

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

7

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V004**

**WARD 2 – SOUTHWEST CORNER OF WOODSTREAM BLVD AND REGIONAL ROAD 7**

## Recommendation

1. THAT Draft Plan of Condominium (Standard - Residential) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, BE APPROVED, subject to the conditions set out in Attachment #1.

2. THAT Draft Plan of Condominium (Standard - Commercial) File 19CDM-14V004 (Allegro on Woodstream Inc.) as shown on Attachments #10 and #11, BE APPROVED, subject to the conditions set out in Attachment #2.

The subject lands are currently being developed in accordance with Site Development File DA.11.041 that was approved by Vaughan Council on September 25, 2012, and the contribution to sustainability was identified at that time. The two draft plans of condominium address the second phase and tenure of the residential apartment building and the commercial tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

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

N/A

To seek approval from the Committee of the Whole for the following applications:

1. Draft Plan of Condominium (Standard) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, for Phase 2 of the residential component of the approved mixed-use development shown on Attachment #5, that includes 213 residential apartment units, 1 guest suite, 299 below grade parking spaces and locker units.
2. Draft Plan of Condominium (Standard) File 19CDM-14V004 (Allegra on Woodstream Inc.) as shown on Attachments #10 and #11, for the commercial component of the approved mixed-use development shown on Attachment #5, that includes 688 m<sup>2</sup> of ground floor commercial space within 5 commercial units and the commercial garbage holding room on the ground floor.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

Item 7, CW Report No. 26 – Page 2

#### **Background - Analysis and Options**

On October 29, 2013, Vaughan Council approved Draft Plan of Condominium (File 19CDM-13V007), apartment which was the first phase of the development shown on Attachment #5, and included 172 residential units and 233 parking spaces (6 above grade spaces and 227 below grade spaces).

#### **Location**

The subject lands shown on Attachments #3 and #4 are located at the southwest corner of Woodstream Boulevard and Regional Road 7, municipally known as 24 Woodstream Boulevard, City of Vaughan. The surrounding lands uses are shown on Attachment #4.

#### **Official Plan and Zoning**

The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and a maximum density of 3.0 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010), which permits the mixed-use development currently under construction on the subject lands. The respective residential and commercial draft plans of condominium conform to the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). On October 11, 2012, the Vaughan Committee of Adjustment approved Minor Variance File A022/12, which included a reduced parking supply of 532 parking spaces to serve the overall development, whereas 555 parking spaces are required by Zoning By-law 1-88. The 2 Condominium Phases include a total of 536 parking spaces (530 below grade parking spaces and 6 surface parking spaces). Each proposed Draft Plan of Condominium complies with Zoning By-law 1-88.

#### **Site Plan**

Draft Plan of Condominium (Standard) Files 19CDM-14V002 (Residential) and 19CDM-14V004 (Commercial) are consistent with Site Development File DA.11.041 (Attachment #5), which was approved by Vaughan Council on September 25, 2012. The implementing Site Plan Agreement was registered as Instrument No. YR 1957288 on March 19, 2013. The mixed-use building is currently under construction.

As a condition of final approval, the owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of each condominium plan.

#### **Garbage/Recycling Collection and Snow Removal**

Snow removal and garbage and recycling pick-up (3 stream) will be privately administered and the responsibility of the Condominium Corporation.

#### **Canada Post Corporation**

Canada Post has no objections to each condominium plan subject to the inclusion of conditions in the respective Condominium Agreements as identified in Attachments #1 and #2.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

#### **Item 7, CW Report No. 26 – Page 3**

##### **i) Lead and 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 management system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

##### **ii) Manage Growth and Economic Well Being**

Create a positive environment that encourages innovation and prosperity.

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

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any Regional conditions received will be included in the City's Condominium Agreement, prior to registration.

#### **Conclusion**

The Vaughan Planning Department has reviewed the residential and commercial Draft Plan of Condominium applications, which conform to the Official Plan, comply with Zoning By-law 1-88, and are consistent with the site plan approved by Vaughan Council. The Planning Department has no objection to the approval of the respective residential and commercial Draft Plan of Condominium applications, subject to the conditions set out in Attachments #1 and #2.

#### **Attachments**

1. Conditions of Approval File 19CDM-14V002 (Residential)
2. Conditions of Approval File 19CDM-14V004 (Commercial)
3. Context Location Map
4. Location Map
5. Overall Site Plan – Phase 1 and 2 (Vaughan Council Approved September 25, 2012)
6. Condominium Plan File 19CDM-14V002 (Residential Units) Ground Floor
7. Condominium Plan File 19CDM-14V002 (Residential Units) Level 1 (Upper & Roof Floors)
8. Condominium Plan File 19CDM-14V002 (Residential Units) Levels 2 to 10
9. Condominium Plan File 19CDM-14V002 (Residential) Levels A and B (Parking and Lockers)
10. Condominium Plan File 19CDM-14V004 (Commercial) Level 1 (Ground Floor & Surface Parking)
11. Condominium Plan File 19CDM-14V004 (Commercial) Level A (Underground Parking)

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

Clement Messere, Planner, ext. 8409

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 JUNE 3, 2014**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V002  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V004  
ALLEGRA ON WOODSTREAM INC.  
WARD 2 – SOUTHWEST CORNER OF WOODSTREAM BLVD AND REGIONAL ROAD 7**

**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 - Residential) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT Draft Plan of Condominium (Standard - Commercial) File 19CDM-14V004 (Allegra on Woodstream Inc.) as shown on Attachments #10 and #11, BE APPROVED, subject to the conditions set out in Attachment #2.

