

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

**13 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V003  
1678575 ONTARIO INC.  
WARD 2 – NORTHWEST CORNER OF WOODBRIDGE AVENUE AND CLARENCE STREET**

## Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V003 (1678575 Ontario Inc.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

The subject lands are currently under construction and being developed in accordance with Site Development File DA.11.071, which was approved by Vaughan Council on June 26, 2012 (Attachment #8). The contribution to sustainability was identified in the Site Development report. On January 11, 2016, the Vaughan Development Planning Department approved a minor site plan amendment (File DA.15.049) to address minor elevation revisions resulting from the relocation of 5 residential units from the first floor to the fifth floor, and to accommodate the relocation of the amenity space from the fifth floor to the first floor. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

There are no requirements for new funding associated with this report.

N/A

The purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-16V003 for the subject lands shown on Attachments #2 and #3, to permit a condominium tenure for a 5 storey mixed-use development comprised of 110 residential apartment units, and 555 m<sup>2</sup> of ground floor commercial uses within 7 commercial/retail units along Woodbridge Avenue and along a portion of Clarence Street. This proposal also includes 186 parking spaces (34 above grade spaces and 152 underground spaces, including 1 tandem parking space), and 124 locker units, as shown on Attachments #4 to #7.

The subject lands shown on Attachments #2 and #3 are located on the northwest corner of Woodbridge Avenue and Clarence Street, and municipally known as 86 Woodbridge Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

#### Item 13, CW Report No. 38 – Page 2

##### Official Plan and Zoning

The subject lands were designated “Mixed-Use Commercial” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) when Site Development File DA.11.071 was approved by Vaughan Council on June 26, 2012.

The subject lands are currently designated “Mid-Rise Mixed-Use” (south portion) and “Low-Rise Mixed-Use” (north portion) by Vaughan Official Plan 2010 (VOP 2010) Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan. The “Mid-Rise Mixed-Use” policies permit a maximum building height of 6 storeys (19 m) and a Floor Space Index (FSI) of 2.0 FSI. The “Low-Rise Mixed-Use” policies permit a maximum building height of 3 storeys (11m), and an FSI of 1.5. The proposed condominium plan conforms to the policies of both the previous and current Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1350), which stipulates that the fifth storey be used only for amenity area in order to conceal the mechanical room and facilities, and not for residential units. On July 30, 2015, the Committee of Adjustment approved Minor Variance File A211/15 to relocate 5 residential units from the first floor to the fifth floor, and to relocate the amenity space from the fifth floor to the first floor. The proposed changes to the first and fifth storeys resulted in site plan, building elevation, and landscaping changes, which were subsequently approved by the Development Planning Department through Site Development File DA.15.049. The footprint, number of parking spaces, height, and total number of residential units remain the same as previously approved by Site Development File DA.11.071. The proposed condominium plan complies with Zoning By-law 1-88.

##### Site Plan

The proposed Draft Plan of Condominium shown on Attachments #4 to #7 is consistent with Site Development File DA.11.071, which was approved by Vaughan Council June 26, 2012, and Site Development File DA.15.049, which was approved by the Vaughan Development Planning Department on January 11, 2016. The site is currently under construction.

##### 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.

##### Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has no objections to the proposed condominium application, subject to the conditions set out in Attachment #1.

##### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

##### Canada Post

Canada Post has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 13, CW Report No. 38 – Page 3

#### **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 cultivate an environmentally sustainable City

#### **Regional Implications**

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-16V003.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V003, in consideration of the policies of both OPA #240, as amended by OPA #440, and VOP 2010, Zoning By-law 1-88, the approved Site Development File DA.11.071, as amended by Site Development File DA.15.049, the comments from City Departments and external public agencies, and the area context. Accordingly, the Development Planning Department is satisfied that the proposed condominium tenure of the subject lands is appropriate and compatible with the surrounding area, conforms to the Official Plan and complies with the Zoning By-law, and therefore, has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

#### **Attachments**

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-16V003 – Ground Level Plan
5. Draft Plan of Condominium File 19CDM-16V003 – Levels 2-3 Plan
6. Draft Plan of Condominium File 19CDM-16V003 – Levels 4-5 Plan
7. Draft Plan of Condominium File 19CDM-16V003 – Underground Parking Plan
8. Site Plan (File DA.11.071 approved by Vaughan Council on June 26, 2012, amended by Site Development File DA.15.049 approved by Development Planning Department on January 11, 2016)

