

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 8, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

**8**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V011  
WYCLIFFE KIPLING LIMITED  
WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

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 November 26, 2013:

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V011 (Wycliffe Kipling Limited) as shown on Attachment #4, 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-13V011 for the subject lands shown on Attachments #2 and #3, consisting of 65 residential stacked townhouse units and 2 detached heritage dwellings. The site is served by 93 parking spaces, 12 of which are visitor parking spaces.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #2 and #3 are located on the east side of Kipling Avenue, south of Meeting House Road, in Lot 8, Concession 7, and municipally known as 8161, 8171 and 8177 Kipling Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

**Official Plan and Zoning**

The subject lands are designated "Mid-Density Mixed Use" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #695 (Kipling Avenue Corridor Plan), which permits the 65 residential stacked townhouse units and 2 detached units on the subject lands. The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

#### Item 8, CW Report No. 52 – Page 2

September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal board on July 23, 2013. The “Low-Rise Mixed-Use” designation permits the proposed 65 residential stacked townhouse units and the 2 detached (heritage) dwellings on the subject lands.

The subject lands are zoned RM2 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1297). The proposed townhouse development complies with Zoning By-law 1-88, as amended.

#### Site Plan

Site Development File DA.10.112 was approved by Vaughan Council on November 8, 2011, as shown on Attachment #5, to permit 65 stacked townhouse units within 5, 3½-storey residential blocks and 2 existing heritage dwellings designated under Part IV of the Ontario Heritage Act (8161 Kipling Avenue (Thomas Wright House) and 8177 Kipling Avenue (McGillivray Shore House). The condominium will be served by 93 parking spaces, including 81 spaces for residents of the condominium and 12 spaces for visitor parking. The condominium proposal is consistent with the approved site plan included in the executed Site Plan Letter of Undertaking as shown on Attachment #5.

#### Garbage/Recycling Collection and Snow Removal

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

#### Canada Post Corporation

Canada Post supports the location of the community mailbox as shown on Attachment #4 and, has no objections to the proposed Draft Plan of Condominium subject to their conditions of approval identified in Attachment #1.

#### Bell Canada

Bell Canada has no objection to the proposed Draft Plan of Condominium, however, requires the Developer to confirm that sufficient wire line communication/telecommunication/infrastructure is currently available within the proposed development. A condition to this effect has been included in Attachment #1.

#### **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 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) Preserve Our Heritage and Support Diversity, Arts and Culture

The Owner is retaining and using 2 heritage dwellings being the McGillivray Shore House (8177 Kipling Avenue) and the Thomas Wright House (8161 Kipling Avenue) as part of the development. The Vaughan Cultural Services Division and Heritage Vaughan Committee have reviewed and supported the retention of the heritage dwellings.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

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**Regional Implications**

The Region of York has no objection to the approval of the Draft Plan of Condominium File 19CDM-13V011.

**Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-13V011, 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 Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-13V011 (Level 1)
5. Approved Site Plan (File DA.10.112)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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.)

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V011  
WYCLIFFE KIPLING LIMITED  
WARD 2 - VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD**

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V011 (Wycliffe Kipling Limited) as shown on Attachment #4, 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-13V011 for the subject lands shown on Attachments #2 and #3, consisting of 65 residential stacked townhouse units and 2 detached heritage dwellings. The site is served by 93 parking spaces, 12 of which are visitor parking spaces.

**Background - Analysis and Options**

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#### **Regional Implications**

The Region of York has no objection to the approval of the Draft Plan of Condominium File 19CDM-13V011.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-13V011, 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 Draft Plan of Condominium, subject to the Conditions of Approval set out in Attachment #1.

### **Attachments**

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3. Location Map
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5. Approved Site Plan (File DA.10.112)

### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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

/CM

# **ATTACHMENT NO. 1**

## **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V011  
WYCLIFFE KIPLING LIMITED  
BEING PART 1, ON PLANS, 65R-33345, 65R-33346 AND 65R-33347  
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-13V011, ARE AS FOLLOWS:**

### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek and Edward Surveying Ltd., CAD File 12-032DR Plan -1, dated August 6, 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 of Site Development File DA.10.112 that may be outstanding with respect to such matters as landscaping, parking and any site development matters, that the City considers necessary.
4. The following provision(s) shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
  - a) the Owner/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 Corporation Conditions

9. Prior to final approval, the Owner shall comply with the following conditions to the satisfaction of Canada Post Corporation:
- a) The Owner/developer shall agree to include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will from a designated Community Mailbox.
  - b) The Owner/developer shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
  - c) The Owner/developer shall consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox(es) and to indicate these locations on the appropriate servicing plan.
  - d) The Owner/developer shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
    - An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
    - Any required walkway across the boulevard, as per municipal standards; and,
    - Any required curb depressions for wheelchair access.
  - e) The Owner/developer shall further agree to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post Corporation until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post Corporation to provide mail delivery to new residences as soon as the homes are occupied.

