

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

Item 2, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 30, 2018.

2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V006 1668872 ONTARIO INC. C/O ROYAL PINE HOMES VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018:

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-17V006, as shown on Attachments #4 to #6, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 6-storey apartment building. The Draft Plan of Condominium (Standard) consists of the areas dedicated to the common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in a 2 level underground parking garage, and landscaped areas.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V006 (1668872 Ontario Inc.) BE APPROVED, as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Report Highlights

- This report recommends approval of Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey residential building

Background

The subject lands are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Previous Reports/Authority

This application is related to Official Plan and Zoning By-law Amendment and Site Development Files OP.06.002, Z.06.005, [Z.13.010](#), and [DA.12.098](#).

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

Item 2, CW Report No. 2 – Page 2

Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey apartment building as shown on Attachments #4 to #6. The Draft Plan of Condominium (Standard) consists of the following common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in 2 levels of underground parking spaces, and landscaped areas. The Development Planning Department supports the approval of the Draft Plan of Condominium application as it conforms to OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Development Application.

The proposed Draft Plan of Condominium (Standard) conforms to the Official Plan.

The subject lands are designated “Medium Density Residential-Commercial” (developable area), “Valley Lands”, “Stream Corridor”, and “Tableland Woodlots” by OPA #600, as amended by site-specific OPA #728. OPA #728 permits one residential apartment building with a maximum of 98 residential dwelling units, net residential density of 115.3 units per hectare, a Floor Space Index (FSI) of 2 times the area of the lot, and a building height of 6-storeys.

OPA #728 was approved on July 13, 2012. VOP 2010 Section 10.2.1.3 states that any amendment adopted by Vaughan Council following September 7, 2010 and prior to approval of VOP 2010 shall be incorporated into VOP 2010 without further amendment to the Official Plan.

The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88

The subject lands are zoned RA2 Apartment Residential Zone, subject to site-specific Exception 9(1374), and as varied by Minor Variance Application A123/13, which permits a 6-storey residential apartment building.

Draft Plan of Condominium (Standard) File 19CDM-17V006 is consistent with the Council Approved Site Development File DA.12.098

On May 14, 2013, Vaughan Council approved Site Development File DA.12.098 to permit the existing development, as shown on Attachment #7. A minor site plan amendment (File DA.17.012 – Attachment #8) was approved at staff level to accommodate revisions to the the top floor of the building.

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2018

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Garbage/Recycling Collection and Snow Removal

Snow removal will be privately administered and will be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1

Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services.

Development Engineering Department

The Development Engineering Department has reviewed the proposed Draft Plan of Condominium to ensure compliance with Site Development File DA.12.098. The Development Engineering Department has no objection to the approval of this application.

Canada Post

Canada Post has no objections to the proposal as previous comments in relation to related files OP.06.002 and Z.06.005 have been satisfied.

Utilities

Alectra Utilities Corporation and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA have reviewed the application and have advised that the Owner shall confirm to the satisfaction of the TRCA that the conditions of the TRCA included in the Site Plan Agreement (File DA.12.098) registered as instrument No. YR-2150074 on July 3, 2014, have been included in the articles of incorporation for the condominium declaration.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-17V006 conforms with site-specific

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OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Plan. Accordingly, the Development Planning Department recommends approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

For more information, please contact: Daniel Rende, Planner I, at Extension 8112.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Plan
4. Draft Plan of Condominium Levels 1 and 2
5. Draft Plan of Condominium Levels 3, 4, 5, and 6
6. Draft Plan of Condominium Underground Parking Levels P1 and P2
7. Approved Site Plan File DA.12.098
8. Approved Site Plan File DA.17.012 (Roof / Floor Plan)

Prepared by

Daniel Rende, Planner I, ext. 8112

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.)

