

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 7, Report No. 42, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 29, 2013.

**7 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V007
 ALLEGRA ON WOODSTREAM INC. (PHASE 1)
 WARD 2 – VICINITY OF WOODSTREAM BOULEVARD AND REGIONAL ROAD 7**

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 October 15, 2013:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V007 (Allegra on Woodstream Inc.) as shown on Attachments #5 to #8, as Red-lined Revised, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The proposal addresses the residential 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-13V007 (Allegra on Woodstream Inc.) for the subject lands shown on Attachments #2 and #3, comprising Phase 1 as shown on Attachments #5 to #8, and includes 172 residential units and 233 parking spaces (6 above grade spaces and 227 below grade spaces). The overall development (Phases 1 and 2) will be comprised of two, 10-storey mixed-use apartment buildings with a total of 361 apartment units, 688 m² of ground floor commercial uses, and 24 back-to-back 2-storey multiple dwelling units (Attachment #4).

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located at the southwest corner of Woodstream Boulevard and Regional Road 7, municipally known as 24 Woodstream Boulevard, City of Vaughan. The surrounding lands uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Prestige Areas – Centres & Avenue Seven Corridor" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study Plan), which permits the mixed-use residential/commercial development

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with a maximum height of 10-storeys and a maximum density of 3.0 FSI (Floor Space Index). The subject lands are also designated “Mid-Rise Mixed-Use” with a maximum permitted building height of 10 storeys and a maximum density of 3.0 FSI by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) as further modified and endorsed by the Region of York Council on June 12, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013. The condominium proposal conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). On October 11, 2012, the Committee of Adjustment approved Minor Variance File A022/12, which included a reduced parking supply of 532 parking spaces to serve the overall development whereas 555 parking spaces are required. The subject lands (Phase 1) includes 227 parking spaces within 2 levels of underground parking to serve the 172 residential units. The Draft Plan of Condominium (Level 1-Ground Floor, as shown on Attachment #5) has been red-lined to include an additional 6 surface spaces, thereby including a total of 233 parking spaces, within Phase 1, which complies with the minimum parking requirement of Zoning By-law 1-88 (172 units @ 1.35 spaces/unit = 233 parking spaces). The proposed Draft Plan of Condominium complies with Zoning By-law 1-88, as red-lined. The final condominium plan for registration must be amended accordingly.

Site Plan

The proposed Phase 1 Draft Plan of Condominium (Standard) shown on Attachments #5 to #8 is currently under construction, and is consistent with the approved Overall Site Plan (Attachment #4), which was approved by Vaughan Council on September 25, 2012. The implementing Site Plan Agreement was registered as Instrument No. YR 1957288 on March 19, 2013.

As a condition of final approval, the Owner will be required to submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the condominium plan.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up (3 stream) will be privately administered and the responsibility of the Condominium Corporation.

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 & Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The 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) Manage Growth and Economic Well Being

Create a positive environment that encourages innovation and prosperity.

The development facilitates intensification located on a designated Primary Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.)

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Regional Implications

The application has been circulated to the Region of York for review and comment. Any Regional conditions received will be included in the City's Condominium Agreement, prior to its' registration.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application which conforms to the Official Plan, 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 Phase 1 Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval 19CDM-13V007
2. Context Location Map
3. Location Map
4. Overall Site Plan-Phases 1 and 2 (Council Approved on September 25, 2012)
5. Level 1 (Ground Floor)
6. Level 1 (Upper & Roof Floors)
7. Levels 2 to 10
8. Levels A and B (Parking)

Report prepared by:

Clement Messere, 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.)

COMMITTEE OF THE WHOLE OCTOBER 15, 2013

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V007
ALLEGRA ON WOODSTREAM INC. (PHASE 1)
WARD 2 – VICINITY OF WOODSTREAM BOULEVARD AND REGIONAL ROAD 7**

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V007 (Allegra on Woodstream Inc.) as shown on Attachments #5 to #8, as Red-lined Revised, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The proposal addresses the residential 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

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As a condition of final approval, the Owner will be required to submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the condominium plan.

