

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 15, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

15

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V004
GIRONA FINANCIAL GROUP INC.
WARD 3 – VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-12V004 (Girona Financial Group Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contributions to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.09.075 that was approved by Vaughan Council on June 29, 2010, and the contribution to sustainability was identified at that time. This proposal addresses the tenure of 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-12V004 for the subject lands shown on Attachments #2 and #3, comprised of 100 commercial condominium units located in 8 multi-unit commercial buildings, as shown on Attachment #4.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the north side of Rutherford Road, west of Highway 400, being Part of Block 1 on Registered Plan 65M-3849 (3530, 3540, 3550, 3560, 3570, 3580, 3590, and 3600 Rutherford Road), in Part of Lot 16, Concession 5, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" overlay by in-effect OPA #600 (Vellore Urban Village 1). The subject lands are also designated "Mid-Rise Mixed Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

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September 27, 2011, March 12, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1344). The proposal complies with Zoning By-law 1-88.

Site Plan

Site Development File DA.09.075 was approved by Council on June 29, 2010, which proposed 8 multi-unit commercial buildings and 5 street townhouse blocks consisting of 36 residential street townhouse units. The proposed Draft Plan of Condominium (Standard) is to facilitate the 100 commercial condominium units for the 8 multi-unit commercial buildings currently under construction. The proposal is consistent with the approved Site Development File DA.09.075, 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.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

The Region of York has no objections to the approval of Draft Plan of Condominium File 19CDM-12V004.

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, and has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1,

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium - 19CDM-12V004
5. Approved Site Plan – File DA.09.075

Report prepared by:

Mark Antoine, Planner 1, ext. 8212
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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 16, 2012

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V004 GIRONA FINANCIAL GROUP INC. WARD 3 – VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400

Recommendation

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Contributions to Sustainability

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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-12V004 for the subject lands shown on Attachments #2 and #3, comprised of 100 commercial condominium units located in 8 multi-unit commercial buildings, as shown on Attachment #4.

Background - Analysis and Options

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

The Region of York has no objections to the approval of Draft Plan of Condominium File 19CDM-12V004.

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, and has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1,

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Report prepared by:

Mark Antoine, Planner 1, ext. 8212
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) 19CDM-12V004 GIRONA FINANCIAL GROUP INC. PART OF LOT 16, CONCESSION 5, 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 (STANDARD) 19CDM-12V004, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Rady-Pentek & Edward Surveying Ltd., drawing #08-159-DR-PLAN-2012, dated June 25, 2012.
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 may be outstanding from the Site Development File DA.09.075.
4. The following provision(s) 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.

Clearances

9. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



Context Location Map

Location: Part of Lot 16,
Concession 5

Applicant:
Girona Financial Group Inc.

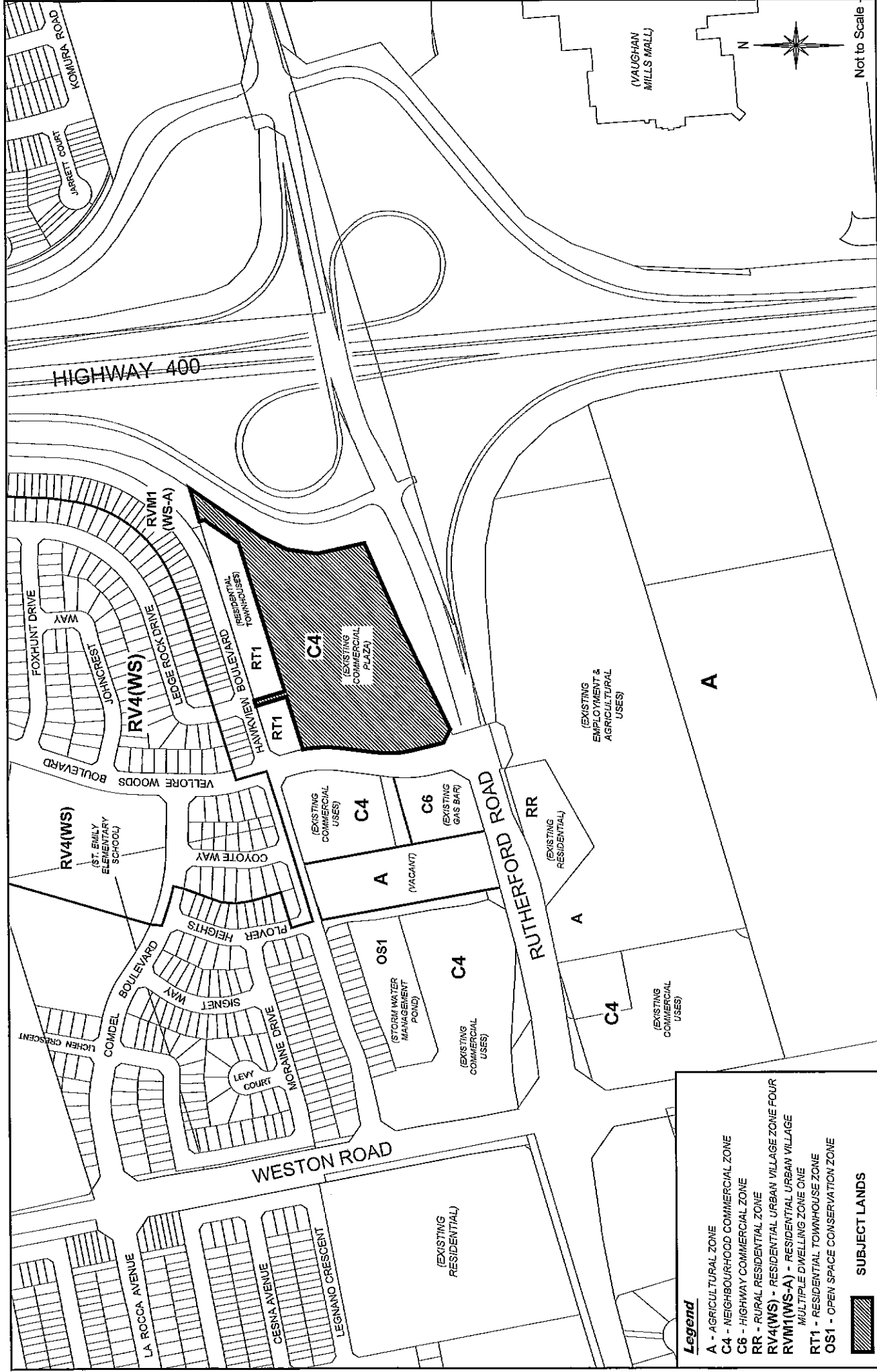
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Attachment

