

## **COMMITTEE OF THE WHOLE JUNE 5, 2012**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V001 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V002 PINEGROVE ON SEVEN INC. WARD 2 – SOUTHWEST CORNER OF KIPLING AVENUE AND REGIONAL ROAD 7**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard - Residential) File 19CDM-12V001 (Pinegrove on Seven Inc.) as shown on Attachments #5 and #6, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT Draft Plan of Condominium (Standard - Commercial) File 19CDM-12V002 (Pinegrove on Seven Inc.) as shown on Attachment #7, BE APPROVED, subject to the conditions set out in Attachment #2.

#### **Contribution to Sustainability**

The subject lands are currently being developed in accordance with Site Development File DA.09.056 that was approved by Vaughan Council on March 9, 2010, and the contribution to sustainability was identified at that time. The 2 proposals address the residential and commercial tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted the following Draft Plan of Condominium applications on the subject lands shown on Attachments #3 and #4, for a 12-storey mixed-use commercial/residential building that is currently under construction on the property:

1. Draft Plan of Condominium (Standard) File 19CDM-12V001 (Pinegrove on Seven Inc.) as shown on Attachments #5 and #6, pertaining to the residential component of the development that includes 118 residential units and 149 parking spaces (125 resident parking spaces and 24 visitor parking spaces located below grade and associated aisles and landscaped areas).
2. Draft Plan of Condominium (Standard) File 19CDM-12V002 (Pinegrove on Seven Inc.) as shown on Attachment #7, pertaining to the commercial component that includes 445 m<sup>2</sup> of ground floor commercial space, 15 parking spaces at grade (6 of which are shared with the residential component) and 3 spaces located below grade.

#### **Background - Analysis and Options**

##### **Location**

The 0.274 ha site is located at the southwest corner of Kipling Avenue and Regional Road 7, with

45.7 m of frontage on Regional Road 7, and 60.9 m of flankage on Kipling Avenue, as shown on Attachments #3 and #4.

#### Official Plan and Zoning

The subject lands are designated "Prestige Areas – Centres & Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study Plan), and site-specific OPA #701, which permits the mixed use residential/commercial development with a maximum height of 12 storeys and a maximum density of 3.99 FSI (Floor Space Index). The subject lands are also designated "Mid-Rise Mixed-Use" with a maximum permitted height of 12 storeys and a maximum density of 3.99 FSI by the new City of Vaughan Official Plan 2012, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 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 RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). The proposal complies with Zoning By-law 1-88, as amended.

#### Site Plan

Each proposed Draft Plan of Condominium (Standard) is consistent with approved Site Development File DA.09.056 (Attachment #8), which was approved by Vaughan Council on March 9, 2010. The mixed use building is currently under construction.

#### Garbage/Recycling Collection and Snow Removal

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

#### Canada Post Corporation

Canada Post has no objections to the respective proposals subject to the inclusion of conditions in the respective Condominium Agreements as identified in Attachments #1 and #2.

#### 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 applications have 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 registration.

#### Conclusion

The Vaughan Development Planning Department has reviewed the residential and commercial Draft Plan of Condominium Applications, each of which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Development Planning Staff has no objection to the approval of each Draft Plan of Condominium application, subject to the conditions set out in Attachments #1 and #2.

**Attachments**

1. Conditions of Approval 19CDM-12V001 (Residential)
2. Conditions of Approval 19CDM-12V002 (Commercial)
3. Context Location Map
4. Location Map
5. Condominium Plan 19CDM-12V001 (Residential Units) Ground Floor
6. Condominium Plan 19CDM-12V001 (Residential Units) Typical Units
7. Condominium Plan 19CDM-12V002 (Commercial Units)
8. Approved Site Plan (File DA.09.056)

**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 UYHEYAMA  
Director of Development Planning

/LG

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-12V001 (RESIDENTIAL) PINEGROVE ON SEVEN 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 19CDM-12V001, ARE AS FOLLOWS:**

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

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar Surveyors Ltd., Drawing # 07-169DC01, dated November 9, 2011.
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.09.056).
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.
9. The Owner shall address the following conditions of Canada Post:
  - a) the Owner shall include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;

- b) the Owner shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale;
- c) the Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to include these locations on the appropriate servicing plans;
- d) the Owner shall provide the following for each community mailbox site and include the requirements on the appropriate servicing plans:
  - i) an approximately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
  - ii) any required walkway across the boulevard, as per municipal standards;
  - iii) any required curb depressions for wheelchair access; and,
- e) The Owner shall agree to determine and provide a suitable temporary community mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent location(s).