Item:



Committee of the Whole Report

DATE: Tuesday, January 23, 2018

WARD: 3

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V006
1668872 ONTARIO INC. C/O ROYAL PINE HOMES
VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-17V006, as shown on Attachments #4 to #6, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 6-storey apartment building. The Draft Plan of Condominium (Standard) consists of the areas dedicated to the common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in a 2 level underground parking garage, and landscaped areas.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V006 (1668872 Ontario Inc.) BE APPROVED, as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Report Highlights

- This report recommends approval of Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey residential building

Background

The subject lands are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

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Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-17V006 to create the condominium tenure for an existing 6-storey apartment building as shown on Attachments #4 to #6. The Draft Plan of Condominium (Standard) consists of the following common elements, including but not limited to: 95 residential units, 19 surface parking spaces, 211 parking spaces located in 2 levels of underground parking spaces, and landscaped areas. The Development Planning Department supports the approval of the Draft Plan of Condominium application as it conforms to OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Development Application.

The proposed Draft Plan of Condominium (Standard) conforms to the Official Plan.

The subject lands are designated “Medium Density Residential-Commercial” (developable area), “Valley Lands”, “Stream Corridor”, and “Tableland Woodlots” by OPA #600, as amended by site-specific OPA #728. OPA #728 permits one residential apartment building with a maximum of 98 residential dwelling units, net residential density of 115.3 units per hectare, a Floor Space Index (FSI) of 2 times the area of the lot, and a building height of 6-storeys.

OPA #728 was approved on July 13, 2012. VOP 2010 Section 10.2.1.3 states that any amendment adopted by Vaughan Council following September 7, 2010 and prior to approval of VOP 2010 shall be incorporated into VOP 2010 without further amendment to the Official Plan.

The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88

The subject lands are zoned RA2 Apartment Residential Zone, subject to site-specific Exception 9(1374), and as varied by Minor Variance Application A123/13, which permits a 6-storey residential apartment building.

Draft Plan of Condominium (Standard) File 19CDM-17V006 is consistent with the Council Approved Site Development File DA.12.098

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Garbage/Recycling Collection and Snow Removal

Snow removal will be privately administered and will be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1

Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services.

Development Engineering Department

The Development Engineering Department has reviewed the proposed Draft Plan of Condominium to ensure compliance with Site Development File DA.12.098. The Development Engineering Department has no objection to the approval of this application.

Canada Post

Canada Post has no objections to the proposal as previous comments in relation to related files OP.06.002 and Z.06.005 have been satisfied.

Utilities

Alectra Utilities Corporation and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA have reviewed the application and have advised that the Owner shall confirm to the satisfaction of the TRCA that the conditions of the TRCA included in the Site Plan Agreement (File DA.12.098) registered as instrument No. YR-2150074 on July 3, 2014, have been included in the articles of incorporation for the condominium declaration.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no

objection to the proposed Draft Plan of Condominium (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-17V006 conforms with site-specific OPA #728, complies with Zoning By-law 1-88, and is consistent with the approved Site Plan. Accordingly, the Development Planning Department recommends approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

For more information, please contact: Daniel Rende, Planner I, at Extension 8112.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Plan
4. Draft Plan of Condominium Levels 1 and 2
5. Draft Plan of Condominium Levels 3, 4, 5, and 6
6. Draft Plan of Condominium Underground Parking Levels P1 and P2
7. Approved Site Plan File DA.12.098
8. Approved Site Plan File DA.17.012 (Roof / Floor Plan)

Prepared by

Daniel Rende, Planner I, ext. 8112
Clement Messere, Senior Planner, ext. 8409

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V006 ("PLAN")
1668872 ONTARIO INC. c/o ROYAL PINE HOMES ("OWNER")
PART OF LOT 20, CONCESSION 6, 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) FILE 19CDM-17V006, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by Schaeffer Dzaldov Bennett Ltd., Ontario Land Surveyors, Drawing Job No. 13-025-00, dated April 26, 2017.
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 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 as part of Site Development Files DA.12.098 and DA.17.012.
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 ploughing/removal and clearing will be privately administered and shall be the responsibility of the Condominium Corporation; and
 - c) should the Condominium Corporation be deemed ineligible by the City, or choose not to enter into an Agreement with the City for municipal collection service (garbage and recycling), all waste collection services 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 Owner's expense.
6. Prior to final approval of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval of the Plan, 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. The Owner shall confirm to the Vaughan Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
9. Parts 3, 9 and 12 to 18 inclusive on Plan 65R-34523 (Outfall and Rain Garden/Buffer Lands) shall be owned and maintained by the Owner / future condominium corporation, and its successors or assigns as owners from time to time, and this requirement shall be included in the condominium agreement, articles of incorporation for the condominium and condominium declaration.