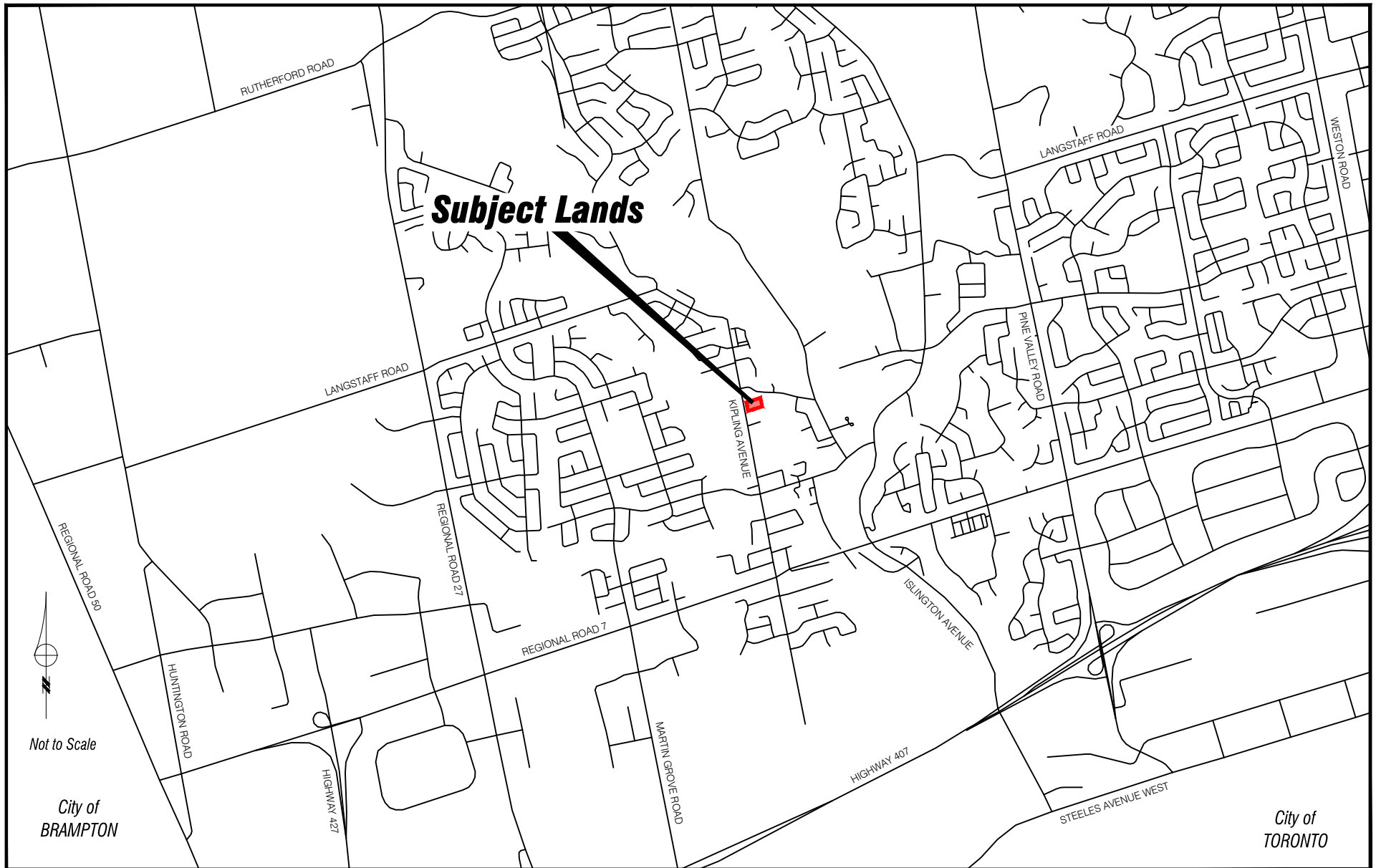
#### Bell Canada Condition

- f) Prior to final approval, the Owner shall comply with the following condition to the satisfaction of Bell Canada:
- a) the Owner/Condominium Corporation shall provide one or more conduit or 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 telecommunications facilities are located to the street line, to the satisfaction of Bell Canada.

