

**CITY OF VAUGHAN**

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

Item 17, 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.

17

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V005  
2177419 ONTARIO LTD.  
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 24, 2013:

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V005 (2177419 Ontario Ltd.) as shown on Attachments #4 to #6 inclusive, 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-13V005 for the subject lands shown on Attachments #2 and #3, for a single building, 3 and 4-storey mixed-use development comprised of 97 residential apartment units totaling 9,056.24m<sup>2</sup>, 1,033.73m<sup>2</sup> of ground floor commercial uses along Major Mackenzie Drive and 196 parking spaces (13 surface and 183 underground) 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 north side of Major Mackenzie Drive, west of Keele Street (municipally known as 2396 Major Mackenzie Drive), City of Vaughan. The surrounding land uses are shown on Attachment #3.

**Official Plan and Zoning**

The subject lands are designated "Maple Commercial Core Area" by in-effect OPA #350 (Maple Community Plan) as amended by OPA #533, which was further amended by an Ontario Municipal Board (OMB) Order issued on December 9, 2011 (OMB File No. PL110354). The OMB approved Official Plan Amendment File OP.10.004, Zoning By-law Amendment File Z.10.023 and Site Development File DA.10.052 to facilitate the development of the 3 and 4-storey mixed-use apartment building. The proposal conforms to the approvals granted by the OMB.

## **CITY OF VAUGHAN**

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

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The subject lands are also designated “Low-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 “Low-Rise Mixed Use” policies permit the proposed 3 and 4-storey mixed use building and permits the ground floor frontage of the building facing Major Mackenzie Drive with retail commercial uses. The proposal conforms to VOP 2010.

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, and subject to Exception 9(1364), which permits the 3 and 4-storey mixed-use building. The proposal complies with Zoning By-law 1-88.

#### Site Development

The proposed Draft Plan of Condominium shown on Attachments #4 to #6 is consistent with Site Development File DA.10.052, which was approved by the OMB on December 9, 2011. The site is currently under construction.

#### 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:

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-13V005.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V005, which conforms to the Official Plan, Zoning By-law 1-88, and with the OMB approved Site Development File DA.10.052. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

**CITY OF VAUGHAN**

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

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**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Ground Floor Plan
5. Levels 2 and 3 Plan
6. Level 4 and Underground Parking Plan

**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.)

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

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V005  
2177419 ONTARIO LTD.  
WARD 1 - VICINITY OF KEELE 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-13V005 (2177419 Ontario Ltd.) as shown on Attachments #4 to #6 inclusive, 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**

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**Communications Plan**

N/A

**Purpose**

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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-13V005.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V005, which conforms to the Official Plan, Zoning By-law 1-88, and with the OMB approved Site Development File DA.10.052. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out 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

/CM

GRANT UYEYAMA  
Director of Development Planning

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V005 (STANDARD)  
2177419 ONTARIO LTD.  
LOT 21, 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-13V005, ARE AS FOLLOWS:**

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

1. The Plan shall relate to Draft Plan of Condominium, prepared by KRCMAR, Drawing Name: 09-092DC01, dated April 23, 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.

#### **Bell Canada Condition**

9. Bell Canada requires one or more 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 telecommunication facilities are located to the street line.