York Region

10. Prior to final approval, the Owner shall provide confirmation that all conditions of the site plan approval for the property on May 29, 2014 under Regional File No. SP-V-048-08 have been satisfied.
11. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all the necessary permits required as part of the site plan approval for the subject property on May 29, 2014 under Regional File No. SP-V-048-08.
12. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in an amount sufficient to cover the cost of all outstanding works.
13. Prior to final approval of the Plan, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.
14. The Owner agrees to work with Vaughan, in coordination with York Region, on the sustainable mobility program, including implementation of the Transportation Demand Management (TDM) Strategies, on-going management and operation, monitoring, and review of the sustainable mobility program.

Canada Post Condition

15. The Owner and/or Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

Utilities

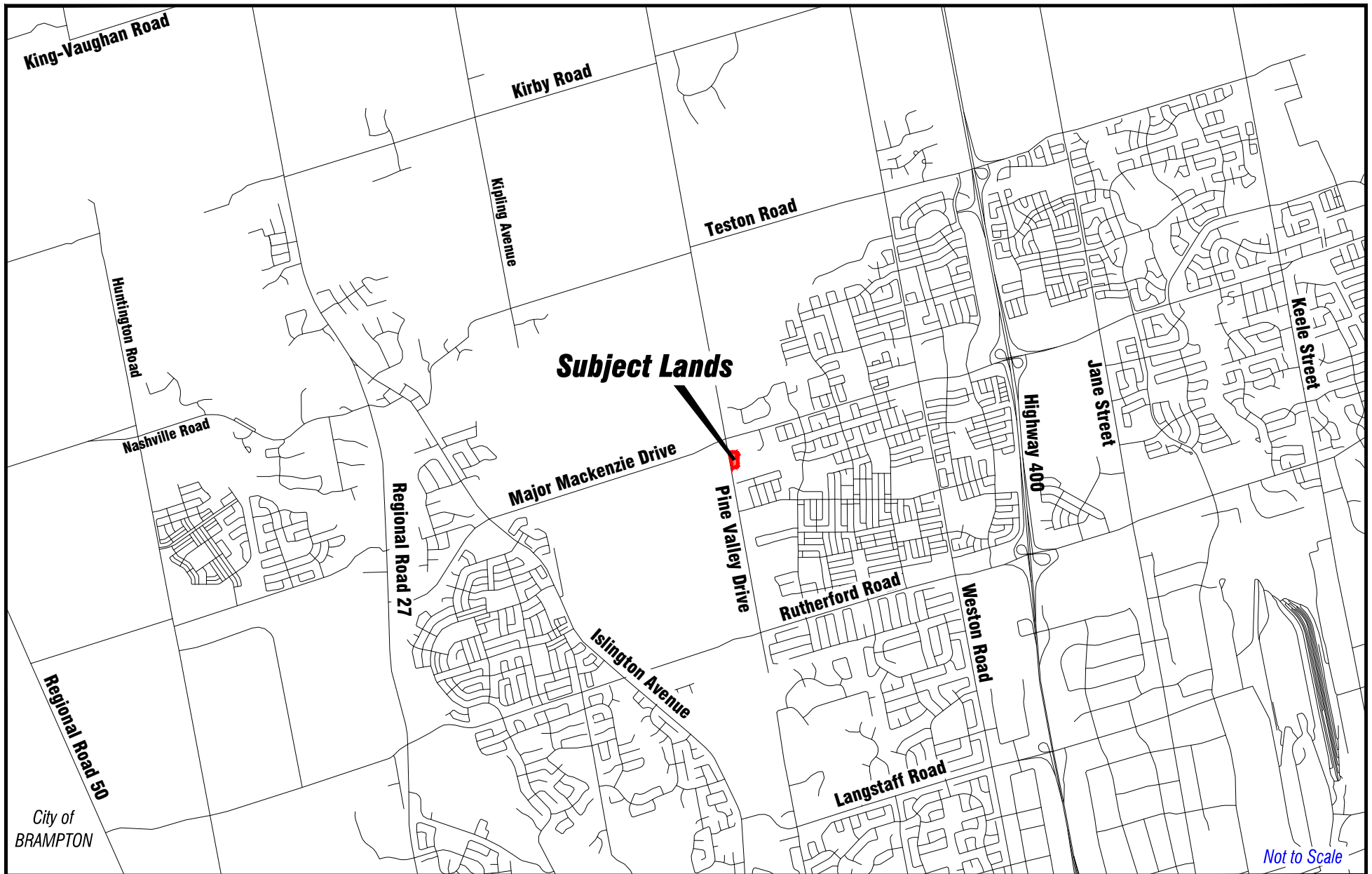
16. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Toronto and Region Conservation Authority

