

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

5 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V001
1541677 ONTARIO LIMITED
WARD 5 - VICINITY OF BATHUST STREET AND BEVERLEY GLEN BOULEVARD

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-15V001 (1541677 Ontario Limited) as shown on Attachments #4 to #6, BE APPROVED, subject to the Conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently under construction in accordance with Site Development File DA.12.057 (Attachment #7), which was approved by Vaughan Council on March 19, 2013. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium (Standard) 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

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-15V001 (154167 Ontario Limited) for the subject lands shown on Attachments #2 and #3, to facilitate a condominium tenure for the mixed-use residential and commercial development consisting of the following, as shown on Attachments #4 to #6:

- a) Building “L” (25 storeys): 277 unit;
- b) Building “M” (12-storeys): 161 dwelling units;
- c) 835m² of ground floor commercial uses connected by a 5-storey podium;
- d) 14 visitor and 14 retail surface parking spaces;
- e) 460 resident and 52 visitor underground parking spaces on 3 levels; and,
- f) 540 total surface and underground parking spaces.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

Item 5, CW Report No. 2 – Page 2

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3, are located on the southwest corner of Bathurst Street and Beverley Glen Boulevard, municipally known as 7890 and 7900 Bathurst Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated “High Density Residential” by in-effect OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #732 (approved on June 25, 2013), which permits the development of two high-rise residential apartment buildings with a maximum height of 25-storeys and containing 438 units with limited ground floor commercial uses. The draft plan of condominium proposal conforms to the Official Plan.

Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(4), which permits the development of 438 high-rise residential apartment units with grade-related commercial uses and site-specific development standards. The condominium proposal complies with By-law 1-88.

Site Development

Site Development File DA.12.057 was approved by Vaughan Council on March 19, 2013, and is comprised of two apartment buildings (Buildings ‘L’ & ‘M’), as shown on Attachment #7. The site plan was approved with a total of 438 residential apartment dwelling units.

The total unit count for Buildings ‘L’ and ‘M’ on the condominium plans show 437 residential dwelling units and includes one ground floor guest suite (Unit 2, Building “L”), as shown on Attachment #4, which will be owned by the Condominium Corporation and rented to overnight guests of the condominium. The Conditions of Approval in Attachment #1, require the Owner to provide the Vaughan Development Planning Department with a copy of the Condominium Declaration that stipulates Unit 2, Building “L” will remain as a guest suite owned by the Condominium Corporation and will not be sold as a residential dwelling unit. The total unit count consisting of a maximum of 438 units complies with Zoning By-law 1-88, in all respects.

The Vaughan Development Engineering and Infrastructure Planning (“DEIP”) Department has reviewed the condominium plans and has no concerns subject to the fulfilment of the conditions listed within the Development Engineering memo dated April 16, 2014.

The approved Site Plan for Buildings ‘L’ and ‘M’ provided for 540 parking spaces based on a minimum parking ratio of 1.05 spaces/unit for residents; 0.15 spaces/unit for visitors; and 1.96 spaces/100m² of commercial floor area. Consistent with the approved Site Plan, there are 540 parking spaces on the condominium plans.

As a condition of draft approval, the Owner must submit an “as built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

Item 5, CW Report No. 2 – Page 3

Section 37 Agreement

The Site Plan approval (File DA.12.057) for this development was the subject of a Section 37 Agreement between the Owner and the City of Vaughan. The agreement requires that prior to the first occupancy of a residential unit on this site, the Owner shall complete the construction of the Park Improvements for the Thornhill Green Park and provide the City with certification confirming completion of the works.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be administered privately and is the responsibility of the Condominium Corporation. The proposed development includes a three stream waste disposal system.

Agency Review

PowerStream has no objection to the proposal subject to conditions set out in their memo dated July 21, 2015. No other agency comments were received for this application.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-15V001, subject to the Conditions of approval in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan subject to the comments detailed in the Site Plan section of this report, and 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 Draft Approval
2. Context Location Map
3. Location Map
4. Condominium Plan 19CDM-15V001 - Ground to 6th Level
5. Condominium Plan 19CDM-15V001 - 7th to 25th Levels
6. Condominium Plan 19CDM-15V001 - Parking Levels P1, P2 and P3
7. Approved Site Plan (File DA.12.057)

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(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.)

