

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 15, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

15

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V005
AVERTON COMMON (KLEINBURG) INC.
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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 September 2, 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-14V005 (Averton Common (Kleinburg) Inc.) as shown on Attachments #5 to #9 inclusive 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.12.112 that was approved by Vaughan Council on June 25, 2013, and the contribution to sustainability was identified at that time. The Draft Plan of Condominium addresses the tenure of the residential apartment building, 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-14V005 (Averton Common (Kleinburg) Inc.), as shown on Attachments #5 to #9, to facilitate a low-rise residential development shown on Attachment #4, that includes 33 residential units, 2 guest room units, 2 at-grade and 73 below-grade parking spaces, and 50 locker units, with condominium tenure.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the west side of Islington Avenue, south of Nashville Road, City of Vaughan. The surrounding land uses are shown on Attachments #2 and #3.

Official Plan and Zoning

The subject lands are designated "Village Residential Area A" by VOP 2010 (Volume 2), which permits a built form with 1 residential building, a maximum gross floor area of 4,416 m², a

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maximum building height of 2-storeys on all east building elevations facing Islington Avenue, and a maximum building height of 3-storeys adjacent to the valleylands. The proposed Draft Plan of Condominium conforms to the Official Plan.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1330). The proposed Draft Plan of Condominium complies with the Zoning By-law.

Site Plan

Draft Plan of Condominium (Standard) File 19CDM-14V005 is consistent with Site Development File DA.12.112 (Attachment #4), which was approved by Vaughan Council on June 25, 2013. The Site Plan Letter of Undertaking was executed by the City of Vaughan in April, 2013. The low-rise building is currently under construction.

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

Garbage/Recycling Collection and Snow Removal

Garbage and recycling (3-stream) collection and snow removal will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objection to the proposal subject to the conveyance of the adjacent westerly valleylands/open space lands and construction of the boundary fence between the valleylands/open space lands and subject residential lands prior to the registration of the condominium plan, which is included as a condition in Attachment #1.

Canada Post

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

i. Manage Growth & Economic Well-Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

ii. Preserve Our Heritage and Support, Diversity, Arts & Culture

The Owner is proposing to retain and use/upgrade the Martin Smith House in the proposed development.

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iii. Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes amenity space and bicycle storage facilities to enhance the City's existing inventory of public amenity space.

Regional Implications

The application has 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 Draft Plan of Condominium application, which 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 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-14V005
2. Context Location Map
3. Location Map
4. Approved Site Plan (File DA.12.112)
5. Draft Plan of Condominium File 19CDM-14V005 Level 1 - Ground Floor
6. Draft Plan of Condominium File 19CDM-14V005 Level 2 - Second Floor
7. Draft Plan of Condominium File 19CDM-14V005 Level 3 - Third Floor
8. Draft Plan of Condominium File 19CDM-14V005 Level 4 - Parking Level 1
9. Draft Plan of Condominium File 19CDM-14V005 Level 5 - Parking Level 2

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 SEPTEMBER 2, 2014

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V005 AVERTON COMMON (KLEINBURG) INC. WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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-14V005 (Averton Common (Kleinburg) Inc.) as shown on Attachments #5 to #9 inclusive BE APPROVED, subject to the conditions set out in Attachment #1.

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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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Regional Implications

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Conclusion

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8. Draft Plan of Condominium File 19CDM-14V005 Level 4 - Parking Level 1
9. Draft Plan of Condominium File 19CDM-14V005 Level 5 - Parking Level 2

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

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

MAURO PEVERINI
Manager of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-14V005
AVERTON COMMON (KLEINBURG) INC.
PART OF LOT 23, 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-14V005, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer Dzaldov Bennett Ltd, Ontario Land Surveyors, Drawing Job No. 12-432-20A, dated May 20, 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.12.112.
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.
 - c) The owner and/or Condominium Corporation shall supply, install and maintain all mail equipment to the satisfaction of Canada Post.
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 and their Solicitor and Land Surveyor shall confirm that valleylands and associated ecological buffers have been dedicated into the ownership of the Toronto and Region Conservation Authority.