17. The Owner shall confirm to the satisfaction of the Toronto and Region Conservation Authority (TRCA) that the conditions of the TRCA included in the site plan agreement (File DA.12.098) registered as instrument No. YR-2150074 on July 3, 2014, have been included in the articles of incorporation for the condominium declaration.

Clearances

18. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 9 have been satisfied.
19. York Region shall advise the Development Planning Department in writing that Conditions 10 to 14 have been satisfied.
20. Canada Post shall advise the Development Planning Department in writing that Condition 15 has been satisfied.
21. Alectra Utilities Corporation and Enbridge Gas each shall advise the Vaughan Development Planning Department in writing that Condition 16 has been satisfied.
22. Toronto and Region Conservation Authority shall advise the Vaughan Development Planning Department in writing that Condition 17 has been satisfied.



Context Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
1668872 Ontario Inc. c/o Royal Pine Homes

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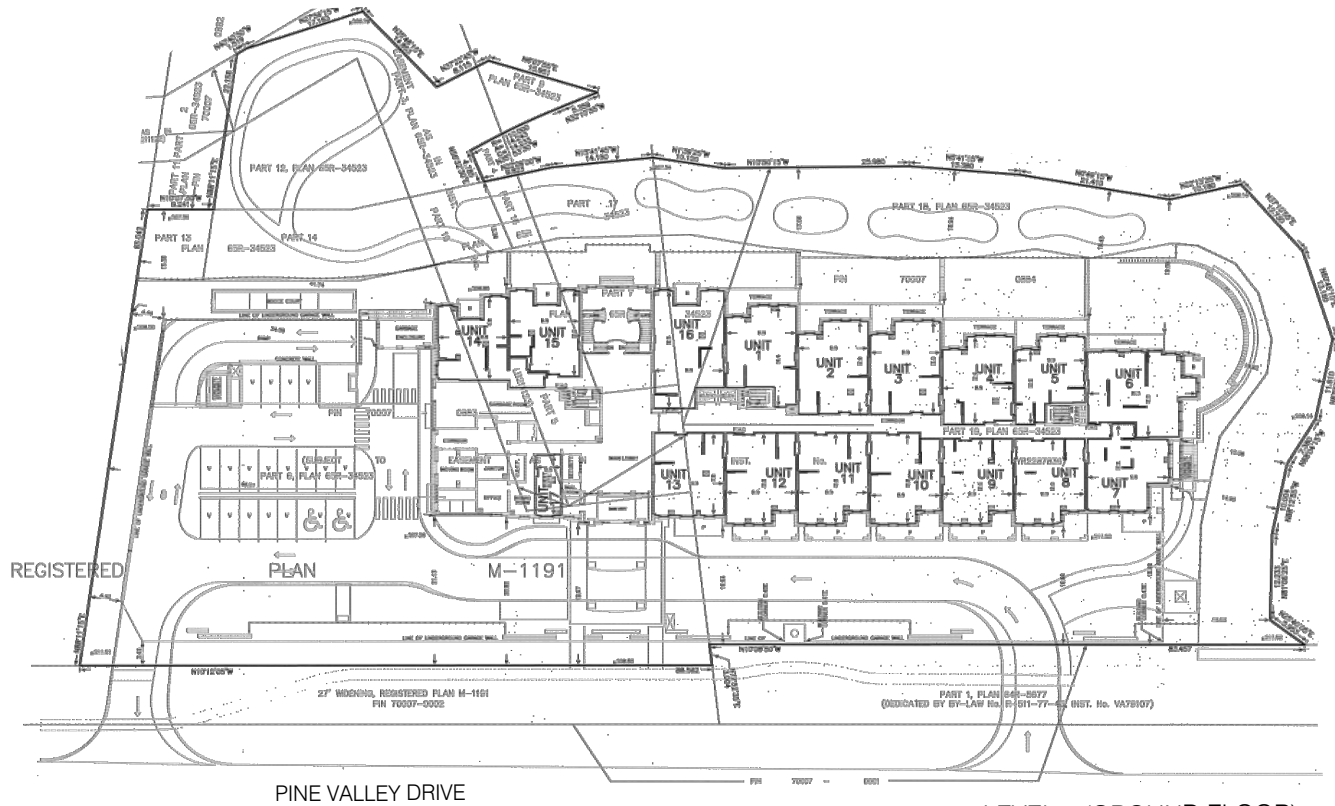