COMMITTEE OF THE WHOLE JANUARY 12, 2016

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V001
1541677 ONTARIO LIMITED
WARD 5 - VICINITY OF BATHUST STREET AND BEVERLEY GLEN BOULEVARD**

Recommendation

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Economic Impact

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

Communications Plan

N/A

Purpose

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As a condition of draft approval, the Owner must submit an "as built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

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the Park Improvements for the Thornhill Green Park and provide the City with certification confirming completion of the works.

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Agency Review

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-15V001, subject to the Conditions of approval in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan subject to the comments detailed in the Site Plan section of this report, and has no objection to the approval of the Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

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7. Approved Site Plan (File DA.12.057)

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEHAMA
Director of Development Planning

/CM

MAURO PEVERINI
Senior Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V001
1541677 ONTARIO INC.
PART OF LOT 6, CONCESSION 2, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V001, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by Schaeffer Dzaldov Bennett Ltd., drawing # 130231-01, dated April 30, 2015.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary that may be outstanding from the Site Plan process (File DA.12.057).
4. The following provisions shall be included in the Condominium Agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation; and,
 - c) snow removal and clearing shall be the responsibility of the Condominium Corporation.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Financial Planning and Analytics and Development Finance and Investments Department.

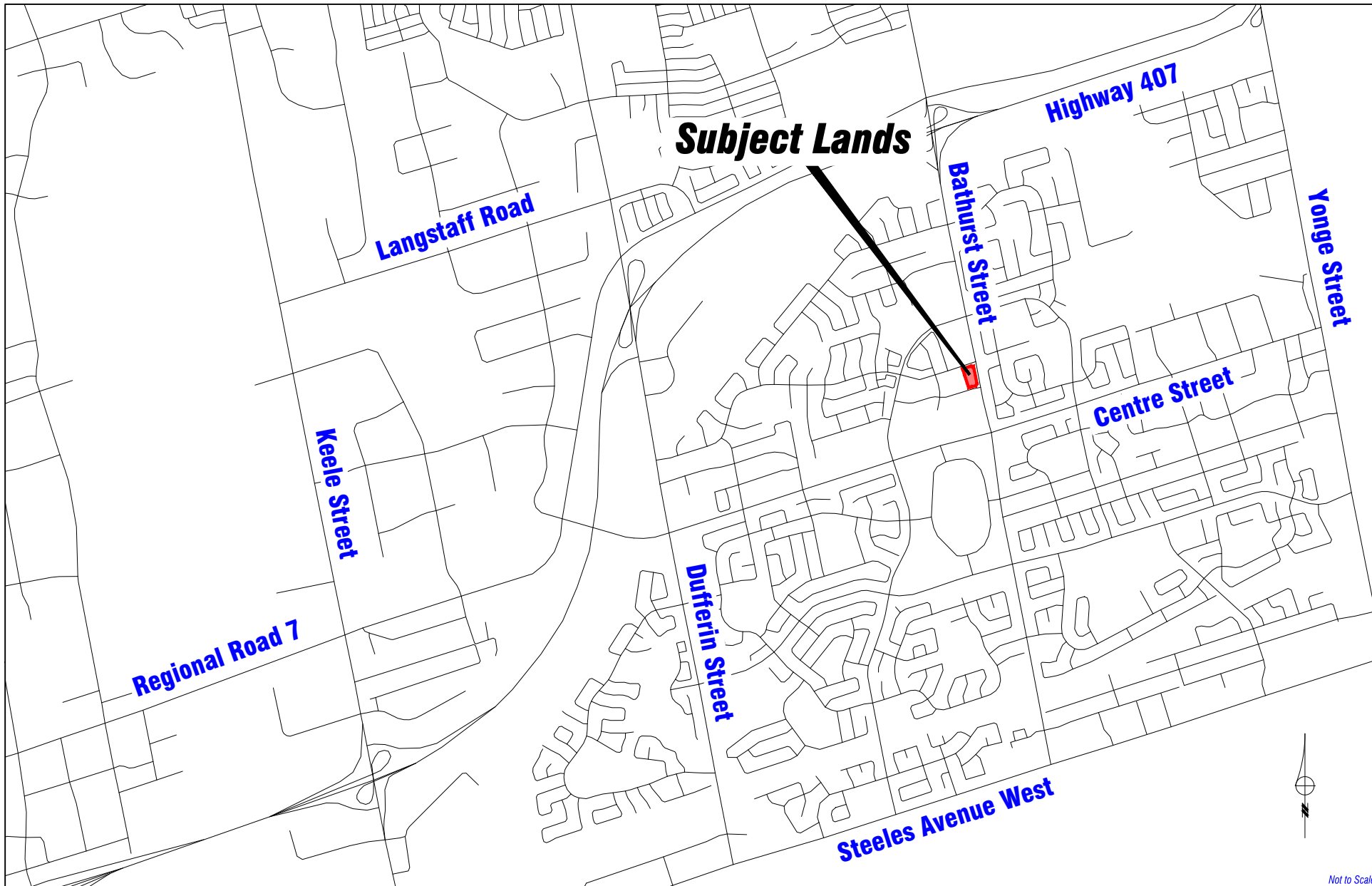
9. Prior to the registration of the final condominium mylars, the Owner shall provide a copy of the Condominium Declaration to the Vaughan Development Planning Department that shall contain wording that stipulates the use of Unit 2 of Building 'L' as a guest suite only, and owned by the Condominium Corporation, and shall not be sold as a residential unit for the purposes of constituting a dwelling unit.

