

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 16, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

*Councillor Iafrate declared an interest with respect to the foregoing matter on the basis that a family member has purchased a unit in the development and did not take part in the discussion or vote on the foregoing matter.*

**16**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V008  
ARVIT INVESTMENTS INC.  
WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 24, 2013, be approved, subject to the following in accordance with Communication C3, from the Commissioner of Planning, dated September 23, 2013:**
  - 1. That Recommendation #2 in the Recommendation Section of the September 24, 2013, report by the Commissioner of Planning and the Director of Development Planning, Item 16, Report 39, be deleted; and**
  - 2. That Attachment 4 be replaced with the Attachment 4, attached hereto.**

**Recommendation**

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

- 1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V008 (Arvit Investments Inc.) as shown on Attachments #4 to #6 inclusive, BE APPROVED, subject to the conditions set out in Attachment #1.**
- 2. THAT prior to the registration of the final condominium plan, the Owner shall have obtained variances from the Vaughan Committee of Adjustment for the reduction in the front yard setback and landscape strip width from 2.4 m to 2.3 m, where it abuts the covered porch for Units 25/26, 37/38, and 45/46 on Kayla Crescent, and the variances shall be final and binding.**

**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-13V008 for the subject lands shown on Attachments #2 and #3, for 95 three-storey stacked townhouse units within 5 townhouse blocks served by 116 parking spaces (95 residential and 21 visitor spaces), as shown on Attachments #4 to #6 inclusive.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 16, CW Report No. 39 – Page 2

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

The subject lands shown on Attachments #2 and #3 are located on the east side of Jane Street, south of Major Mackenzie Drive (municipally known as 9601 and 9621 Jane Street, and 95, 105 and 125 Kayla Crescent). The surrounding land uses are shown on Attachment #3.

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

The subject lands are designated “Medium Density Residential Area” by in-effect OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area) and site-specific OPA #724, which permits the stacked townhouse development. The condominium proposal conforms to the Official Plan.

The subject lands are also designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The condominium proposal conforms to the Official Plan.

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, and subject to Exception 9(1367), which permits the 3-storey, 95 unit residential stacked townhouse development within 5 townhouse blocks. The condominium proposal complies with Zoning By-law 1-88, except in 3 locations between the covered porch and Kayla Crescent (adjacent to Units 25/26, 37/38, and 45/46), where the front yard setback and landscape strip width is 2.3 m, whereas the zoning by-law requires a minimum of 2.4 m. The Owner will be required to obtain the required variances from the Vaughan Committee of Adjustment, which must be final and binding, prior to the registration of the final condominium plan.

#### **Site Development**

Site Development File DA.11.075 was approved by Vaughan Council on January 31, 2012, and is comprised of 95 residential stacked townhouse units within 5 townhouse blocks. Vehicular access to the site is from a 6.0 m wide driveway on Via Lanciano and a 7.0 m wide driveway on Jane Street (right-in/right-out only). The development is served by 116 parking spaces, comprised of 95 resident and 21 visitor spaces, and includes an outdoor playground located between Units 9 and 16, with access to Kayla Crescent. The draft plan of condominium shown on Attachments #4 to #6 is consistent with approved Site Plan File DA.11.075, with the exception of the slight reduction of the front yard setback and landscape strip width adjacent to the covered porch in 3 locations along Kayla Crescent, as discussed earlier in the report.

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

The collection of garbage and recycling (3-stream) and the removal of snow will be privately administered by the Condominium Corporation.

#### **Canada Post**

Canada Post has no objections to the proposal. The Owner must satisfy the condition set out in Attachment #1.

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

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 16, CW Report No. 39 – Page 3

i) Lead and Promote Environmental Sustainability

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

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-13V008. The Owner must satisfy the condition set out in Attachment #1.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V008, which conforms to OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area) and OPA #724. The proposed Condominium Plan is consistent with Zoning By-law 1-88 and with approved Site Development File DA.11.075, with the exception of a slight reduction to the front yard setback and landscape strip width adjacent to the covered porch of Units 25/26, 37/38 and 45/46, along Kayla Crescent, which will require the applicant to obtain variances from the Vaughan Committee of Adjustment, prior to the registration of the final condominium 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 the recommendation of this report and in Attachment #1.

### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-13V008 – Level 1
5. Draft Plan of Condominium 19CDM-13V008 – Level 2
6. Draft Plan of Condominium 19CDM-13V008 – Level 3

### **Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
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.)

*Councillor Iafrate declared an interest with respect to the foregoing matter as a family member has purchased a unit in the development, and did not take part in the discussion or vote on the matter.*



## memorandum

c 3
Communication
cw: <u>Sept 24/13</u>
Item: <u>116.</u>

**DATE:** SEPTEMBER 23, 2013

**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING

**RE:** COMMUNICATION - ITEM #16, COMMITTEE OF THE WHOLE, SEPTEMBER 24, 2013

**DRAFT PLAN OF CONDOMINIUM FILE 19T-13V008**  
**ARVIT INVESTMENTS INC.**  
**WARD 1 – VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE**

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### Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation #2 in the Recommendation Section of the September 24, 2013, report by the Commissioner of Planning and the Director of Development Planning, Item #16 of Report #29, be deleted; AND THAT Attachment #4 be replaced with the Attachment #4, attached hereto.

### Background

Recommendation #2 in Item #16 of Report #29 states the following:

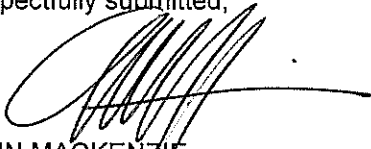
"THAT prior to the registration of the final condominium plan, the Owner shall have obtained variances from the Vaughan Committee of Adjustment for the reduction in the front yard setback and landscape strip width from 2.4 m to 2.3 m, where it abuts the covered porch for Units 25/26, 37/38, and 45/46 on Kayla Crescent, and the variance shall be final and binding."

Since the preparation of the Committee of the Whole report, the applicant's surveyor (Rady-Pentek & Edward Surveying Ltd.), has provided a revised Draft Plan of Condominium (Attachment #1) that demonstrates that the proposed development complies with all requirements of Zoning By-law 1-88. Therefore, the variances identified in the recommendation are not required and Recommendation #2 in Item #16 of Report #29 and can be deleted. In addition, Attachment #4 of the report must be replaced with a revised Attachment #4, attached hereto.

### Conclusion

As identified above, the Owner has submitted a revised Draft Plan of Condominium demonstrating that complies with Zoning By-law 1-88. Accordingly, should the Committee concur, Recommendation #2 in Item #16 of Report #29 for Draft Plan of Condominium File 19T-13V008 (Arvit Investments Inc.) can be deleted and Attachment #4 replaced with the Attachment #4, attached hereto.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a long horizontal stroke extending to the right.

JOHN MACKENZIE  
Commissioner of Planning

Attachment

1. Draft Plan of Condominium 19CDM-13V008 - Level 1

MH/cm

Copy to: Barbara Cribbett, Interim City Manager  
Jeffrey A. Abrams, City Clerk  
John Mackenzie, Commissioner of Planning  
Grant Uyeyama, Director of Development Planning

JANE STREET

NORWOOD AVENUE

KAYLA CRESCENT

**Subject Lands**

Not to Scale

# Draft Plan of Condominium 19CDM-13V008 - Level 1

APPLICANT: Arvit Investments Inc. (Mosaik Homes Inc.) LOCATION: Part of Lot 19, Con. 4



Development Planning Department

Attachment

FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075

DATE:  
September 24, 2013

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## **COMMITTEE OF THE WHOLE SEPTEMBER 24, 2013**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V008 ARVIT INVESTMENTS INC. WARD 1 - VICINITY OF JANE STREET AND MAJOR MACKENZIE DRIVE**

#### **Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V008 (Arvit Investments Inc.) as shown on Attachments #4 to #6 inclusive, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT prior to the registration of the final condominium plan, the Owner shall have obtained variances from the Vaughan Committee of Adjustment for the reduction in the front yard setback and landscape strip width from 2.4 m to 2.3 m, where it abuts the covered porch for Units 25/26, 37/38, and 45/46 on Kayla Crescent, and the variances shall be final and binding.

#### **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-13V008 for the subject lands shown on Attachments #2 and #3, for 95 three-storey stacked townhouse units within 5 townhouse blocks served by 116 parking spaces (95 residential and 21 visitor spaces), as shown on Attachments #4 to #6 inclusive.