File: 19CDM-12V004
Related File: DA.09.075

Date:
September 10, 2012

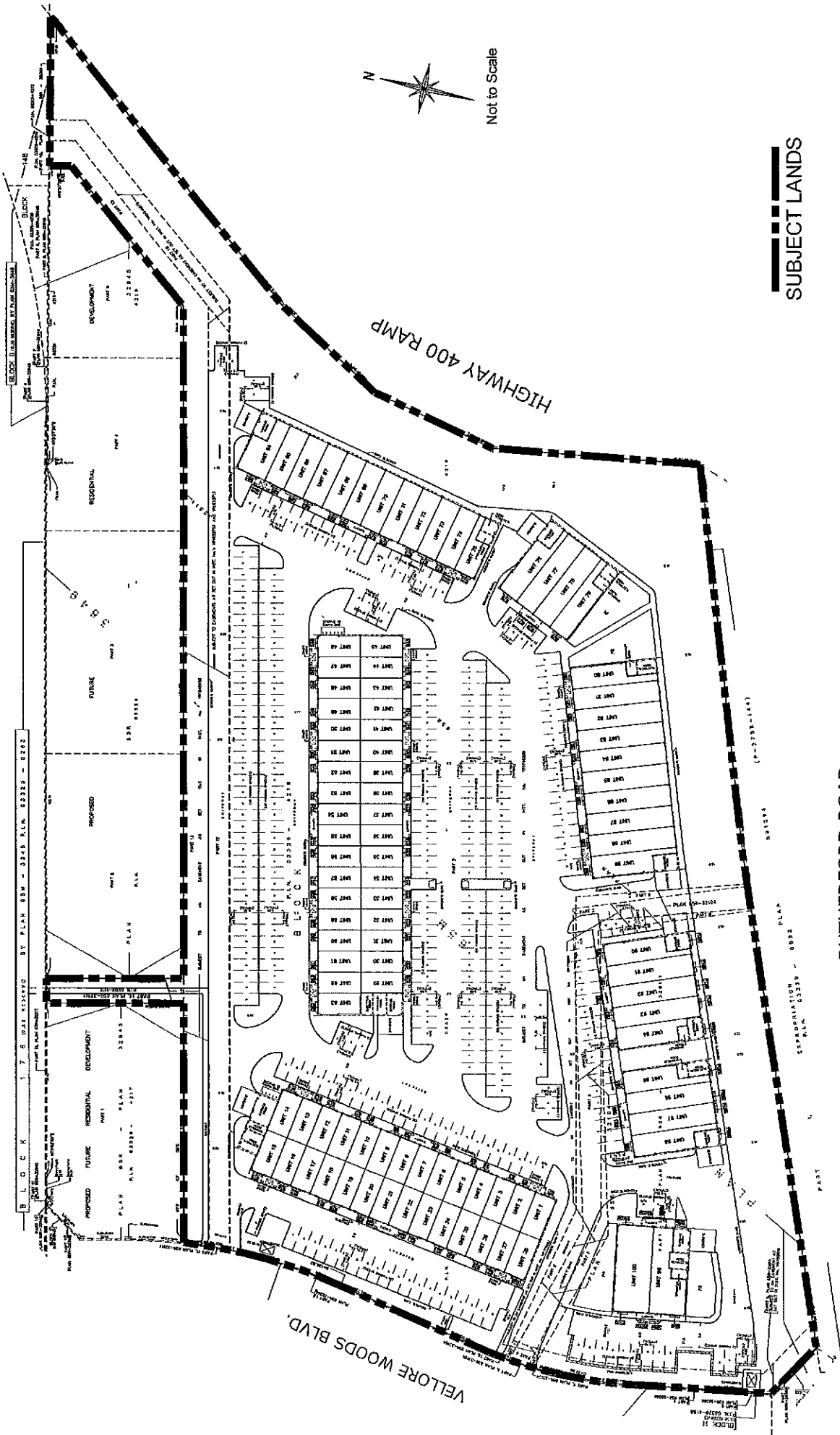


Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

HAWKVIEW BOULEVARD



SUBJECT LANDS

Draft Plan of Condominium - 19CDM-12V004

Applicant:
Girona Financial Group Inc.
Location: Part of Lot 16,
Concession 5



Attachment

File: 19CDM-12V004
Related File: DA.09.075

Date:
September 10, 2012

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Attachment



Development Planning Department



Date: September 10, 2012