**Contribution to Sustainability**

The subject lands are currently being developed in accordance with Site Development File DA.11.041 that was approved by Vaughan Council on September 25, 2012, and the contribution to sustainability was identified at that time. The two draft plans of condominium address the second phase and tenure of the residential apartment building and the commercial tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

**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 the following applications:

1. Draft Plan of Condominium (Standard) File 19CDM-14V002 (Allegra on Woodstream Inc.) as shown on Attachments #6 to #9, for Phase 2 of the residential component of the approved mixed-use development shown on Attachment #5, that includes 213 residential apartment units, 1 guest suite, 299 below grade parking spaces and locker units.
2. Draft Plan of Condominium (Standard) File 19CDM-14V004 (Allegra on Woodstream Inc.) as shown on Attachments #10 and #11, for the commercial component of the approved mixed-use development shown on Attachment #5, that includes 688 m<sup>2</sup> of ground floor commercial space within 5 commercial units and the commercial garbage holding room on the ground floor.

**Background - Analysis and Options**

On October 29, 2013, Vaughan Council approved Draft Plan of Condominium (File 19CDM-13V007), apartment which was the first phase of the development shown on Attachment #5, and

included 172 residential units and 233 parking spaces (6 above grade spaces and 227 below grade spaces).

#### Location

The subject lands shown on Attachments #3 and #4 are located at the southwest corner of Woodstream Boulevard and Regional Road 7, municipally known as 24 Woodstream Boulevard, City of Vaughan. The surrounding land uses are shown on Attachment #4.

#### Official Plan and Zoning

The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and a maximum density of 3.0 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010), which permits the mixed-use development currently under construction on the subject lands. The respective residential and commercial draft plans of condominium conform to the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). On October 11, 2012, the Vaughan Committee of Adjustment approved Minor Variance File A022/12, which included a reduced parking supply of 532 parking spaces to serve the overall development, whereas 555 parking spaces are required by Zoning By-law 1-88. The 2 Condominium Phases include a total of 536 parking spaces (530 below grade parking spaces and 6 surface parking spaces). Each proposed Draft Plan of Condominium complies with Zoning By-law 1-88.

#### Site Plan

Draft Plan of Condominium (Standard) Files 19CDM-14V002 (Residential) and 19CDM-14V004 (Commercial) are consistent with Site Development File DA.11.041 (Attachment #5), which was approved by Vaughan Council on September 25, 2012. The implementing Site Plan Agreement was registered as Instrument No. YR 1957288 on March 19, 2013. The mixed-use building is currently under construction.

As a condition of final approval, the owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of each condominium plan.

#### Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up (3 stream) will be privately administered and the responsibility of the Condominium Corporation.

#### Canada Post Corporation

Canada Post has no objections to each condominium plan subject to the inclusion of conditions in the respective Condominium Agreements as identified in Attachments #1 and #2.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### i) Lead and 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 management system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

ii) Manage Growth and Economic Well Being

Create a positive environment that encourages innovation and prosperity.

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

**Regional Implications**

The applications have been circulated to York Region for review and comment. Any Regional conditions received will be included in the City's Condominium Agreement, prior to registration.

**Conclusion**

The Vaughan Planning Department has reviewed the residential and commercial Draft Plan of Condominium applications, which conform to the Official Plan, comply with Zoning By-law 1-88, and are consistent with the site plan approved by Vaughan Council. The Planning Department has no objection to the approval of the respective residential and commercial Draft Plan of Condominium applications, subject to the conditions set out in Attachments #1 and #2.

**Attachments**

1. Conditions of Approval File 19CDM-14V002 (Residential)
2. Conditions of Approval File 19CDM-14V004 (Commercial)
3. Context Location Map
4. Location Map
5. Overall Site Plan – Phase 1 and 2 (Vaughan Council Approved September 25, 2012)
6. Condominium Plan File 19CDM-14V002 (Residential Units) Ground Floor
7. Condominium Plan File 19CDM-14V002 (Residential Units) Level 1 (Upper & Roof Floors)
8. Condominium Plan File 19CDM-14V002 (Residential Units) Levels 2 to 10
9. Condominium Plan File 19CDM-14V002 (Residential) Levels A and B (Parking and Lockers)
10. Condominium Plan File 19CDM-14V004 (Commercial) Level 1 (Ground Floor & Surface Parking)
11. Condominium Plan File 19CDM-14V004 (Commercial) Level A (Underground Parking)

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

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

/CM

MAURO PEVERINI  
Manager of Development Planning

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-14V002 (RESIDENTIAL)  
ALLEGRA ON WOODSTREAM INC.  
PART OF LOT 5, CONCESSION 8, 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-14V002, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek & Edward Surveyors Ltd., Cad File No. 11-224-DR-Plan 1 (Phase 2), dated February 24, 2014.
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, and that may be outstanding from Site Development File DA.11.041.
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
  - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins; and,
  - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and 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. The owner shall confirm to the Vaughan Planning Department that the following warning clauses have been included in all Offers of Purchase and Sale or, by way of an additional clause acknowledgement to be signed by each purchaser prior to final closings:
  - a) "Purchasers/tenants be advised that the dwelling units have been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."
  - b) "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the



sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria."

