

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 12, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

12

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-15V010
BRUCE STREET PROPERTIES LTD.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND BRUCE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016:

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-15V010 (Bruce Street Properties Ltd.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.12.018 (Attachment #6), which was approved by Vaughan Council on June 11, 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

The purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-15V010 for the subject lands shown on Attachments #2 and #3, for 5 stacked townhouse blocks above an underground garage, comprised of 124 residential units and 176 parking spaces (5 surface and 171 underground) on a private road, as shown on Attachments #4 and #5.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the south side of Regional Road 7, east of Islington Avenue, and municipally known as 26 Bruce Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated “Mid-Rise Mixed-Use” and “Parks” by Vaughan Official Plan 2010 (VOP 2010). The “Mid-Rise Mixed-Use” policies permit residential uses and require the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. The maximum building height permitted on the site is 6 storeys with a density limit of 2.0 FSI. The proposed development does not conform to VOP 2010 because the development is not permitted on the portion of the lands designated “Parks” and no ground floor commercial uses are proposed along the arterial road frontage. However, it is noted that the development was approved by Council under the policies of OPA #661, which were in effect at the time that the related Zoning By-law Amendment File Z.12.007 and Site Development File DA.12.018 were considered. The policies of OPA #661 permit residential uses without requiring the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. Additionally, under the policies of OPA #661, no portion of the subject lands were designated “Parks”.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1391). The proposal complies with Zoning By-law 1-88.

Site Development

The proposed Draft Plan of Condominium shown on Attachments #4 and #5 is consistent with Site Development File DA.12.018, which was approved by Vaughan Council June 11, 2013. The site is currently under construction.

Both Bell Canada and Canada Post have no objections to the proposed condominium application, subject to the conditions set out in Attachment #1.

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):

- Create and manage affordable housing options
- Continue to cultivate an environmentally sustainable City

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-15V010, subject to satisfying the Region's conditions as set out in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-15V010, which conforms to the Official Plan (OPA #661), Zoning By-law, and with approved Site Development File DA.12.018. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

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4. Draft Plan of Condominium 19CDM-15V010 – Ground Level
5. Draft Plan of Condominium 19CDM-15V010 – Underground Parking
6. Site Plan (File DA.12.018) Approved by Vaughan Council on June 11, 2013

Report prepared by:

Letizia D'Addario, Planner 1, ext. 8213
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.)

COMMITTEE OF THE WHOLE MAY 3, 2016

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-15V010
BRUCE STREET PROPERTIES LTD.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND BRUCE STREET**

Recommendation

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Economic Impact

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

Communications Plan

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Letizia D'Addario, Planner 1, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-15V010 (STANDARD)
BRUCE STREET PROPERTIES LTD.
PART OF LOT 5, CONCESSION 7, 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-15V010, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by R. Avis Surveying Inc., Drawing # 2852-ODP1, dated December 22, 2015.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the 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.12.018).
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) the Owner/Condominium Corporation shall agree to grant an access easement, if required, over the proposed private driveway in favour of the landowners to the north (municipally known as 4855, 4863, and 4871 Regional Road 7) for the purpose of providing one coordinated driveway access in the event that these lands redevelop, to the satisfaction of the Vaughan Development Planning Department and the Vaughan Development Engineering and Infrastructure Planning Department; and, that the future Condominium Corporation and the landowners to the north (4855, 4863, and 4871 Regional Road 7) shall enter into an agreement on terms acceptable to each of them acting responsibly with respect to covering costs associated with such access;
 - c) this development shall not be served by municipal garbage pick-up and a private in-ground deep waste collection and disposal system will be utilized specifically, being a Central "Molok Garbage Collection System", which will require future Owners/Tenants/Lessees to manually deliver household waste to the central Molok disposal units for future private pick-up and disposal, and that this private waste disposal program for this site shall be the sole responsibility of the Condominium Corporation;
 - d) the Owner shall grant an easement in favour of the City of Vaughan to access the City owned lands at the rear of the property for maintenance purposes, if

required to the satisfaction of the City of Vaughan. This maintenance easement will be controlled by a locked gate system;

- e) all future Owners/Tenants/Lessees shall be advised that the open space lands abutting the subject land to the south and west will be left in its natural state with no or very little maintenance.
- 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 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 Financial Planning and Development Finance Department.