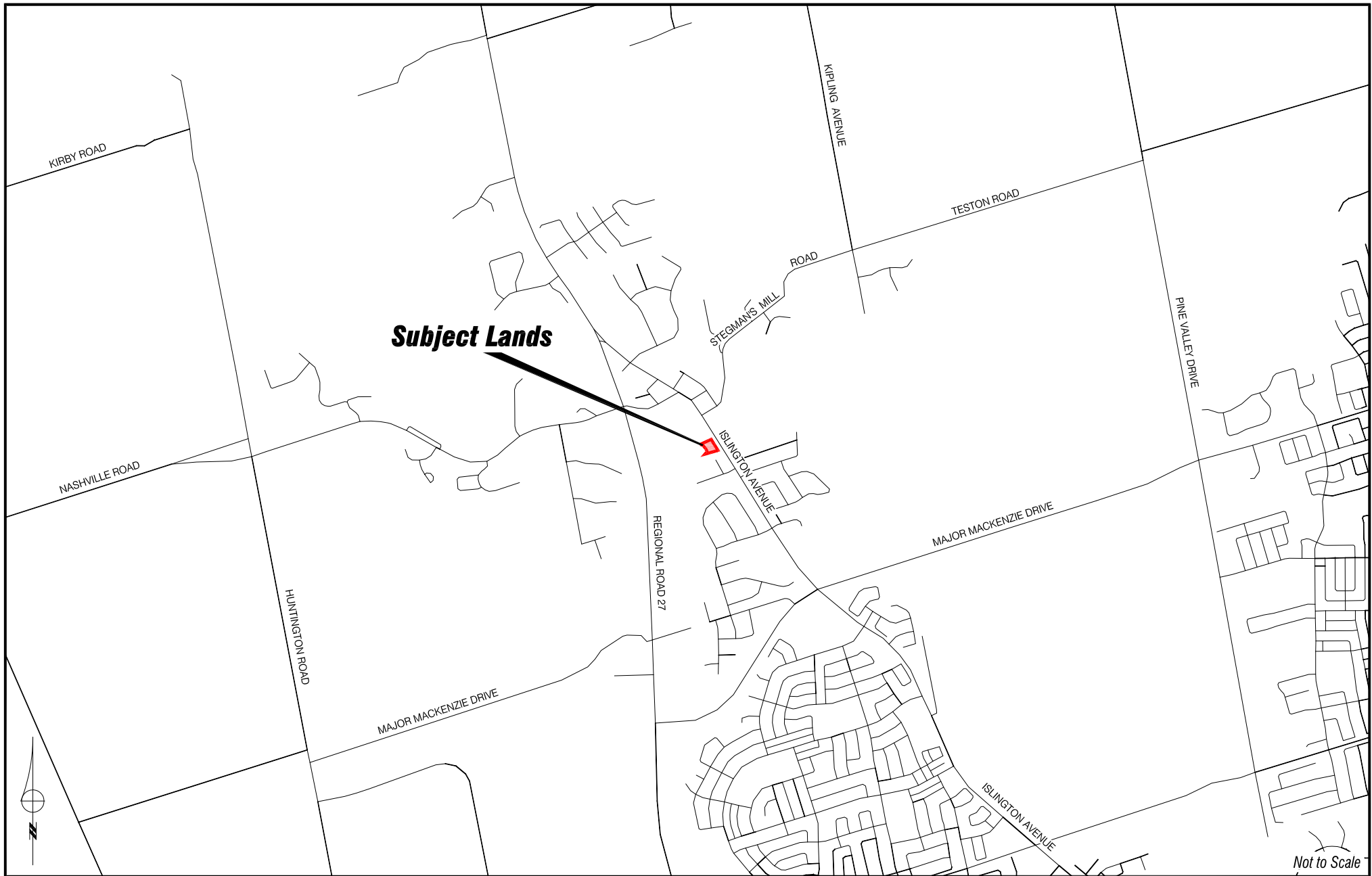
9. Prior to final approval, the owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Development Finance and Investments Department.

Canada Post Condition

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

Clearances

11. The City (Vaughan Planning Department) shall advise that Conditions 1 to 9 have been satisfied.
12. Canada Post shall advise the Vaughan Planning Department in writing that Condition 11 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 23, Concession 8

APPLICANT:
Averton Common (Kleinburg) Inc.