#### Clearances

- b) The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
- c) Canada Post shall advise in writing that Condition 9 has been satisfied.
- d) Bell Canada shall advise in writing that Condition 10 has been satisfied.





## Context Location Map

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Limited

N:\DFT\1 ATTACHMENTS\19\19cdm-13v011.dwg

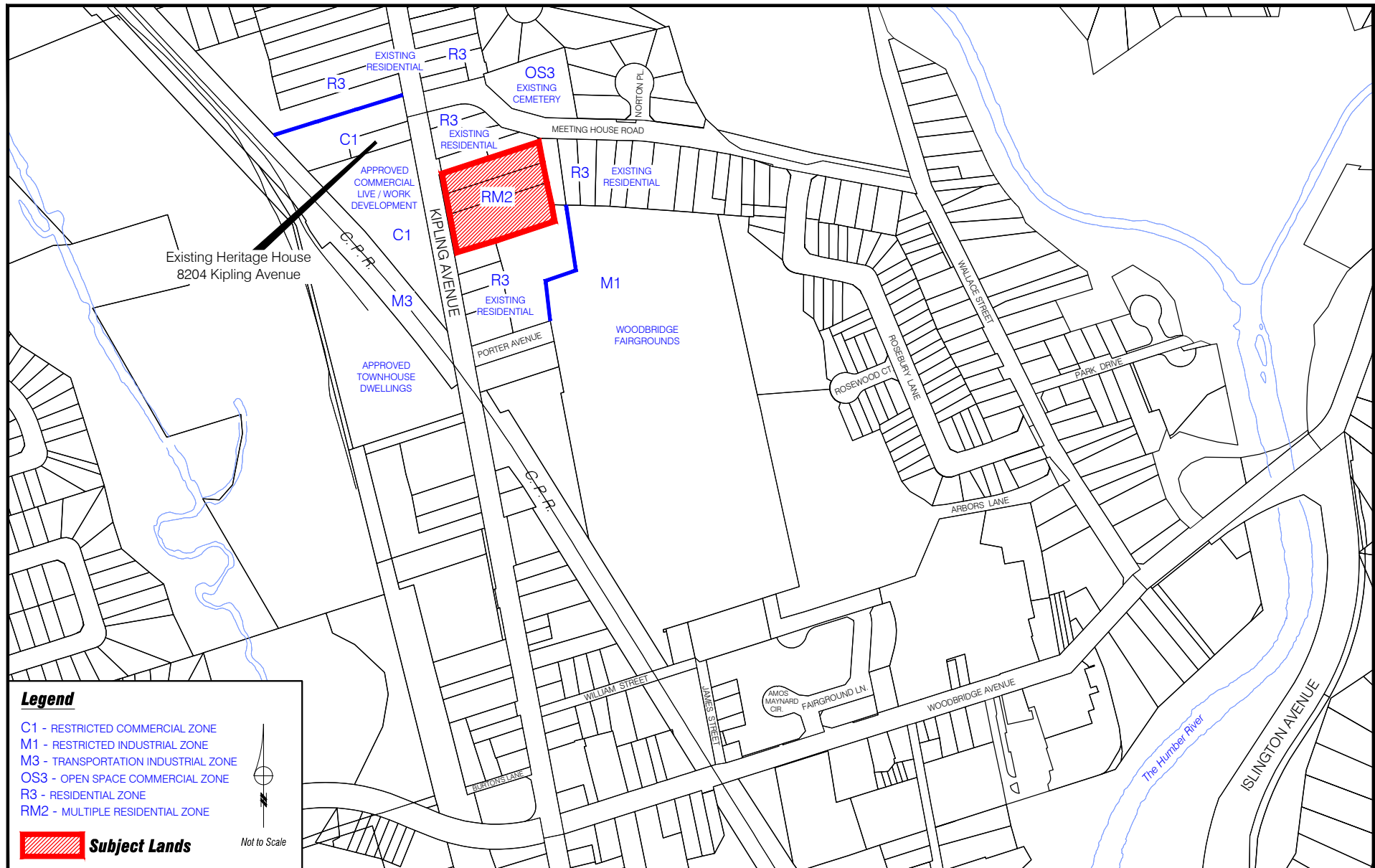


## Attachment

FILE: 19CDM-13V011  
RELATED FILES: Z.10.032, DA.10.112

DATE:  
September 17, 2013