Bell Canada Condition

- 9. Prior to final approval, Bell Canada requires one or more conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Canada Post Condition

- 10. Prior to final approval, the Owner shall agree to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- 11. Prior to final approval, the Owner shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- 12. Prior to final approval, the Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox and to indicate these locations on the appropriate servicing plan.
- 13. Prior to final approval, the Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - a) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - b) Any required walkway across the boulevard, as per municipal standards.
 - c) Any required curb depressions for wheelchair access.
- 14. Prior to final approval, the Owner further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until

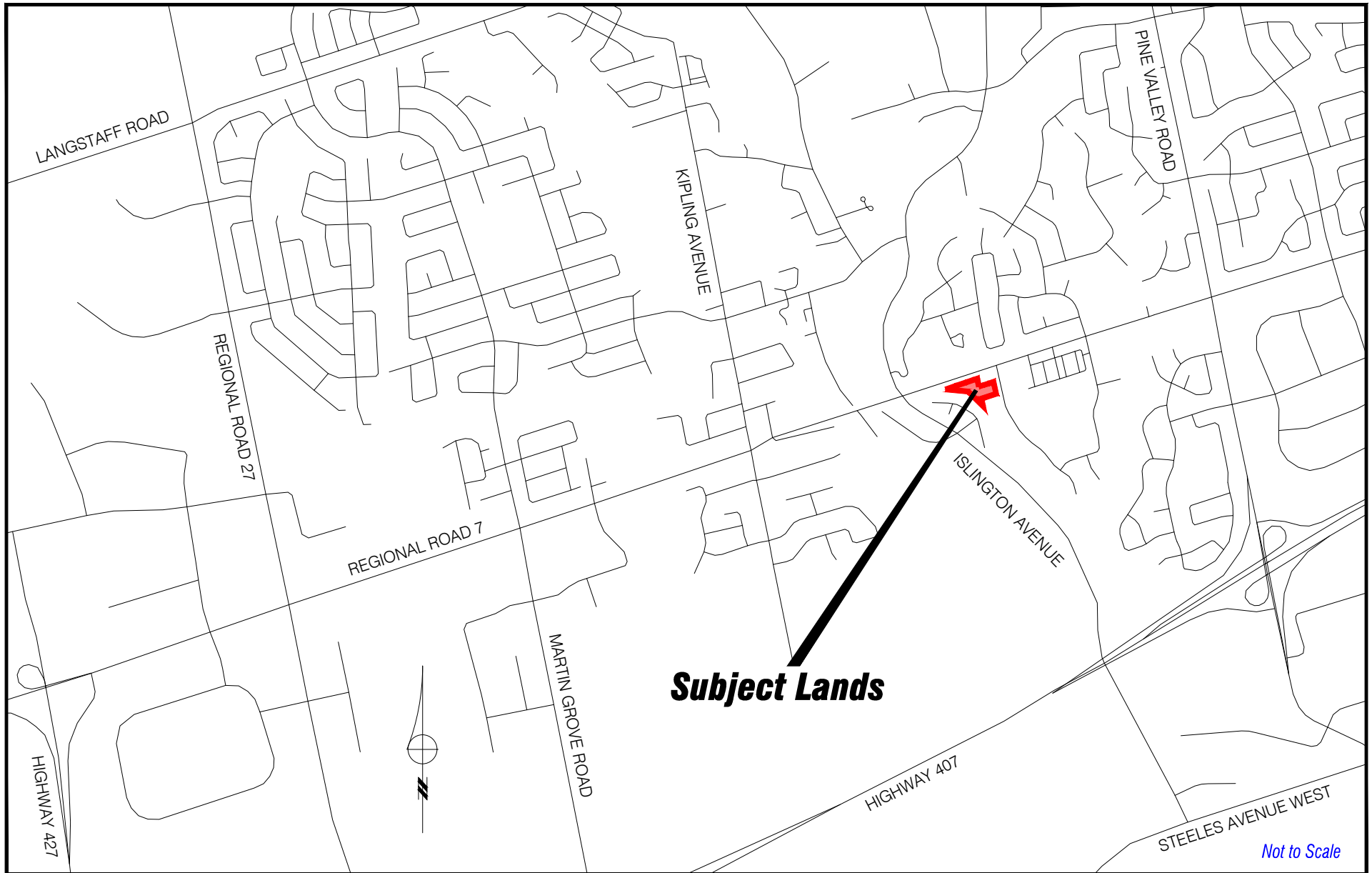
the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new residences as soon as the homes are occupied.