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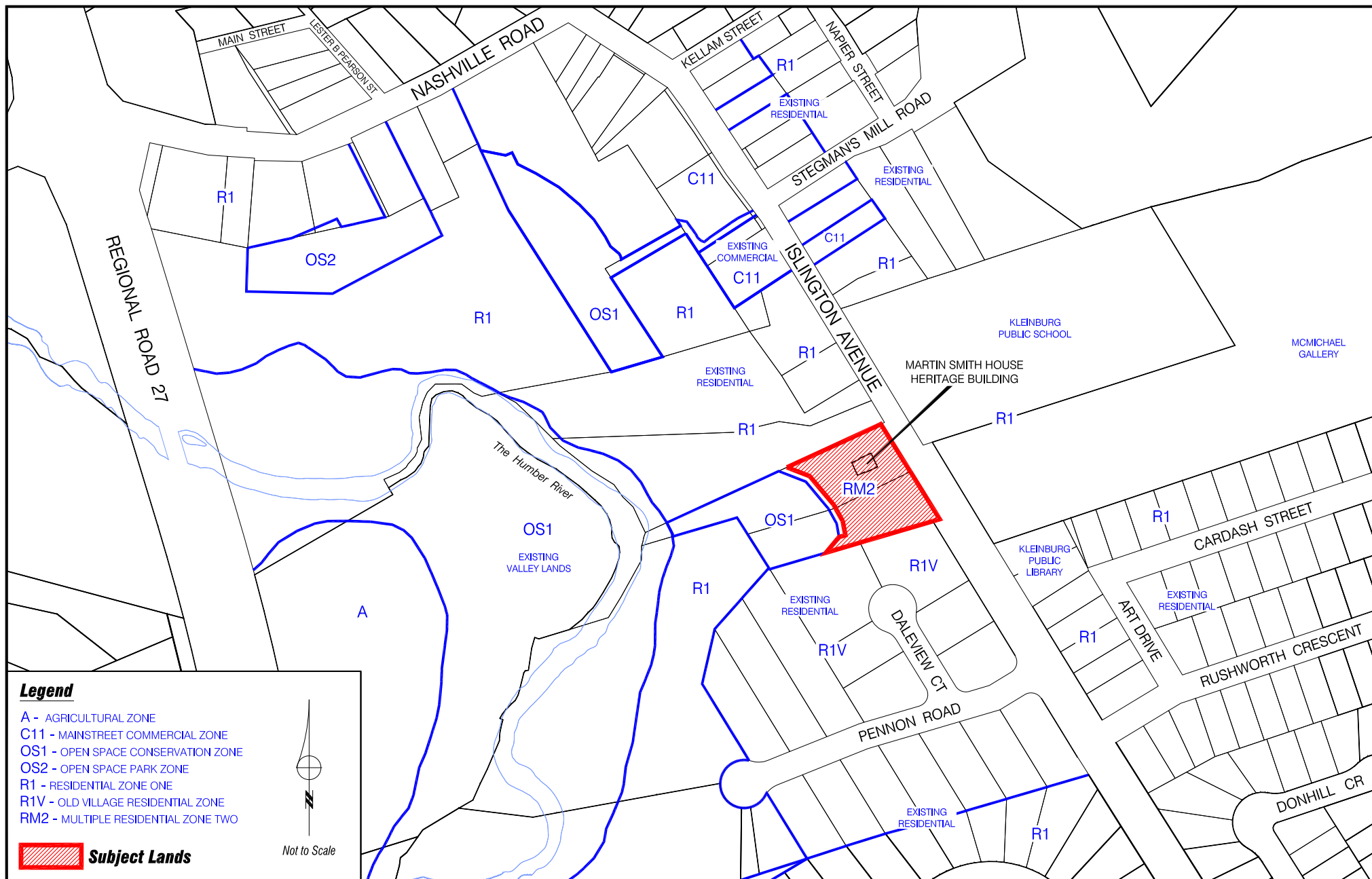
Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Location Map

LOCATION:
Part of Lot 23, Concession 8

APPLICANT:
Averton Common (Kleinburg) Inc.