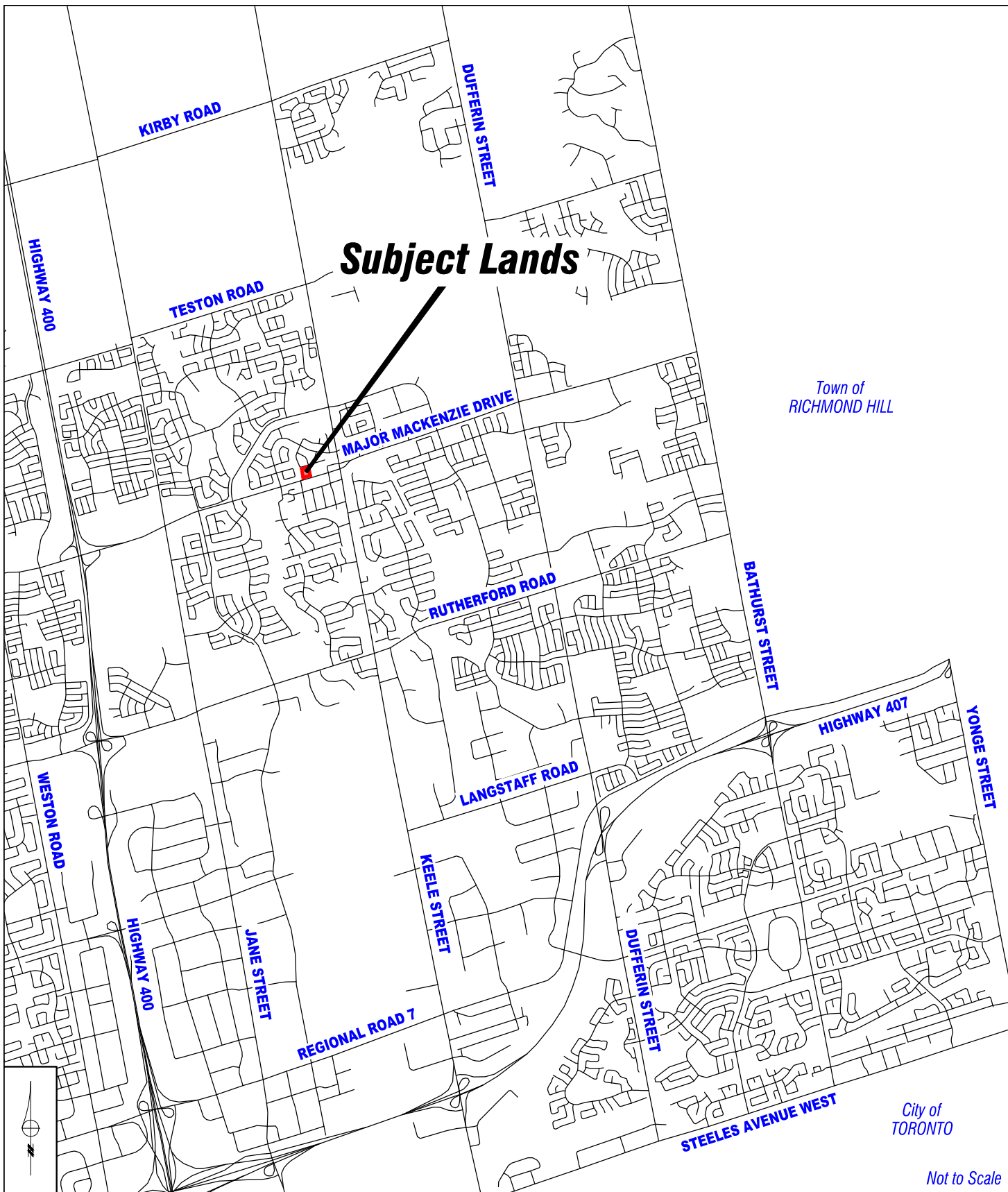
#### Canada Post Condition

10. 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 this building.

#### Clearances

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





## Context Location Map

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Ltd.