#### **Report prepared by:**

Letizia D'Addario, Planner, ext. 8213  
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    NOVEMBER 1, 2016**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V003  
1678575 ONTARIO INC.**

**WARD 2 – NORTHWEST CORNER OF WOODBRIDGE AVENUE AND CLARENCE STREET**

**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 (Standard) File 19CDM-16V003 (1678575 Ontario Inc.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

**Contribution to Sustainability**

The subject lands are currently under construction and being developed in accordance with Site Development File DA.11.071, which was approved by Vaughan Council on June 26, 2012 (Attachment #8). The contribution to sustainability was identified in the Site Development report. On January 11, 2016, the Vaughan Development Planning Department approved a minor site plan amendment (File DA.15.049) to address minor elevation revisions resulting from the relocation of 5 residential units from the first floor to the fifth floor, and to accommodate the relocation of the amenity space from the fifth floor to the first floor. The proposed Draft Plan of Condominium (Standard) 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 purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-16V003 for the subject lands shown on Attachments #2 and #3, to permit a condominium tenure for a 5 storey mixed-use development comprised of 110 residential apartment units, and 555 m<sup>2</sup> of ground floor commercial uses within 7 commercial/retail units along Woodbridge Avenue and along a portion of Clarence Street. This proposal also includes 186 parking spaces (34 above grade spaces and 152 underground spaces, including 1 tandem parking space), and 124 locker units, as shown on Attachments #4 to #7.

**Background - Analysis and Options**

The subject lands shown on Attachments #2 and #3 are located on the northwest corner of Woodbridge Avenue and Clarence Street, and municipally known as 86 Woodbridge Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

### Official Plan and Zoning

The subject lands were designated "Mixed-Use Commercial" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) when Site Development File DA.11.071 was approved by Vaughan Council on June 26, 2012.

The subject lands are currently designated "Mid-Rise Mixed-Use" (south portion) and "Low-Rise Mixed-Use" (north portion) by Vaughan Official Plan 2010 (VOP 2010) Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan. The "Mid-Rise Mixed-Use" policies permit a maximum building height of 6 storeys (19 m) and a Floor Space Index (FSI) of 2.0 FSI. The "Low-Rise Mixed-Use" policies permit a maximum building height of 3 storeys (11m), and an FSI of 1.5. The proposed condominium plan conforms to the policies of both the previous and current Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1350), which stipulates that the fifth storey be used only for amenity area in order to conceal the mechanical room and facilities, and not for residential units. On July 30, 2015, the Committee of Adjustment approved Minor Variance File A211/15 to relocate 5 residential units from the first floor to the fifth floor, and to relocate the amenity space from the fifth floor to the first floor. The proposed changes to the first and fifth storeys resulted in site plan, building elevation, and landscaping changes, which were subsequently approved by the Development Planning Department through Site Development File DA.15.049. The footprint, number of parking spaces, height, and total number of residential units remain the same as previously approved by Site Development File DA.11.071. The proposed condominium plan complies with Zoning By-law 1-88.

### Site Plan

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### 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.

### Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has no objections to the proposed condominium application, subject to the conditions set out in Attachment #1.

### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

### Canada Post

Canada Post has no objections to the proposed condominium application, subject to the condition set out in Attachment #1.

### **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 cultivate an environmentally sustainable City

### **Regional Implications**

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-16V003.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V003, in consideration of the policies of both OPA #240, as amended by OPA #440, and VOP 2010, Zoning By-law 1-88, the approved Site Development File DA.11.071, as amended by Site Development File DA.15.049, the comments from City Departments and external public agencies, and the area context. Accordingly, the Development Planning Department is satisfied that the proposed condominium tenure of the subject lands is appropriate and compatible with the surrounding area, conforms to the Official Plan and complies with the Zoning By-law, and therefore, 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:**

Letizia D'Addario, Planner, ext. 8213  
Clement Messere, Senior Planner, ext. 8409

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

/CM

BILL KIRU  
Senior Manager of Development Planning

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V003  
1678575 ONTARIO INC.  
PART OF LOT 7, CONCESSION 7, 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 19CDM-16V003, ARE AS FOLLOWS:**

