

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015**

Item 1, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 16, 2015.

**1**

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V002  
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V003  
GOLDPARK (WOODBIDGE) INC.  
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated September 9, 2015 be approved:**

**Recommendation**

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

1. THAT the Public Hearing report for Files 19T-15V002 and 19CDM-15V003 (Goldpark (Woodbridge) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives 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 Hearing was circulated: August 14, 2015
- b) Circulation Area: 150 m and all individuals that requested notification for the related Zoning By-law Amendment File Z.12.016 considered at a previous Public Hearing on April 30, 2013
- c) Comments Received as of August 25, 2015: None

**Purpose**

To receive comments from the Public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2:

1. Draft Plan of Subdivision File 19T-15V002 as shown on Attachment #3, to create one block within a future Registered M-Plan for technical reasons that would allow the related Draft Plan of Condominium to be processed to facilitate the condominium tenure of the common elements (as described below) under the Planning Act.
2. Draft Plan of Condominium (Common Elements) File 19CDM-15V003 to facilitate the proposed condominium tenure of the common elements that consist of private roads, 11 visitor parking spaces, walkways, and private amenity space and landscaped areas as shown on Attachment #4, that would serve a proposed development consisting of 35 freehold townhouse units, 10 live-work units and 2 existing heritage dwellings that was earlier approved by the City in the manner shown on Attachment #5.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

Item 1, CW(PH) Report No. 32 – Page 2

#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>▪ The subject lands 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, 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 “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.</li><li>▪ VOP 2010 also identifies the subject lands as being located in an Intensification Area, specifically a Local Centre.</li><li>▪ VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI (Floor Space Index) on the subject lands. The approved 3-storey townhouse and live/work units together with the existing heritage buildings (Attachment #5) yield an FSI of 1.04, and therefore, conform to the height and density policies of VOP 2010.</li><li>▪ 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 blocks and heritage dwellings, conforms to the Official Plan.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1341).</li><li>▪ Exception 9(1341) permits a maximum of 45 block townhouse units (however, 35 freehold block townhouse units will be built under the approved site plan), 10 live-work units and 2 existing heritage dwellings accessed by a private road, walkways, landscaped areas and visitor parking spaces, as shown on Attachment #5.</li><li>▪ The applications for Draft Plan of Subdivision and Draft Plan of Condominium comply with Zoning By-law 1-88.</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 applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

Item 1, CW(PH) Report No. 32 – Page 3

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Approved Site Development File DA.12.038 and Zoning By-law Exception 9(1341)	<ul style="list-style-type: none"><li>▪ The applications for Draft Plan of Subdivision and Draft Plan of Condominium (Common Elements) will be reviewed to ensure the location of the common elements (private road, visitor parking spaces, walkways and landscaped areas) are consistent with the Vaughan Council approved site plan as shown on Attachment #5, and the site-specific Zoning Exception 9(1341) for the subject lands.</li></ul>
b.	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 45 individual freehold lots for the townhouse dwellings and 2 lots for detached dwellings (existing heritage dwellings). The lots must be consistent in location with the approved site plan and common elements shown on the proposed Draft Plan of Condominium (Attachment #4).</li></ul>

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

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

#### Regional Implications

The applications have been circulated to 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 applications will be considered in the technical review of the applications, 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 Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V002
4. Draft Plan of Condominium File 19CDM-15V003
5. Vaughan Council Approved Site Plan File DA.12.038

#### Report prepared by:

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483

(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.)

1.      **DRAFT PLAN OF SUBDIVISION FILE 19T-15V002      P.2015.23**  
**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V003**  
**GOLDPARK (WOODBIDGE) INC.**  
**WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

**Recommendation**

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

1.      THAT the Public Hearing report for Files 19T-15V002 and 19CDM-15V003 (Goldpark (Woodbridge) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives 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 Hearing was circulated: August 14, 2015  
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c)      Comments Received as of August 25, 2015: None

**Purpose**

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1.      Draft Plan of Subdivision File 19T-15V002 as shown on Attachment #3, to create one block within a future Registered M-Plan for technical reasons that would allow the related Draft Plan of Condominium to be processed to facilitate the condominium tenure of the common elements (as described below) under the Planning Act.
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**Background - Analysis and Options**

