

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 17, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 7, 2016.

**17                      DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V006  
                                 P. GABRIELE AND SONS LTD.  
                                 WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**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 31, 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-15V006 (P. Gabriele and Sons 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 under construction in accordance with Site Development File DA.09.071, which was approved by Vaughan Council on October 29, 2013. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium (Standard) addresses the condominium tenure of the low-rise mixed-use residential/commercial development only, and therefore, there is no further contribution to sustainability required 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-15V006 (P. Gabriele and Sons Ltd.), for the subject lands shown on Attachments #2 and #3, to facilitate a condominium tenure for the low-rise mixed-use residential and commercial development consisting of 17 commercial units at-grade, 33 two-storey residential units on the second and third floors, and 36 below-grade resident parking spaces, as shown on Attachments #4 and #5. The remaining 68 above and below grade parking spaces will be retained by P. Gabriele and Sons Ltd. to be used by commercial and residential visitors to the site.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #2 and #3 are located on the south side of Major Mackenzie Drive and west of Weston Road between Fossil Hill Road and Jutland Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

#### Item 17, CW Report No. 24 – Page 2

##### Official Plan and Zoning

The subject lands are designated “Low-Rise Mixed-Use” by City of Vaughan Official Plan 2010, which permits multi-unit residential/commercial land uses with a maximum building height of 4-storeys and a maximum floor space index of 1.5 times the area of the lot. The proposed Draft Plan of Condominium conforms to the Official Plan.

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two by Zoning By-law 1-88, subject to site-specific Exception 9(1267) and through approved Minor Variance File A083/16, which permits business or professional office uses on the ground floor of a building with apartment dwellings on the upper two floors. The proposed Draft Plan of Condominium complies with By-law 1-88.

##### Site Plan

Draft Plan of Condominium (Standard) File 19CDM-15V006 is generally consistent with Site Development File DA.09.071 (Attachment #6), which was approved by Vaughan Council on October 29, 2013. Some minor modifications were later made and approved by the Vaughan Development Planning Department to the building and site design including alterations to window and door sizes, and their placement and details, changes to the building material, adjustments to the roof lines, removal of three above-ground parking spaces, the relocation of the barrier-free parking space and the addition of a loading area. The Site Plan Letter of Undertaking was executed by the City of Vaughan in June, 2015.

As a condition of draft plan of condominium 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

Garbage and recycling collection and snow removal will be privately administered and is the responsibility of the future Condominium Corporation. A condition to this effect is included in Attachment #1.

##### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Plan of Condominium (File 19CDM-15V006) to ensure compliance with the Vellore Woods Phase 2 Subdivision (File 19T-03V10), as well as Site Development File DA.09.071. The DEIP Department has no objections to the approval of this application, subject to their conditions of approval contained in Attachment #1.

##### Canada Post

Canada Post has no objections to the proposal subject to the Owner and/or Condominium Corporation installing and maintaining a centralized mailbox facility to the satisfaction of Canada Post, which is included as a condition 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):

- Attract investment and create jobs

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

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#### **Regional Implications**

Draft Plan of Condominium (Standard) File 19CDM-15V006 was circulated to York Region for review and comment. York Region advises that they have no objection to the approval of Draft Plan of Condominium (Standard) File 19CDM-15V006, subject to their conditions of approval contained in Attachment #1.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium application to facilitate a condominium tenure for the low-rise mixed-use residential/commercial development that is currently under construction. The application conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the site plan approved by Vaughan Council. The Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium application, subject to the conditions set out in Attachment #1.