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

The subject lands shown on Attachments #2 and #3 are located on the east side of Jane Street, south of Major Mackenzie Drive (municipally known as 9601 and 9621 Jane Street, and 95, 105 and 125 Kayla Crescent). The surrounding land uses are shown on Attachment #3.

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

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#### Canada Post

Canada Post has no objections to the proposal. The Owner must satisfy the condition set out in Attachment #1.

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

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

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

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-13V008. The Owner must satisfy the condition set out in Attachment #1.



## **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V008, which conforms to OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area) and OPA #724. The proposed Condominium Plan is consistent with Zoning By-law 1-88 and with approved Site Development File DA.11.075, with the exception of a slight reduction to the front yard setback and landscape strip width adjacent to the covered porch of Units 25/26, 37/38 and 45/46, along Kayla Crescent, which will require the applicant to obtain variances from the Vaughan Committee of Adjustment, prior to the registration of the final condominium 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 the recommendation of this report and in Attachment #1.

## **Attachments**

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## **Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
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 DRAFT APPROVAL**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V008 (STANDARD) ARVIT INVESTMENTS INC. LOT 19, CONCESSION 4, 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-13V008, ARE AS FOLLOWS:**

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

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Rentak and Edward Surveying Ltd., Job No. 12-106, dated June 4, 2013.
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.
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; 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. 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.

#### **Canada Post Condition**

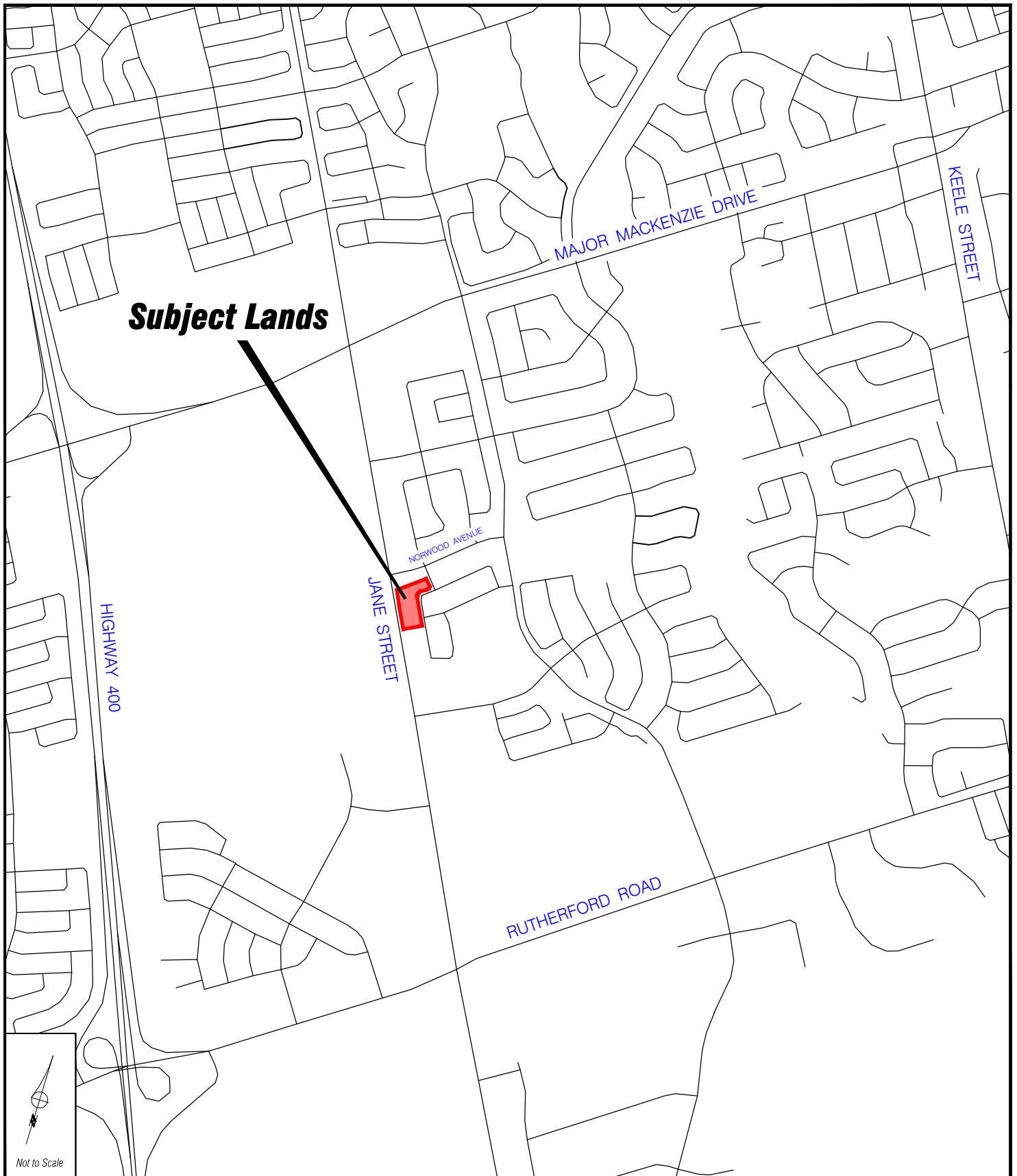
9. A centralized mail receiving facility must be provided and maintained by the Owner/Condominium Corporation in order for Canada Post to provide mail service to the tenants of these buildings.