Region of York Conditions

15. Prior to final approval, the Owner shall provide confirmation that all of the conditions of site plan approval issued for the subject property on July 17, 2015 under Regional File No. SP-V-013-12, have been satisfied.
16. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the plan approval for the subject property issued on July 17, 2015 under Regional File No. SP-V-013-12.
17. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way (ROW) have been completed to the satisfaction of the Region or that the Region holds sufficient security to cover the cost of any outstanding works. Should there be insufficient securities to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
18. 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.

Clearances

19. The City of Vaughan (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 8 have been satisfied.
20. Bell Canada shall advise the Vaughan Development Planning Department in writing that Condition 9 has been satisfied.
21. Canada Post shall advise the Vaughan Development Planning Department in writing that Conditions 10 to 14 have been satisfied.
22. The York Region Community Planning and Development Services Department shall advise the Vaughan Development Planning Department in writing that Conditions 15 to 18 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 5, Concession 7

APPLICANT:
Bruce Street Properties Ltd.

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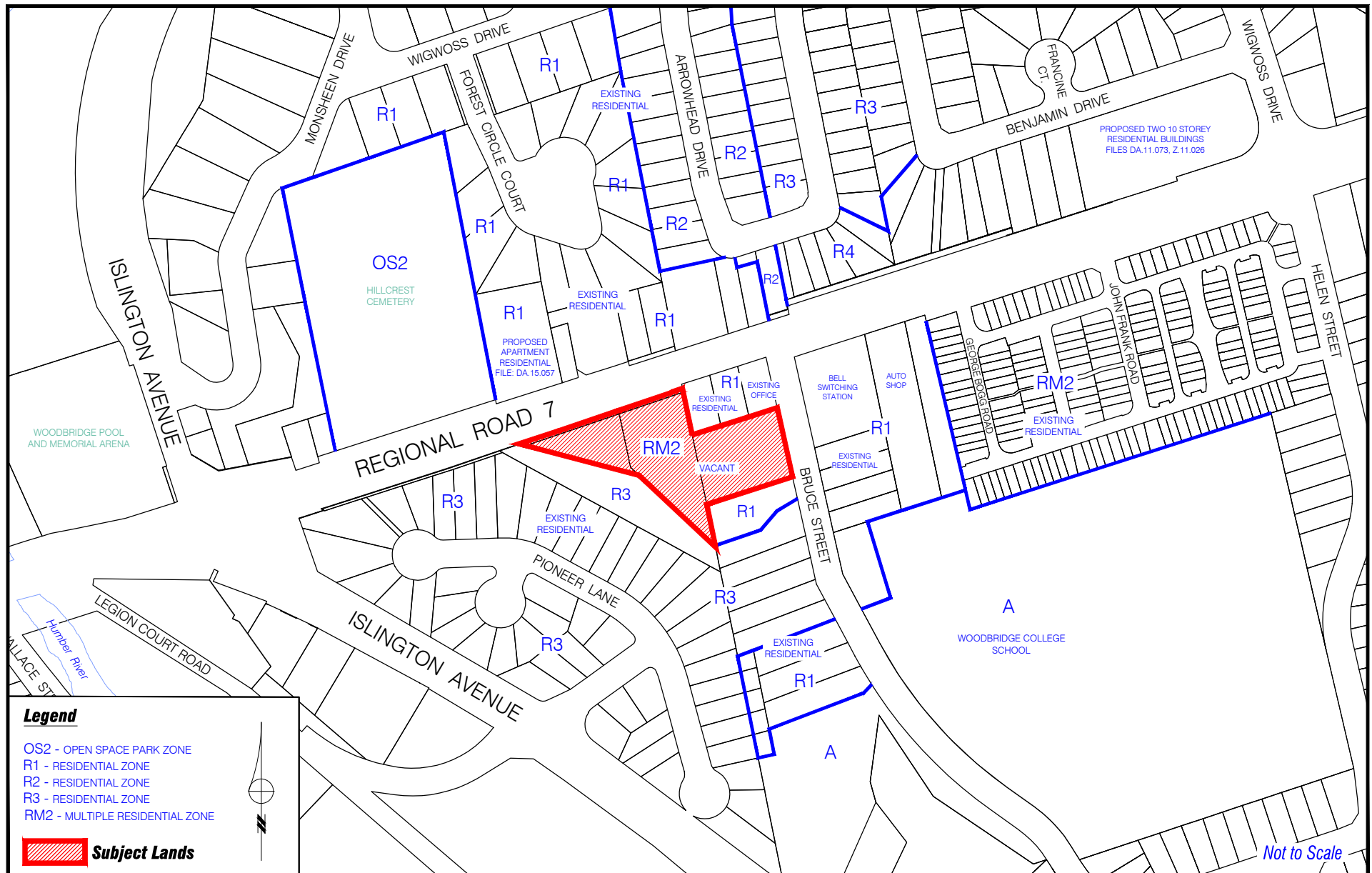


Attachment

FILE(S): 19CDM-15V010
RELATED FILE(S): Z.12.007, DA.12.018

DATE:
January 25, 2016

2



Location Map

LOCATION:
Part of Lot 5, Concession 7

APPLICANT:
Bruce Street Properties Ltd.