#### Clearances

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

## **ATTACHMENT NO. 2**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-12V002 (COMMERCIAL)  
PINEGROVE ON SEVEN 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 19CDM-12V002, ARE AS FOLLOWS:**

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

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar Surveyors Ltd., Drawing # 07-169DC02, dated January 6, 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 Plan process (File DA.09.056).
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.
9. The Owner shall address the following conditions of Canada Post:
  - a) the Owner shall include in all Offers of Purchase and Sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;

- b) the Owner shall be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale;
- c) the Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to include these locations on the appropriate servicing plans;
- d) the Owner shall provide the following for each community mailbox site and include the requirements on the appropriate servicing plans:
  - i) an approximately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
  - ii) any required walkway across the boulevard, as per municipal standards;
  - iii) any required curb depressions for wheelchair access; and,
- e) The Owner shall agree to determine and provide a suitable temporary community mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent location(s).

#### Clearances

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







**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- R2 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

**Subject Lands**

Not to Scale

# Location Map

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
Pine Grove On Seven Inc.



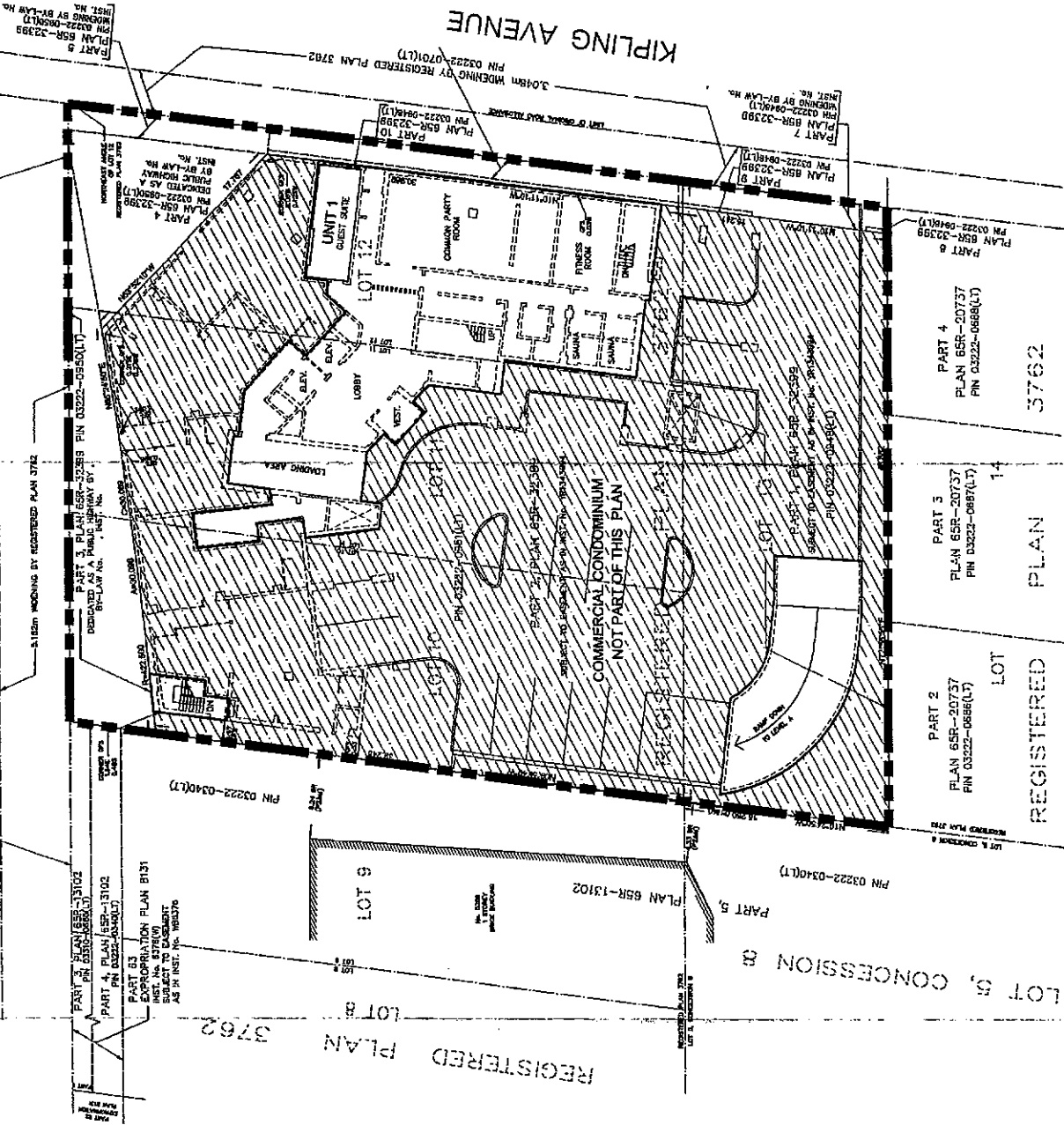
# Attachment

FILES: 19CDM-12V001 &  
19CDM-12V002  
RELATED FILE: DA.09.056  
DATE: April 27, 2012

REGIONAL ROAD 7

PIN 03510-0684(LT)

