

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 19, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**19 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V013
 1559586 ONTARIO INC., C/O OSKAR GROUP
 WARD 1 - VICINITY OF KEELE STREET AND KILLIAN ROAD**

The Committee of the Whole recommends approval of 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:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V013 (1559586 Ontario Inc., c/o Oskar Group) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The 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

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-13V013 as shown on Attachment #5, to facilitate the change in tenure to a condominium for an approved site development that is under construction and consisting of 16, 3-storey townhouse units, 8 of which will include ground floor commercial uses totaling 182 m² along Keele Street, as shown on Attachment #4.

Background - Analysis and Options

The 0.24 ha subject lands shown on Attachments #2 and #3 are located at the southwest corner of Keele Street and Killian Road (10060 Keele Street) and is currently under construction in accordance with the approved site plan shown on Attachment #4. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533 and designated "Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010 (VOP 2010), which both permit the development. The proposed draft plan of condominium conforms to the Official Plans.

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The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88 and subject to site-specific Exception 9(740), which permits the development. The proposed draft plan of condominium complies with Zoning By-law 1-88.

Site Development

The subject lands obtain vehicular access from Killian Road and are served by an internal laneway and three lay-by parking spaces along Keele Street, as shown on Attachment #5.

On June 26, 2012, Vaughan Council approved Site Development File DA.11.070 and related Zoning By-law Amendment File Z.11.022 to permit the development consisting of the following:

| | |
|--|---------------------------------|
| Total Gross Floor Area | 3,306 m ² |
| Residential Gross Floor Area | 3,124 m ² |
| Commercial Gross Floor Area | 182 m ² |
| Total Parking Provided | 26 (8 tandem for Units 9 to 16) |
| Residential Parking Provided | 16 spaces (1 per unit) |
| Dedicated Commercial Parking Provided | 2 spaces |
| Dedicated Visitor Residential Parking Provided | 2 spaces |
| Dedicated Shared Commercial and Visitor Residential Parking Provided | 6 spaces |

The draft plan of condominium (standard) shown on Attachment #5, is consistent with the approved site plan shown on Attachment #4. 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.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up (three-stream) will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

Canada Post Corporation

Canada Post supports the location of the community mailbox as shown on Attachment #4 and has no objection to the draft plan of condominium, subject to their conditions of approval identified in Attachment #1.

Bell Canada

Bell Canada has no objection to the draft plan of condominium, subject to their conditions of approval 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:

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ii. Lead & Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The development includes a three-stream waste disposal system, which will contribute to meeting the waste diversion targets as part of the Greening Vaughan strategy.

The approved landscape plan includes drought tolerant plant material to promote water efficiency.

iii. Manage Growth and Economic Well Being

Creating a positive environment that encourages innovation and prosperity.

The development facilitates intensification located on a designated Local Centre to support the public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Regional Implications

The York Region Transportation and Community Planning Department has no objection to the proposed draft plan of condominium (standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium File 19CDM-13V013 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan File DA.11.070
5. Draft Plan of Condominium (Standard) File 19CDM-13V013

Report prepared by:

Stephen Lue, Planner, ext. 8210
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.)

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V013
1559586 ONTARIO INC., C/O OSKAR GROUP
WARD 1 - VICINITY OF KEELE STREET AND KILLIAN ROAD**

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V013 (1559586 Ontario Inc., c/o Oskar Group) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The 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

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-13V013 as shown on Attachment #5, to facilitate the change in tenure to a condominium for an approved site development that is under construction and consisting of 16, 3-storey townhouse units, 8 of which will include ground floor commercial uses totaling 182 m² along Keele Street, as shown on Attachment #4.