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Regional Implications

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Attachments

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2. Context Location Map
3. Location Map
4. Overall Site Plan-Phases 1 and 2 (Council Approved on September 25, 2012)
5. Level 1 (Ground Floor)
6. Level 1 (Upper & Roof Floors)
7. Levels 2 to 10
8. Levels A and B (Parking)

Report prepared by:

Clement Messere, 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

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V007
ALLEGRA ON WOODSTREAM INC.
PART OF LOT 5, CONCESSION 8, 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-13V007, ARE AS FOLLOWS:

City of Vaughan Conditions

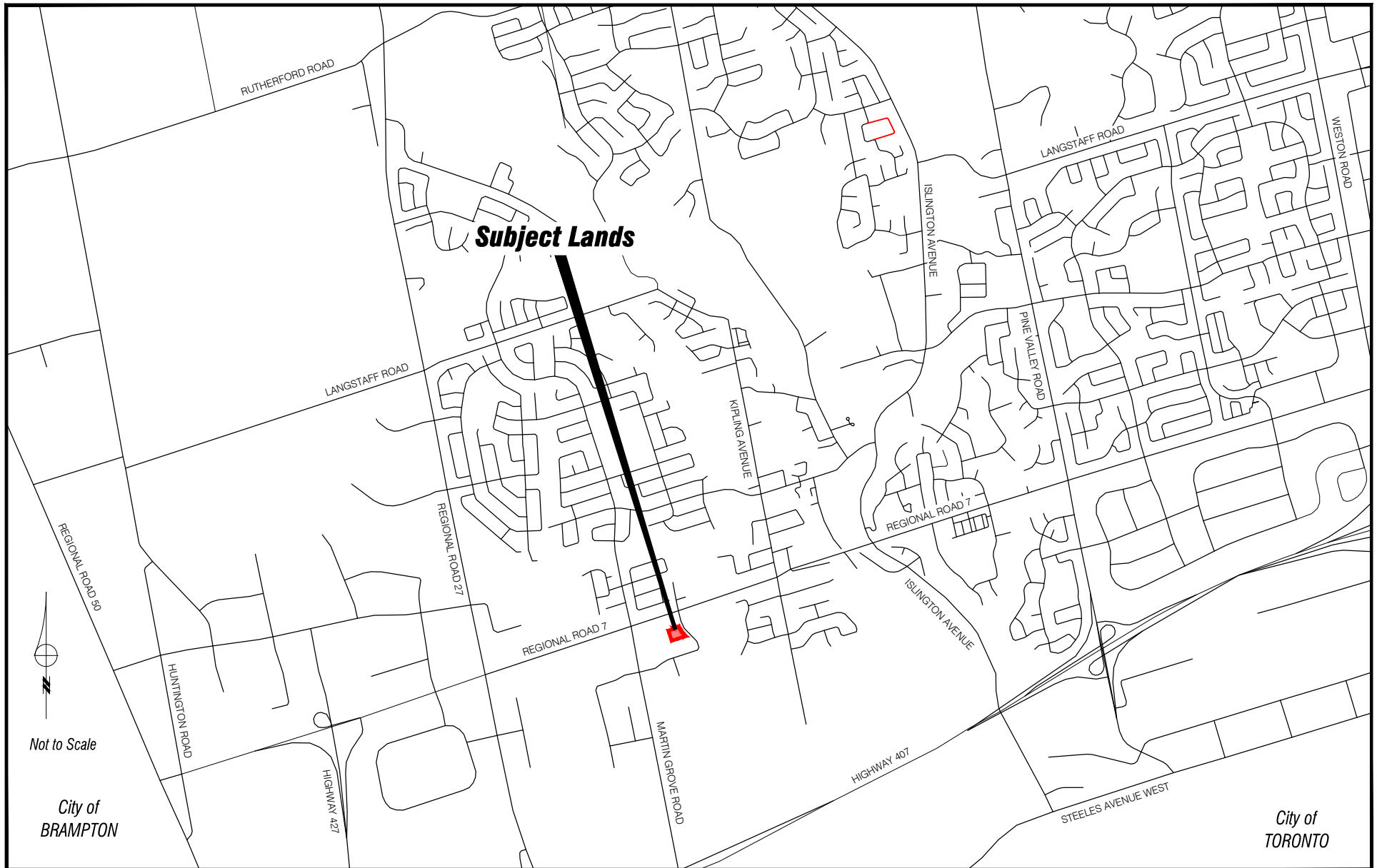
1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek & Edward Surveyors Ltd., Cad File No. 11-113-DR-Plan 1 (Phase 1), dated June 24, 2013, as red-lined to include 6 parking spaces on the north side of Phase 1.
2. Prior to the execution of the Condominium Agreement, the Owner 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, and that maybe outstanding from the Site Plan process (File DA.11.041).
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - 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. The Owner/Condominium Corporation shall supply, install, and maintain all mail equipment to the satisfaction of Canada Post.