#### **Attachments**

1. Conditions of Approval File 19CDM-15V006
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File: 19CDM-15V006 - Level 1
5. Draft Plan of Condominium File: 19CDM-15V006 - Levels A and 2
6. Approved Site Plan (File: DA.09.071)

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

Judy Jeffers, Planner, ext. 8645  
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 31, 2016**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V006  
P. GABRIELE AND SONS LTD.  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**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-15V006 (P. Gabriele and Sons Ltd.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

**Contribution to Sustainability**

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**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-15V006 (P. Gabriele and Sons Ltd.), for the subject lands shown on Attachments #2 and #3, to facilitate a condominium tenure for the low-rise mixed-use residential and commercial development consisting of 17 commercial units at-grade, 33 two-storey residential units on the second and third floors, and 36 below-grade resident parking spaces, as shown on Attachments #4 and #5. The remaining 68 above and below grade parking spaces will be retained by P. Gabriele and Sons Ltd. to be used by commercial and residential visitors to the site.

**Background - Analysis and Options**

**Location**

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storeys and a maximum floor space index of 1.5 times the area of the lot. The proposed Draft Plan of Condominium conforms to the Official Plan.

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#### Canada Post

Canada Post has no objections to the proposal subject to the Owner and/or Condominium Corporation installing and maintaining a centralized mailbox facility to the satisfaction of Canada Post, which is included as a condition 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):

- Attract investment and create jobs

#### **Regional Implications**

Draft Plan of Condominium (Standard) File 19CDM-15V006 was circulated to York Region for review and comment. York Region advises that they have no objection to the approval of Draft Plan of Condominium (Standard) File 19CDM-15V006, subject to their conditions of approval contained in Attachment #1.

## **Conclusion**

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium application to facilitate a condominium tenure for the low-rise mixed-use residential/commercial development that is currently under construction. The application conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the site plan approved by Vaughan Council. The Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium application, subject to the conditions set out in Attachment #1.

## **Attachments**

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3. Location Map
4. Draft Plan of Condominium File: 19CDM-15V006 - Level 1
5. Draft Plan of Condominium File: 19CDM-15V006 - Levels A and 2
6. Approved Site Plan (File: DA.09.071)

## **Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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 APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V006**

#### **P. GABRIELE AND SONS LTD.**

#### **PART OF LOT 20, CONCESSION 5, 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 FILE 19CDM-15V006, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by Krcmar Surveyors Ltd., Ontario Land Surveyors, Drawing Job No. 97-054, dated September 8, 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, and that may be outstanding from Site Development File DA.09.071.
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) garbage and recycling collection, and snow ploughing/removal will be privately administered and shall be the responsibility of the Condominium Corporation.
5. Final approval of the Plan shall be subject to the conditions of approval from York Region to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
6. All building setbacks and road widenings shall be in accordance with the approved site plan drawings (File DA.09.071) to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
7. A By-law shall be passed to lift the 0.3 m reserve across the Jutland Street frontage and dedicated as public highway. Until this is completed, the site will not have legal access. This shall be done prior to approval and deposition of the final Condominium Plan to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
8. Final approval of the Plan shall be subject to all other conditions as they relate to the approved subdivision (File 19T-03V10) and site plan (File DA.09.071) applications and agreements, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
9. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
10. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.

11. 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.
12. 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 Development Finance Department.

#### York Region Conditions

13. Prior to final approval, the Owner shall provide confirmation that all conditions of site plan approval issued for the subject lands under Regional File No. SP-V-027-09 have been satisfied.
14. Prior to final approval, the Owner shall execute all Regional agreements and obtain all necessary permits required as part of site plan approval for the subject lands under Regional File No. SP-V-027-09.
15. 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 cost of the remaining works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in an amount sufficient to cover the cost of all outstanding works.
16. 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.