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The development facilitates intensification located on a designated Local Centre to support the public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Regional Implications

The York Region Transportation and Community Planning Department has no objection to the proposed draft plan of condominium (standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium File 19CDM-13V013 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
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5. Draft Plan of Condominium (Standard) File 19CDM-13V013

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

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

MAURO PEVERINI
Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V013
1559586 ONTARIO INC., C/O OSKAR GROUP
LOT 21, CONCESSION 4, 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 19CDM-13V013, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by J.D. Barnes Limited, Reference No. 10-21-234-00-DP, and dated July 8, 2013.
2. Prior to the execution of the condominium agreement, the owner shall submit a pre-registered plan of condominium to the Vaughan 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 as part of Site Development File DA.11.070.
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 Development Finance and Investments Department.

Region of York Conditions

9. The owner shall satisfy the following conditions of York Region:
 - a) Prior to final approval, the owner shall provide confirmation that all conditions have been satisfied for the Site Plan Agreement executed for the subject property on March 28, 2013 under Regional File Number SP-V-021-11.

- b) 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 Agreement for the subject property issued on March 28, 2013, under Regional File Number SP-V-021-11.
- c) All works within the Regional right-of-way approved as part of the Regional File Number SP-V-021-11 must be completed to the satisfaction of York Region. Alternatively, if the works cannot be fully completed prior to final approval, the owner must ensure that the Region holds sufficient securities to cover the cost of any outstanding work.
- d) Prior to final approval, the owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the owner to the condominium corporation.

Canada Post Conditions

10. Prior to final approval, the owner shall satisfy the following conditions of Canada Post:

- a) The owner agrees to determine, provide and fit up a suitable temporary community mailbox location, which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks, and final grading have been completed at the permanent community mailbox site location (i.e. a gravel area with a single row of patio stones; specifications to be provided). This will enable Canada post to provide mail service to new residences as soon as homes are occupied. The owner further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The owner should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean useable area).
- b) The owner will consult with Canada Post to determine a suitable location for the placement of the community mailbox and to indicate the location on appropriate servicing plans.
- c) The owner agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public, which indicates the location of the Canada Post community mailbox site location, as approved by Canada Post and the City of Vaughan.
- d) The owner agrees to include in all offers of purchase and sale, a statement that advises the prospective new home purchaser that mail delivery will be from a designated community mailbox, and to include the exact location (list of lot #s) of each community mailbox location; and further, advise any affected homeowners of any established easements granted to Canada Post.

The owner will be responsible for officially notifying the purchasers of the exact community mailbox location prior to the closing of any home sales with specific clauses in the purchase offer, on which the homeowners signs off.

The owner agrees to provide the following for each community mailbox site and include these requirements on appropriate servicing plans:

- A community mailbox concrete base pad per Canada Post specifications
- Any required walkway across the boulevard, as per municipal standards
- Any required curb depressions for wheelchair access.