#### **Region of York Condition**

10. Prior to final approval, the Owner shall certify that the conditions of approval provided in Regional Site Plan File No. SP-V-023-11 have been met to the satisfaction of the Region of York Transportation and Community Planning Department, which shall include a site inspection with Regional Staff to review the as-constructed conditions.

### Clearances

11. The City of Vaughan (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
12. Canada Post shall advise the Vaughan Development Planning Department that Condition 9 has been satisfied.
13. The Region of York Transportation and Community Planning Department shall advise the Vaughan Development Planning Department that Condition 10 has been satisfied.



## Context Location Map

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)

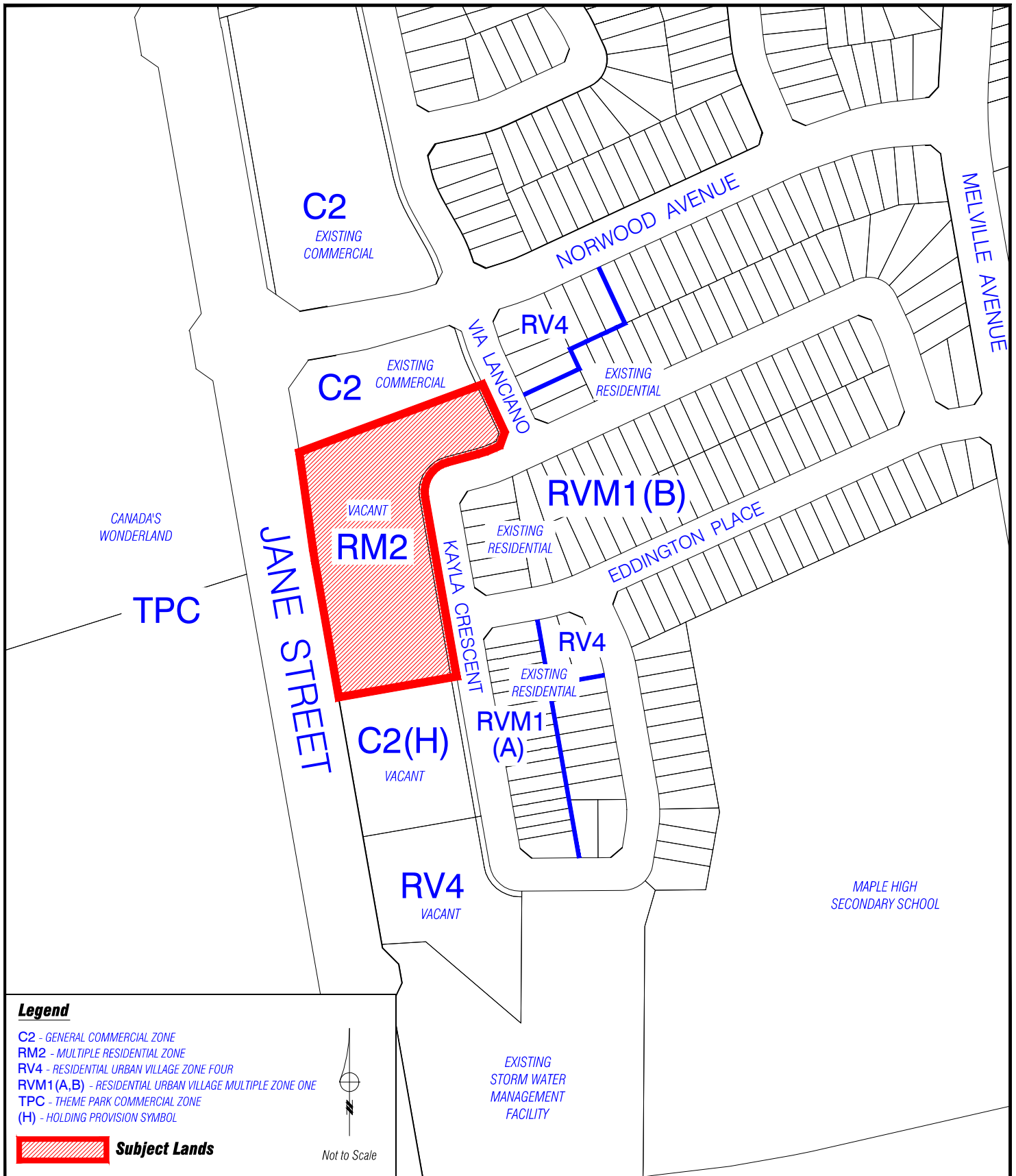
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Development Planning Department