2



## Location Map

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Limited

N:\DFT\1 ATTACHMENTS\19\19cdm-13v011.dwg



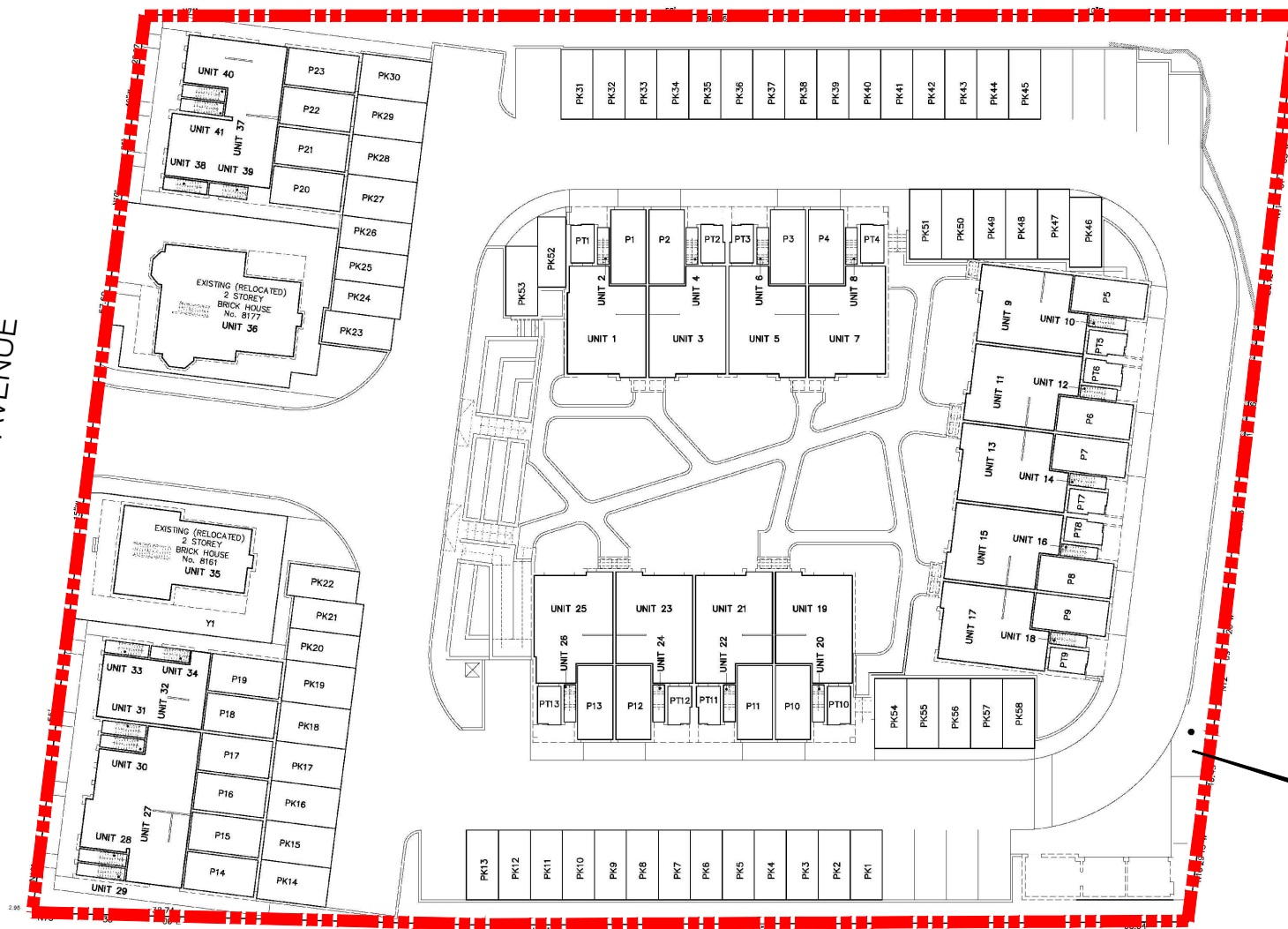
## Attachment

FILE: 19CDM-13V011  
RELATED FILES: Z.10.032, DA.10.112

DATE:  
September 17, 2013

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KIPLING AVENUE



CONC. PAD  
FOR FUTURE  
MAIL BOX

**Subject Lands**

RESIDENTIAL UNITS 1 TO 41, INCLUSIVE

Not to Scale