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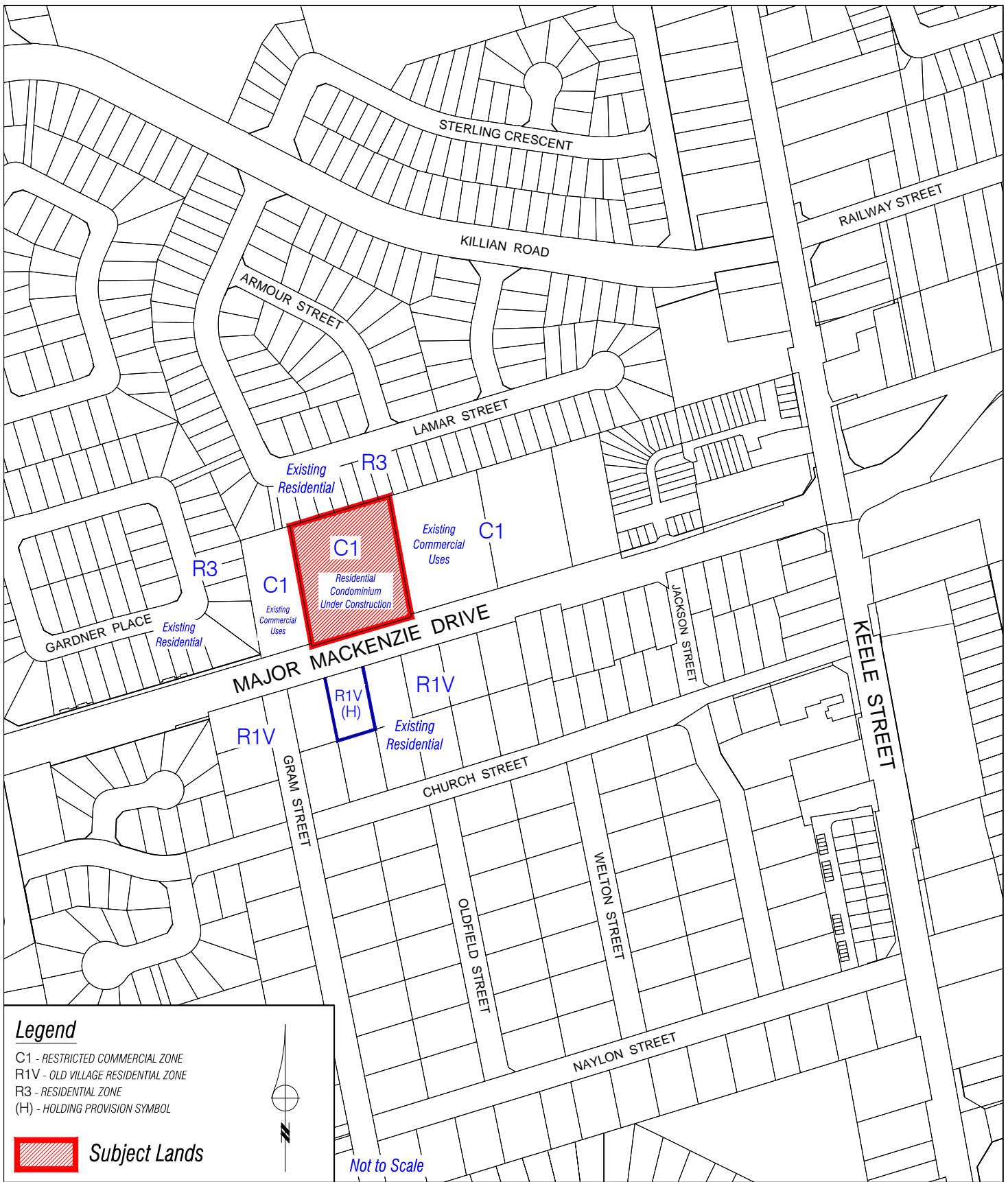
Development Planning Department