Attachment  
FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075  
DATE:  
September 24, 2013

2



## Location Map

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)



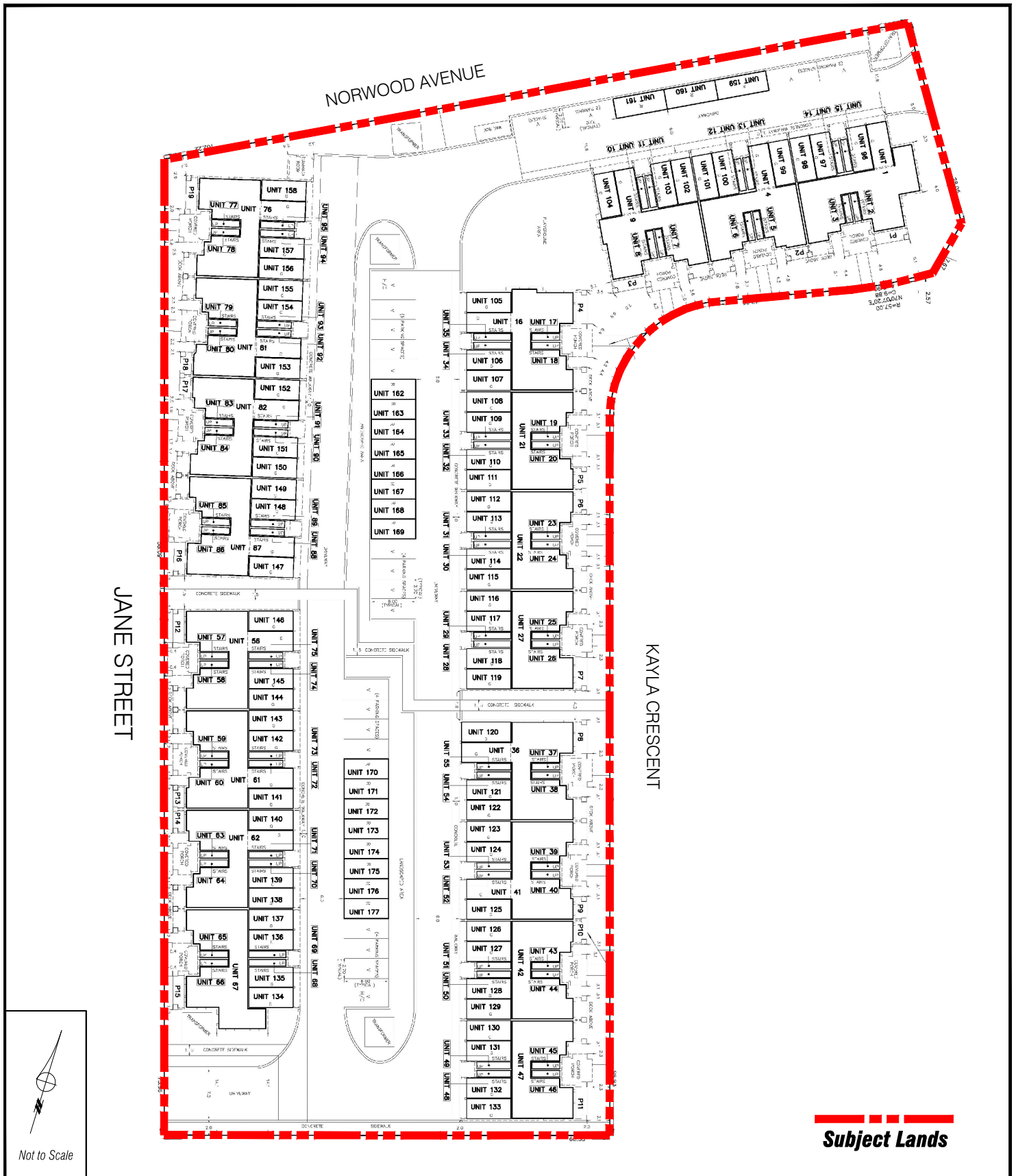
Development Planning Department

## Attachment

FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075

DATE:  
September 24, 2013

3



## Draft Plan of Condominium 19CDM-13V008 - Level 1

APPLICANT: Arvit Investments  
