

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 5, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

**5 DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V004
 MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
 WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD 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 September 19, 2017:

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 (Common Elements) File 19CDM-17V004 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, as shown on Attachment #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The condominium proposal addresses the tenure of the property only, and therefore, this requirement is not applicable.

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 (Common Elements) File 19CDM-17V004, for the subject lands shown on Attachments #2 and #3, to permit the proposed condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consists of private roads, 28 visitor parking spaces, walkways and landscaped areas, as shown on Attachment #6. These common elements will service 101, 3-storey townhouse dwelling units that are currently under construction in two separate Blocks as shown on Attachments #4 and #5.

Background - Analysis and Options

Location

The subject lands as shown on Attachments #2 and #3 are located north of Major Mackenzie Drive and east of Lawford Road. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands include two separate Blocks, as shown on Attachments #3 to #5, being Blocks 52 and 53 on Registered Plan 65M-4550. Block 52 is designated "Low-Rise Mixed-Use" by

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Vaughan Official Plan 2010 (VOP 2010), which permits the proposed townhouse dwelling units. Block 53 is designated “Low-Rise Residential” by VOP 2010, which also permits the proposed townhouse dwelling units.

The subject lands are zoned RVM2 Residential Urban Village Multiple Dwelling Zone Two by Zoning By-law 1-88, subject to site-specific Exception 9(1399), which permits the townhouse development. The subject lands were also subject to Minor Variance Applications A237/15 and A238/15, which were approved by the Vaughan Committee of Adjustment on August 13, 2015, to permit reduced lot areas, front yard setbacks and landscape strip width abutting the street, and increased driveway widths. The proposal complies with Zoning By-law 1-88, as amended.

Site Development

On February 18, 2014, Vaughan Council approved Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) for a 9.658 ha parcel of land in the north-west quadrant of Major Mackenzie Drive and Weston Road. The approved Plan of Subdivision included 234 street townhouse dwellings, and two blocks for future townhouse development (Blocks 52 and 53). The Draft Plan of Subdivision was registered on March 10, 2017 as Plan 65M-4550.

On February 16, 2016, Vaughan Council approved Site Development File DA.15.013 to permit 101, 3-storey townhouse units on Blocks 52 and 53, as shown on Attachments #4 and #5, which are currently under construction. Block 52 is located on the north side of Major Mackenzie Drive and includes 76 townhouse units accessed by Sandwell Street. Block 53 is located north of Block 52, and includes 25 townhouse units accessed from Allegranza Avenue.

The proposed Draft Plan of Condominium (Common Elements) shown on Attachment #6 is required to create the common element tenure for the private road access, visitor parking spaces and landscaped areas. The proposed Draft Plan of Condominium is consistent with the approved site plan as shown on Attachment #4 and #5.

As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal, and garbage and recycling collection will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment #1.

Utilities

Bell Canada, Rogers Communication, Alectra Utilities Corporation, and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Canada Post

Canada Post has no objection to the proposal, subject to their conditions of approval included in Attachment #1.

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Related Part Lot Control Application

The Owner has submitted Part Lot Control File PLC.17.006 to lift part lot control to facilitate the creation of the individual lots for the 101 residential units. An implementing by-law to this effect will be considered at a future Council meeting.

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):

- Continue to ensure the safety and well-being of citizens.

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Common Elements) Application, subject to the conditions of approval included in Attachment #1.

Conclusion

The proposed Draft Plan of Condominium (Common Elements) File 19CDM-17V004 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved site plan. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Elements) Application, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Site Plan (Block 52) - Site Development File DA.15.013 Approved by Vaughan Council on February 16, 2016
5. Site Plan (Block 53) - Site Development File DA.15.013 Approved by Vaughan Council on February 16, 2016
6. Draft Plan of Condominium (Common Elements) - File 19CDM-17V004

Report prepared by:

Chris Cosentino, Planner I, ext. 8215
Clement Messere, Senior Planner, ext. 8409

(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 19, 2017

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V004
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD 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 (Common Elements) File 19CDM-17V004 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, as shown on Attachment #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The condominium proposal addresses the tenure of the property only, and therefore, this requirement is not applicable.