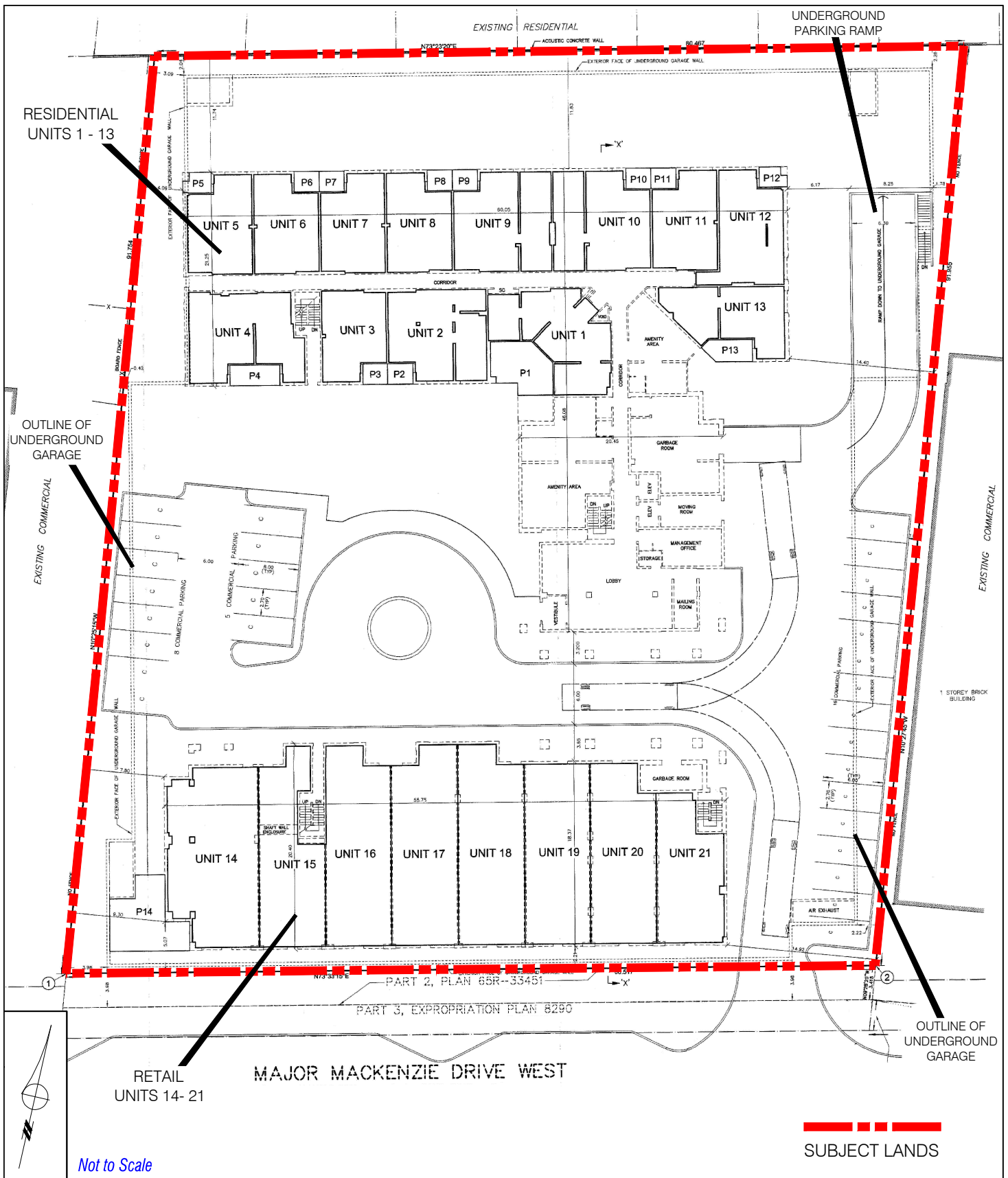
## Attachment

FILE: 19CDM-13V005  
RELATED FILES: DA.10.052,  
OP.10.004, Z.10.023

DATE:  
September 24, 2013

2





## Ground Floor Plan

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Ltd.

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Development Planning Department