7. The owner shall confirm to the Vaughan Planning Department that they have included in Schedule "A" to the Condominium Declaration all necessary and appropriate reciprocal easements for the use and maintenance of all on-site services, support facilities, and pedestrian and vehicular access over the condominium lands and the adjoining phases as may be required. This condition is issued pursuant to Subsection 20(2) of the Condominium Act, 1998.
8. Prior to final approval, the owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
9. 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.
10. 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 Finance Department.

#### Canada Post Condition

11. The owner/Condominium Corporation shall supply, install, and maintain all mail equipment to the satisfaction of Canada Post.

#### Clearances

12. The City (Vaughan Planning Department) shall advise that Conditions 1 to 10 have been satisfied.
13. Canada Post shall advise the Vaughan Planning Department in writing that Condition 11 has been satisfied.

**ATTACHMENT NO. 2**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-14V004 (COMMERCIAL)  
ALLEGRA ON WOODSTREAM INC.  
PART OF LOT 5, CONCESSION 8, 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-14V004, ARE AS FOLLOWS:**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek & Edward Surveyors Ltd., Cad File No. 11-261-DR-Plan 1 (Phase 3), dated March 13, 2014.
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 of Vaughan may consider necessary, and that may be outstanding from Site Development File DA.11.041.
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
  - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins; and,
  - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and 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. The owner shall confirm to the Vaughan Planning Department that the following warning clauses have been included in all Offers of Purchase and Sale or, by way of an additional clause acknowledgement to be signed by each purchaser prior to final closings:
  - c) "Purchasers/tenants be advised that the units have been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."
  - d) "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the occupants as the sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria."

7. The owner shall confirm to the Vaughan Planning Department that they have included in Schedule "A" to the Condominium Declaration all necessary and appropriate reciprocal easements for the use and maintenance of all on-site services, support facilities, and pedestrian and vehicular access over the condominium lands and the adjoining phases as may be required. This condition is issued pursuant to Subsection 20(2) of the Condominium Act, 1998.
8. Prior to final approval, the owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
9. 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.
10. 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 Finance Department.

#### Canada Post Condition

11. The owner/Condominium Corporation shall supply, install, and maintain all mail equipment to the satisfaction of Canada Post.

#### Clearances

12. The City (Vaughan Planning Department) shall advise that Conditions 1 to 10 have been satisfied.
13. Canada Post shall advise the Vaughan Planning Department in writing that Condition 11 has been satisfied.



## Context Location Map

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegra on Woodstream Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-14v002.dwg