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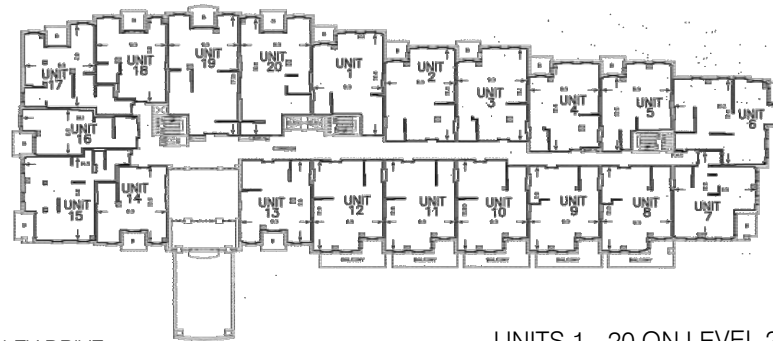
FILE:19CDM-17V006
RELATED FILES: DA.17.012 &
DA.12.098

DATE: January 23, 2018

2



UNITS 1 - 17 ON LEVEL 1 (GROUND FLOOR)



UNITS 1 - 20 ON LEVEL 2 (SECOND FLOOR)

Not to Scale

Draft Plan of Condominium Levels 1 and 2

APPLICANT: 1668872 Ontario Inc. c/o Royal Pine Homes
LOCATION: Part of Lot 20, Concession 6

