

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

By approving the following:

That Communication C8 from the Commissioner of Planning, dated September 9, 2013, be received.

The Committee of the Whole recommends:

- ## Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

- ### Contribution to Sustainability

This proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

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

N/A

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-12V005 for the subject lands shown on Attachments #2 and #3, consisting of one, 5-storey building comprised of 82 residential units (Attachment #4). The site is served by 108 parking spaces distributed over two underground levels.

Location

 $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

Item 20, CW Report No. 35 – Page 2

Official Plan and Zoning

The subject lands are designated “High Density Residential” and Environmental Protection Area” (west end) by OPA #718, which was approved by the Ontario Municipal Board (OMB), and permits the 5-storey residential apartment building. The subject lands are also designated “Low Rise Residential (3)” and “Natural Area” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low-Rise Residential Use (3)” designation permits the proposed 5-storey building.

The subject lands are zoned RA3 Apartment Residential Zone and OS1 Open Space Zone, and subject to site-specific zoning exceptions, as approved by the Ontario Municipal Board (Order issued June 21, 2013). The City Clerk is required to assign a By-law number including a site-specific exception paragraph, which is scheduled to proceed to the September 17, 2013, Council meeting. The proposed townhouse development complies with Zoning By-law 1-88, as amended and approved by the OMB.

Site Plan

Site Development File DA.11.040 was approved by the Ontario Municipal Board on February 22, 2011, as shown on Attachment #5, to permit a tiered building with maximum building height of 5-storeys. The condominium will be served by 108 parking spaces; 91 for the residents and 17 spaces for visitor parking. The condominium proposal is consistent with the approved site plan included in the executed Site Plan Letter of Undertaking.

Garbage/Recycling Collection and Snow Removal

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

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Bell Canada

Bell Canada has no objection to the proposed Draft Plan of Condominium, however, requires the Developer to confirm that sufficient wire line communication/telecommunication/infrastructure is currently available within the proposed development. A condition to this effect has been 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:

i) Lead and Promote Environmental Sustainability

The proposed development includes a two-stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan Strategy.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

Item 20, CW Report No. 35 – Page 3

The applicant has zoned and designated the rear portion of the subject parcel as open space and to be used and maintained as natural and passive area, to the satisfaction of the Toronto and Region Conservation Authority.

ii) Plan and Manage Growth and Economic Vitality

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

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-12V005.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the OMB approved Official Plan Amendment #718, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

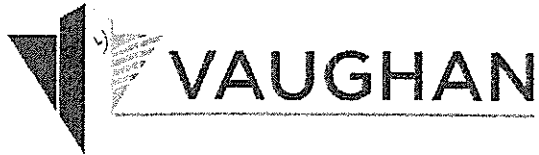
Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-12V005 (Standard)
5. Approved Site Plan (File DA.11.040)

Report prepared by:

Eugene Fera, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)



memorandum

C	8
Item #	20
Report No.	35 (CW)
Council - Sept 17/13	

DATE: SEPTEMBER 10, 2013

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION – COUNCIL MEETING, SEPTEMBER 17, 2013

ITEM #20 – COMMITTEE OF THE WHOLE, SEPTEMBER 3, 2013
DRAFT PLAN OF CONDOMINIUM APPLICATION 19CDM-12V005
2174824 ONTARIO INC.
WARD 2 – VINCINTY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

On September 3, 2013, the Committee of the Whole resolved the following motion:

"THAT Item 20, Report No.35 of the Committee of the Whole September 3 2013, be deferred to the Council meeting of September 17, 2013 for staff to provide information with respect to the waste disposal system."

The Vaughan Development Planning Department can confirm that the apartment building has been designed with a tri-sorting (3-stream) waste disposal system on each floor which leads to a centralized collection area on Parking Level 1.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', written over a horizontal line.