# Draft Plan of Condominium File 19CDM-13V011 (Level 1)

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Limited

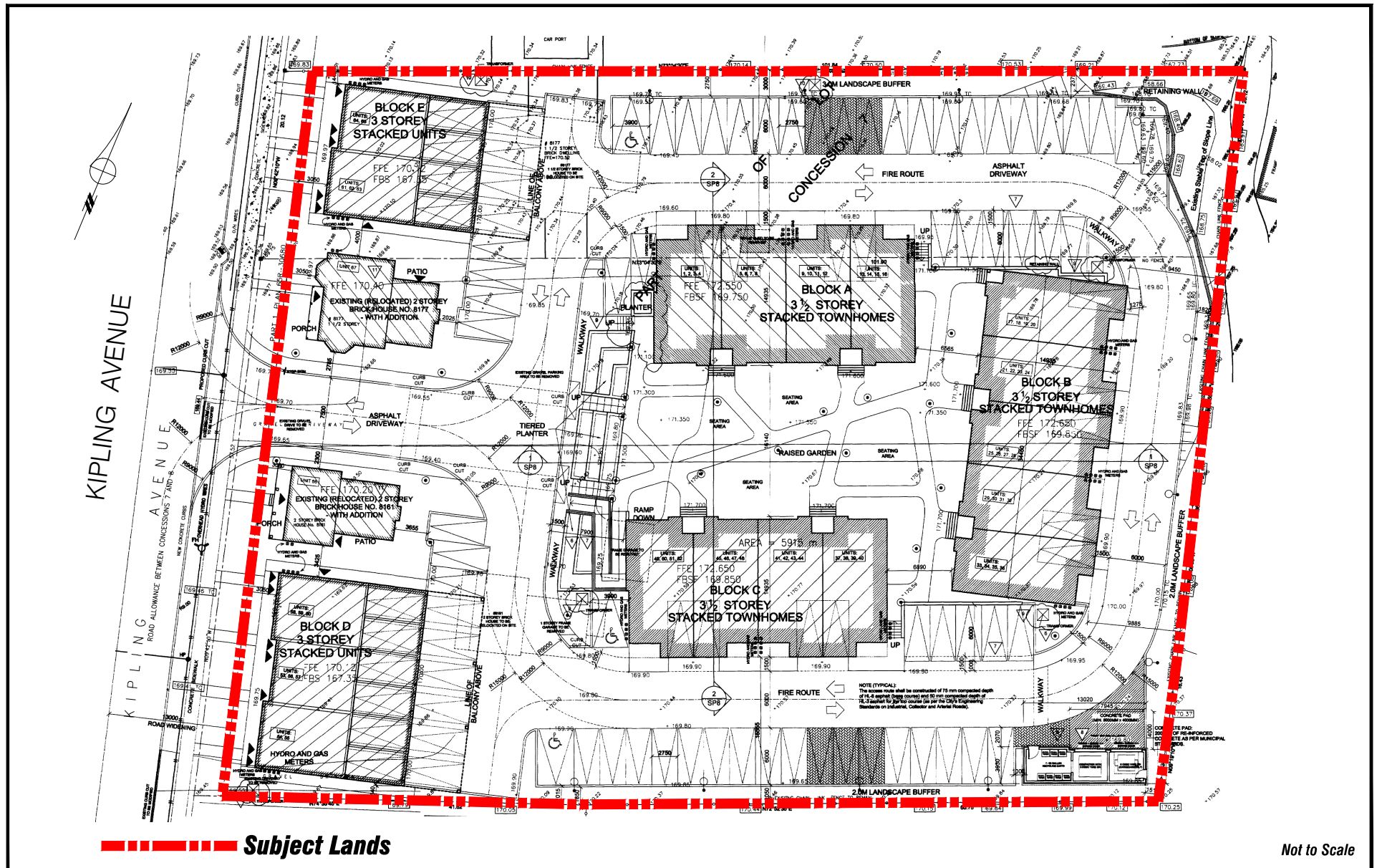


Attachment

FILE: 19CDM-13V011  
RELATED FILES: Z.10.032, DA.10.112

DATE:  
September 17, 2013

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Approved Site Plan  
(File DA.10.112)

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Limited



Attachment

FILE: 19CDM-13V011  
RELATED FILES: Z.10.032, DA.10.112

DATE:  
September 17, 2013

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