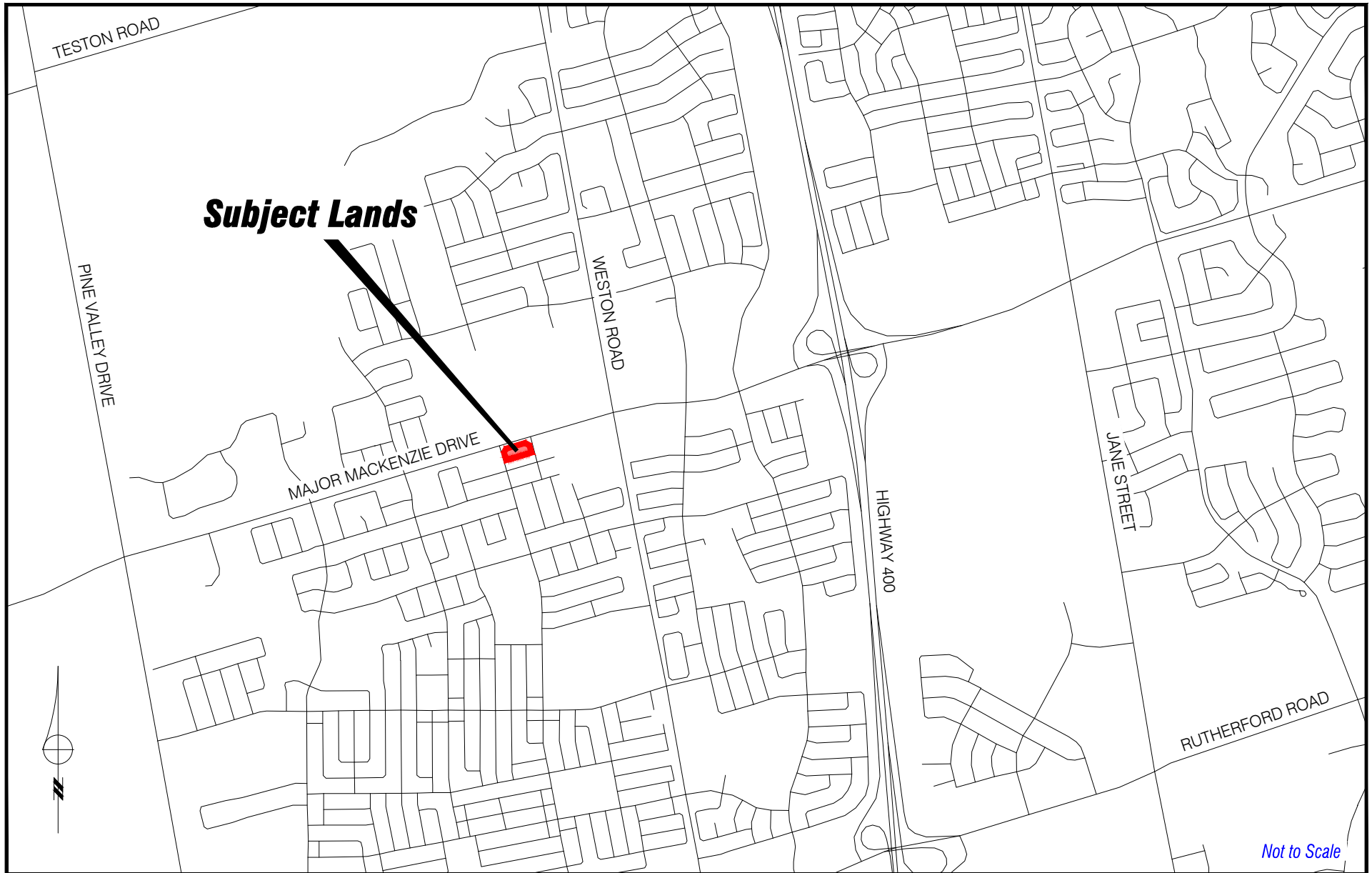
#### Canada Post Condition

17. The Owner and/or Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

#### Clearances

18. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 12 have been satisfied.
19. York Region shall advise the Vaughan Development Planning Department in writing, that Conditions 13 to 16 have been satisfied.
20. Canada Post shall advise the Vaughan Development Planning Department in writing that Condition 17 has been satisfied.





## Context Location Map

LOCATION:  
Part of Lot 20, Concession 5

APPLICANT:  
P. Gabriele and Sons Ltd.

