

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 3, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**3                                      DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V001  
   WOODBRIDGE CROSSING LTD.  
   WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014, be approved; and
- 2) That the deputation by Mr. Rob Fernicola, Woodbridge Crossing Ltd., Regent Street, Richmond Hill, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19CDM-14V001 (Woodbridge Crossing Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: April 4, 2014
- b) Circulation Area: 150 m
- c) A notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d) Comments received as of April 15, 2014: None

**Purpose**

To receive comments from the public and Committee of the Whole on Draft Plan of Condominium (Common Elements) File 19CDM-14V001 respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of 53 freehold townhouse dwelling units. The proposed condominium common elements consist of a private road, 12 visitor parking spaces, a landscaped bermed area and walkways, and a trail as shown on Attachment #3. The Draft Plan of Condominium is consistent with the approved site plan shown on Attachment #4, and the property is currently being serviced.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>West side of Kipling Avenue, south of the Canadian Pacific Railway line, opposite Porter Avenue East, known municipally as 8100 Kipling Avenue, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are designated “High Density Residential Neighbourhood”, “Mid Density Residential Neighbourhood” and “Public Square” by the in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #695 (Kipling Avenue Corridor Study). The proposed townhouse development conforms to OPA #240, as amended.</li><li>The subject lands are designated “Low Rise Residential C”, “Mid Rise Residential” and “Parks and Public Squares” by the new Vaughan Official Plan 2010 (VOP 2010, Volume 2), Section 11.5, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 23, 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, December 2, 2013, and February 3, 2014. The proposed condominium plan conforms to VOP 2010. To date, Section 11.5 of Volume 2 of VOP 2010 has not yet been approved.</li></ul>
Zoning	<ul style="list-style-type: none"><li>RM2 Multiple Residential Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1386).</li><li>The proposed condominium plan complies with Zoning By-law 1-88, as amended.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the application, the Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Approved Site Development File DA.12.060	<ul style="list-style-type: none"><li>The proposed Draft Plan of Condominium (Common Elements) will be reviewed to ensure it implements the approved site plan (Attachment #4) for the subject lands. The site plan drawings are currently being finalized, and will be included in the site plan agreement, which will be registered on title.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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b.	Access Easement	<ul style="list-style-type: none"><li>▪ The related Site Development File DA.12.060 was approved by Vaughan Council subject to conditions, including the following provision:  “The owner or future condominium corporation shall maintain ownership of Block 6 (the berm and noise fence), and Block 2 (Public Trail) with necessary easements over Block 2 granted in favour of the City of Vaughan”.  This provision will also be included in the Condominium Agreement for the subject lands.</li><li>▪ Prior to the registration of the final Condominium Plan, the Site Plan Agreement must be registered on title to the satisfaction of the City.</li></ul>
c.	Warning Clauses	<ul style="list-style-type: none"><li>▪ The public trail (Block 2) will remain under the ownership of the condominium corporation and will be subject to a public easement for access and maintenance in favour of the City of Vaughan. The public square (Block 3) and Public Open Space and Amenity Area (Block 4) will be owned by the City of Vaughan and used by the public, which may create noise for future occupants. In addition, the buffer/berm block (Block 6) will be owned and maintained by the future condominium corporation. Accordingly, the appropriate noise, and public easement and maintenance warning clauses must be included in the Condominium Agreement and Condominium Declaration to ensure all future obligations of the Condominium Corporation are clearly articulated.</li></ul>
d.	Part Lot Control Application	<ul style="list-style-type: none"><li>▪ The Owner will be required to submit a Part Lot Control application to facilitate the creation of 53 freehold parcels of land for the proposed townhouse units. The proposed lots (frontage, area and depth) must comply with the RM2 Multiple Residential Zone requirements of Zoning By-law 1-88, subject to Exception 9(1386), and be consistent with the layout in the approved site plan (Attachment #4).</li><li>▪ Porter Avenue West, as shown on Attachment #3, is not shown as a block on the Draft Plan of Condominium as it will be dedicated to the City as a municipal street through the approved Draft Plan of Subdivision (File 19T-12V004). A portion of the future Porter Avenue Road, as shown on Attachment #4, is owned by the adjacent landowner (Canuck Properties). Prior to the final registration of the Condominium Plan, the owner must obtain an easement/right-of-way over the portion of the future Porter Avenue West owned by the adjacent landowner, to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li></ul>

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**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the York Region for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Map
2. Location Map
3. Draft Plan of Condominium (Common Elements) File 19CDM-14V001
4. Approved Site Plan File DA.12.060

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

(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.)