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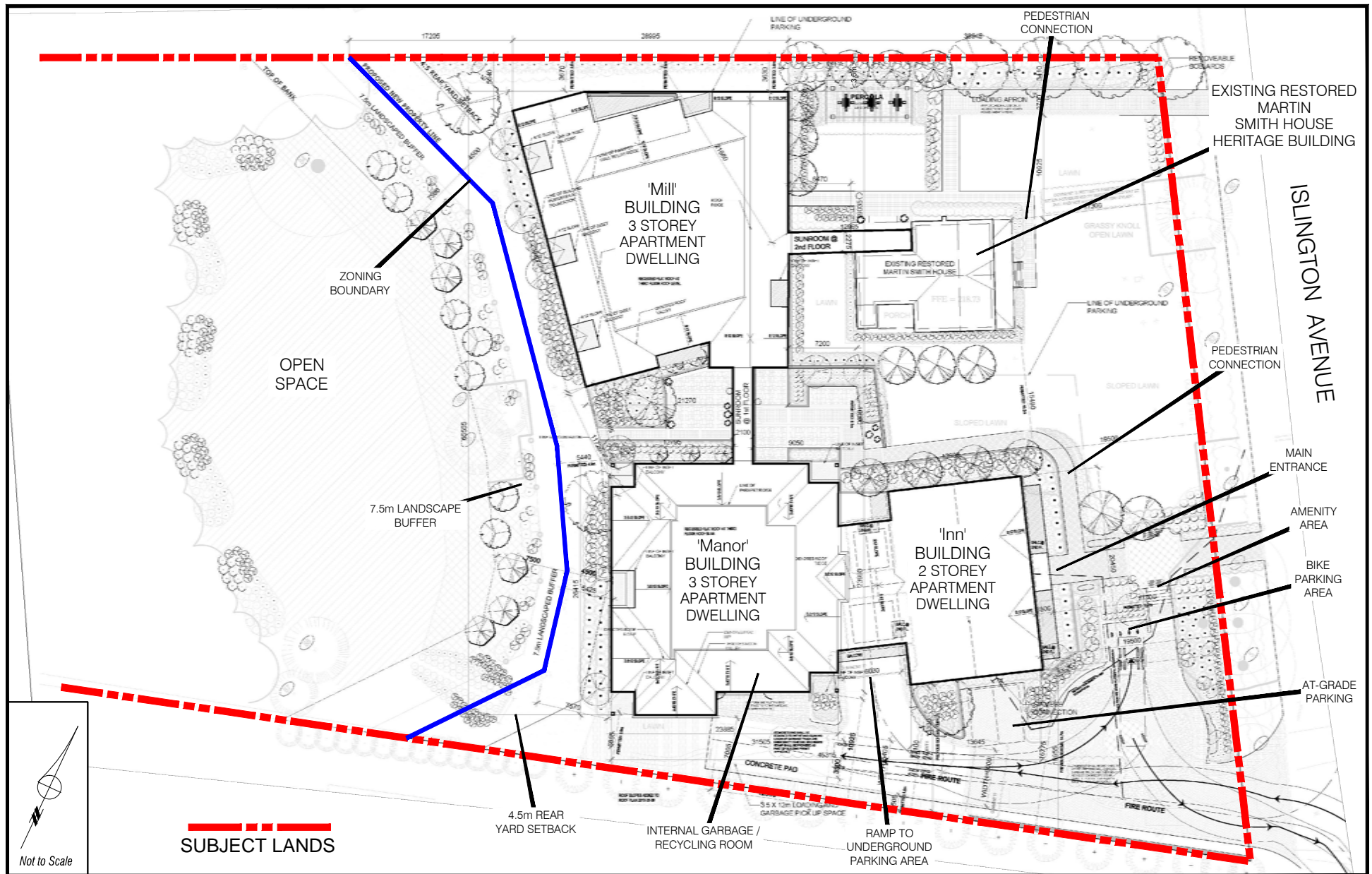
Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Approved Site Plan (File DA.12.112)

LOCATION:
Part of Lot 23, Concession 8

APPLICANT:
Averton Common (Kleinburg) Inc.