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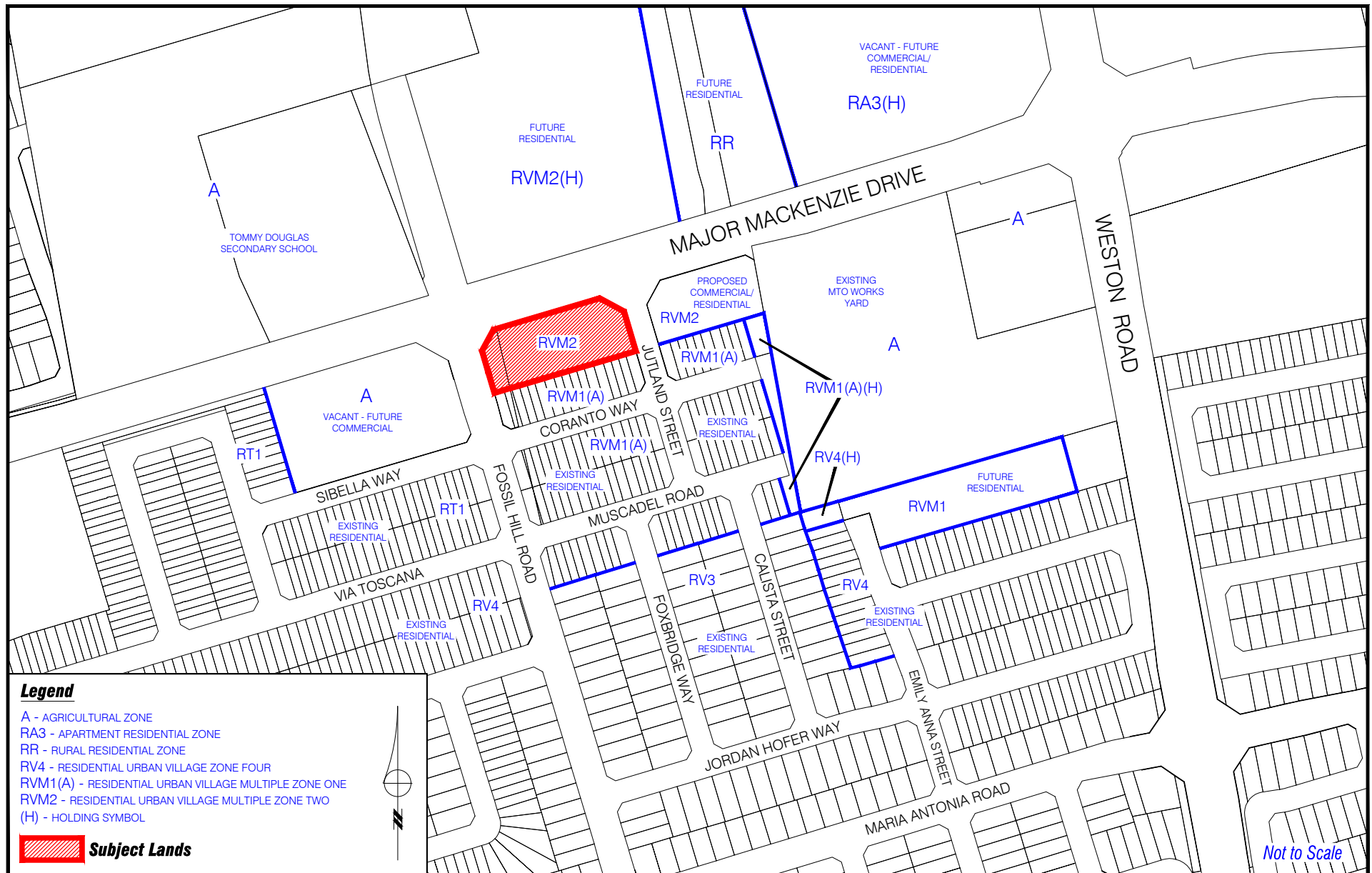


Attachment

FILES:  
19CDM-15V006

DATE:  
January 26, 2016

2



## Location Map

LOCATION:  
Part of Lot 20, Concession 5

APPLICANT:  
P. Gabriele and Sons Ltd.