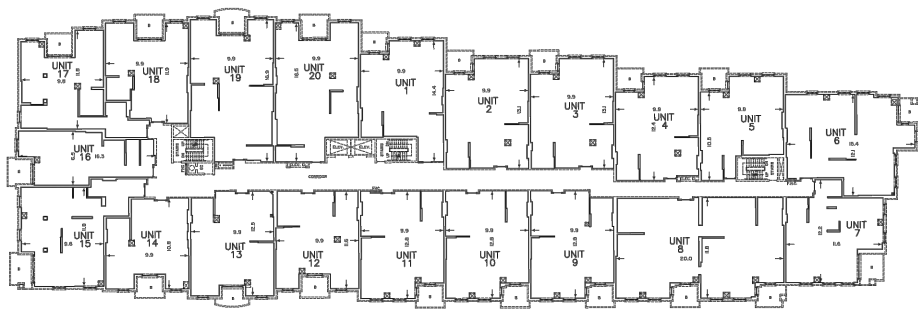


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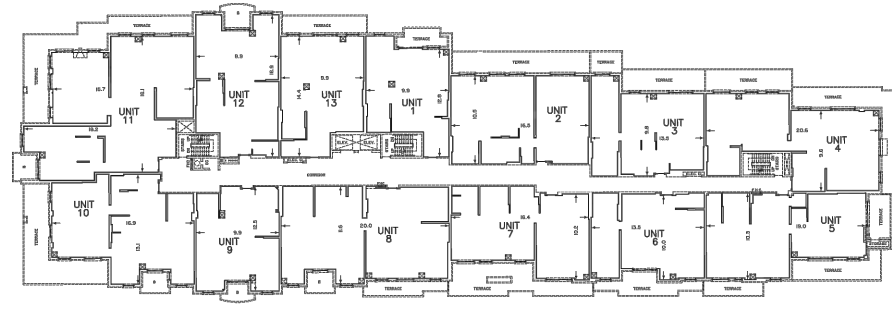
FILE: 19CDM-17V006
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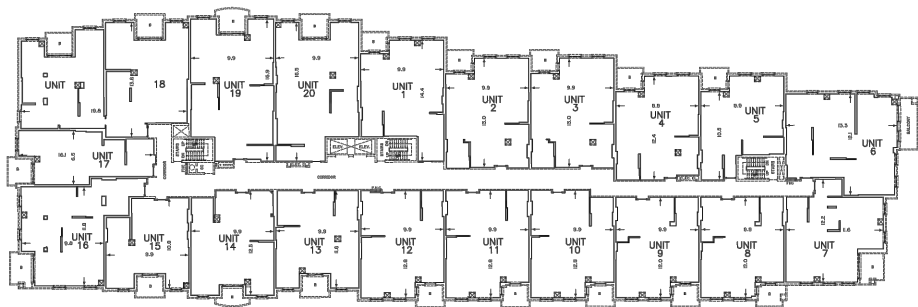
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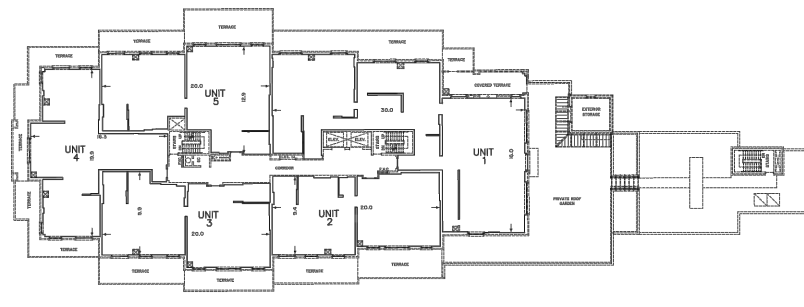
UNITS 1 - 20 ON LEVEL 3 (THIRD FLOOR)



UNITS 1 - 13 ON LEVEL 5 (FIFTH FLOOR)



UNITS 1 - 20 ON LEVEL 4 (FOURTH FLOOR)



UNITS 1 - 5 ON LEVEL 6 (SIXTH FLOOR)