Inc. (Mosaik Homes Inc.)

LOCATION: Part of  
Lot 19, Con. 4

Development Planning Department

## Attachment

FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075

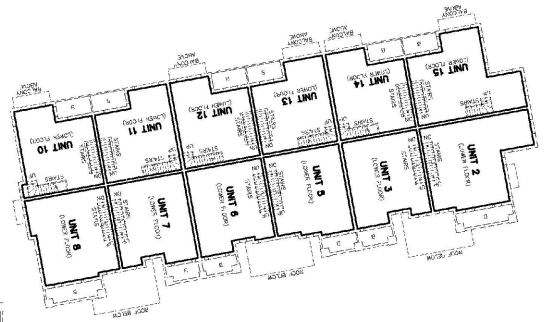
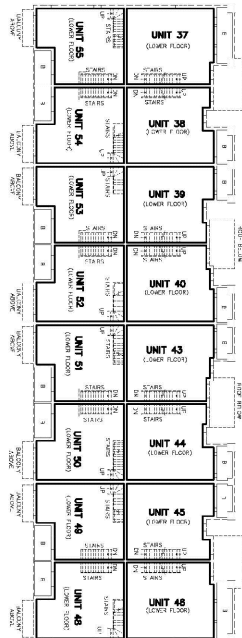
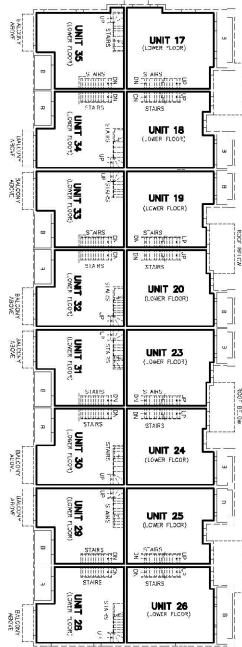
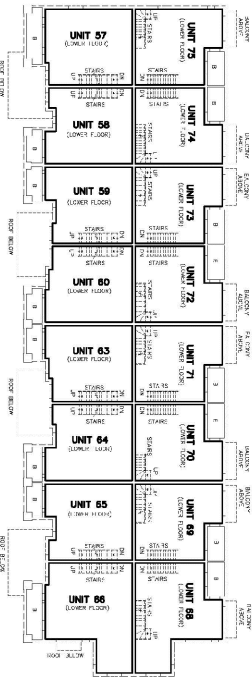
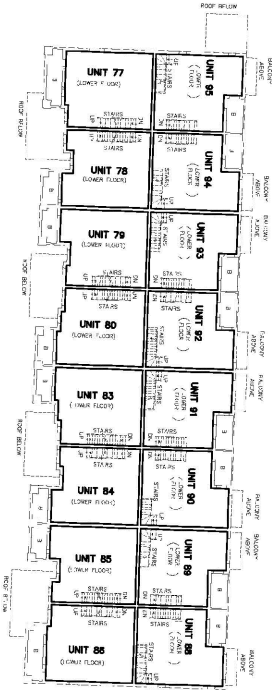
DATE:  
September 24, 2013