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

1. The Plan shall relate to a draft plan of condominium, prepared by KRCMAR, Drawing Name: 07-077DC01, dated May 9, 2016.
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 with respect to such matters as landscaping and site development and any other matters that the City may consider necessary that may be outstanding from the Site Plan process (Files DA.11.071 and DA.15.049).
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;
  - b) snow removal and clearing, and garbage and recycling/organics pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation;
  - c) the City-owned Woodbridge Parkette located at 102 Woodbridge Avenue shall be restored to its original state or better once it is no longer used as a construction staging area for the construction of the building at 86 Woodbridge Avenue;
  - d) the Owner shall submit a revised TDM Plan for the residential development to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department and York Region prior to the release of the Letter of Credit for Engineering Works and/or registration of the condominium plan. This may include a comprehensive program of TDM measures that support sustainable transportation, and a budget for the full cost of implementation, including operational and financial roles and responsibilities of the Owner;
  - e) the Owner is advised that all warning clauses as a part of the previously executed Site Plan Agreement (DA.15.049 and DA.11.071) are still in effect, as they relate to the Condominium Residential Units.



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 that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.

#### Bell Canada Condition

9. Prior to final approval, the Owner shall agree to grant 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 Condition

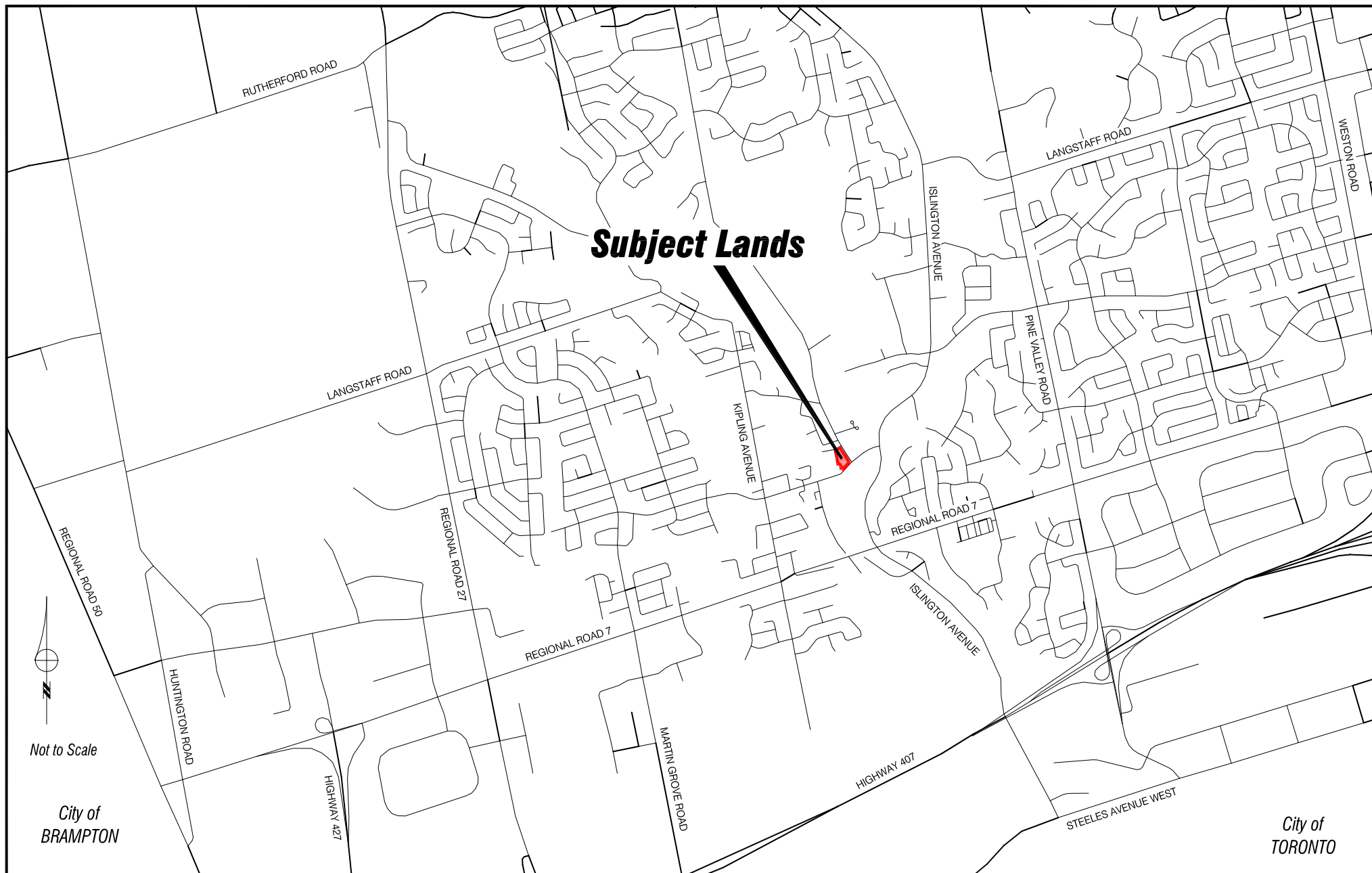
10. Prior to final approval, the Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications, as the building in this project consists of more than two adjoining units sharing a common indoor entrance.

