being located in a few instances outside of the approved building envelope, which will require the Owner to apply for and successfully obtain variances from the Vaughan Committee of Adjustment, prior to the registration of the final Condominium Plan, and such variances must be final and binding. 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-13V012 (Levels A, B, C and 6)
5. Draft Plan of Condominium File 19CDM-13V012 (Levels 1-5)
6. Approved Site Plan (File DA.11.069)
7. Site-specific Zoning Exception 9(1131)

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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.)