Not to Scale

Draft Plan of Condominium Levels 3, 4, 5, and 6

APPLICANT: 1668872 Ontario
Inc. c/o Royal Pine Homes

LOCATION:
Part of Lot 20, Concession 6

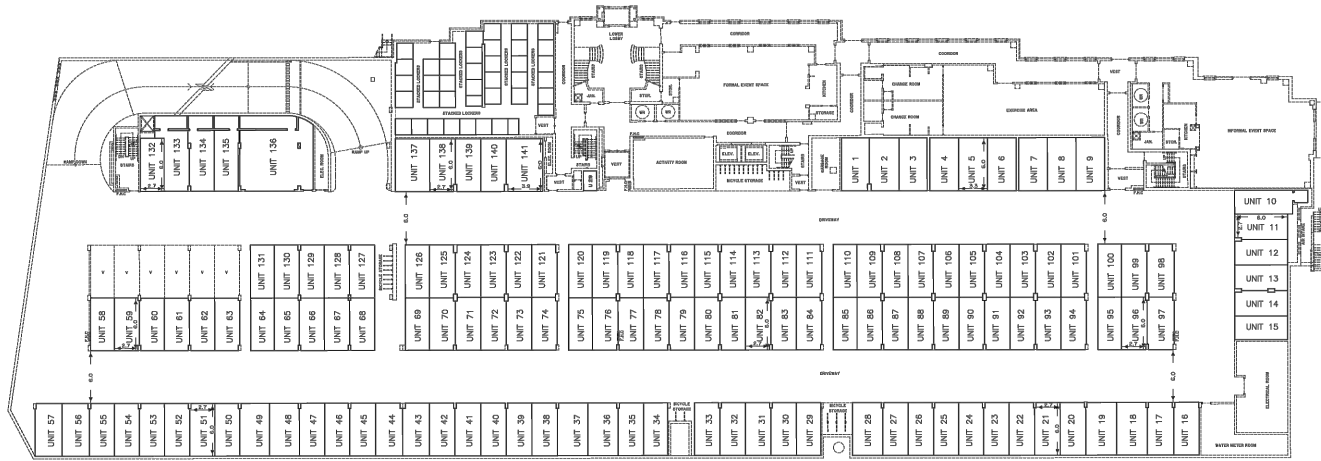


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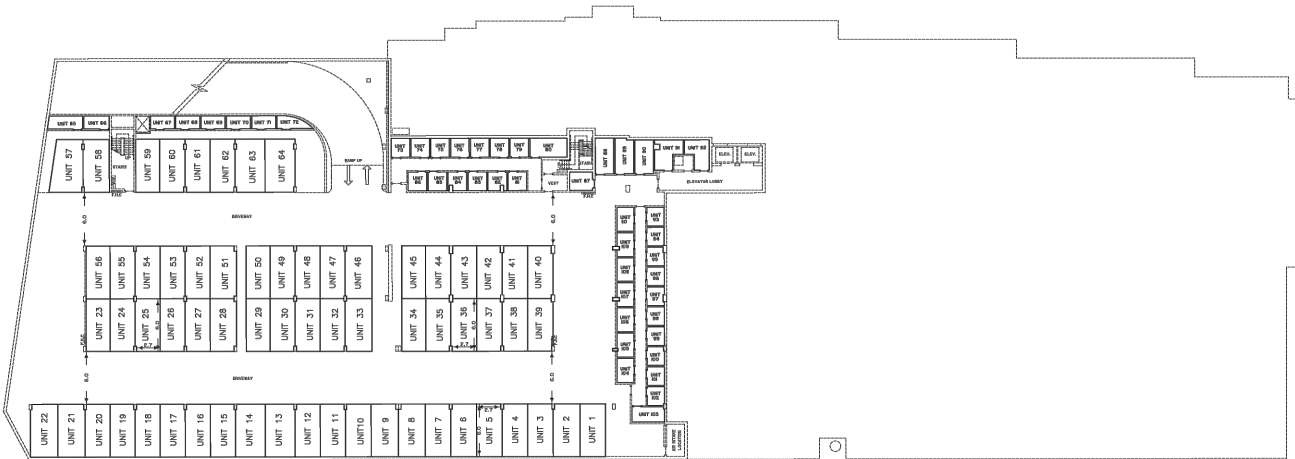
FILE: 19CDM-17V006
RELATED FILES: DA.17.012 &
DA.12.098

DATE: January 23, 2018

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UNITS 1 - 219 ON LEVEL A (P1 PARKING FLOOR)



UNITS 1 - 110 ON LEVEL B (P2 PARKING FLOOR)