Region of York Conditions

10. Prior to final approval, the Owner shall enter into a Site Plan Agreement with the Region with respect to the Site Plan Application under Regional File No. SP-V-027-11.
11. Prior to final approval, the Owner shall provide confirmation that all of the conditions of site plan approval issued for the subject property under Regional File No. SP-V-027.11, have been satisfied.
12. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued under Regional File No. SP-V-027-11.
13. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the costs of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposits of additional securities in the amount sufficient to cover the cost of all outstanding works.
14. Prior to final approval, the Owner shall provide confirmation that all transfers of obligations have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

Clearances

15. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 9 have been satisfied.
16. The Region of York shall advise the City (Vaughan Development Planning Department) in writing that Conditions 10 to 14 have been satisfied.



Context Location Map

LOCATION:
Part Lot 6, Concession 2

APPLICANT:
1541677 Ontario Limited.

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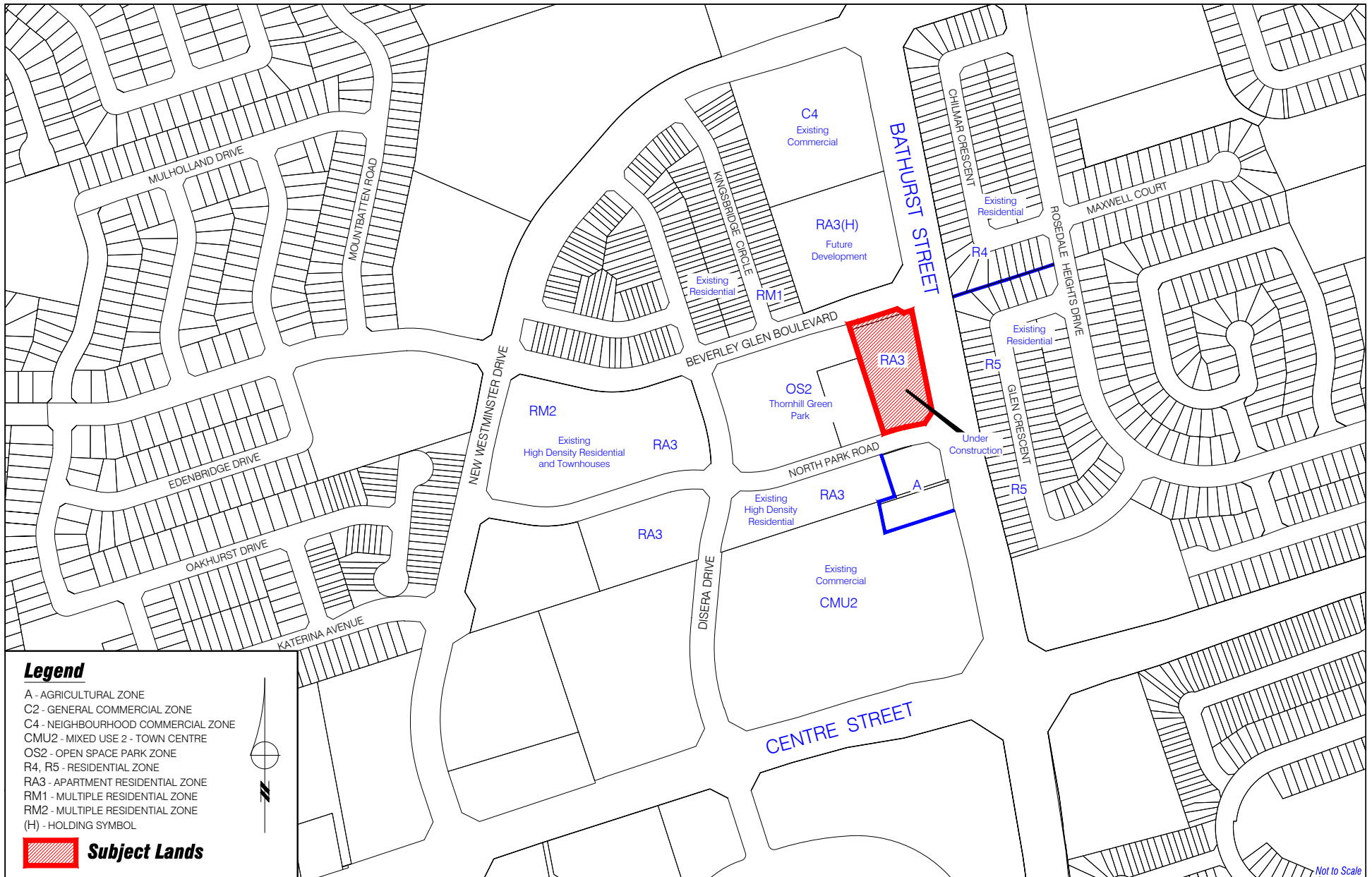


Attachment

FILE: 19CDM-15V001
RELATED FILES: OP.11.007, Z.11.032, DA.12.057

DATE:
January 12, 2016

2



Location Map

LOCATION:
Part Lot 6, Concession 2

APPLICANT:
1541677 Ontario Limited.



Attachment

FILE: 19CDM-15V001
RELATED FILES: OP.11.007, Z.11.032, DA.12.057

DATE:
January 12, 2016

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Condominium Plan 19CDM-15V001 7th to 25th Levels