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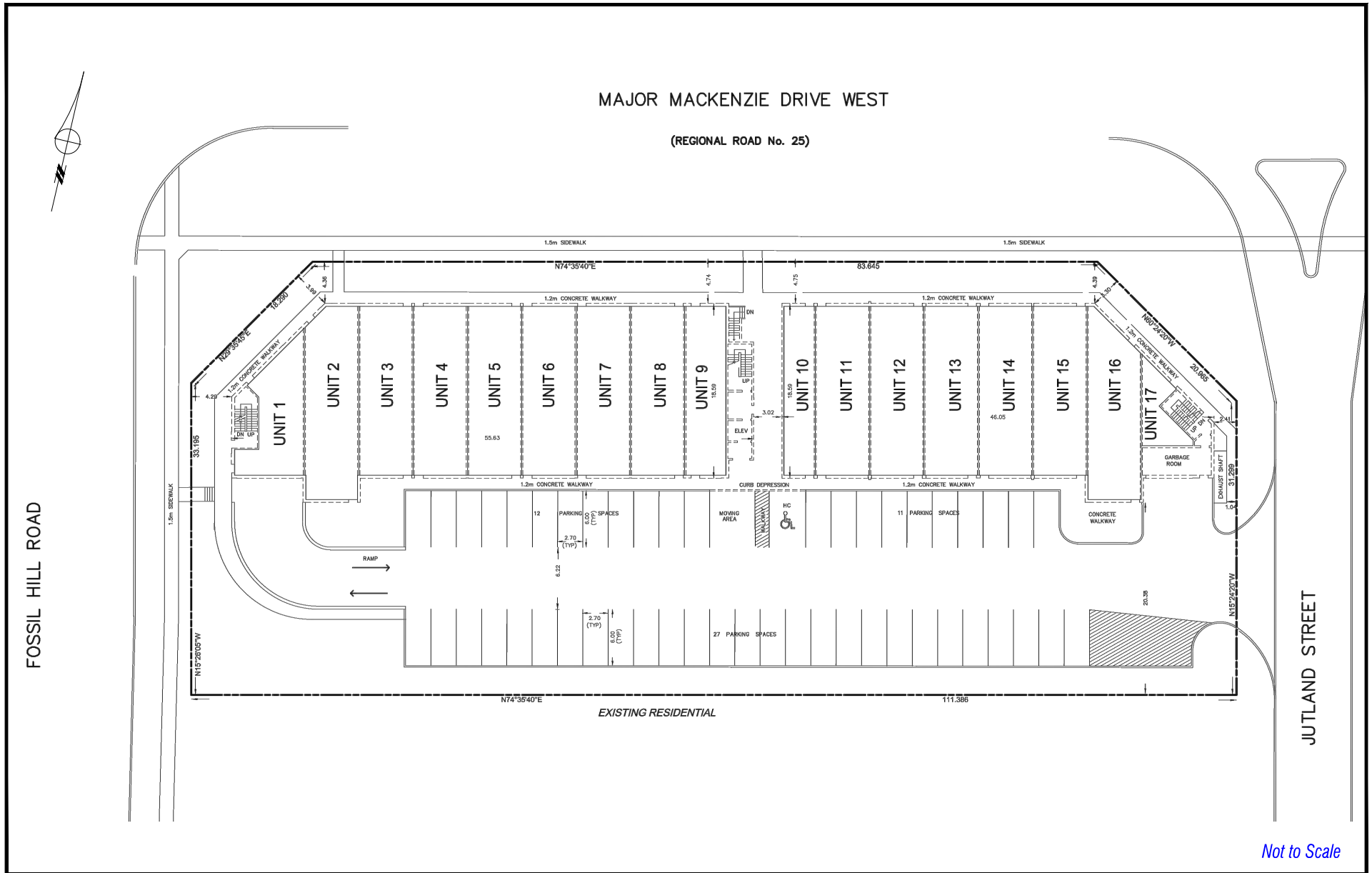


Attachment

FILES:  
19CDM-15V006

DATE:  
January 26, 2016

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# Draft Plan of Condominium File: 19CDM-15V006 - Level 1

LOCATION:  
Part of Lot 20, Concession 5

APPLICANT:  
P. Gabriele and Sons Ltd.