Not to Scale

Draft Plan of Condominium Underground Parking Levels P1 and P2

APPLICANT: 1668872 Ontario
Inc. c/o Royal Pine Homes

LOCATION:
Part of Lot 20, Concession 6

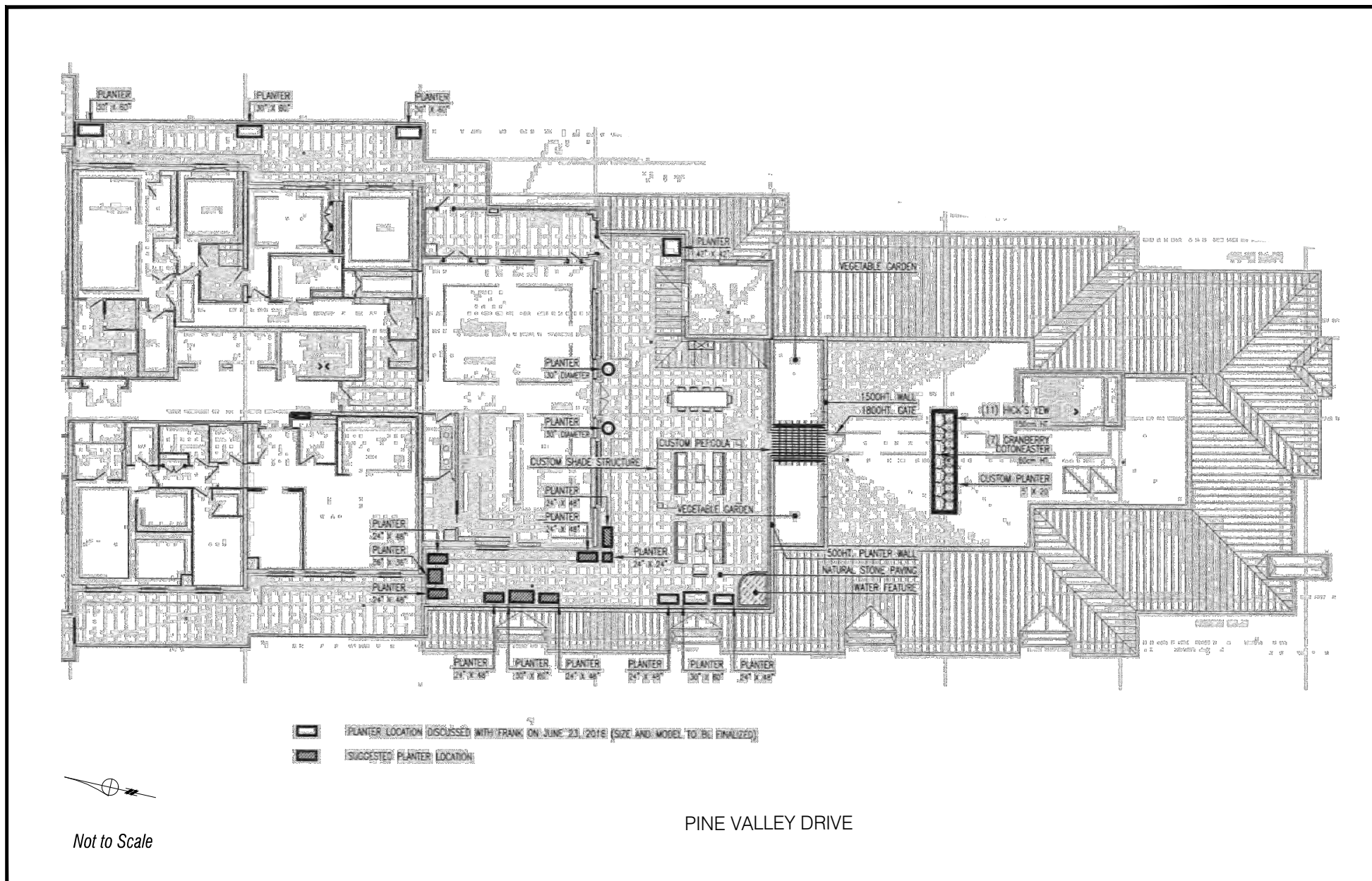


Attachment

FILE: 19CDM-17V006
RELATED FILES: DA.17.012 &
DA.12.098

DATE: January 23, 2018

6



Approved Site Plan File DA.17.012 (Roof / Floor Plan)

APPLICANT: 1668872 Ontario
Inc. c/o Royal Pine Homes

LOCATION:
Part of Lot 20, Concession 6

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Attachment

FILE: 19CDM-17V006
RELATED FILES: DA.17.012 &
DA.12.098

DATE: January 23, 2018

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