Clearances

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



Context Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

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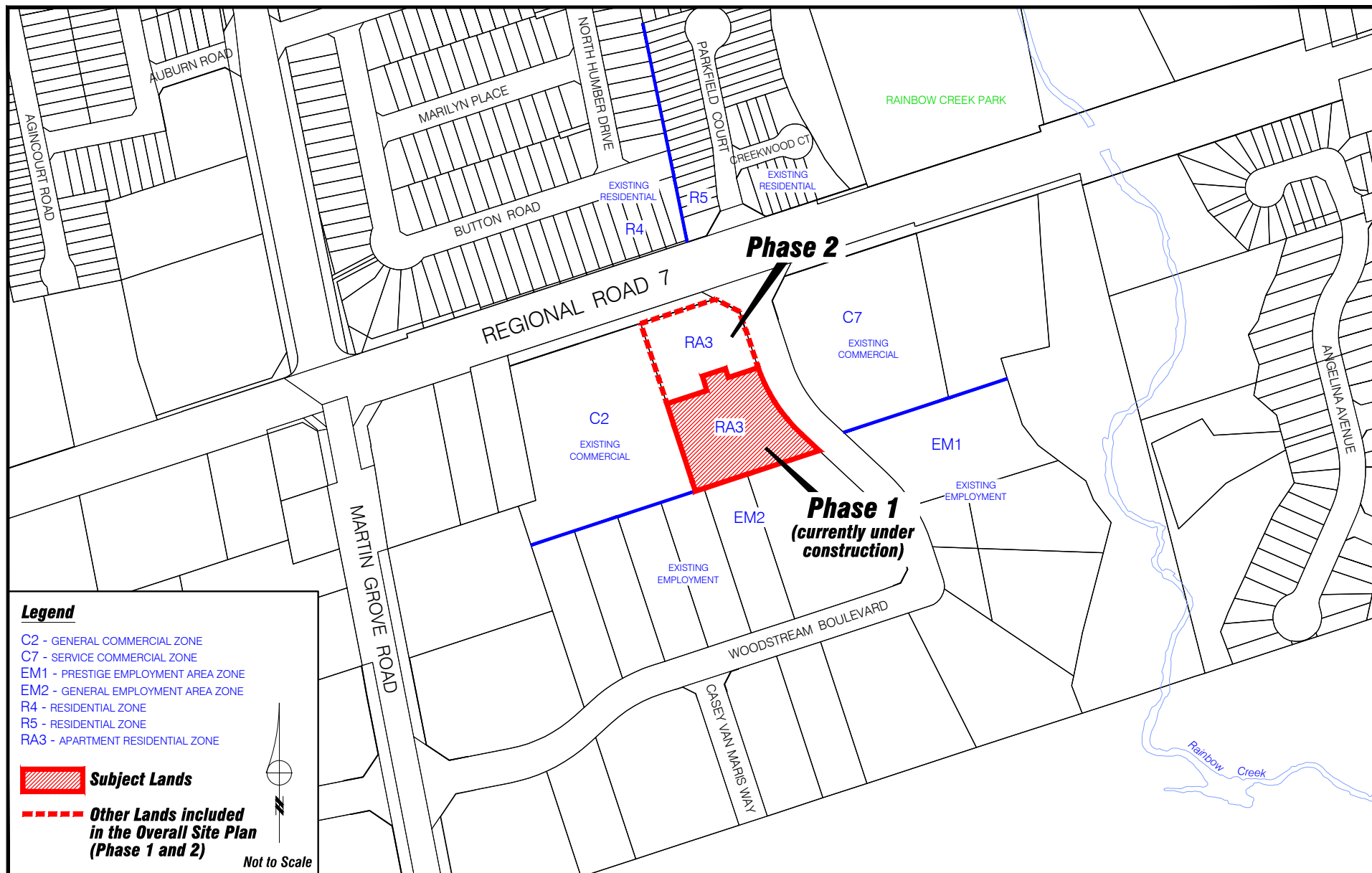