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 (Common Elements) File 19CDM-17V004, for the subject lands shown on Attachments #2 and #3, to permit the proposed condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consists of private roads, 28 visitor parking spaces, walkways and landscaped areas, as shown on Attachment #6. These common elements will service 101, 3-storey townhouse dwelling units that are currently under construction in two separate Blocks as shown on Attachments #4 and #5.

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Location

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Official Plan and Zoning

The subject lands include two separate Blocks, as shown on Attachments #3 to #5, being Blocks 52 and 53 on Registered Plan 65M-4550. Block 52 is designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), which permits the proposed townhouse dwelling units. Block 53 is designated "Low-Rise Residential" by VOP 2010, which also permits the proposed townhouse dwelling units.

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A238/15, which were approved by the Vaughan Committee of Adjustment on August 13, 2015, to permit reduced lot areas, front yard setbacks and landscape strip width abutting the street, and increased driveway widths. The proposal complies with Zoning By-law 1-88, as amended.

Site Development

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As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

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Utilities

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Canada Post

Canada Post has no objection to the proposal, subject to their conditions of approval included in Attachment #1.

Related Part Lot Control Application

The Owner has submitted Part Lot Control File PLC.17.006 to lift part lot control to facilitate the creation of the individual lots for the 101 residential units. An implementing by-law to this effect will be considered at a future Council meeting.

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):

- Continue to ensure the safety and well-being of citizens.

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Common Elements) Application, subject to the conditions of approval included in Attachment #1.

Conclusion

The proposed Draft Plan of Condominium (Common Elements) File 19CDM-17V004 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved site plan. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Elements) Application, subject to the conditions set out in Attachment #1.

Attachments

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2. Context Location Map
3. Location Map
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6. Draft Plan of Condominium (Common Elements) - File 19CDM-17V004

Report prepared by:

Chris Cosentino, Planner I, ext. 8215
Clement Messere, Senior Planner, ext. 8409

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-17V004
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
BLOCKS 52 AND 53 OF REGISTERED PLAN 65M-4550, 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 (COMMON ELEMENTS) 19CDM-17V004, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek & Edward Surveying Ltd., drawing File No. 14-215-DR PLAN, dated July 04, 2017.
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 that the City may consider necessary that may be outstanding as part of Site Development File DA.15.013.
4. The following provisions shall be included in the Condominium Agreement:
 - a) Private garbage and recycling collection, snow removal and clearing shall be the responsibility of the Condominium Corporation; and,
 - b) The Owner and/or Condominium Corporation shall supply, install, and maintain 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 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 to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region Conditions

9. The Owner shall satisfy the following conditions of York Region, prior to final approval:

- a) The Owner shall provide confirmation that all of the conditions of the site plan approval issued under Regional File No. SP-V-012-15, have been satisfied;
- b) The Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued in February 2017, under Regional File No. SP-V-012-15;
- c) 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 any outstanding 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 the amount sufficient to cover the cost of all outstanding works; and
- d) 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.