#### Toronto and Region Conservation Authority Condition

11. Prior to final approval, the Owner shall agree that the Emergency Preparedness Manual, prepared by Trow and Associates, be incorporated into the Condominium Agreement and that wording be included within the Agreement requiring the condominium corporation board to implement the recommendations of the manual. Furthermore, this manual should be filed with the City of Vaughan's Emergency Planning Manager.

#### Clearances

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



## Context Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
1678575 Ontario Inc.

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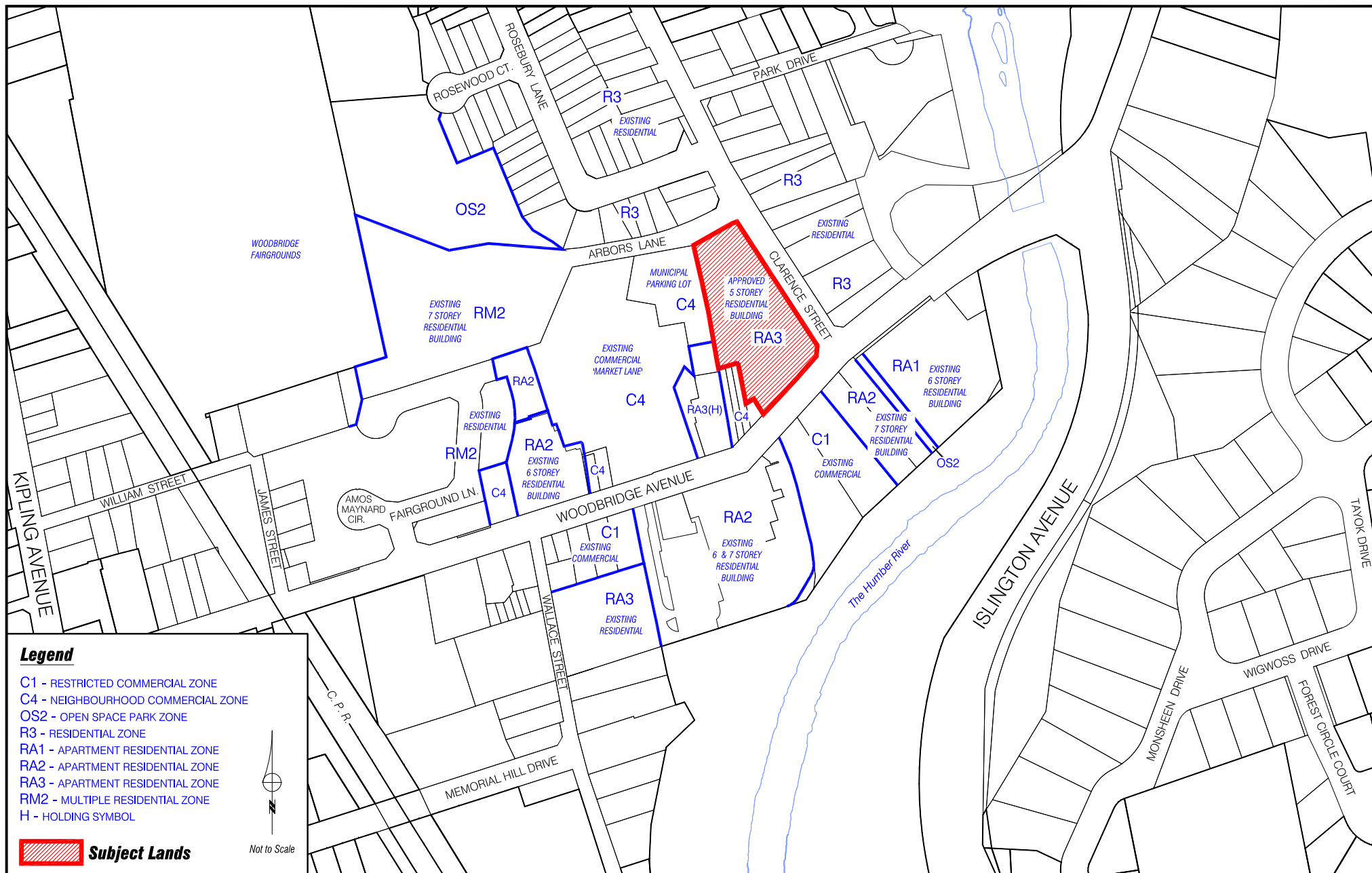