Attachment

FILE: 19CDM-13V007
RELATED FILES: DA.11.041, Z.11.015

DATE:
August 29, 2013

2



Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

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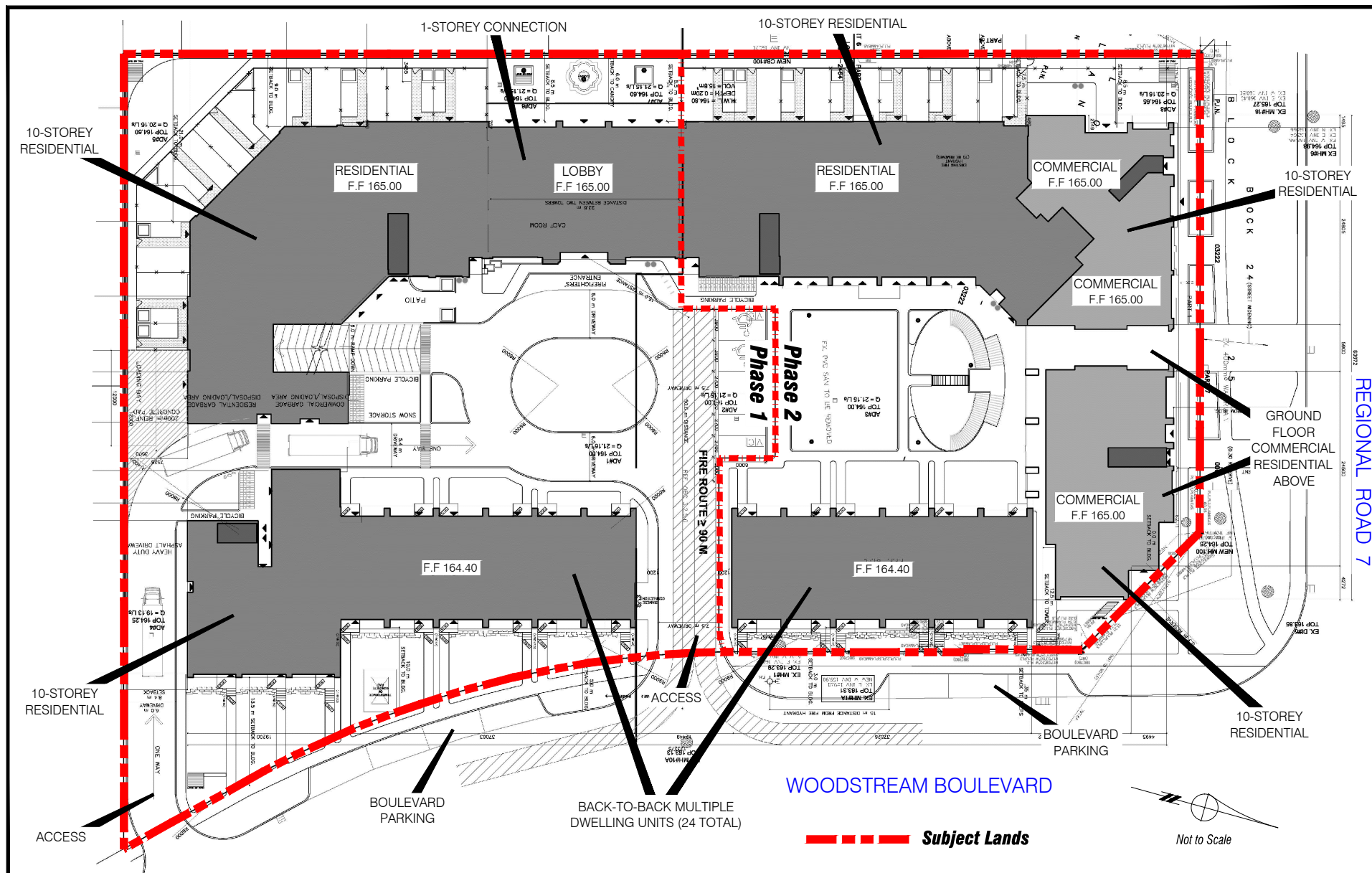


Attachment

FILE: 19CDM-13V007
RELATED FILES: DA.11.041, Z.11.015

DATE:
August 29, 2013

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Overall Site Plan - Phases 1 and 2 (Council Approved September 25, 2012)