Bell Canada Conditions

10. Prior to final approval, the Owner shall satisfy the following condition of Bell Canada:

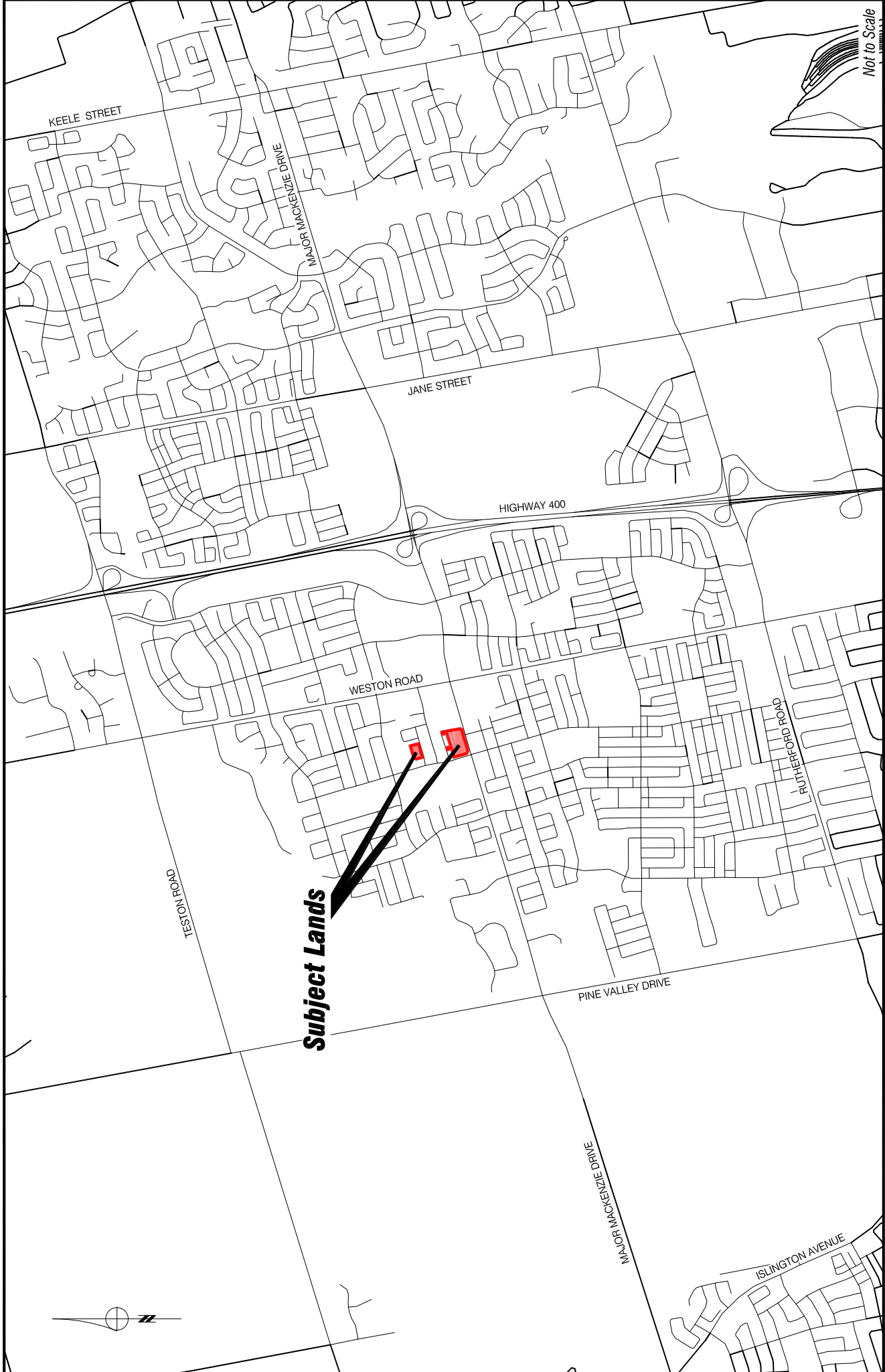
- a) The Owner shall indicate in the Condominium Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

Canada Post

11. The Owner shall satisfy the following conditions of Canada Post, prior to final approval:

- a) The Owner shall agree to include in all Offers of Purchase and Sale, a statement which advises that the prospective new home purchaser that mail delivery will be from a designated Community Mailbox;
- b) The Owner shall be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale;
- c) The Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate those locations on the appropriate servicing plans;
- d) The Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - ii) Any required walkway across the boulevard, as per municipal standards; and
 - iii) Any required curb depressions for wheelchair access.
- e) The Owner shall agree to determine and provide a suitable temporary Community Mailbox locations(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 new residence as soon as the homes are occupied.

12. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
13. York Region shall advise the Development Planning Department in writing that Condition 9 has been satisfied.
14. Bell Canada shall advise the Development Planning Department in writing that Condition 10 has been satisfied.
15. Canada Post shall advise the Development Planning Department in writing that Condition 11 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Maplequest (Vaughan) Developments Inc.