**P.2014.17**

## Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19CDM-14V001 (Woodbridge Crossing Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

## Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

## Economic Impact

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## Communications Plan

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**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

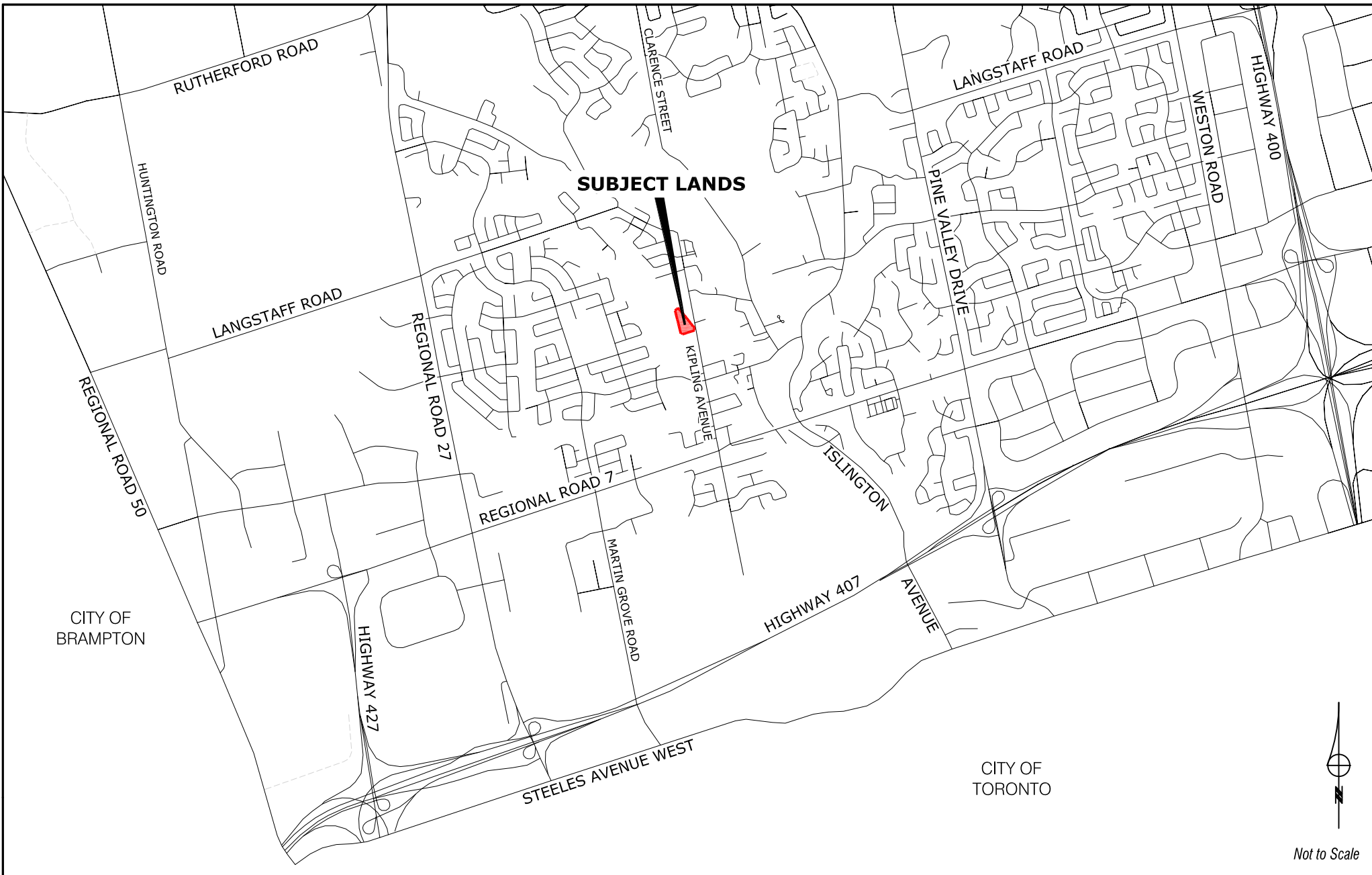
JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/CM