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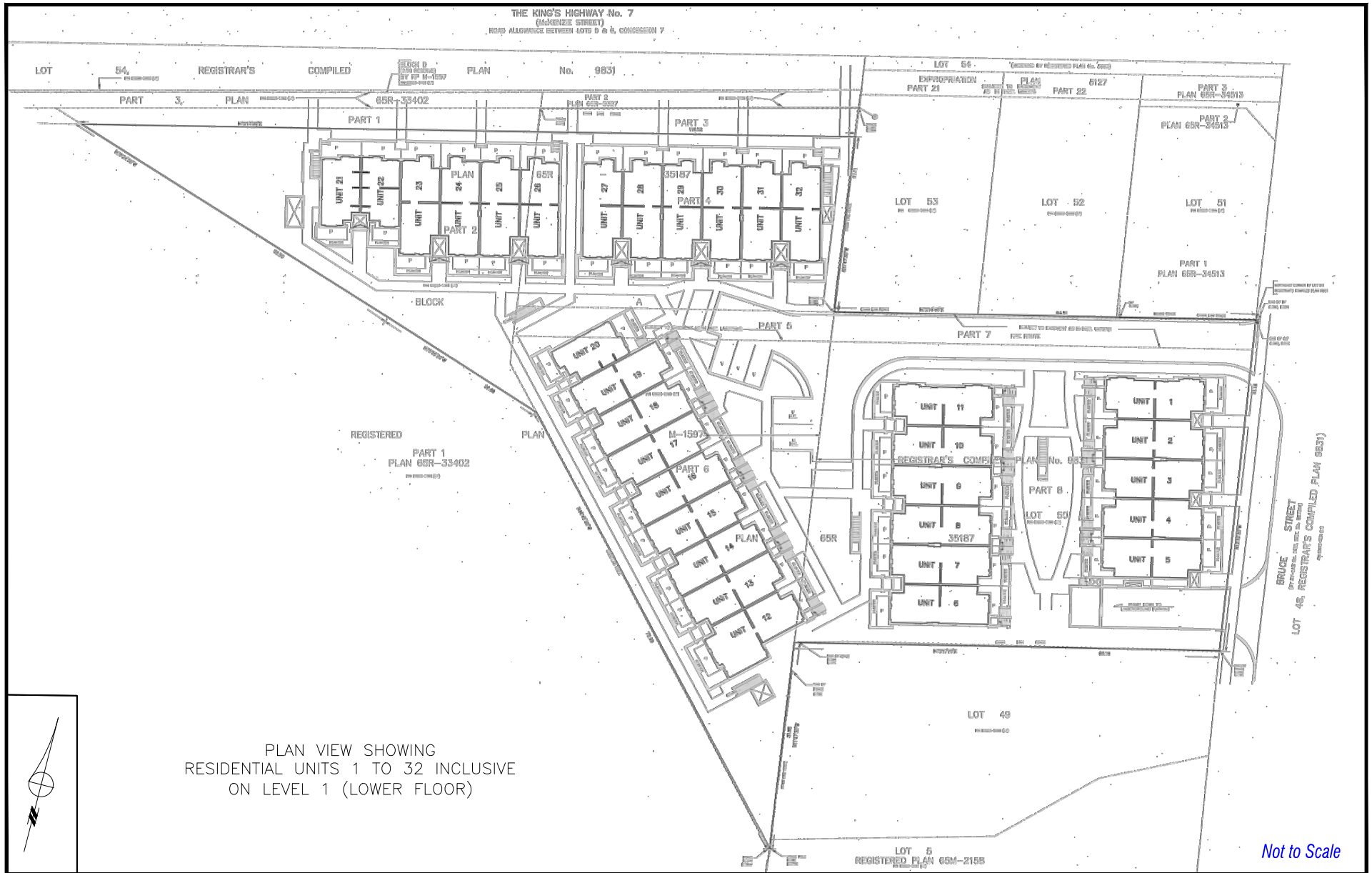