Bell Canada Conditions

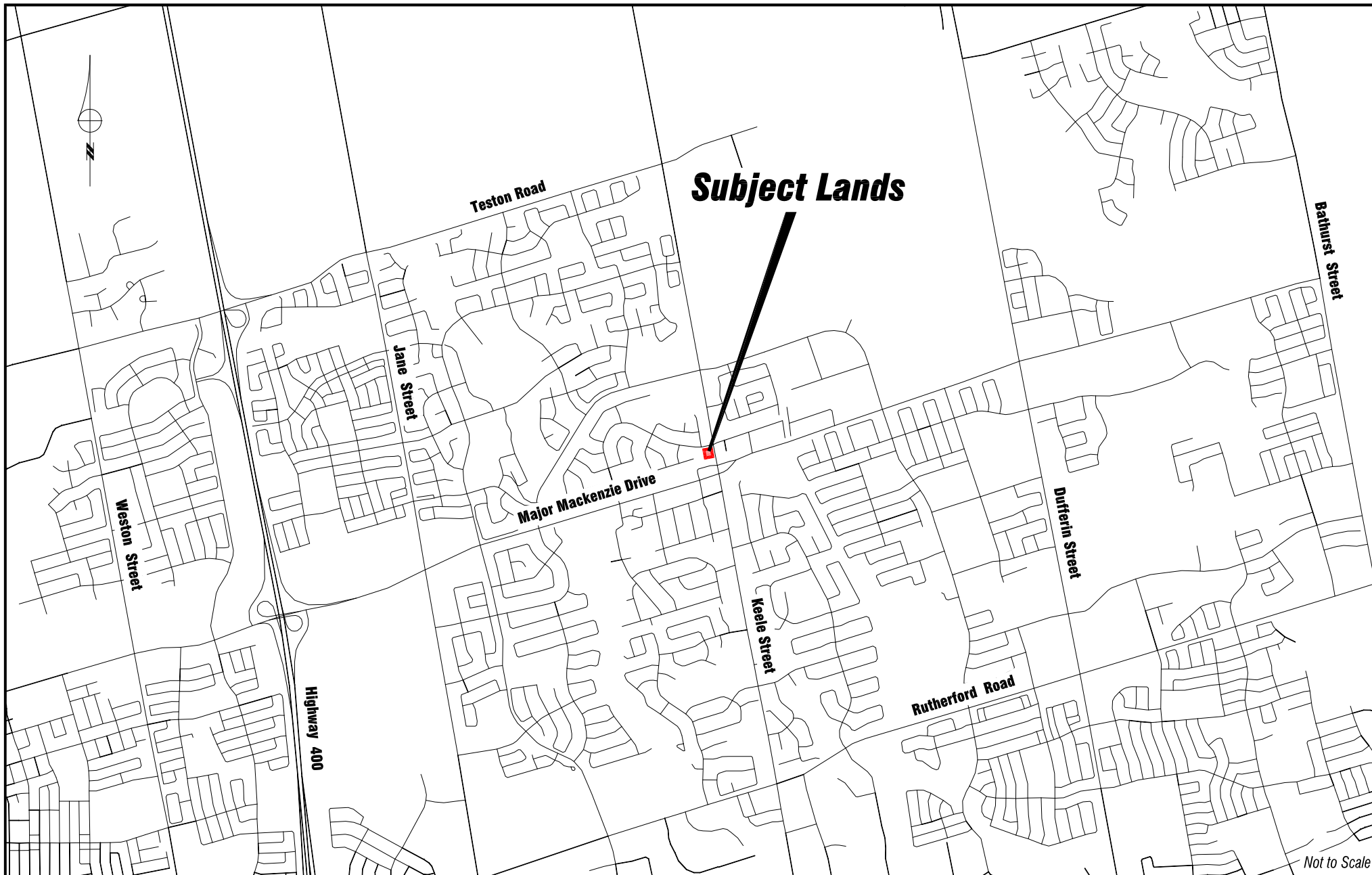
11. Prior to final approval, the owner shall satisfy the following conditions of Bell Canada:

- a) The owner is hereby advised that prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication

infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

Clearances

12. The City (Vaughan Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
13. The Region of York shall advise in writing that Condition #9 has been satisfied.
14. Canada Post shall advise in writing that Condition #10 has been satisfied.
15. Bell Canada shall advise in writing that Condition #11 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. C/O Oskar Group