JOHN MACKENZIE
Commissioner of Planning

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Eugene Fera, Planner, Development Planning Department

EF/

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V005
2174824 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-12V005 (2174824 Ontario Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

This 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

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-12V005 for the subject lands shown on Attachments #2 and #3, consisting of one, 5-storey building comprised of 82 residential units (Attachment #4). The site is served by 108 parking spaces distributed over two underground levels.

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 Langstaff Road, municipally known as 8302 Islington Avenue, being Lots 2, 3 and 4 on Plan M-1107, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "High Density Residential" and Environmental Protection Area" (west end) by OPA #718, which was approved by the Ontario Municipal Board (OMB), and permits the 5-storey residential apartment building. The subject lands are also designated "Low Rise Residential (3)" and "Natural Area" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The "Low-Rise Residential Use (3)" designation permits the proposed 5-storey building.

The subject lands are zoned RA3 Apartment Residential Zone and OS1 Open Space Zone, and subject to site-specific zoning exceptions, as approved by the Ontario Municipal Board (Order

issued June 21, 2013). The City Clerk is required to assign a By-law number including a site-specific exception paragraph, which is scheduled to proceed to the September 17, 2013, Council meeting. The proposed townhouse development complies with Zoning By-law 1-88, as amended and approved by the OMB.

Site Plan

Site Development File DA.11.040 was approved by the Ontario Municipal Board on February 22, 2011, as shown on Attachment #5, to permit a tiered building with maximum building height of 5-storeys. The condominium will be served by 108 parking spaces; 91 for the residents and 17 spaces for visitor parking. The condominium proposal is consistent with the approved site plan included in the executed Site Plan Letter of Undertaking.

Garbage/Recycling Collection and Snow Removal

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

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Bell Canada

Bell Canada has no objection to the proposed Draft Plan of Condominium, however, requires the Developer to confirm that sufficient wire line communication/telecommunication/infrastructure is currently available within the proposed development. A condition to this effect has been 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:

i) Lead and Promote Environmental Sustainability

The proposed development includes a two-stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan Strategy.

The applicant has zoned and designated the rear portion of the subject parcel as open space and to be used and maintained as natural and passive area, to the satisfaction of the Toronto and Region Conservation Authority.

ii) Plan and Manage Growth and Economic Vitality

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

Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-12V005.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the OMB approved Official Plan Amendment #718, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department has no objection 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
4. Draft Plan of Condominium File 19CDM-12V005 (Standard)
5. Approved Site Plan (File DA.11.040)

Report prepared by:

Eugene Fera, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-12V005
(STANDARD CONDOMINIUM)
2174824 ONTARIO INC.
BEING PART OF LOTS 2, 3, AND 4, REGISTERED PLAN M-1107,
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-12V005, ARE AS FOLLOWS:

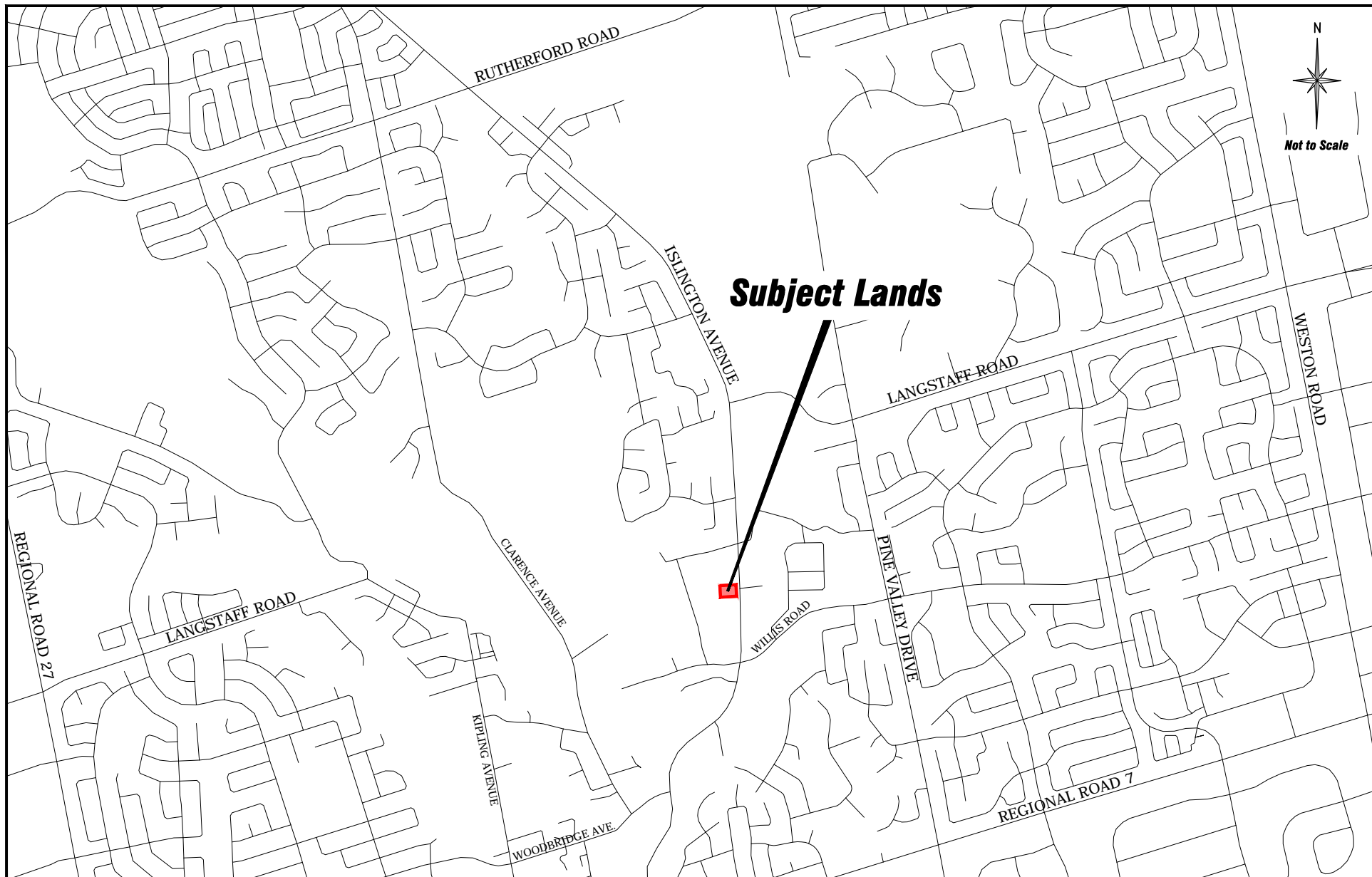
City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar Surveying Ltd., Drawing 08-096DC01, dated December 17, 2012.
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 of Site Development File DA.11.040 with respect to such matters as landscaping, parking and any site development matters, conditions set out in the Ontario Municipal Board Minutes of Settlement (OMB Case No. PL 100348 and PL 100349), and any other matters that the City may consider necessary.
4. The following provision(s) shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
 - c) the Owner/Condominium Corporation shall provide one or more conduit or 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 telecommunications facilities are located to the street line, to the satisfaction of Bell Canada.
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 Finance Department.

Clearances

9. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
2174824 Ontario Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-12v005a.dwg