Attachment

FILE(S): 19CDM-15V010
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DATE:
January 25, 2016

3

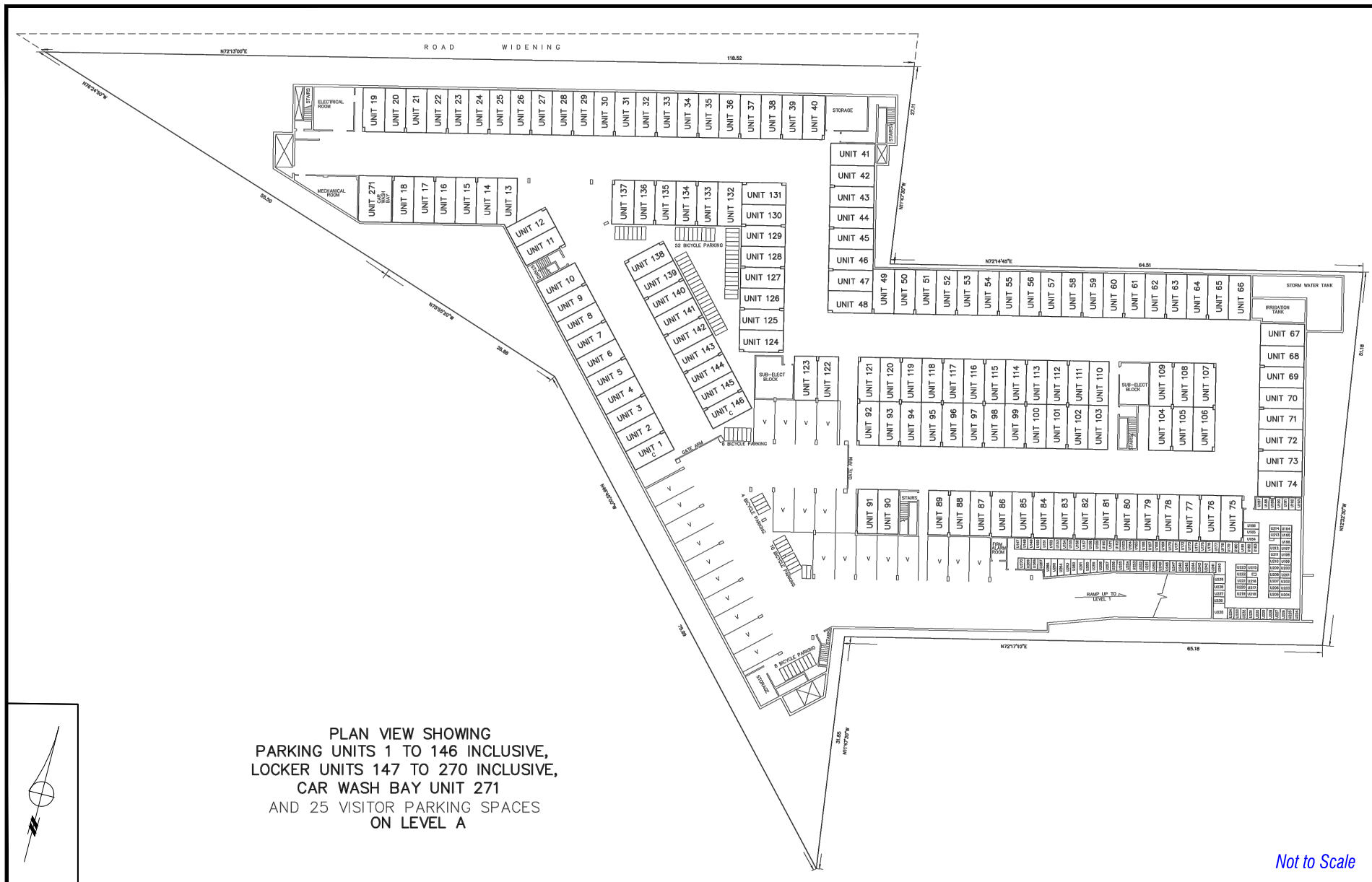


Draft Plan of Condominium 19CDM-15V010 - Ground Level

LOCATION: Part of Lot 5, Concession 7
APPLICANT: Bruce Street Properties Ltd.