N:\DFT\1 ATTACHMENTS\19\19cdm-13v013.dwg

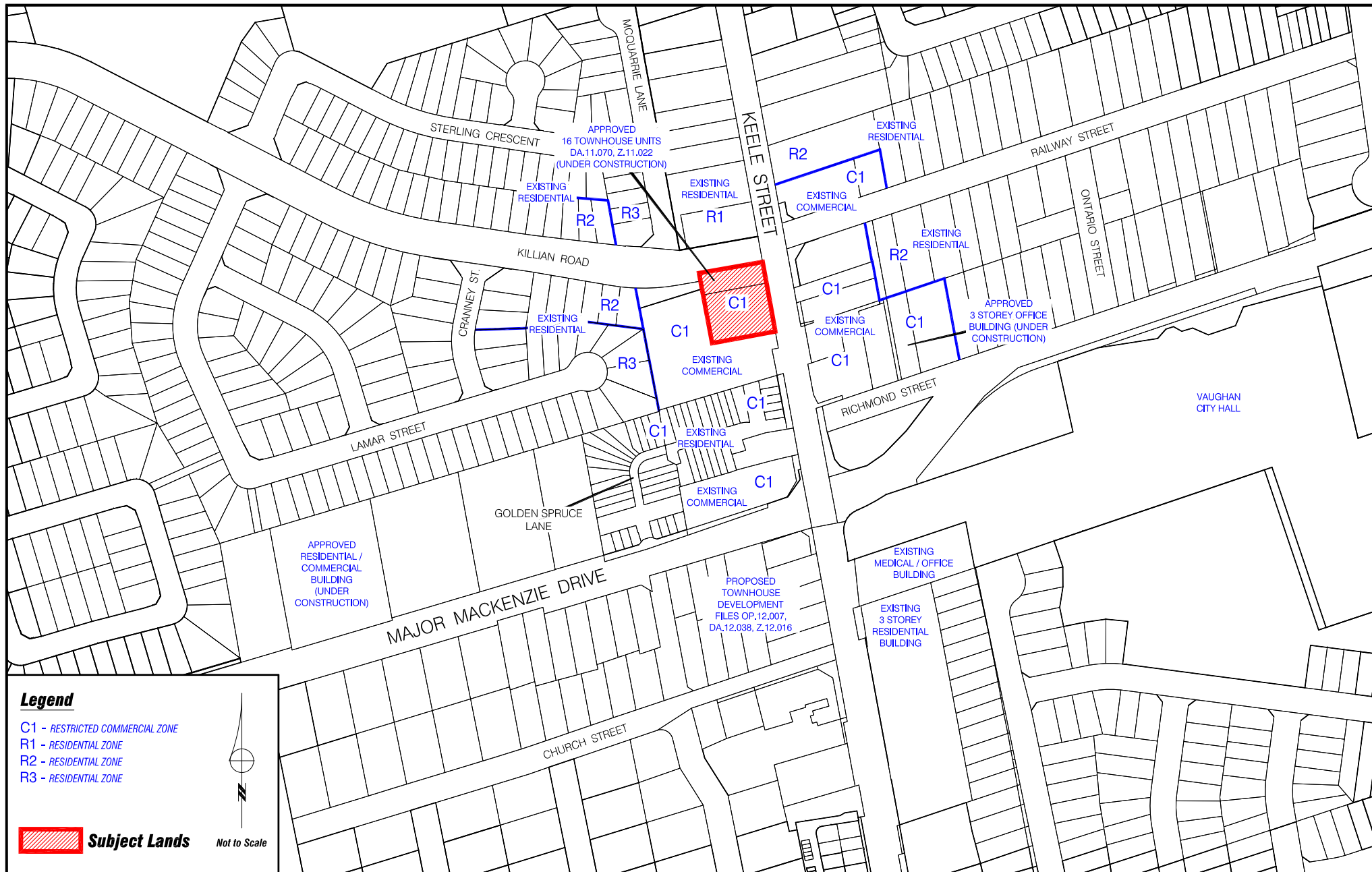


Attachment

FILE: 19CDM-13V013
RELATED FILES: DA.11.070, Z.11.022

DATE: April 29, 2014

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Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. C/O Oskar Group