Location	▪ The subject lands are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and
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	Jackson Street to the west, shown as “Subject Lands” on Attachments #1 and #2.
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Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1341).</li> <li>▪ Exception 9(1341) permits a maximum of 45 block townhouse units (however, 35 freehold block townhouse units will be built under the approved site plan), 10 live-work units and 2 existing heritage dwellings accessed by a private road, walkways, landscaped areas and visitor parking spaces, as shown on Attachment #5.</li> <li>▪ The applications for Draft Plan of Subdivision and Draft Plan of Condominium comply with Zoning By-law 1-88.</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 applications, the Vaughan 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.12.038 and Zoning By-law Exception 9(1341)	<ul style="list-style-type: none"> <li>The applications for Draft Plan of Subdivision and Draft Plan of Condominium (Common Elements) will be reviewed to ensure the location of the common elements (private road, visitor parking spaces, walkways and landscaped areas) are consistent with the Vaughan Council approved site plan as shown on Attachment #5, and the site-specific Zoning Exception 9(1341) for the subject lands.</li> </ul>
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#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

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

#### **Conclusion**

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#### **Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483

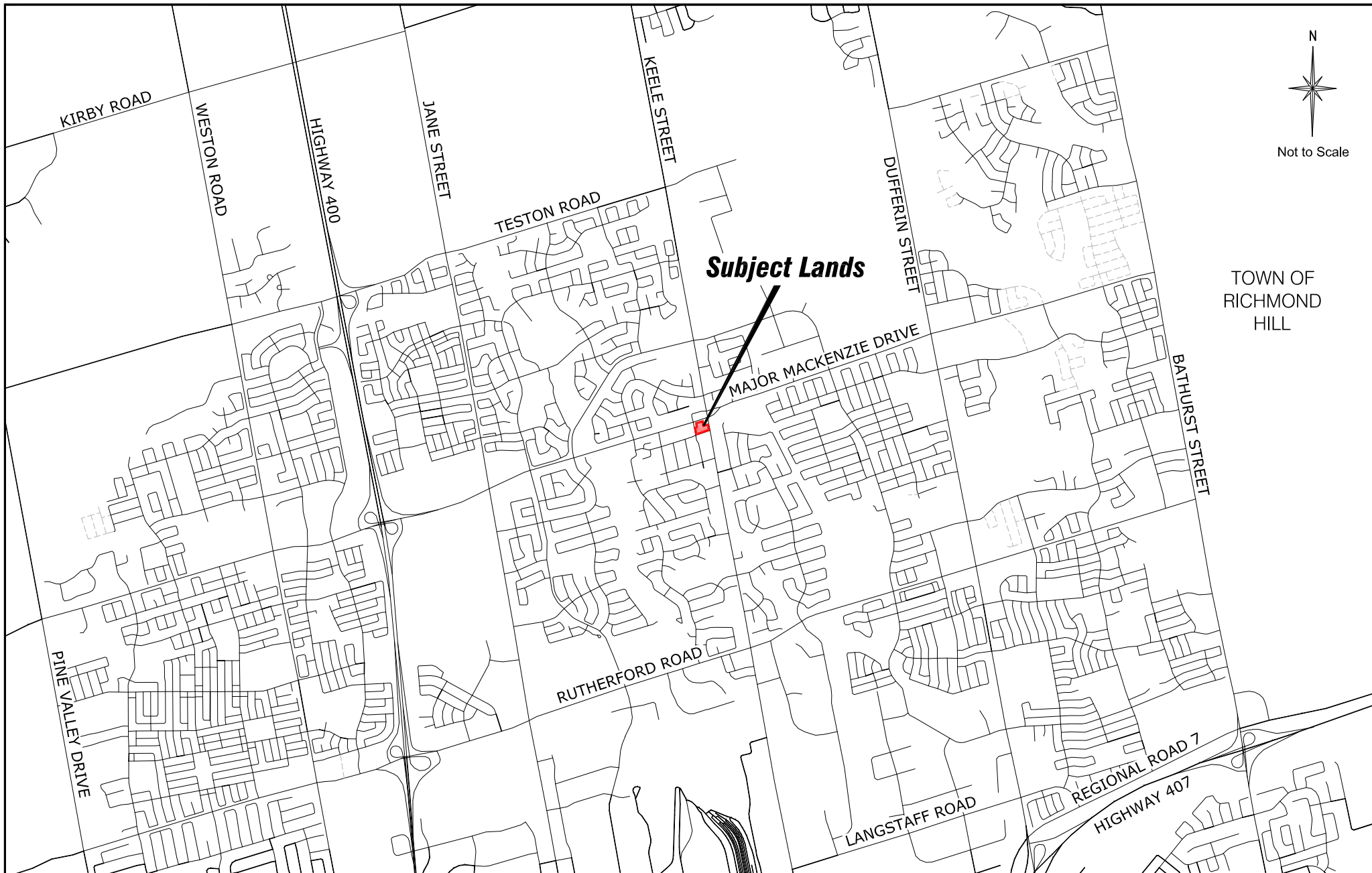
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