LOCATION:
Part Lot 6, Concession 2

APPLICANT:
1541677 Ontario Limited



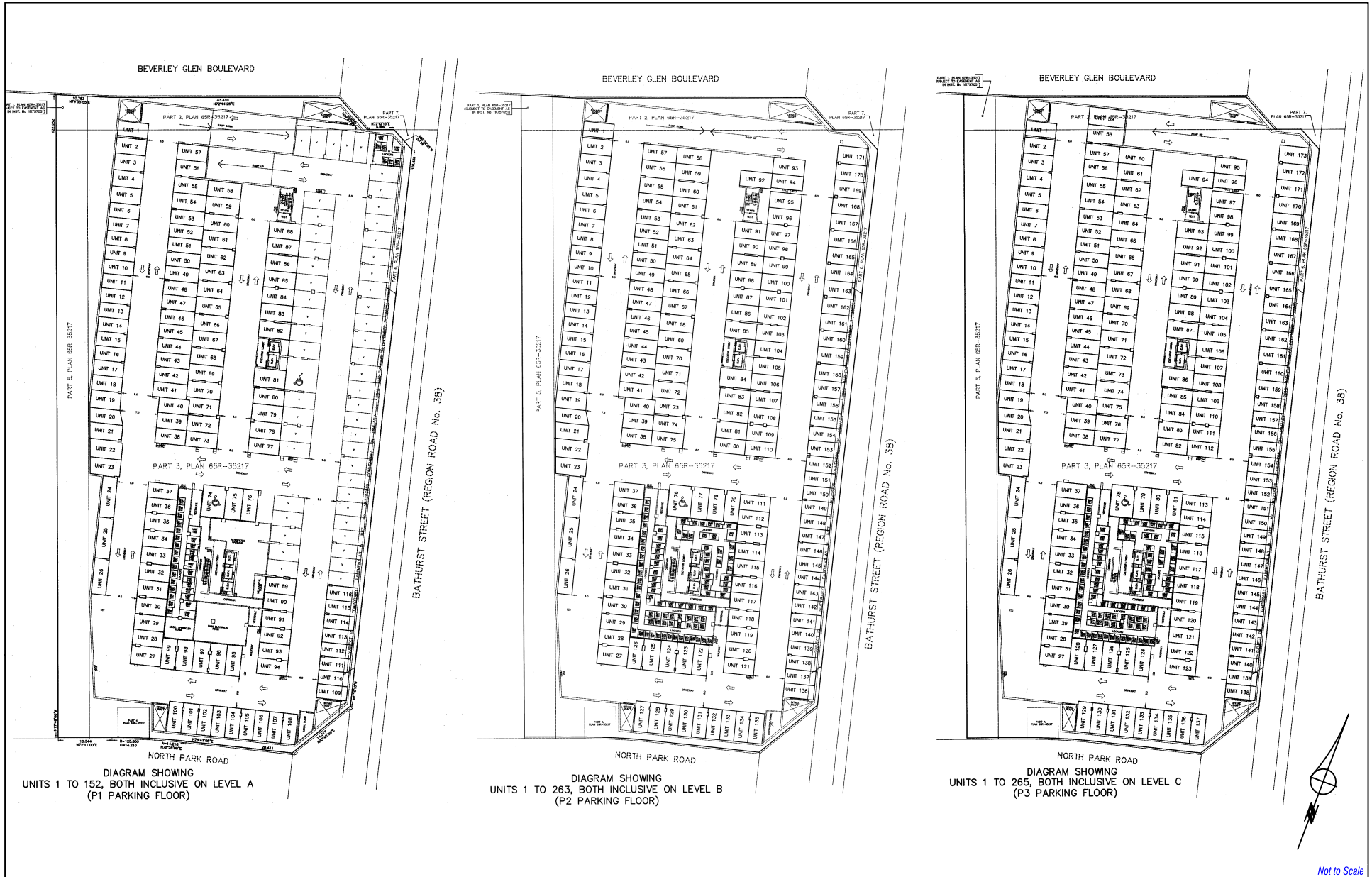
Development Planning
Department

Attachment

FILE: 19CDM-15V001
RELATED FILES: OP.11.007, Z.11.032, DA.12.057

DATE:
January 12, 2016

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Condominium Plan 19CDM-15V001 Parking Levels P1, P2 and P3