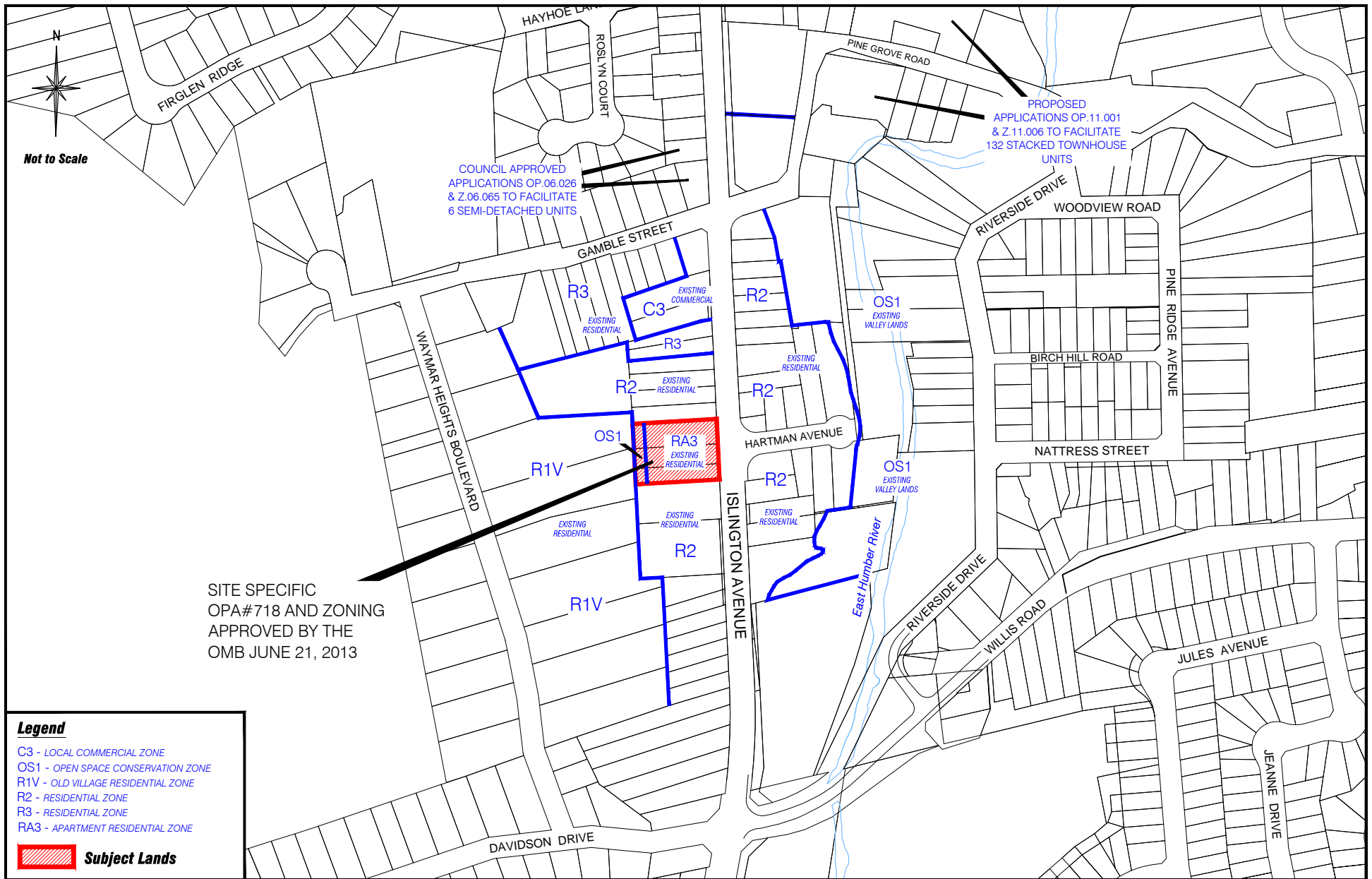


Attachment

FILE: 19CDM-12V005
RELATED FILE: DA.11.040

DATE:
August 9, 2013

2



Location Map

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
2174824 Ontario Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-12v005a.dwg