Location: Part of Lot 20,  
Concession 4

Applicant:  
Goldpark (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-15v003etal.dwg



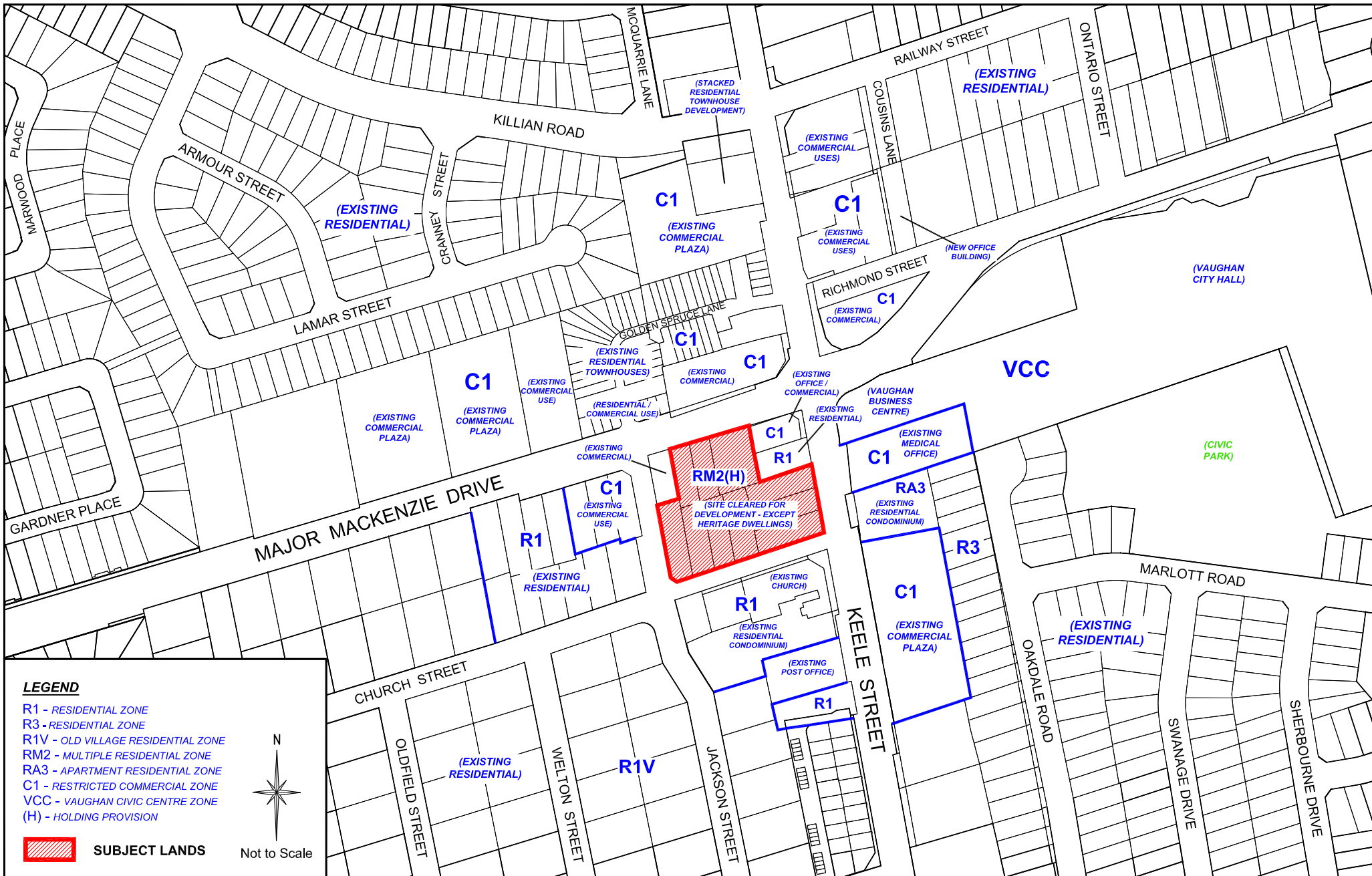
## Attachment

Files: 19T-15V002 & 19CDM-15V003  
Related File: DA.12.038

Date: September 9, 2015

1





## Location Map

Location: Part of Lot 20,  
Concession 4

Applicant:  
Goldpark (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-15v003etal.dwg