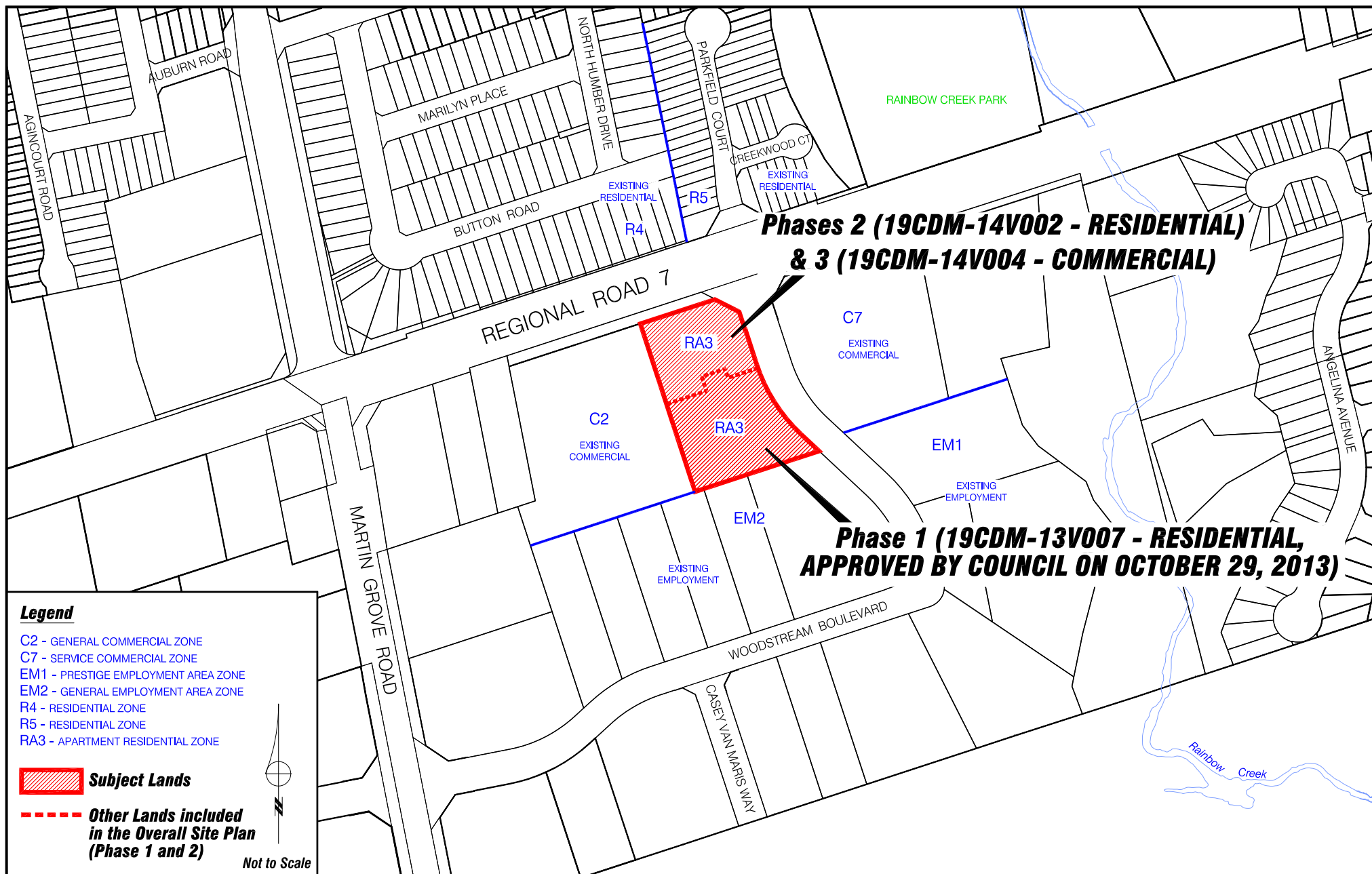


## Attachment

FILES: 19CDM-14V002, 19CDM-14V004  
RELATED FILES: DA.11.041, Z.11.015,  
19CDM-13V007

DATE:  
April 28, 2014

3



## Location Map

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegra on Woodstream Inc.

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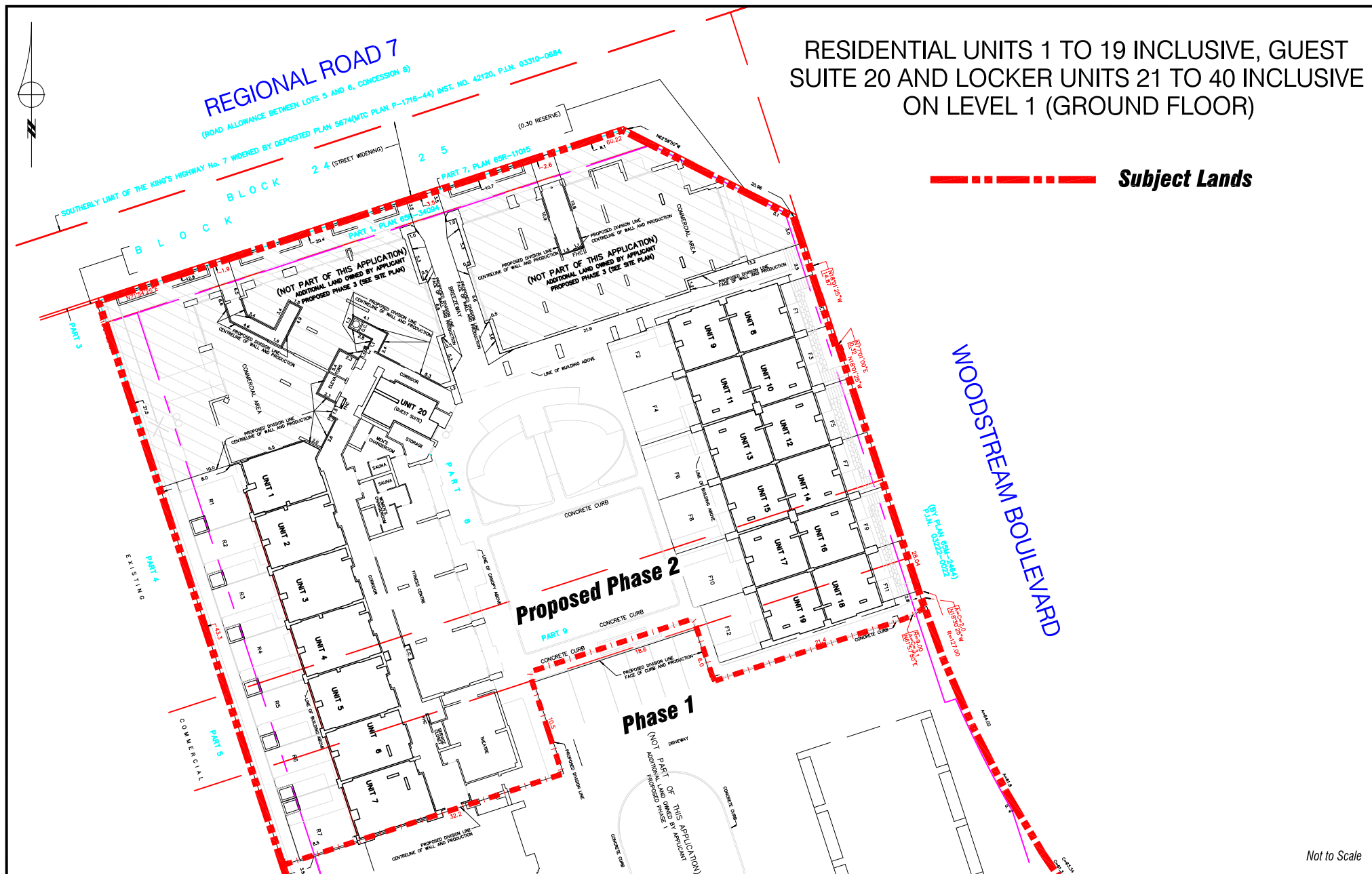
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FILES: 19CDM-14V002, 19CDM-14V004  
RELATED FILES: DA.11.041, Z.11.015,  
19CDM-13V007