4

NORWOOD AVENUE

JANE STREET

KAYLA CRESCENT



Not to Scale



# Draft Plan of Condominium 19CDM-13V008 - Level 2

APPLICANT: Arvit Investments  
Inc. (Mosaik Homes Inc.)

LOCATION: Part of  
Lot 19, Con. 4

Development Planning Department

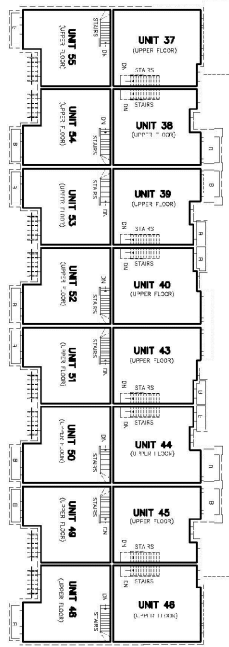
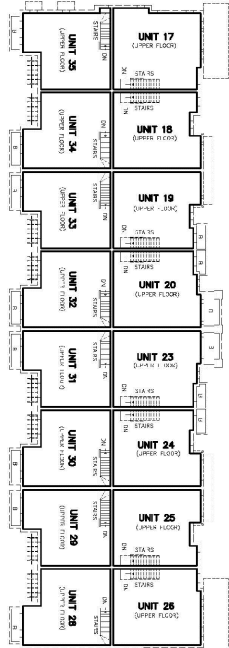
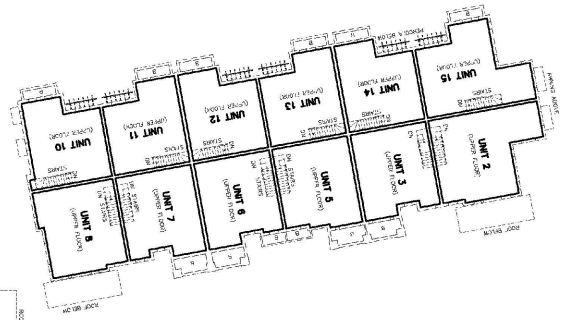
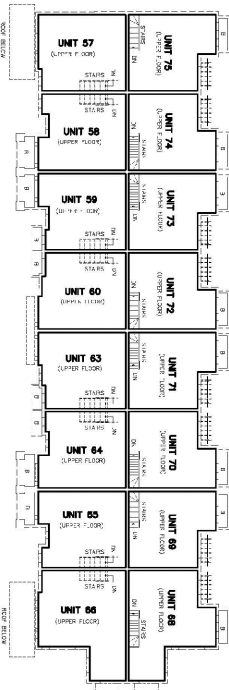
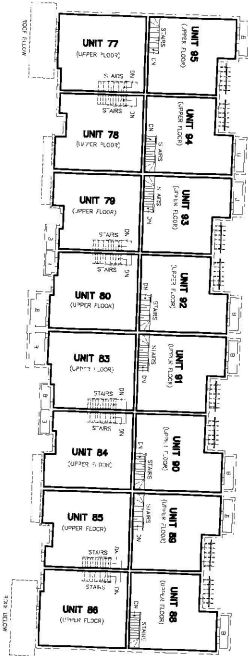
Attachment  
FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075  
DATE:  
September 24, 2013

5

NORWOOD AVENUE

JANE STREET

KAYLA CRESCENT



Not to Scale

# Draft Plan of Condominium 19CDM-13V008 - Level 3



APPLICANT: Arvit Investments Inc. (Mosaik Homes Inc.) LOCATION: Part of Lot 19, Con. 4

Development Planning Department

Attachment  
FILE: 19CDM-13V008  
RELATED FILES: OP.09.008,  
Z.09.040, & DA.11.075  
DATE:  
September 24, 2013

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