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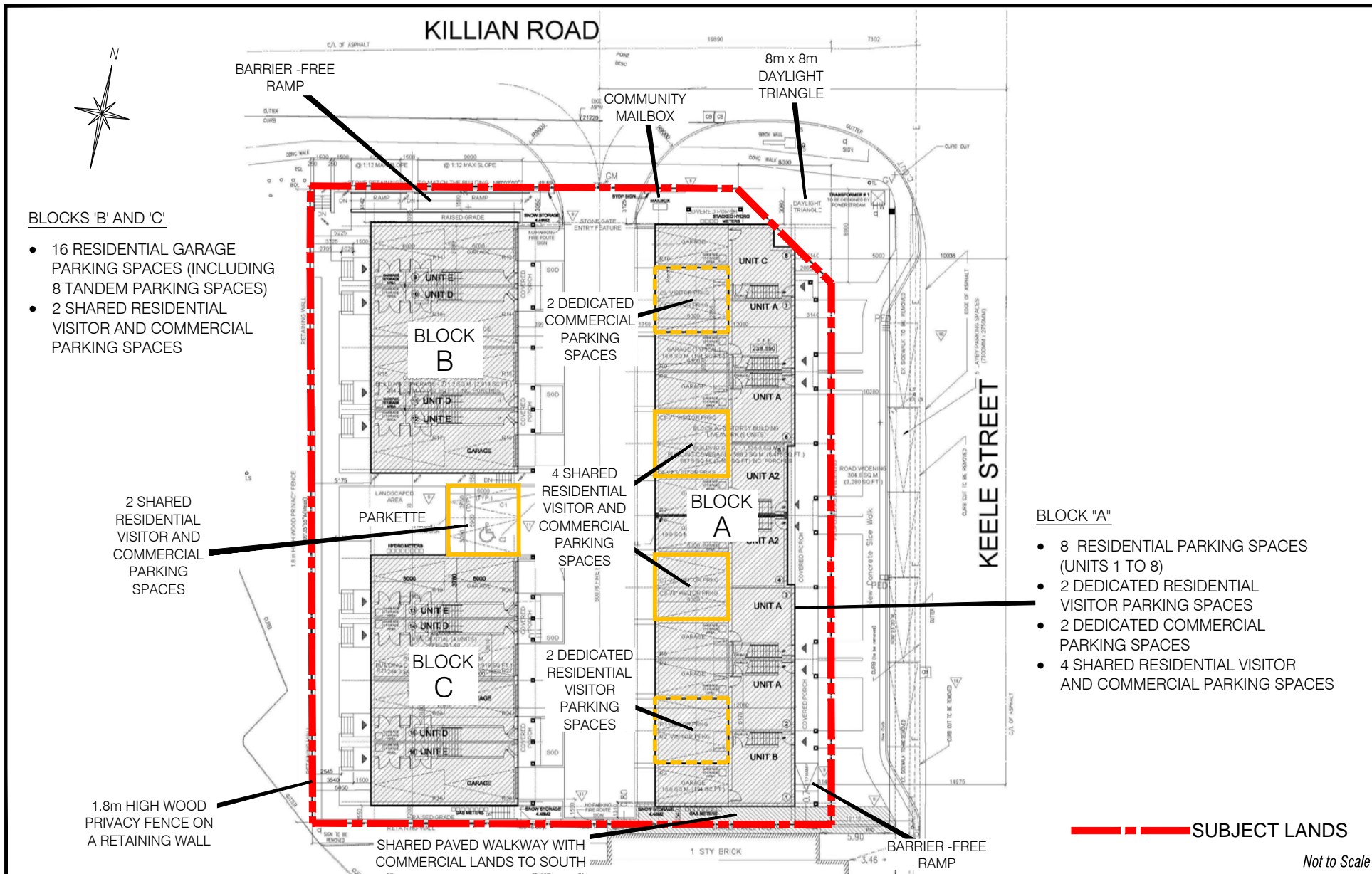


Attachment

FILE: 19CDM-13V013
RELATED FILES: DA.11.070, Z.11.022

DATE: April 29, 2014

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Approved Site Plan File DA.11.070