# Context Location Map

**Location:**  
Part of Lots 8 & 9, Concession 8

**Applicant:**  
Woodbridge Crossing Ltd.

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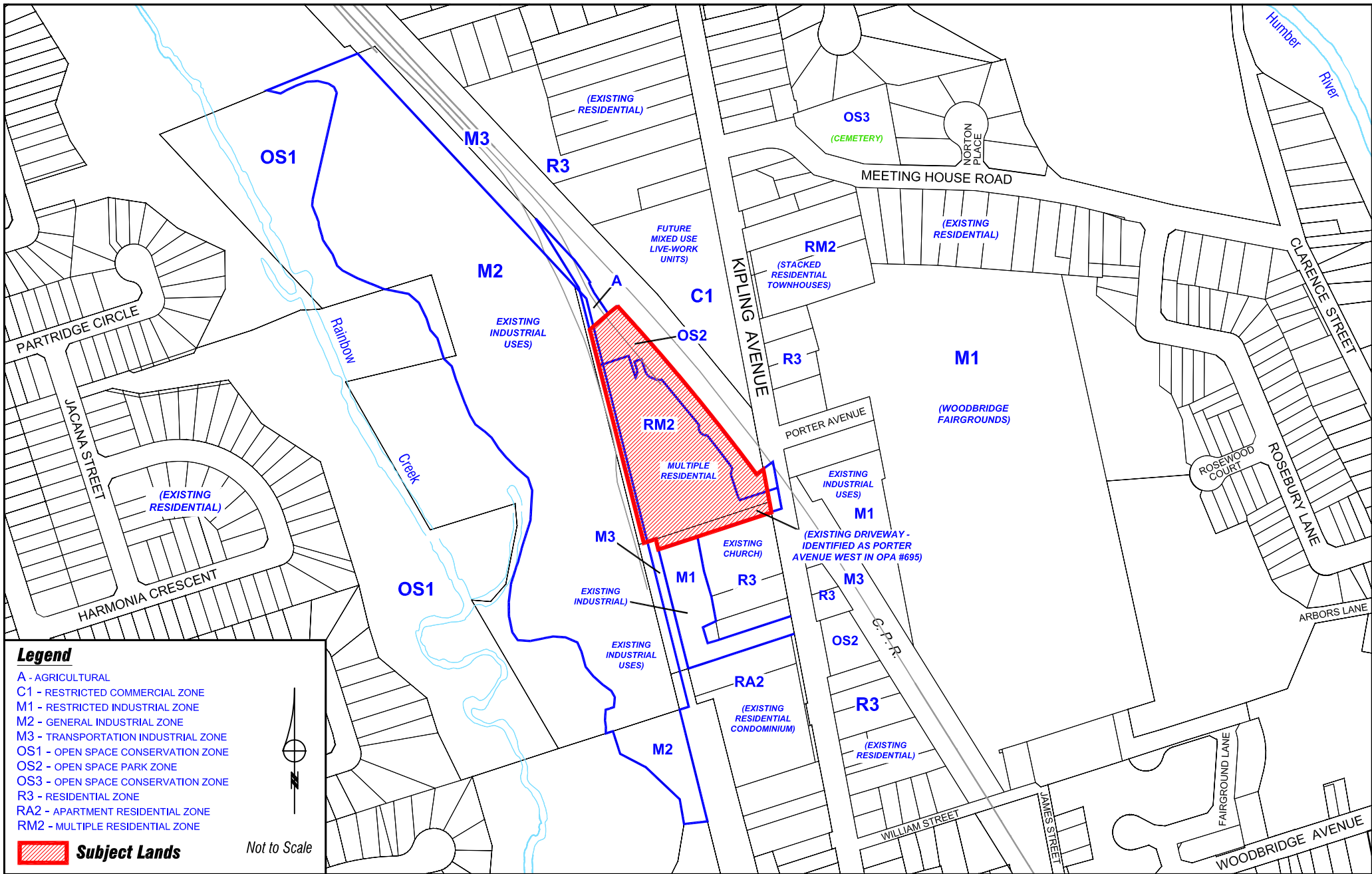