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

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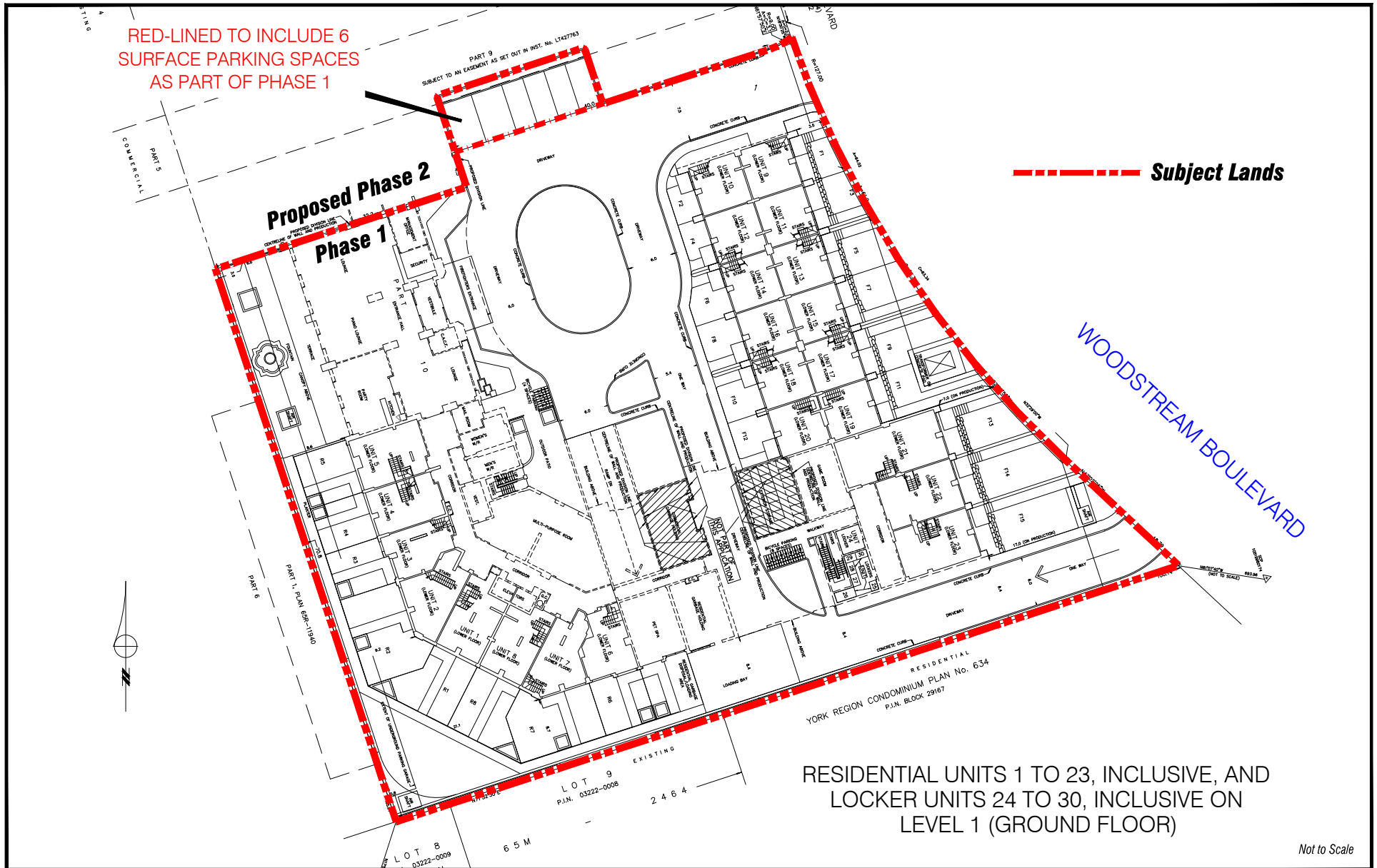


Attachment

FILE: 19CDM-13V007
RELATED FILES: DA.11.041, Z.11.015

DATE:
August 29, 2013

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Level 1 (Ground Floor)

LOCATION:

Part of Lot 5, Concession 8

APPLICANT:

Allegra on Woodstream Inc.