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. C/O Oskar Group

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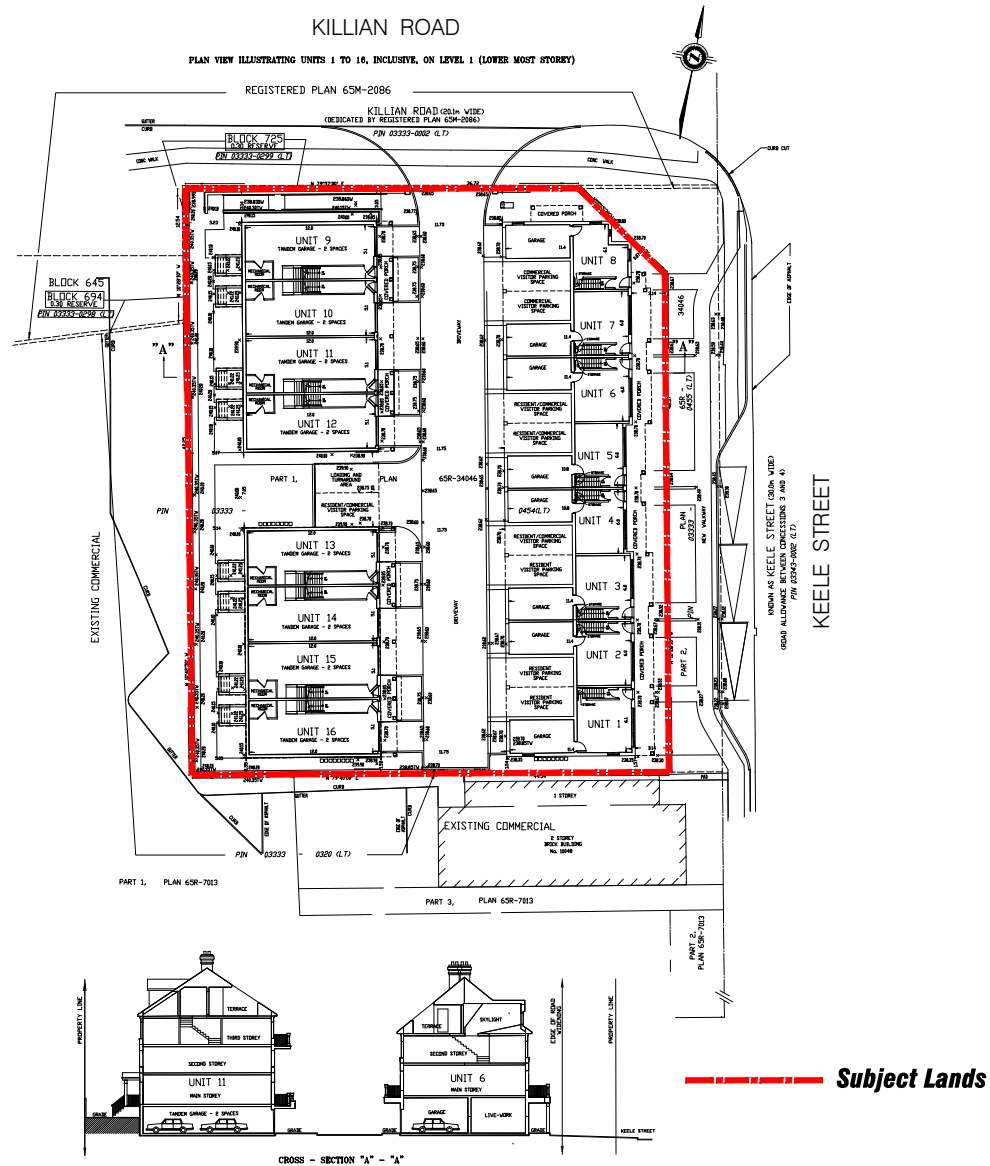


Attachment

FILE: 19CDM-13V013
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DATE: April 29, 2014

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Not to Scale

Draft Plan of Condominium (Standard) File 19CDM-13V013

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
1559586 Ontario Inc. C/O Oskar Group



Attachment
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