DATE:  
April 28, 2014

4





# Condominium Plan File 19CDM-14V002 (Residential Units) - Ground Floor

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegra on Woodstream Inc.



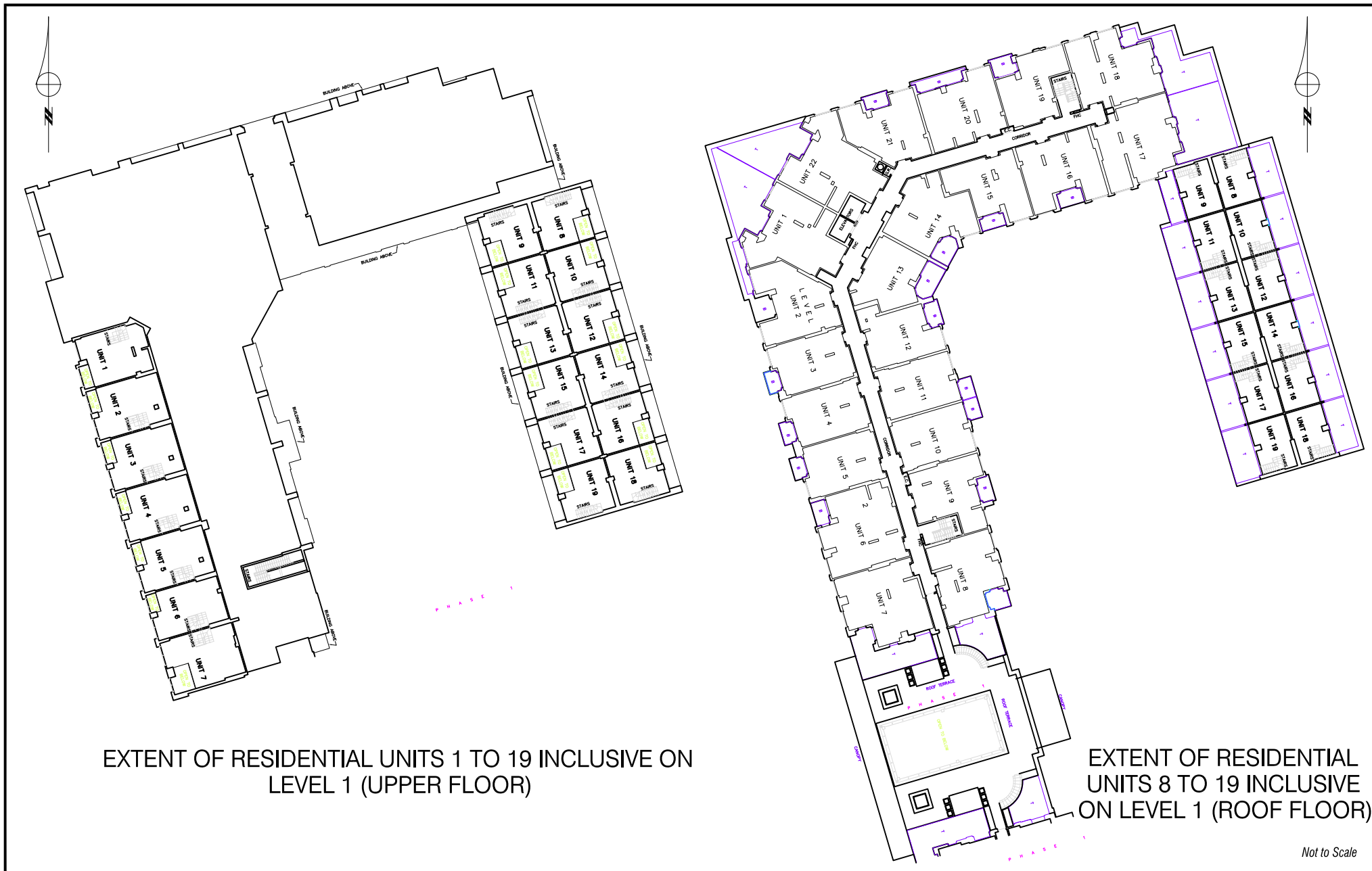
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FILE: 19CDM-14V002  
RELATED FILES: 19CDM-14V004, DA.11.041,  
Z.11.015 & 19CDM-13V007

DATE:  
April 28, 2014

6





## Condominium Plan File 19CDM-14V002 (Residential Units) - Level 1 (Upper and Roof Floors)

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegra on Woodstream Inc.