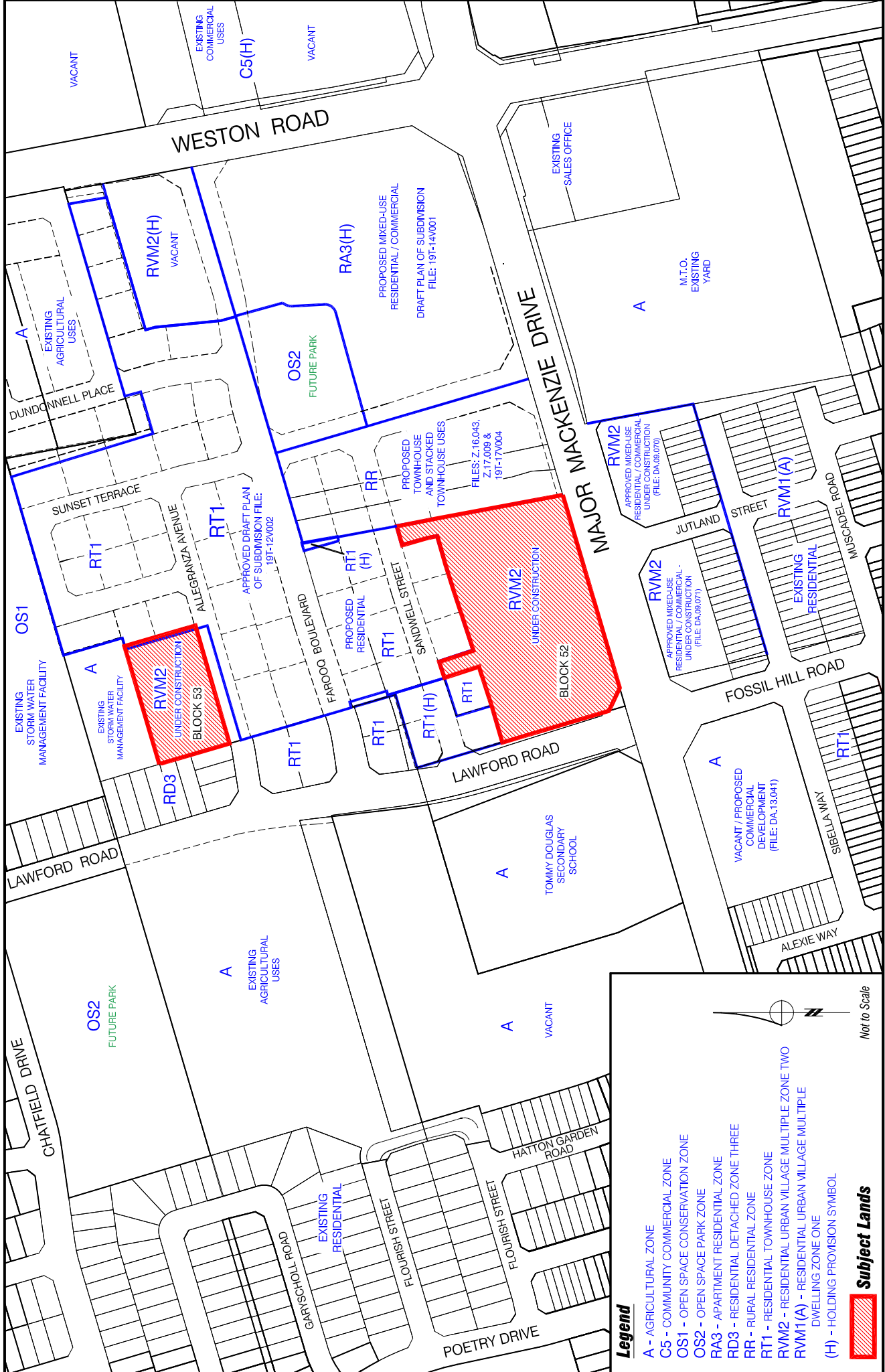
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Attachment

FILE: 19CDM-17V004
RELATED FILES: Z.12.020,
19T-12V002 & DA.15.013
DATE: September 19, 2017

2



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Maplequest (Vaughan) Developments Inc.