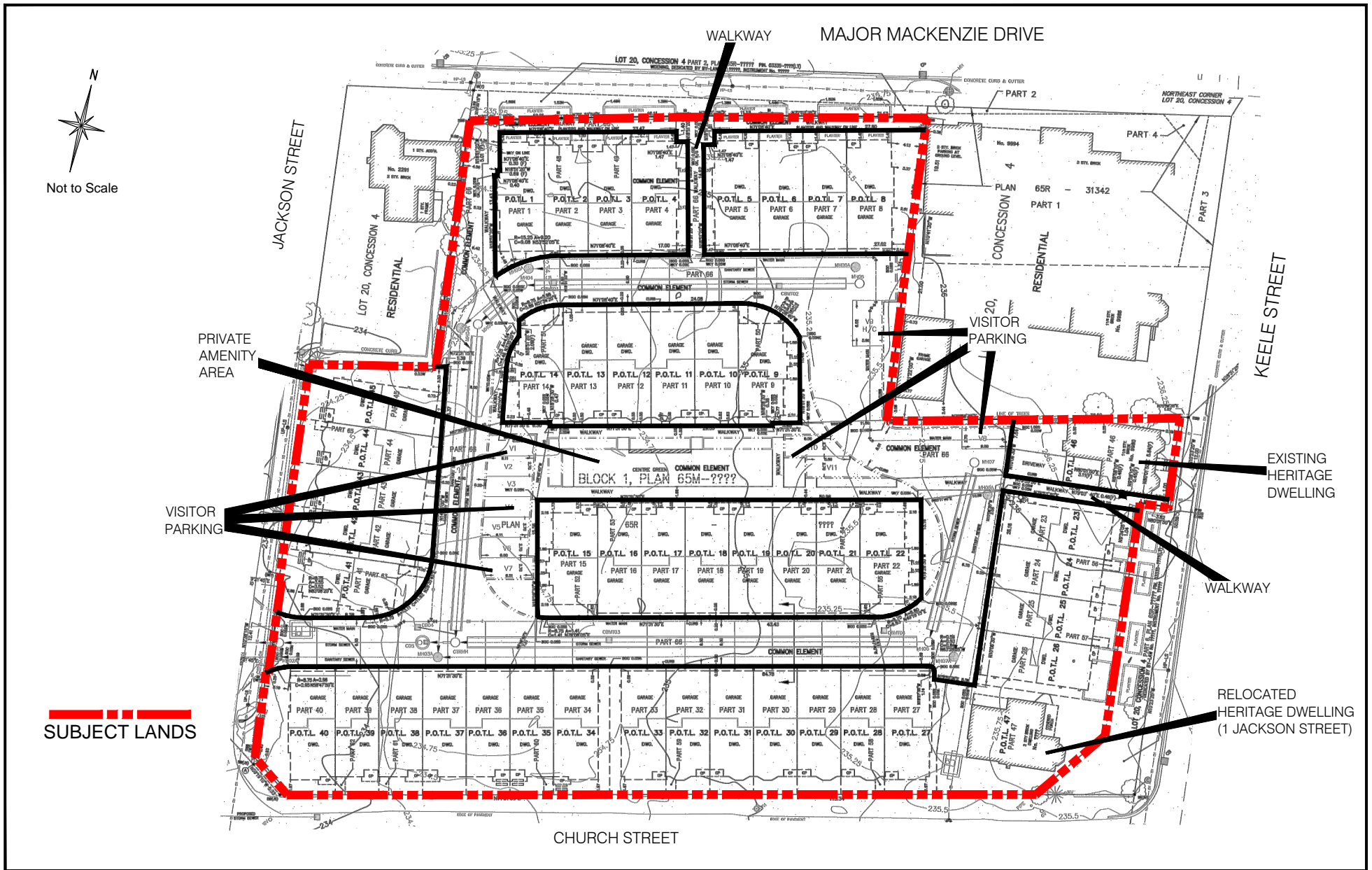
## Attachment

Files: 19T-15V002 & 19CDM-15V003  
Related File: DA.12.038

Date: September 9, 2015

2





# *Draft Plan of Condominium (Common Elements) - File 19CDM-15V003*

Applicant:  
Goldpark (Woodbridge) Inc.