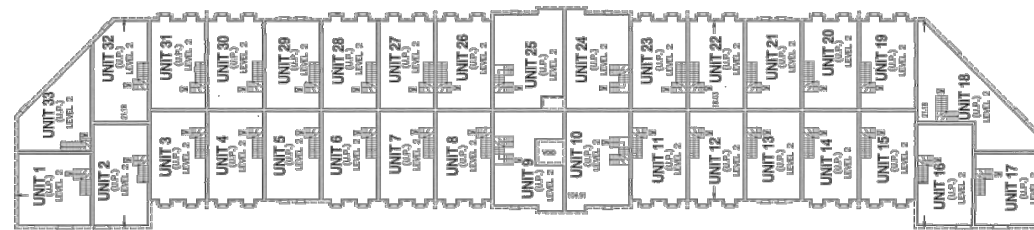


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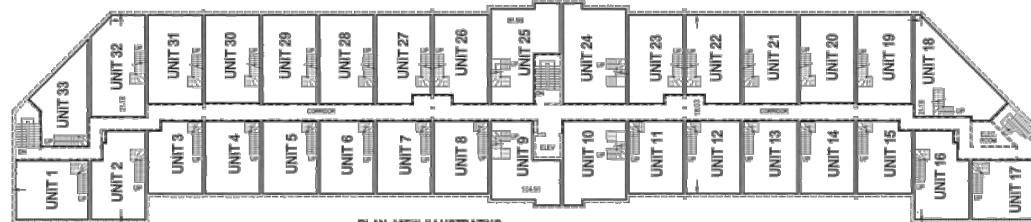
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DATE:  
January 26, 2016

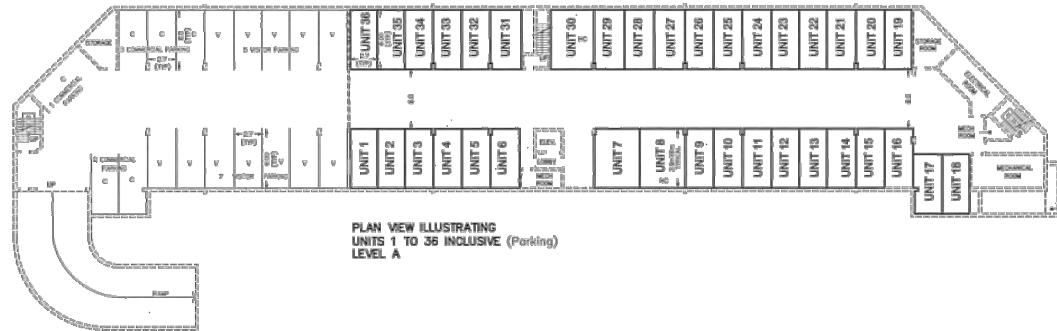
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PLAN VIEW ILLUSTRATING  
UPPER PORTION OF UNITS 1 TO 33 INCLUSIVE (Third Floor)  
LEVEL 2



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 33 INCLUSIVE (Second Floor)  
LEVEL 2



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 36 INCLUSIVE (Parking)  
LEVEL A



Not to Scale

# Draft Plan of Condominium File: 19CDM-15V006 - Levels A and 2

LOCATION:  
Part of Lot 20, Concession 5

APPLICANT:  
P. Gabriele and Sons Ltd.

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## Attachment

FILES:  
19CDM-15V006

DATE:  
January 26, 2016

# 5

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Approved Site Plan  
(File: DA.09.071)

APPLICANT:  
P. Gabriele and Sons Ltd.



**VAUGHAN**  
Development Planning  
Department

FILES:  
19CDM-15V006

DATE:  
January 26, 2016

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