Attachment
FILE(S): 19CDM-15V010
RELATED FILE(S): Z.12.007, DA.12.018
DATE: January 25, 2016
4

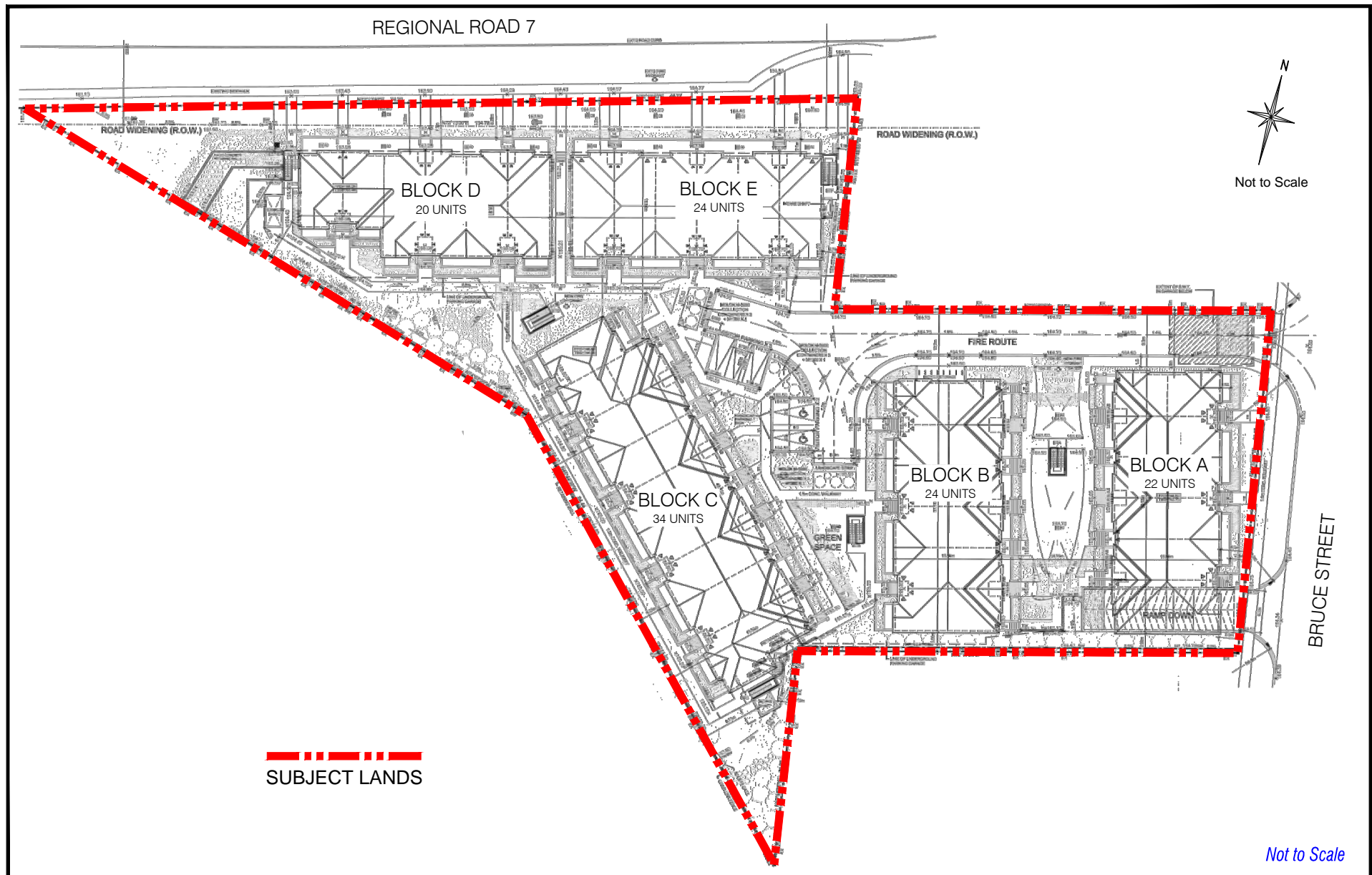


Draft Plan of Condominium 19CDM-15V010 - Underground Parking

LOCATION: Part of Lot 5, Concession 7
APPLICANT: Bruce Street Properties Ltd.



Attachment
FILE(S): 19CDM-15V010
RELATED FILE(S): Z.12.007, DA.12.018
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5



Site Plan (File: DA.12.018) Approved by
Vaughan Council on June 11, 2013

LOCATION: Part of Lot 5, Concession 7
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Attachment

FILE(S): 19CDM-15V010
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DATE:
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