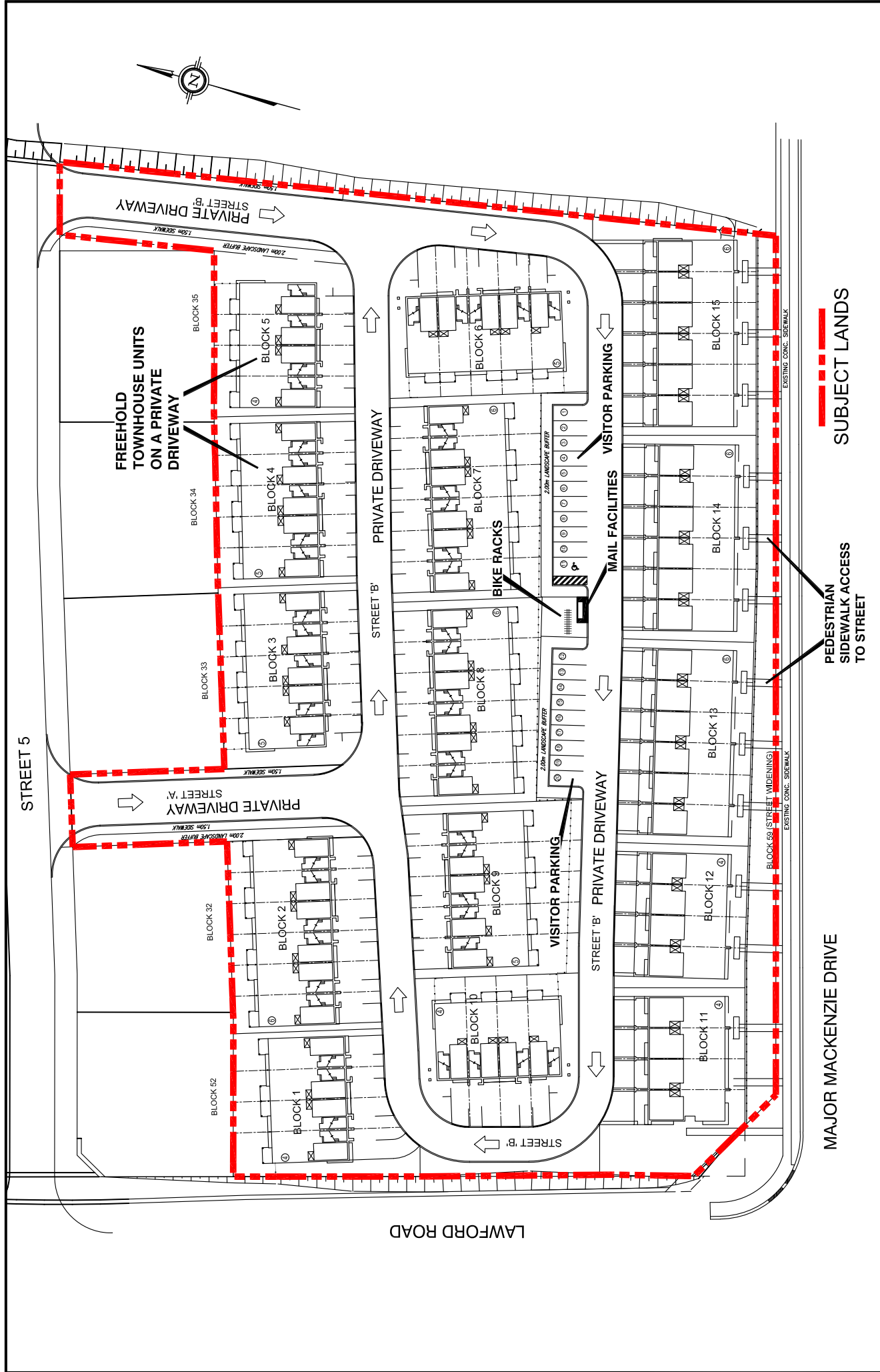
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Attachment

FILE: 19CDM-17V004
RELATED FILES: Z.12.020,
 19T-12V002 & DA.15.013
DATE: September 19, 2017