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Attachment

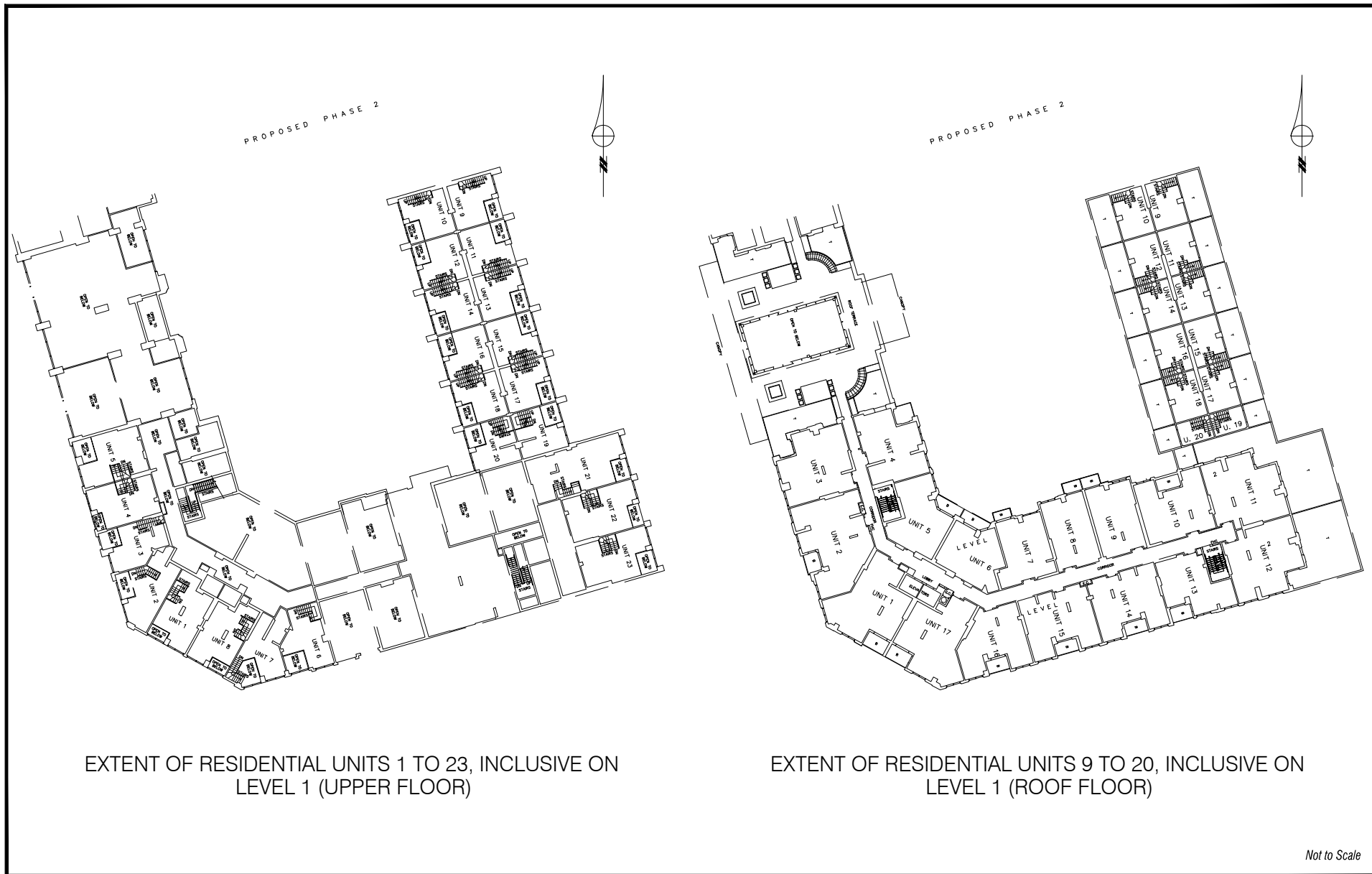
FILE: 19CDM-13V007

RELATED FILES: DA.11.041, Z.11.015

DATE:

August 29, 2013

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Level 1 (Upper & Roof Floors)