## Attachment

FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049

DATE: June 22, 2016

2



## Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
1678575 Ontario Inc.

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## Attachment

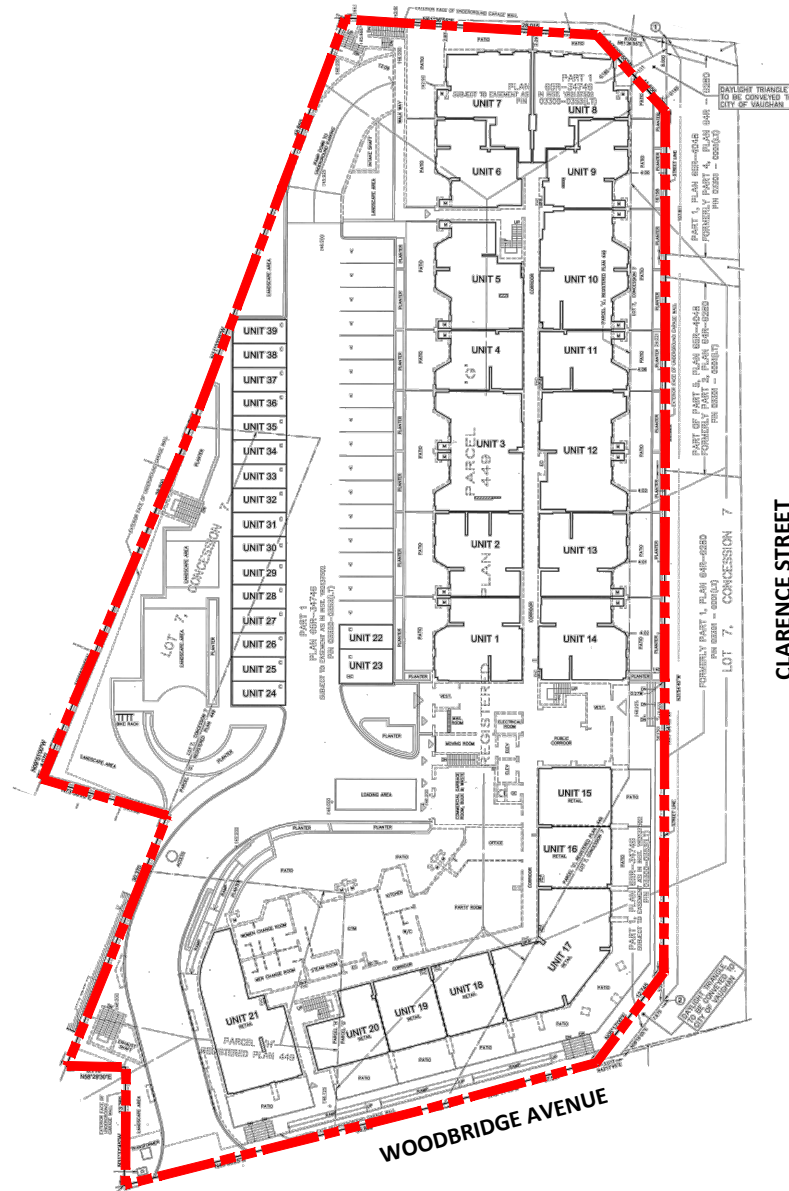
FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049