# Attachment

**File:** 19CDM-14V001  
**Related File(s):** Z.12.014, DA.12.060, 19T-12V004

**Date:**  
March 28, 2014

1



## Location Map

**Location:**  
Part of Lots 8 & 9, Concession 8

**Applicant:**  
Woodbridge Crossing Ltd.

N:\DFT\1 ATTACHMENTS\19\19cdm-14v001.dwg

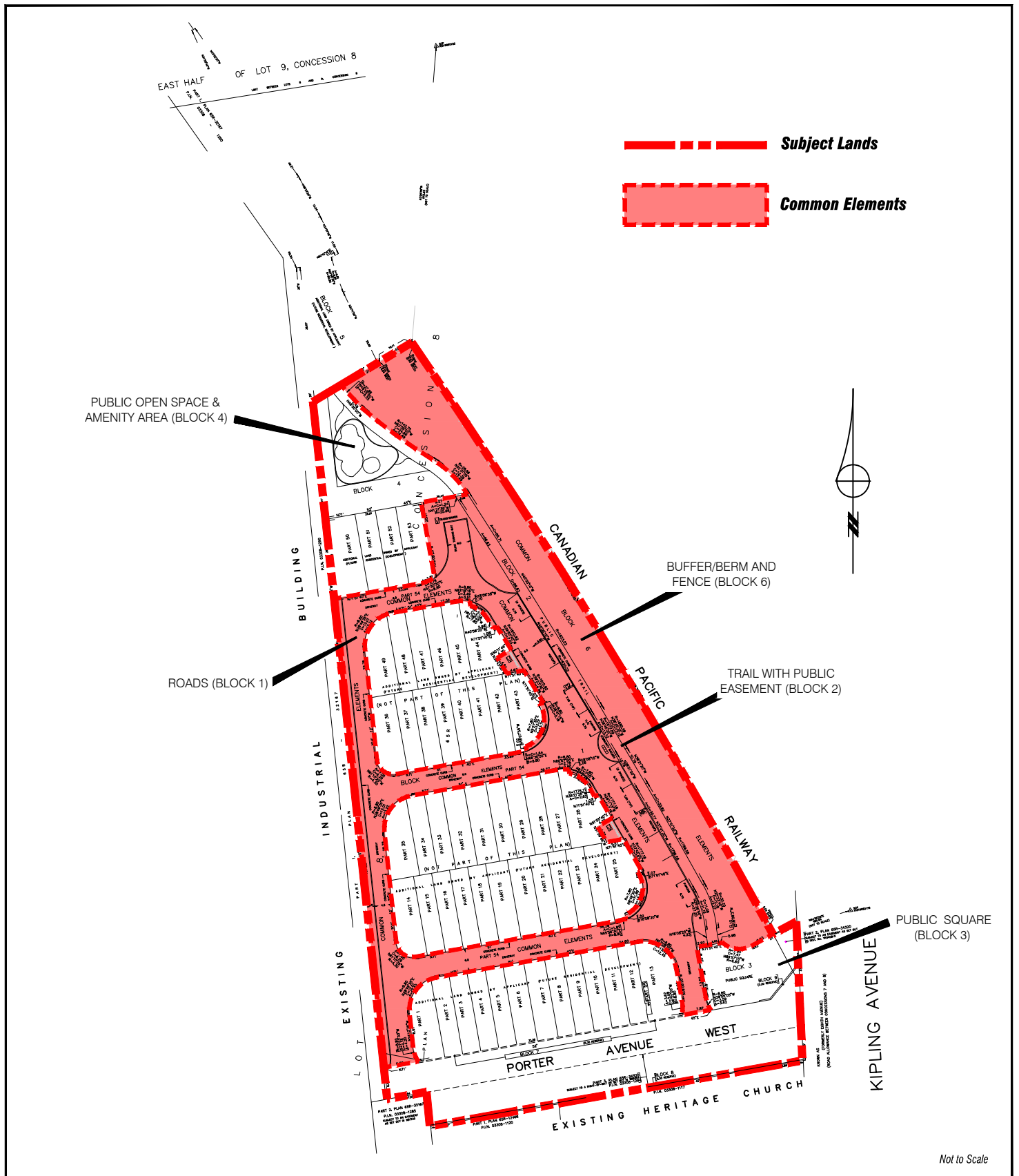


## Attachment

**File:** 19CDM-14V001  
**Related File(s):** Z.12.014, DA.12.060, 19T-12V004

**Date:**  
March 28, 2014

2



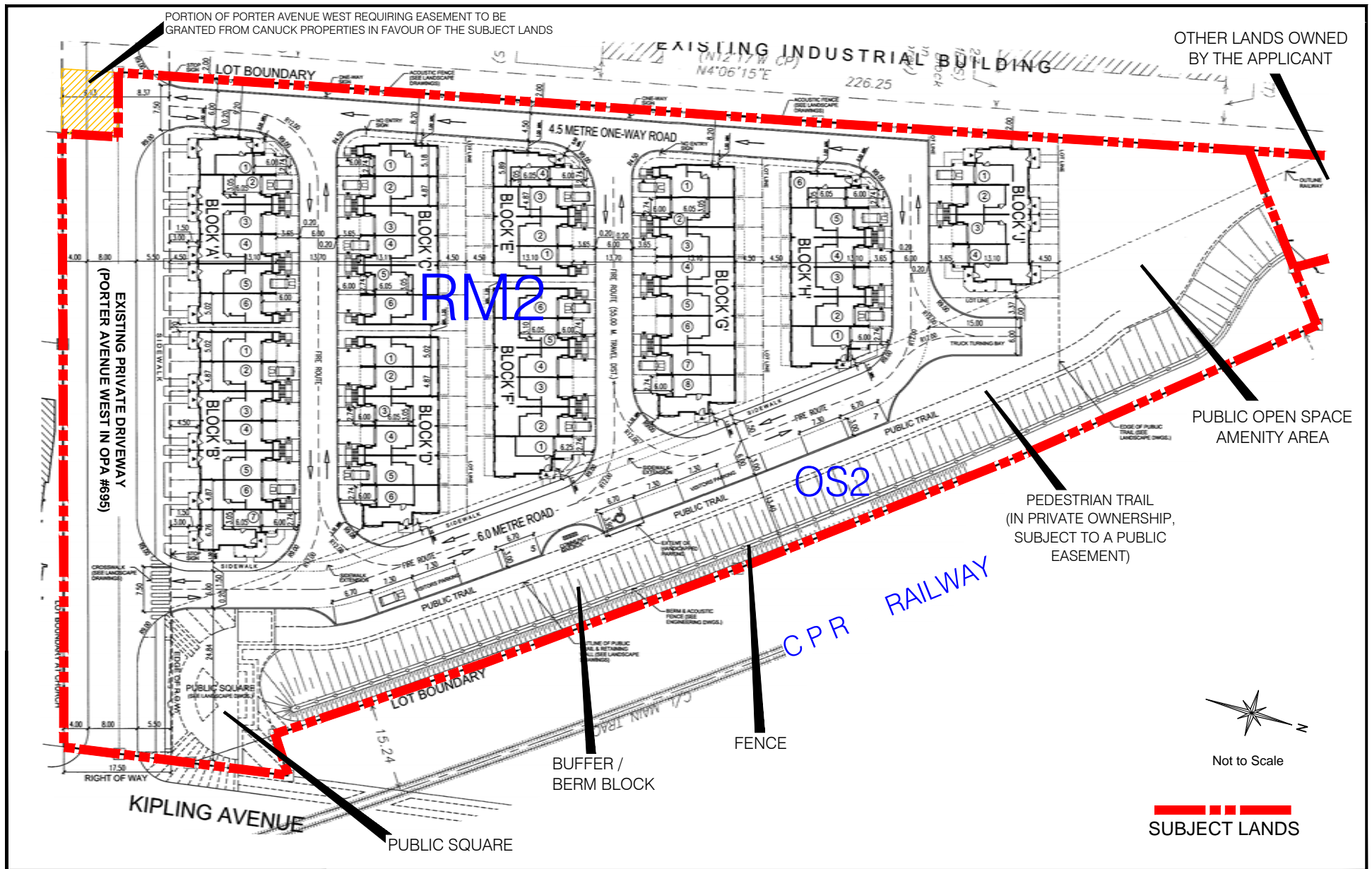
# Draft Plan of Condominium (Common Elements) File 19CDM-14V001

**Location:**  
Part of Lots 8 & 9, Concession 8  
**Applicant:**  
Woodbridge Crossing Ltd.

N:\OFT\1 ATTACHMENTS\19\19cdm-14v001.dwg



**Attachment**  
File: 19CDM-14V001  
Related File(s): Z.12.014, DA.12.060,  
19T-12V004  
**3**  
Date:  
March 28, 2014



# Approved Site Plan File DA.12.060

**Applicant:**  
Woodbridge Crossing Ltd.

**Location:** Part of Lots 8 & 9,  
Concession 8



**Attachment**  
File: 19CDM-14V001  
Related File(s): Z.12.014, DA.12.060, 19T-12V004  
Date: **4**  
March 31, 2014