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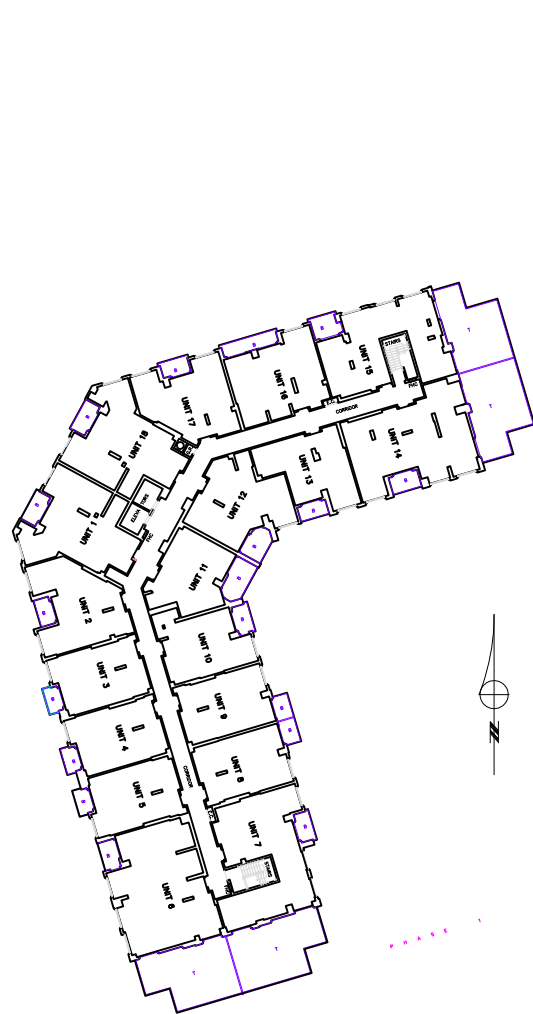
## Attachment