Location: Part of Lot 20,  
Concession 4



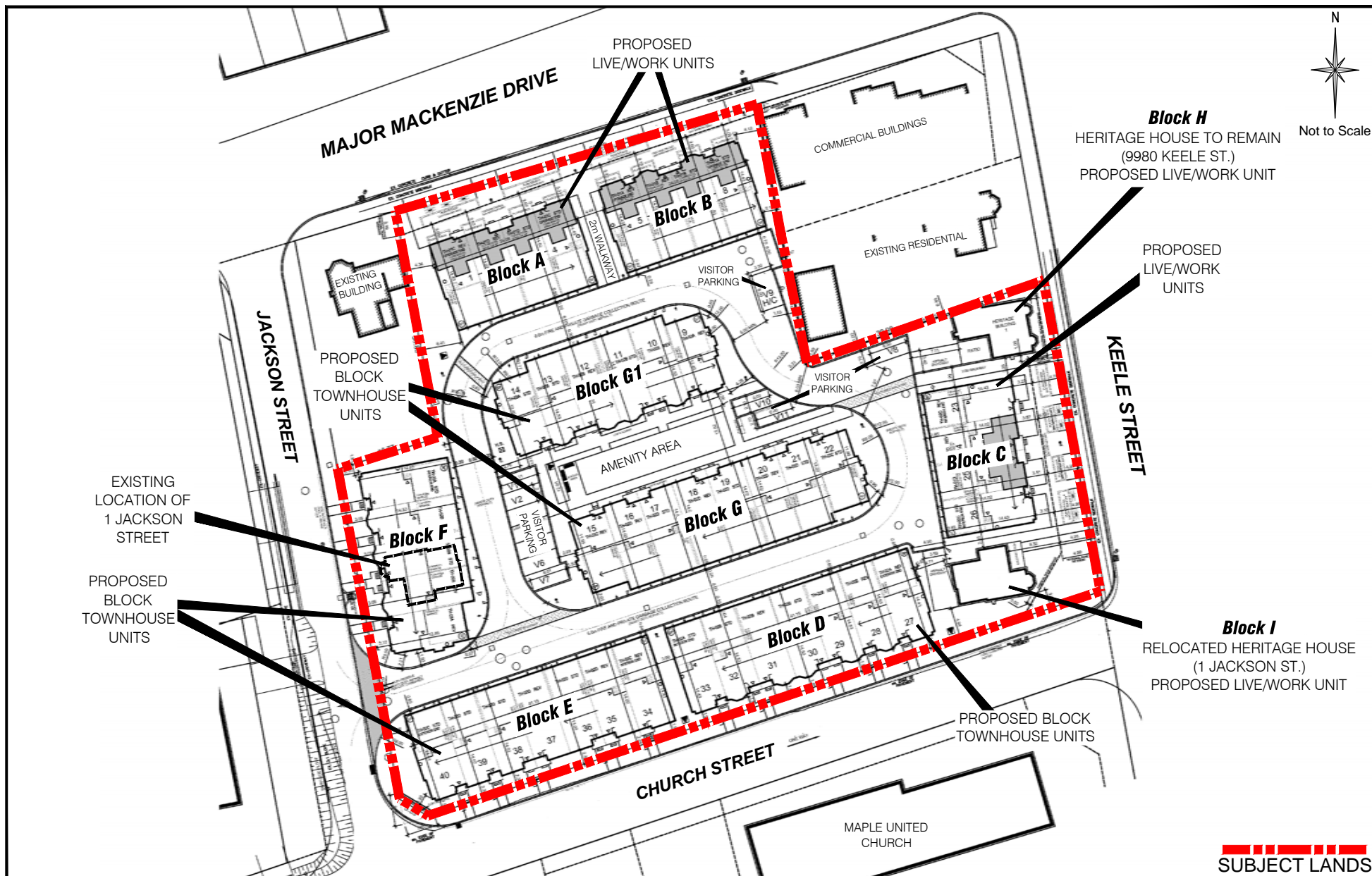
## *Attachment*

Files: 19T-15V002 & 19CDM-15V003  
Related File: DA.12.038

Date: September 9, 2015

4





# Vaughan Council Approved Site Plan - File DA.12.038

Applicant:  
Goldpark (Woodbridge) Inc.

Location: Part of Lot 20,  
Concession 4



Files: 19T-15V002 & 19CDM-15V003  
Related File: DA.12.038

Date: September 9, 2015

**5**