LOCATION:
Part Lot 6, Concession 2

APPLICANT:
1541677 Ontario Limited

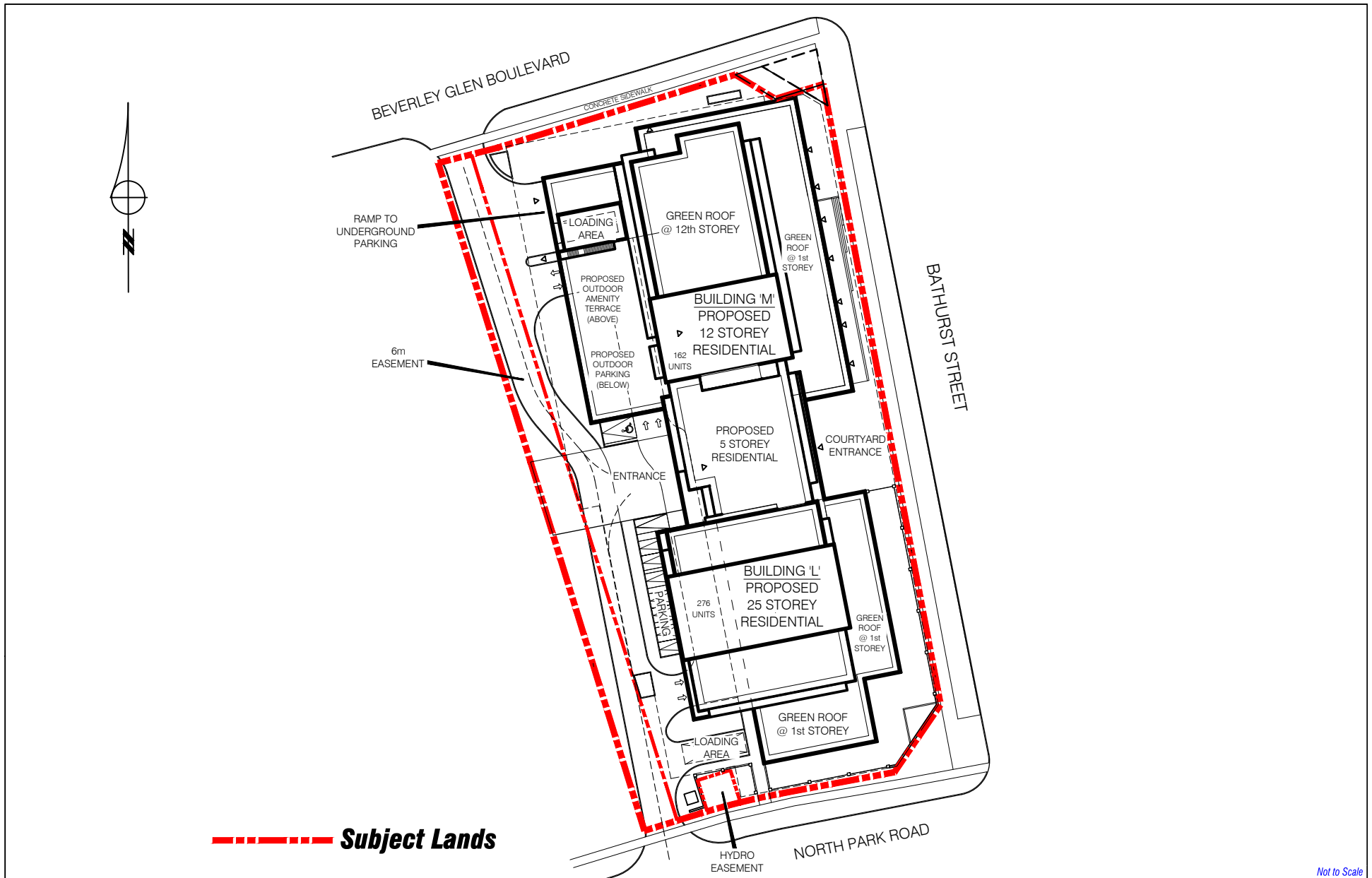


Attachment

FILE: 19CDM-15-V001
RELATED FILES: OP.11.007, Z.11.032, DA.12.057

DATE:
January 12, 2016

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Approved Site Plan (File DA.12.057)

LOCATION:
Part Lot 6, Concession 2

APPLICANT:
1541677 Ontario Limited.

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Attachment
FILE: 19CDM-15V001
RELATED FILES: OP.11.007, Z.11.032, DA.12.057
DATE:
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