3



Site Plan (Block 52) - Site Development

File DA.15.013 Approved by Vaughan Council on February 16, 2016

APPLICANT: Maplequest
(Vaughan) Developments Inc. Lot 21, Concession 6

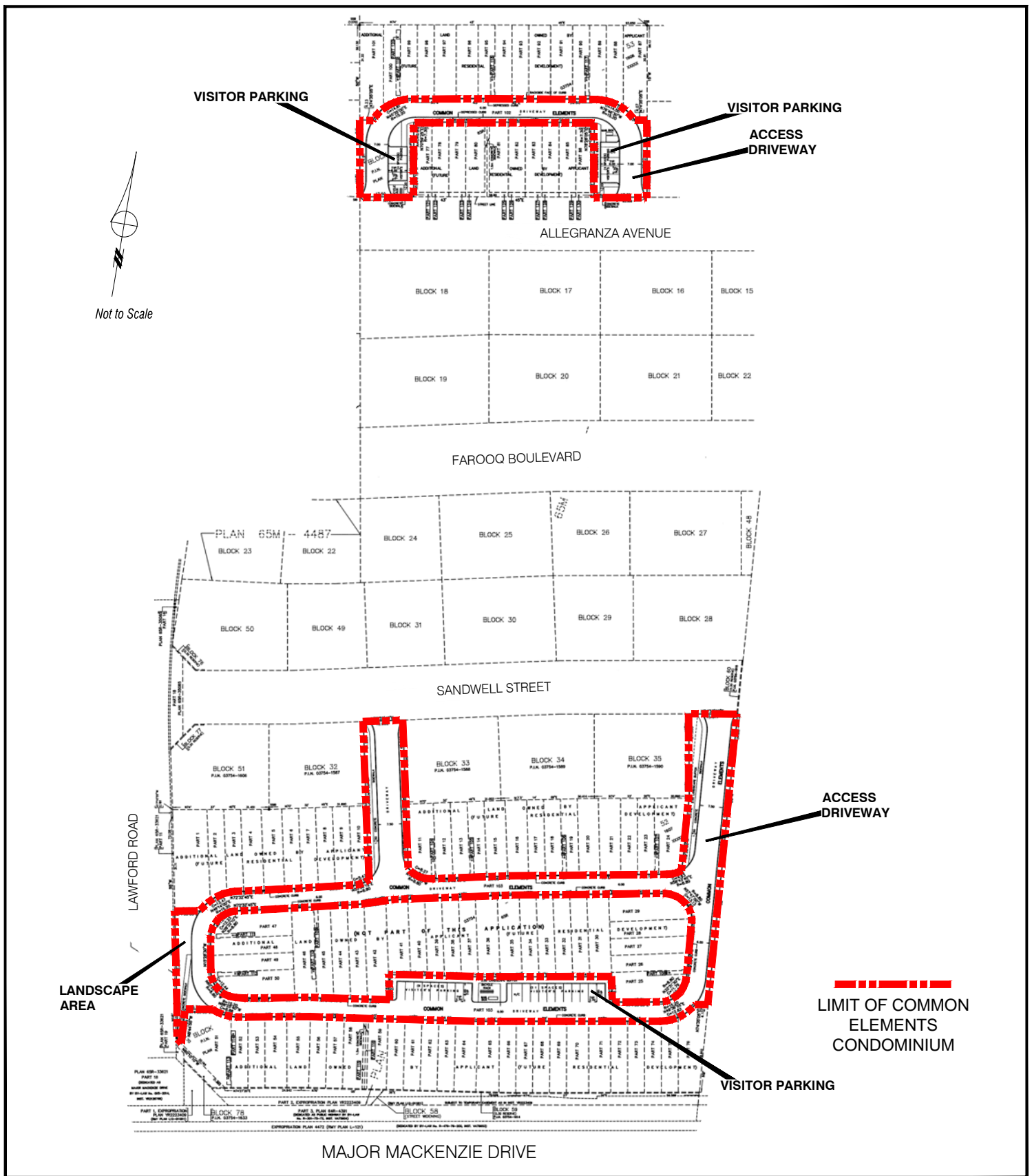
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Attachment

FILE: 19CDM-17V004
RELATED FILES: Z.12.020,
19T-12V002 & DA.15.013
DATE: September 19, 2017

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Draft Plan of Condominium (Common Elements) - File 19CDM-17V004

APPLICANT: Maplequest (Vaughan) Developments Inc. LOCATION: Part of Lot 21, Concession 6



Attachment

FILE: 19CDM-17V004
RELATED FILES: Z.12.020,
19T-12V002 & DA.15.013

DATE: September 19, 2017

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