FILE: 19CDM-14V002  
RELATED FILES: 19CDM-14V004, DA.11.041,  
Z.11.015 & 19CDM-13V007

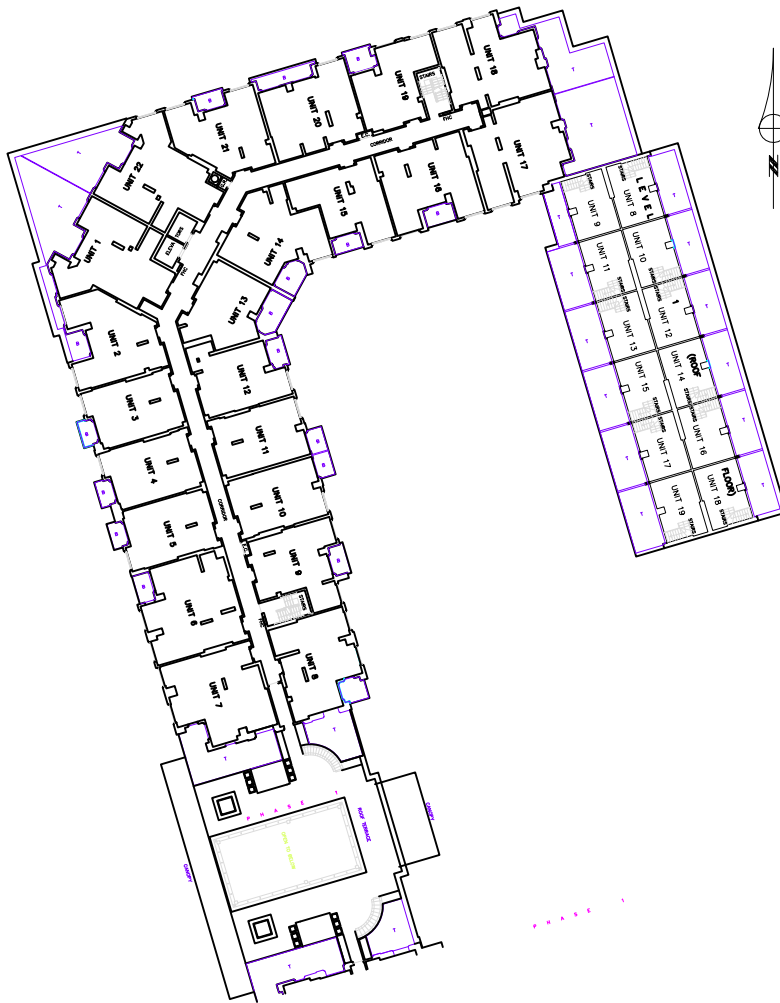
DATE:  
April 28, 2014

# 7

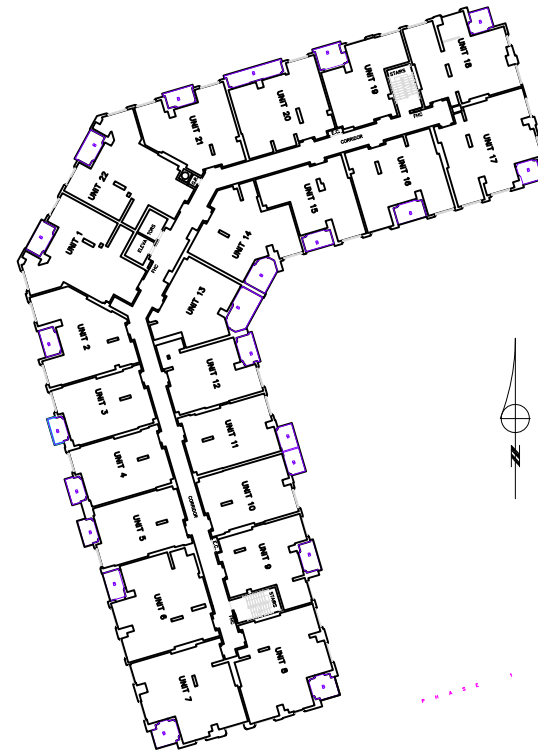




RESIDENTIAL UNITS 1 TO 18 INCLUSIVE ON  
LEVEL 10



RESIDENTIAL UNITS 1 TO 22 INCLUSIVE ON  
LEVEL 2



RESIDENTIAL UNITS 1 TO 22 INCLUSIVE ON  
LEVELS 3 TO 9 INCLUSIVE

Not to Scale

## Condominium Plan File 19CDM-14V002 (Residential Units) - Levels 2 to 10

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegro on Woodstream Inc.



## Attachment

FILE: 19CDM-14V002  
RELATED FILES: 19CDM-14V004, DA.11.041,  
Z.11.015 & 19CDM-13V007

DATE:  
April 28, 2014

# 8



## Condominium Plan File 19CDM-14V002 (Residential) Levels A and B (Parking and Lockers)

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Allegra on Woodstream Inc.

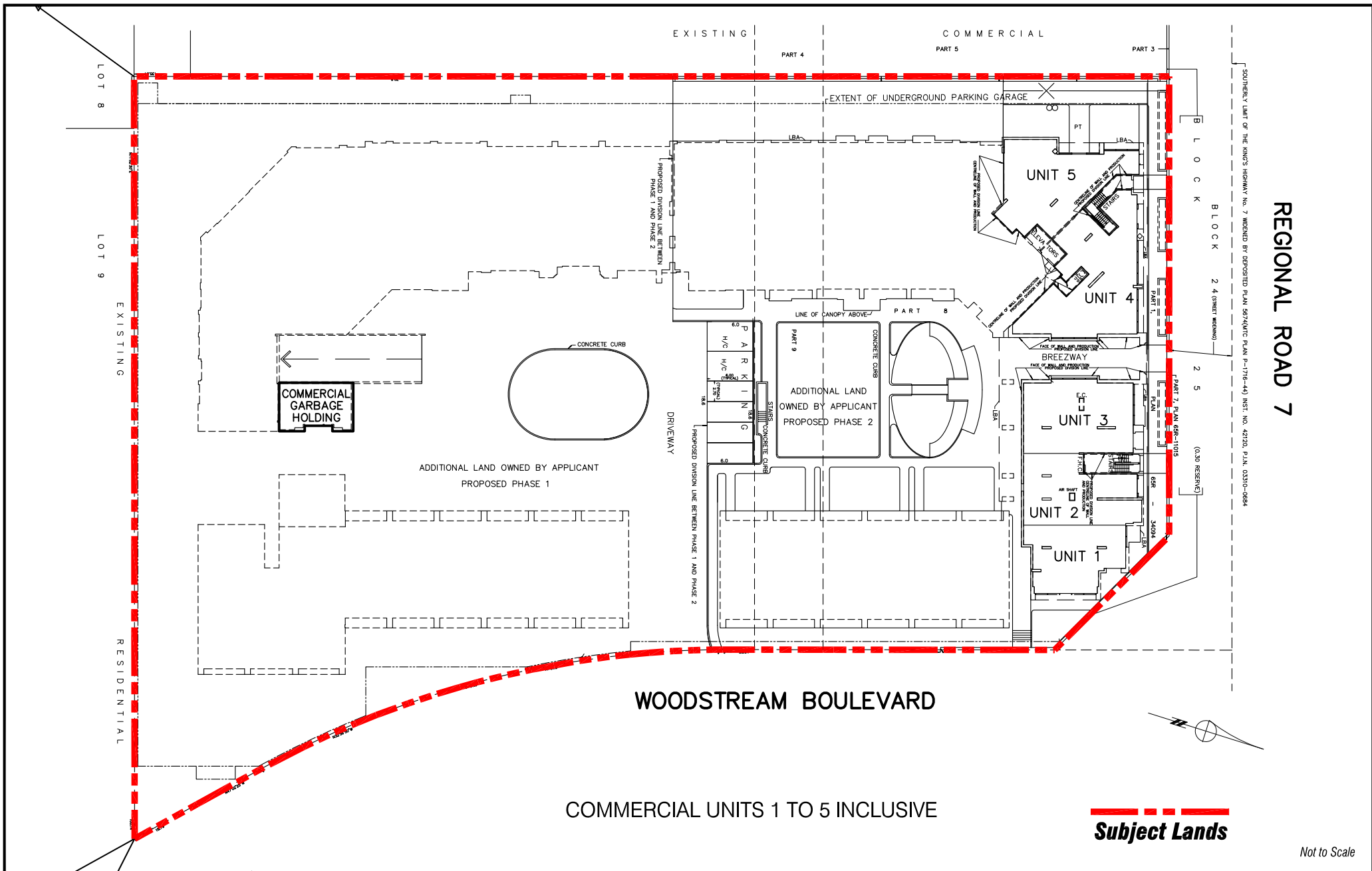


FILE: 19CDM-14V002  
RELATED FILES: 19CDM-14V004, DA.11.041,  
Z.11.015 & 19CDM-13V007

DATE:  
April 28, 2014

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# REGIONAL ROAD 7



Condominium Plan File 19CDM-14V004  
(Commercial) - Level 1 (Ground Floor and  
Surface Parking)

