



memorandum

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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

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:

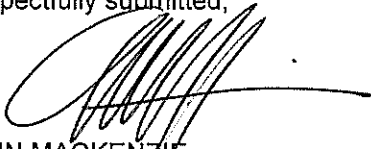
"THAT prior to the registration of the final condominium plan, the Owner shall have obtained variances from the Vaughan Committee of Adjustment for the reduction in the front yard setback and landscape strip width from 2.4 m to 2.3 m, where it abuts the covered porch for Units 25/26, 37/38, and 45/46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

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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

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