DATE: June 22, 2016

3



Not to Scale



**Subject Lands**

## Draft Plan of Condominium File 19CDM-16V003 - Ground Level Plan

APPLICANT: 1678575 Ontario Inc.  
LOCATION: Part of Lot 7, Concession 7

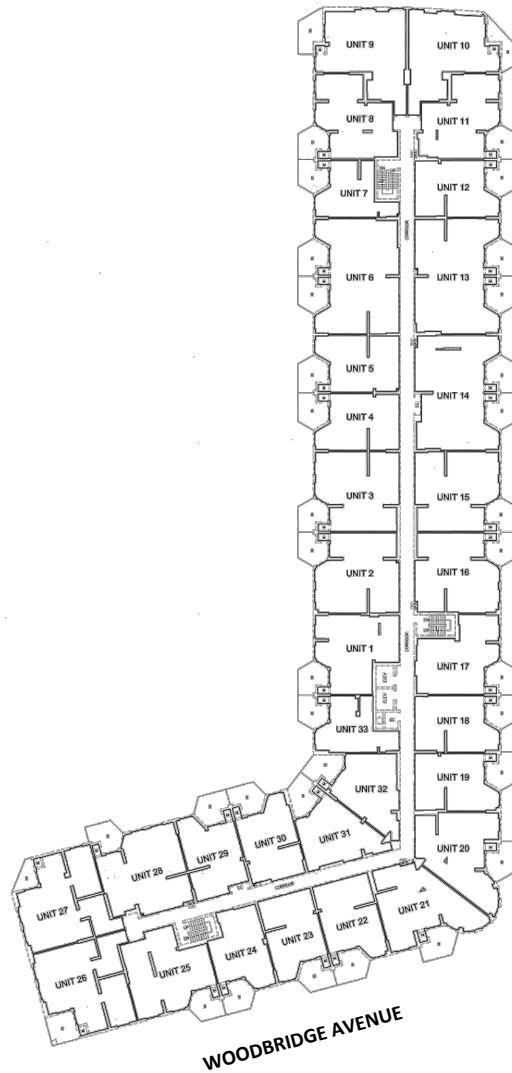


## Attachment

FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049

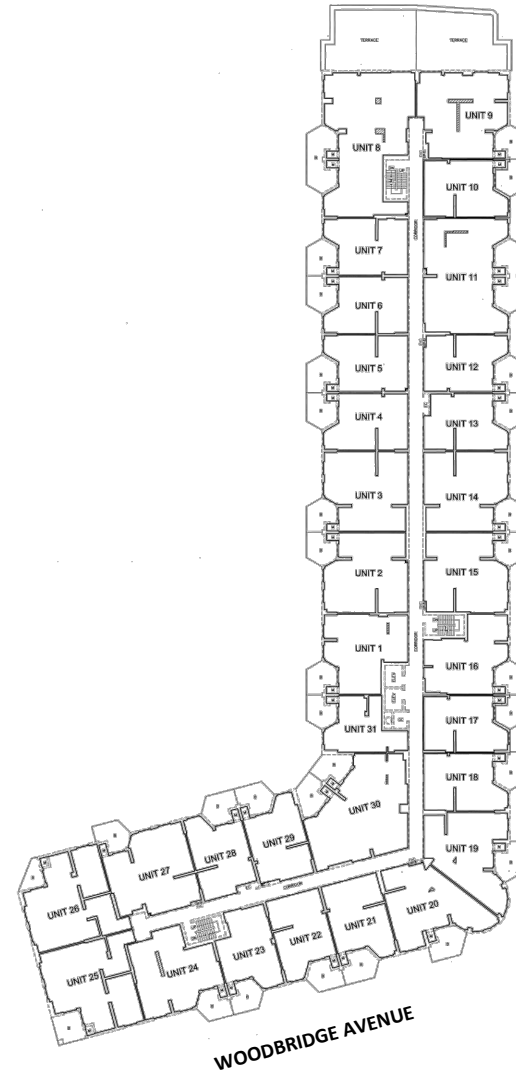
DATE: June 22, 2016

# 4



**LEVEL 2 - UNITS 1 TO 33**

CLARENCE STREET



**LEVEL 3 - UNITS 1 TO 31**

CLARENCE STREET

## Draft Plan of Condominium File 19CDM-16V003 - Levels 2-3 Plan

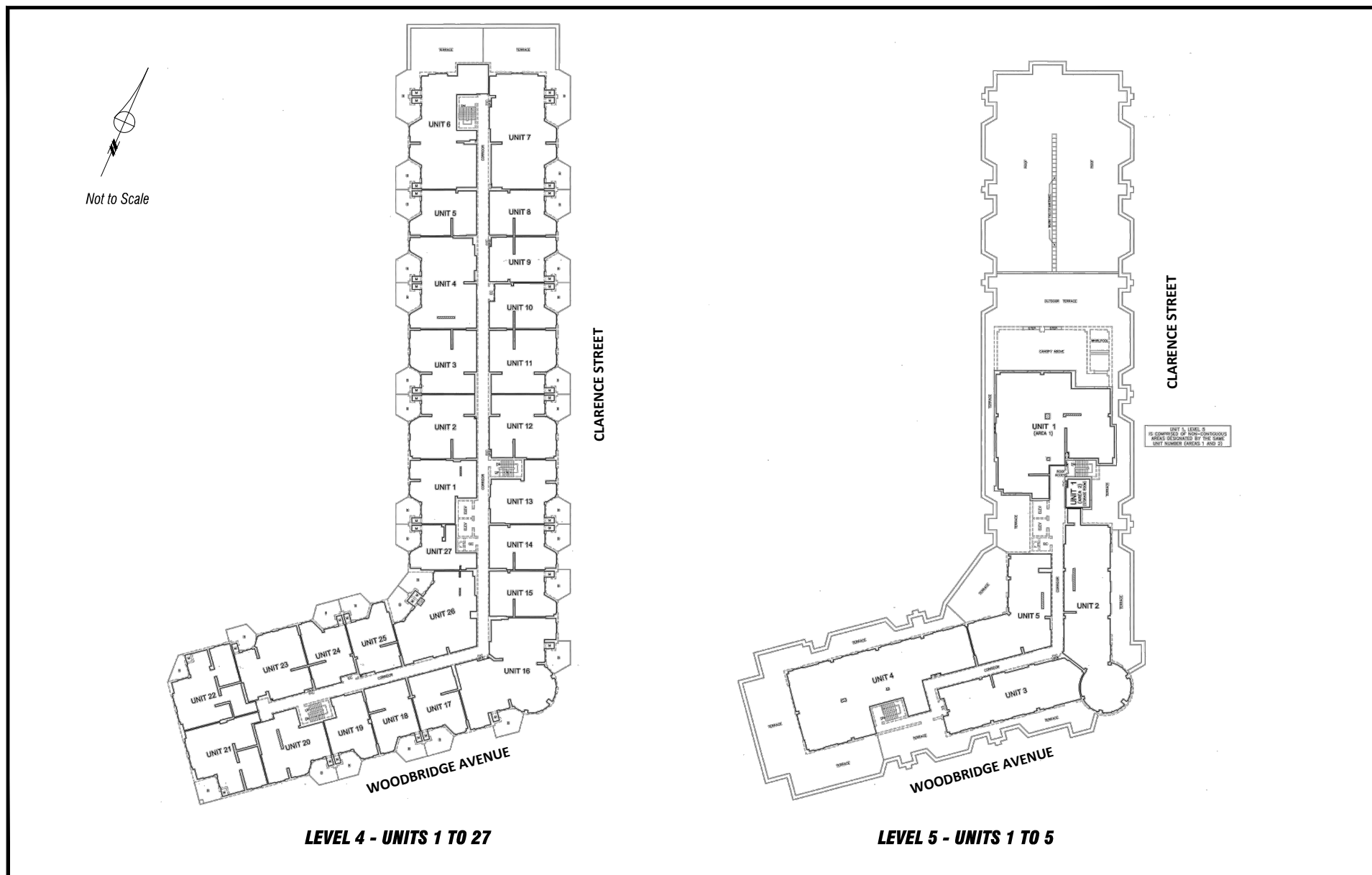
APPLICANT: 1678575 Ontario Inc.  
LOCATION: Part of Lot 7, Concession 7



FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049

DATE: June 22, 2016

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## Draft Plan of Condominium File 19CDM-16V003 - Levels 4-5 Plan

APPLICANT: 1678575 Ontario Inc.  
LOCATION: Part of Lot 7, Concession 7



Attachment  
FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049  
DATE: June 22, 2016

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# Draft Plan of Condominium File 19CDM-16V003 - Underground Parking Plan