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

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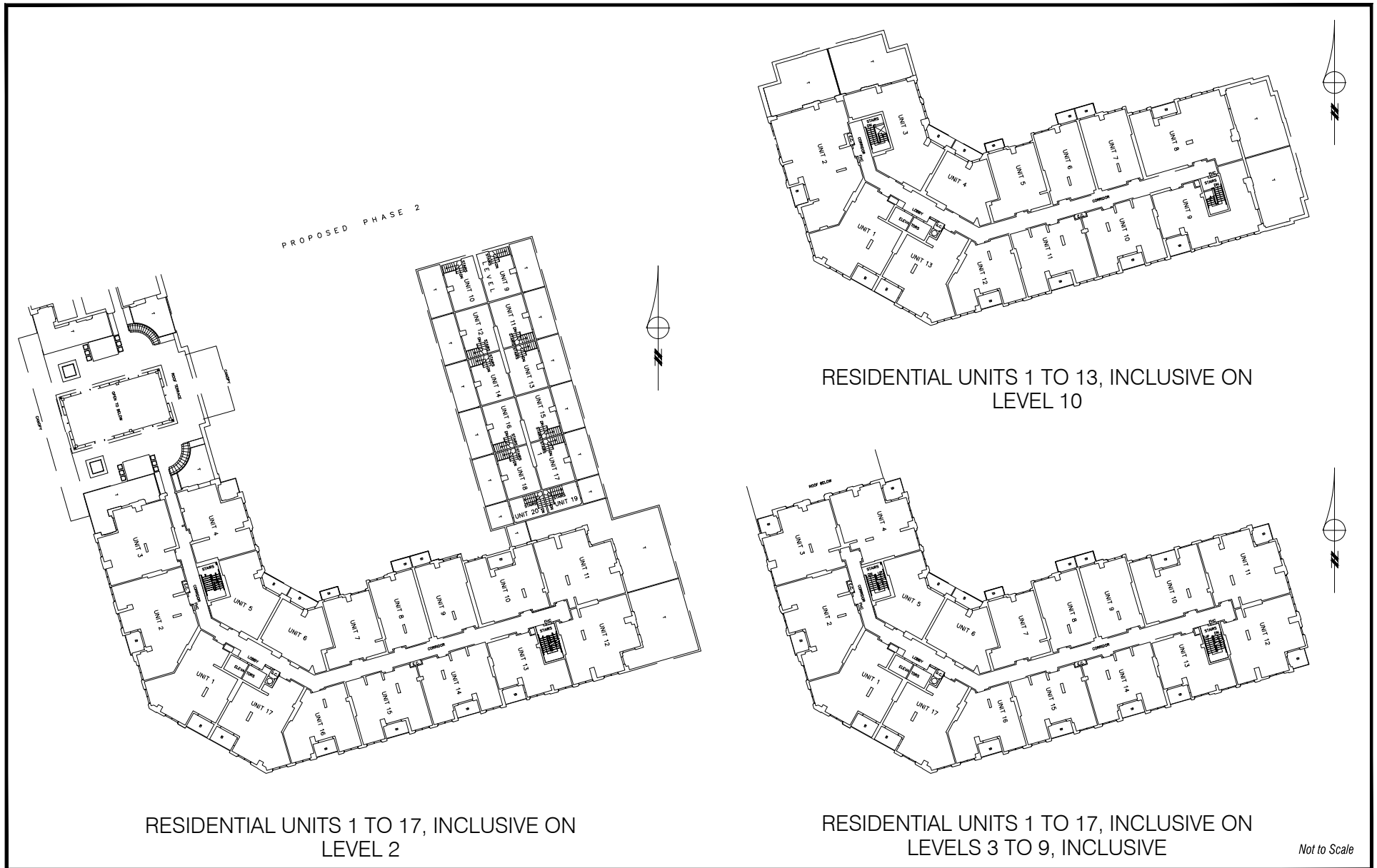


Attachment

FILE: 19CDM-13V007
RELATED FILES: DA.11.041, Z.11.015

DATE:
August 29, 2013

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Levels 2 to 10

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

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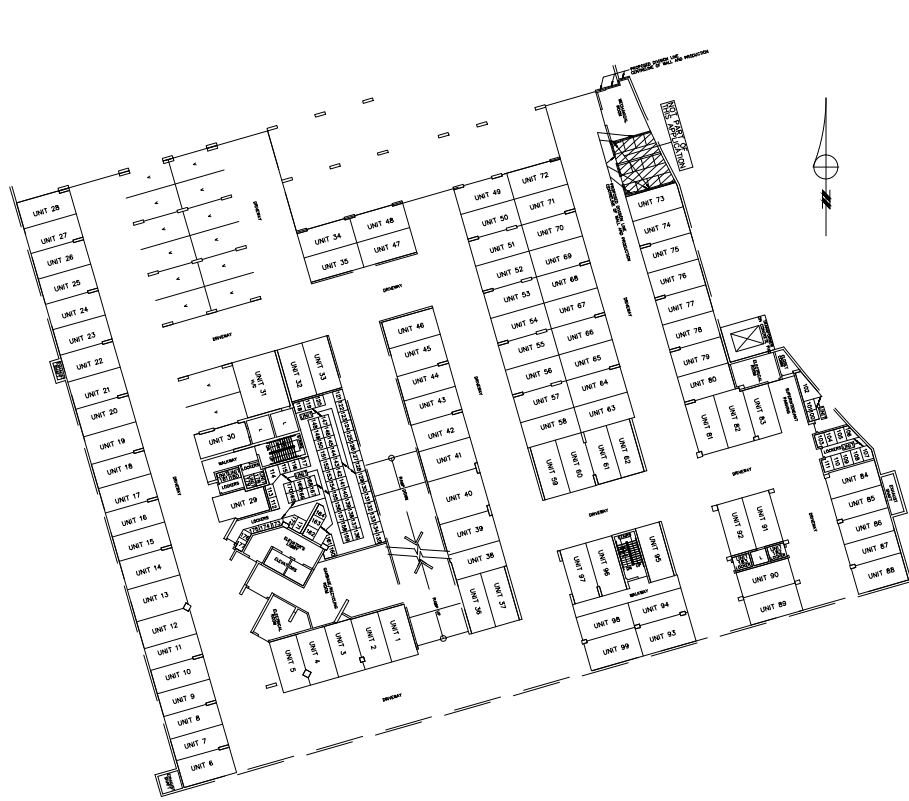