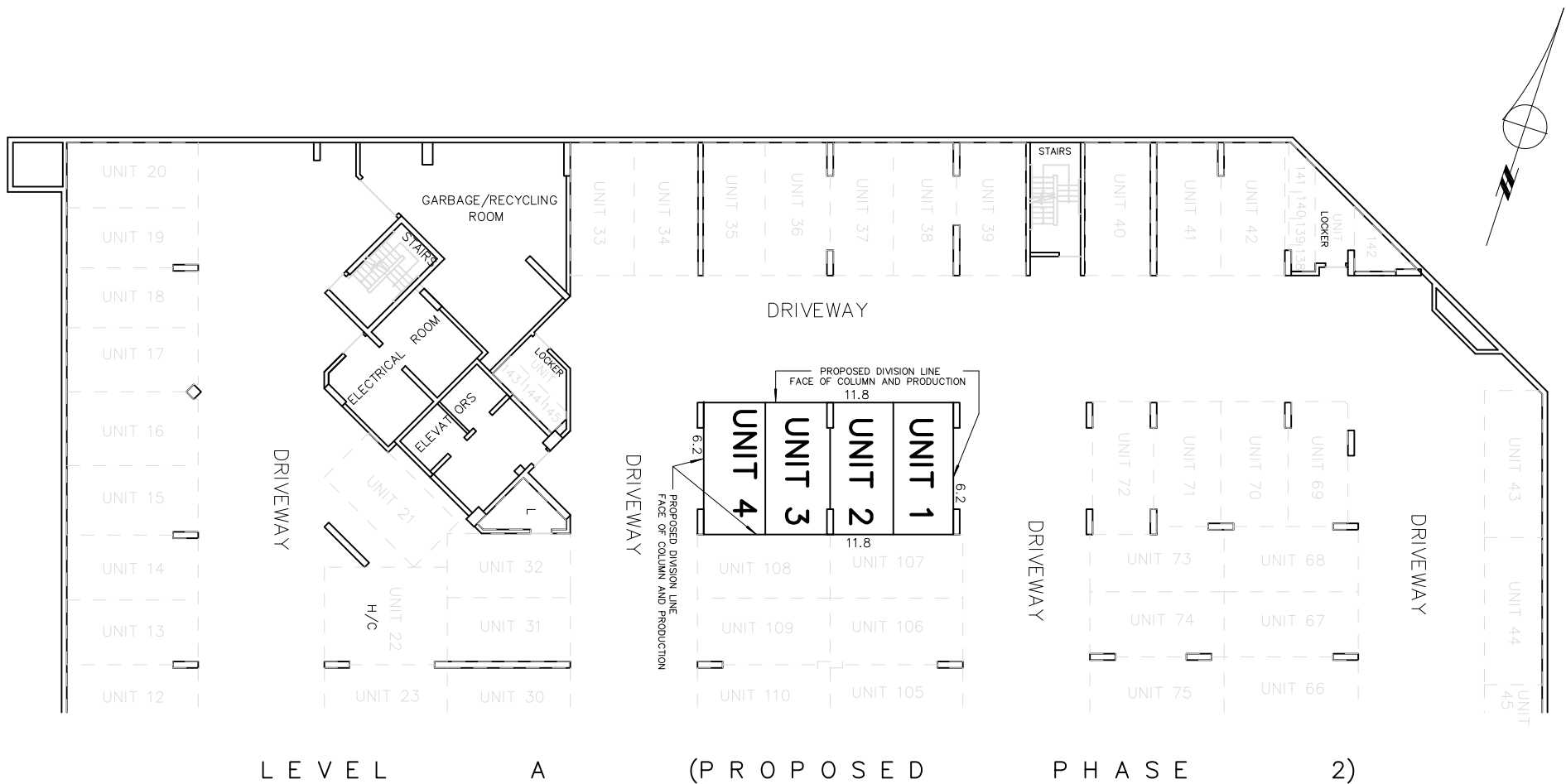
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: Allegra on Woodstream Inc.



Attachment  
**10**

FILE: 19CDM-14V004  
RELATED FILES: 19CDM-14V002, DA.11.041,  
Z.11.015 & 19CDM-13V007

DATE: April 28, 2014



Not to Scale

# Condominium Plan File 19CDM-14V004 (Commercial) - Level A (Underground Parking)

LOCATION: Part of Lot 5, Concession 8  
APPLICANT: Allegra on Woodstream Inc.

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Attachment  
11

FILE: 19CDM-14V004  
RELATED FILES: 19CDM-14V002, DA.11.041,  
Z.11.015 & 19CDM-13V007  
DATE: April 28, 2014