## Attachment

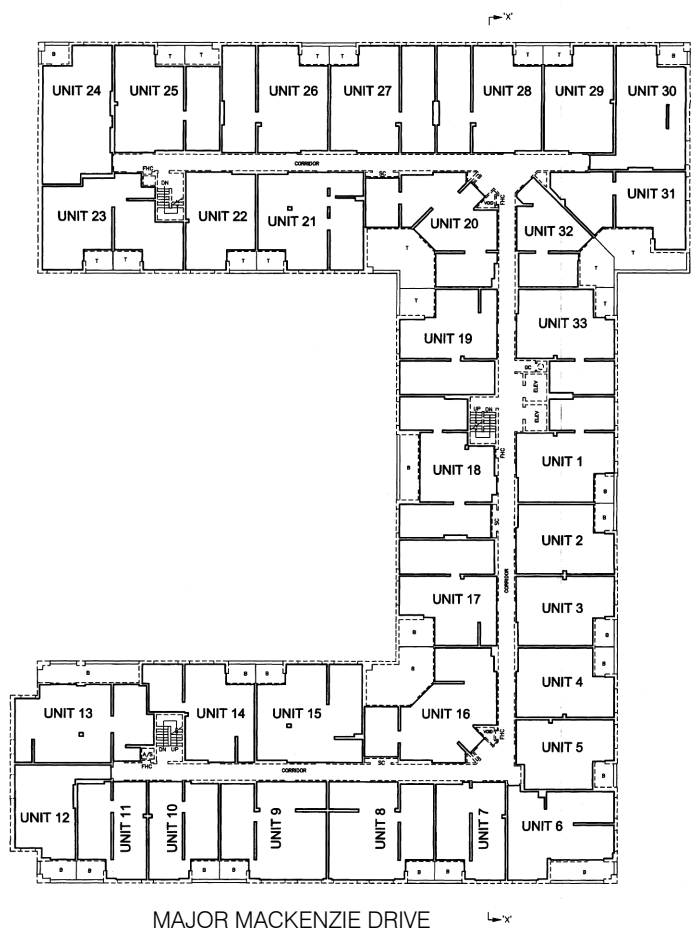
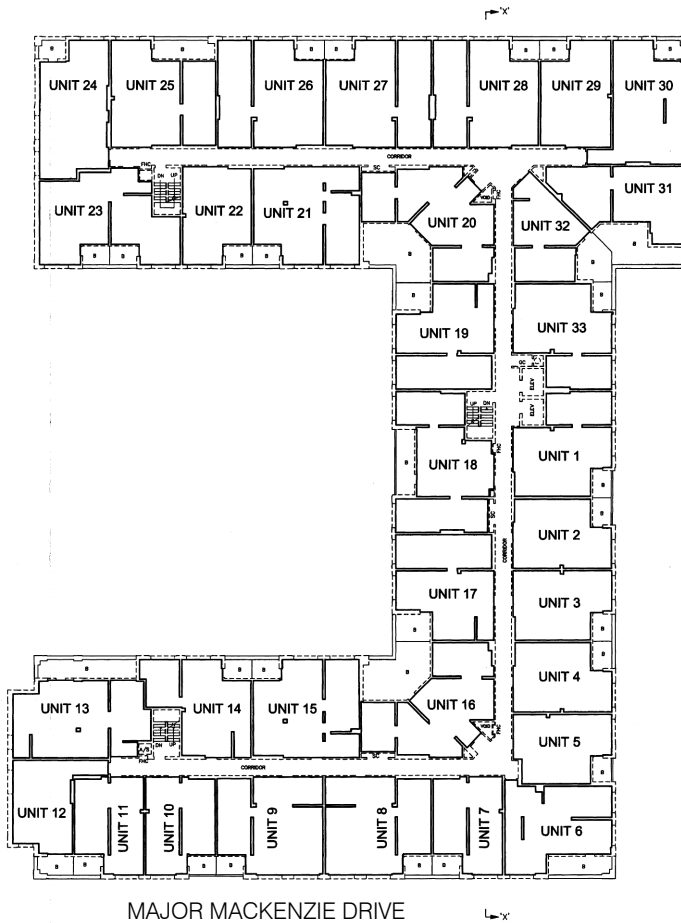
FILE: 19CDM-13V005  
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OP.10.004, Z.10.023

DATE:  
September 24, 2013

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LEVEL 2

LEVEL 3



MAJOR MACKENZIE DRIVE

MAJOR MACKENZIE DRIVE



Not to Scale

## Levels 2 & 3 Plan

LOCATION:  
Part Lot 21, Concession 4

APPLICANT:  
2177419 Ontario Ltd.