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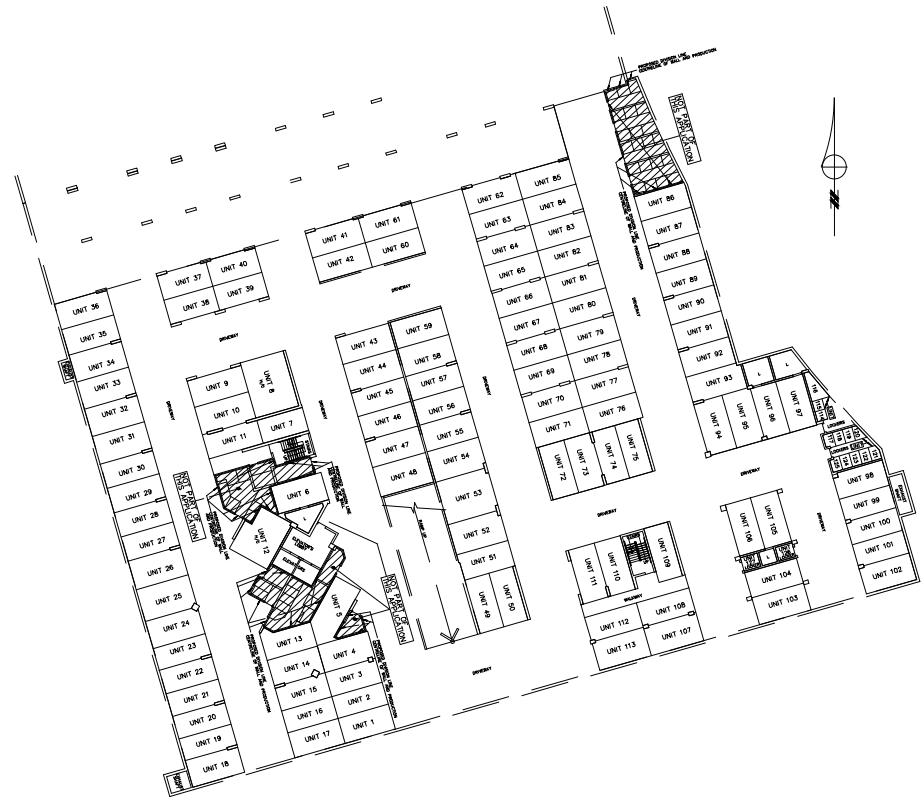
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DATE:
August 29, 2013

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PARKING UNITS 1 TO 29 INCLUSIVE, 32 TO 90 INCLUSIVE,
92 TO 99 INCLUSIVE, AND PARKING/LOCKER UNITS 30, 31 & 91
AND LOCKER UNITS 100 TO 183 INCLUSIVE ON
LEVEL A



PARKING UNITS 1 TO 5 INCLUSIVE, 7 TO 95 INCLUSIVE, 98 TO 104 INCLUSIVE,
106 TO 113 INCLUSIVE, AND PARKING/LOCKER UNITS 6, 96, 97 & 105
AND LOCKER UNITS 114 TO 127 INCLUSIVE ON
LEVEL B

Not to Scale

Levels A and B (Parking)

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Allegra on Woodstream Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-13v007.dwg



Attachment

FILE: 19CDM-13V007
RELATED FILES: DA.11.041, Z.11.015

DATE:
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