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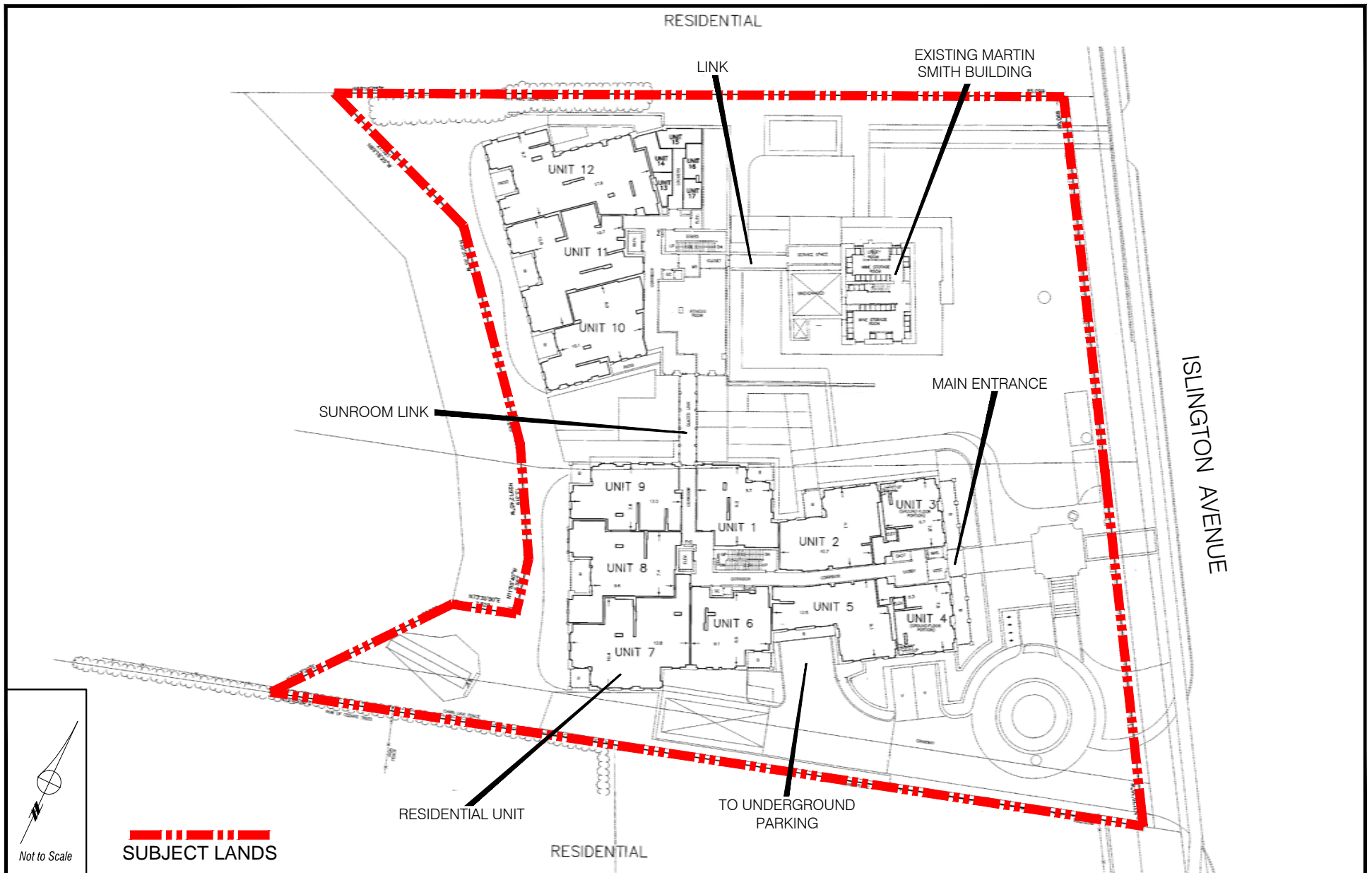
Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Draft Plan of Condominium File 19CDM-14V005 Level 1 - Ground Floor

APPLICANT: Averton Common (Kleinburg) Inc. LOCATION: Part of Lot 23, Concession 8