APPLICANT: 1678575 Ontario Inc. LOCATION: Part of Lot 7, Concession 7



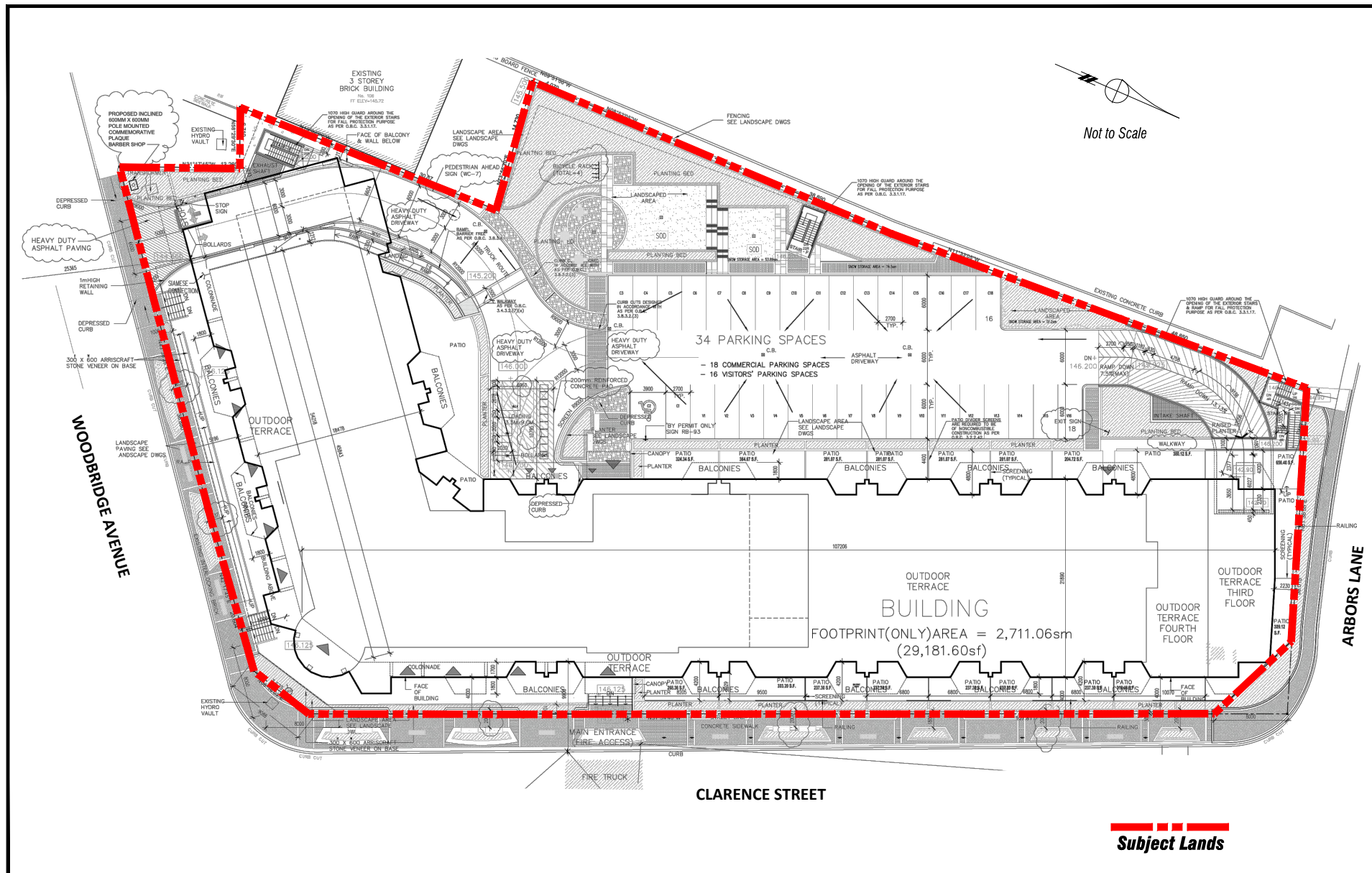
Attachment

FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 &  
DA.15.049

DATE: June 22, 2016

7





Site Plan (File DA.11.071 Approved by Vaughan Council on June 26, 2012 amended by File DA.15.049 Approved by Development Planning Department on January 11, 2016)

APPLICANT: 1678575 Ontario Inc. LOCATION: Part of Lot 7, Concession 7



Attachment  
FILE: 19CDM-16V003  
RELATED FILES: DA.11.071 & DA.15.049  
DATE: June 22, 2016

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