Attachment

FILE: 19CDM-12V005
RELATED FILE: DA.11.040

DATE:
August 9, 2013

3



Draft Plan of Condominium 19CDM-12V005



Attachment

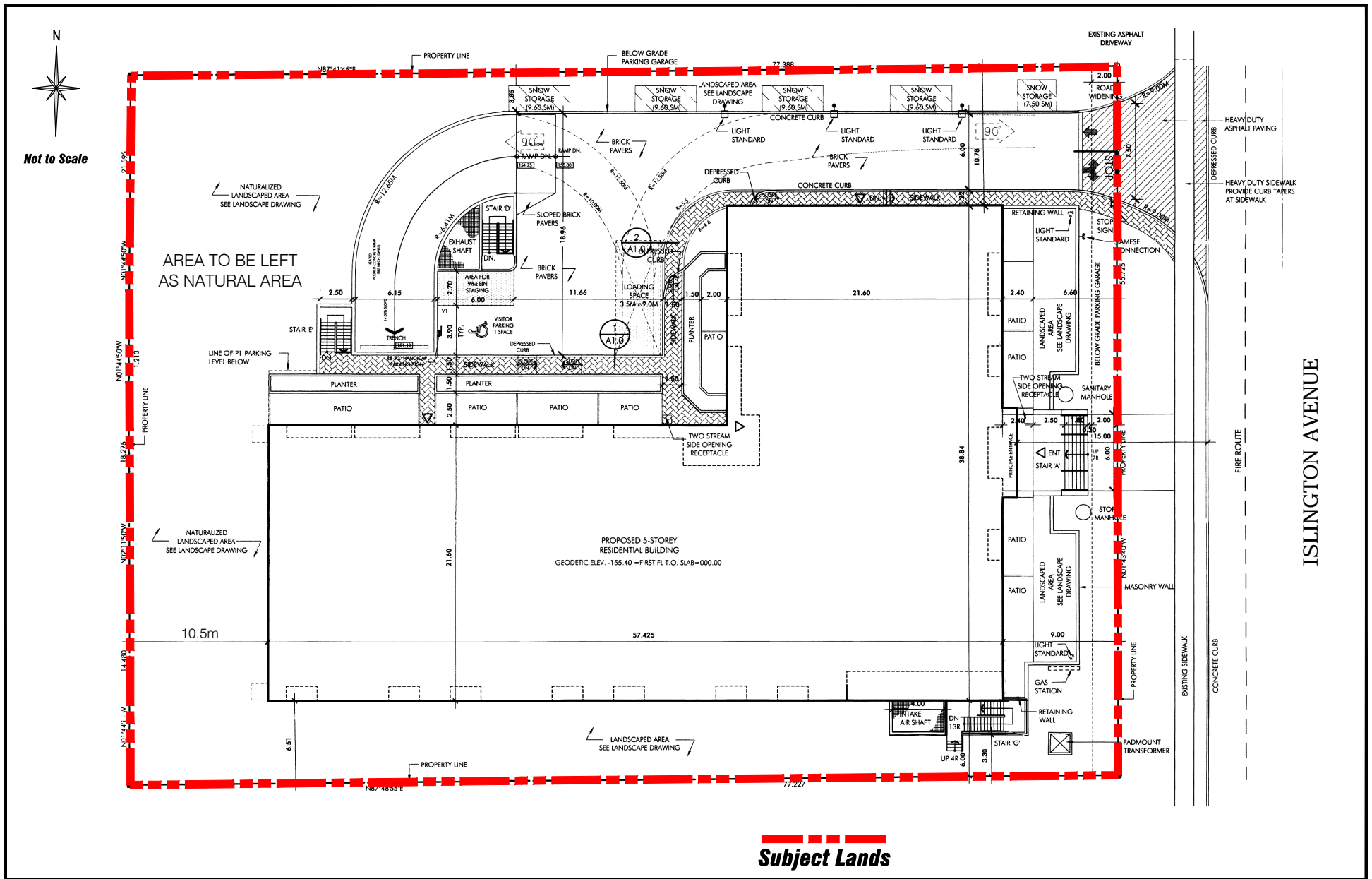
FILE: 19CDM-12V005
RELATED FILE: DA.11.040

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
2174824 Ontario Inc.

DATE:
August 9, 2013

4



Approved Site Plan

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
2174824 Ontario Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-12v005a.dwg



Attachment

FILE: 19CDM-12V005
RELATED FILE: DA.11.040

DATE:
August 9, 2013

5