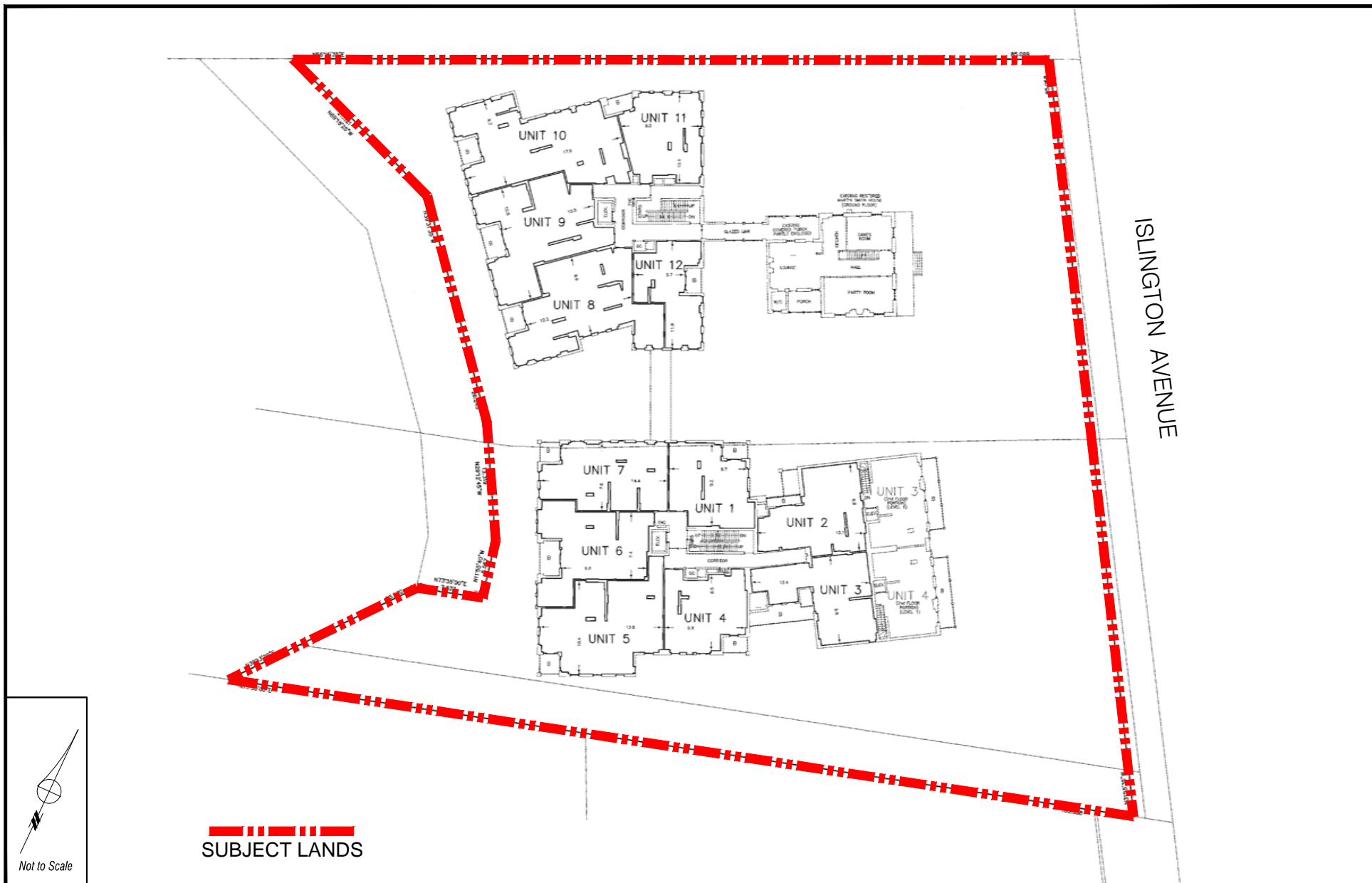
Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Draft Plan of Condominium File 19CDM-14V005 Level 2 - Second Floor

APPLICANT: Averton Common (Kleinburg) Inc. LOCATION: Part of Lot 23, Concession 8



Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Draft Plan of Condominium File 19CDM-14V005 Level 3 - Third Floor

APPLICANT: Averton Common (Kleinburg) Inc.
LOCATION: Part of Lot 23, Concession 8



Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Draft Plan of Condominium File 19CDM-14V005 Level 4 - Parking Level 1

APPLICANT: Averton Common (Kleinburg) Inc.
LOCATION: Part of Lot 23, Concession 8



Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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Draft Plan of Condominium File 19CDM-14V005 Level 5 - Parking Level 2

APPLICANT:
Averton Common (Kleinburg) Inc.

LOCATION:
Part of Lot 23, Concession 8



Attachment

FILE: 19CDM-14V005

RELATED FILES: Z.12.045, DA.12.112

DATE: September 2, 2014

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