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Development Planning Department

## Attachment

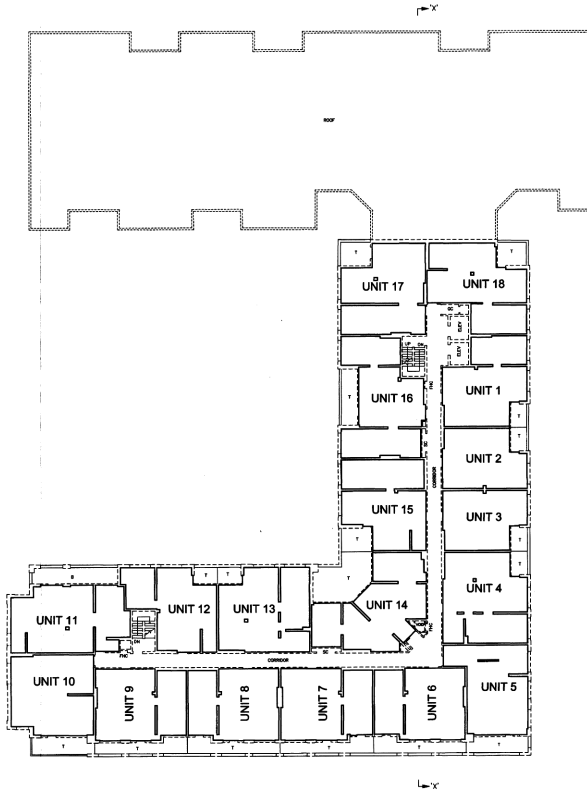
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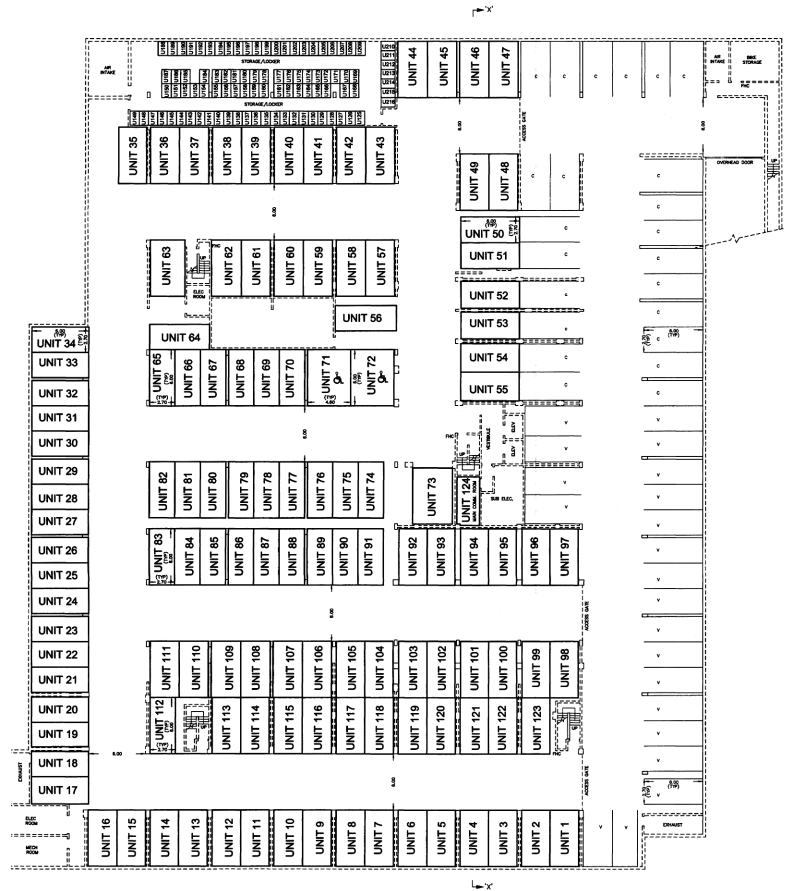
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## UNDERGROUND PARKING

## LEVEL 4



MAJOR MACKENZIE DRIVE



MAJOR MACKENZIE DRIVE



Not to Scale

## Level 4 and Under-ground Parking Plan

APPLICANT: 2177419 Ontario Ltd. LOCATION: Part Lot 21, Concession 4



Development Planning Department

## Attachment

FILE: 19CDM-13V005  
RELATED FILES: DA.10.052,  
OP.10.004, Z.10.023

DATE:  
September 14, 2013

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