5.152m WIDENING BY REGISTERED PLAN 3762



Not to Scale

Subject Lands

# Condominium Plan 19CDM-12V001 (Residential Units) Ground Floor

APPLICANT: Pine Grove On Seven Inc.  
LOCATION: Part of Lot 5, Concession 8

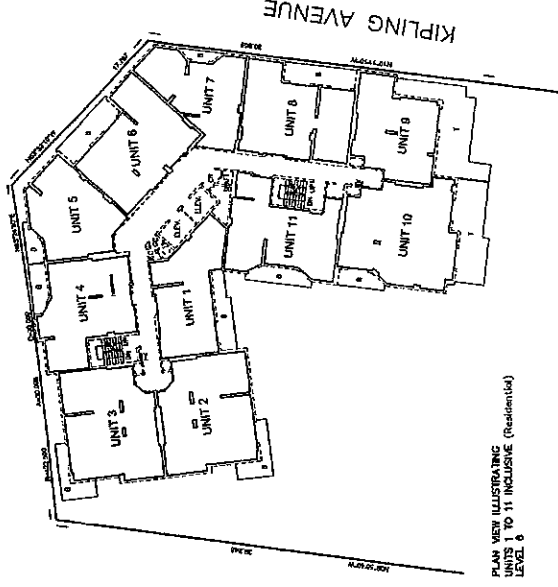


Attachment

FILES: 12CDM-12V001 &  
12CDM-12V002  
RELATED FILE: DA.09.056  
DATE: April 27, 2012

5

REGIONAL ROAD 7



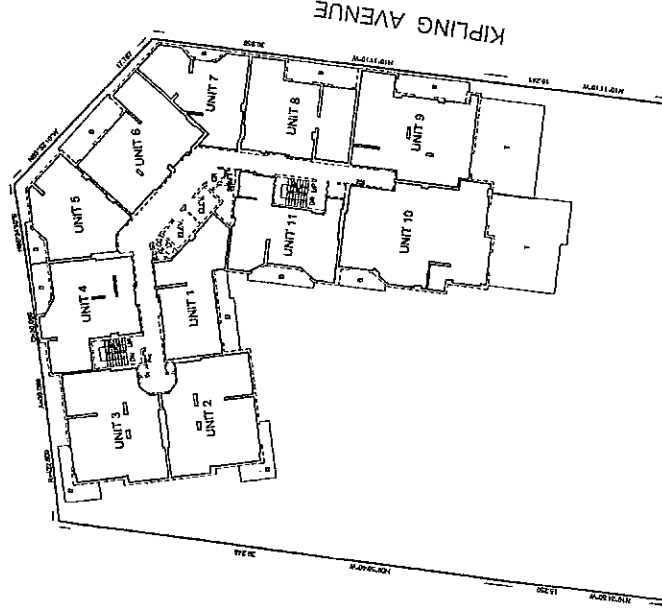
PLAN VIEW ILLUSTRATING  
UNITS 1 TO 11 INCLUSIVE (Residential)

UNITS 1 - 11 INCLUSIVE  
LEVEL 6



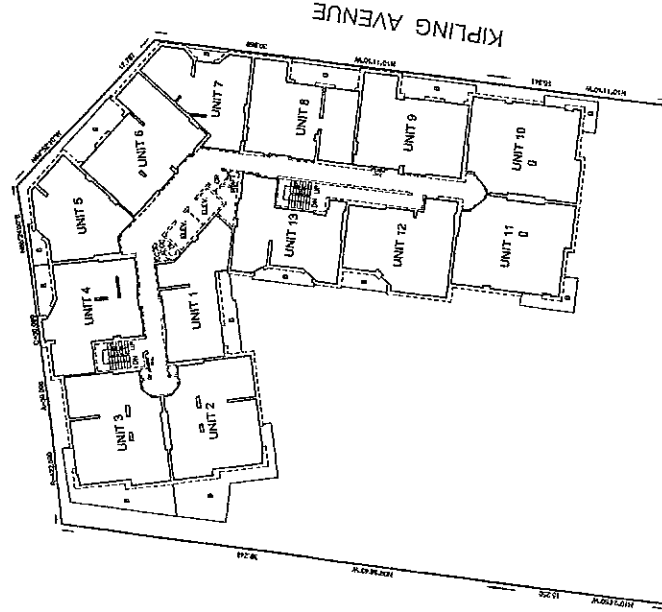
Not to Scale

REGIONAL ROAD 7



UNITS 1 - 11 INCLUSIVE  
LEVEL 5

REGIONAL ROAD 7



UNITS 1 - 13 INCLUSIVE  
LEVELS 2, 3 & 4

# Condominium Plan 19CDM-12V001 (Residential Units) Typical Units

APPLICANT: Pine Grove On Seven Inc.  
LOCATION: Part of Lot 5, Concession 8

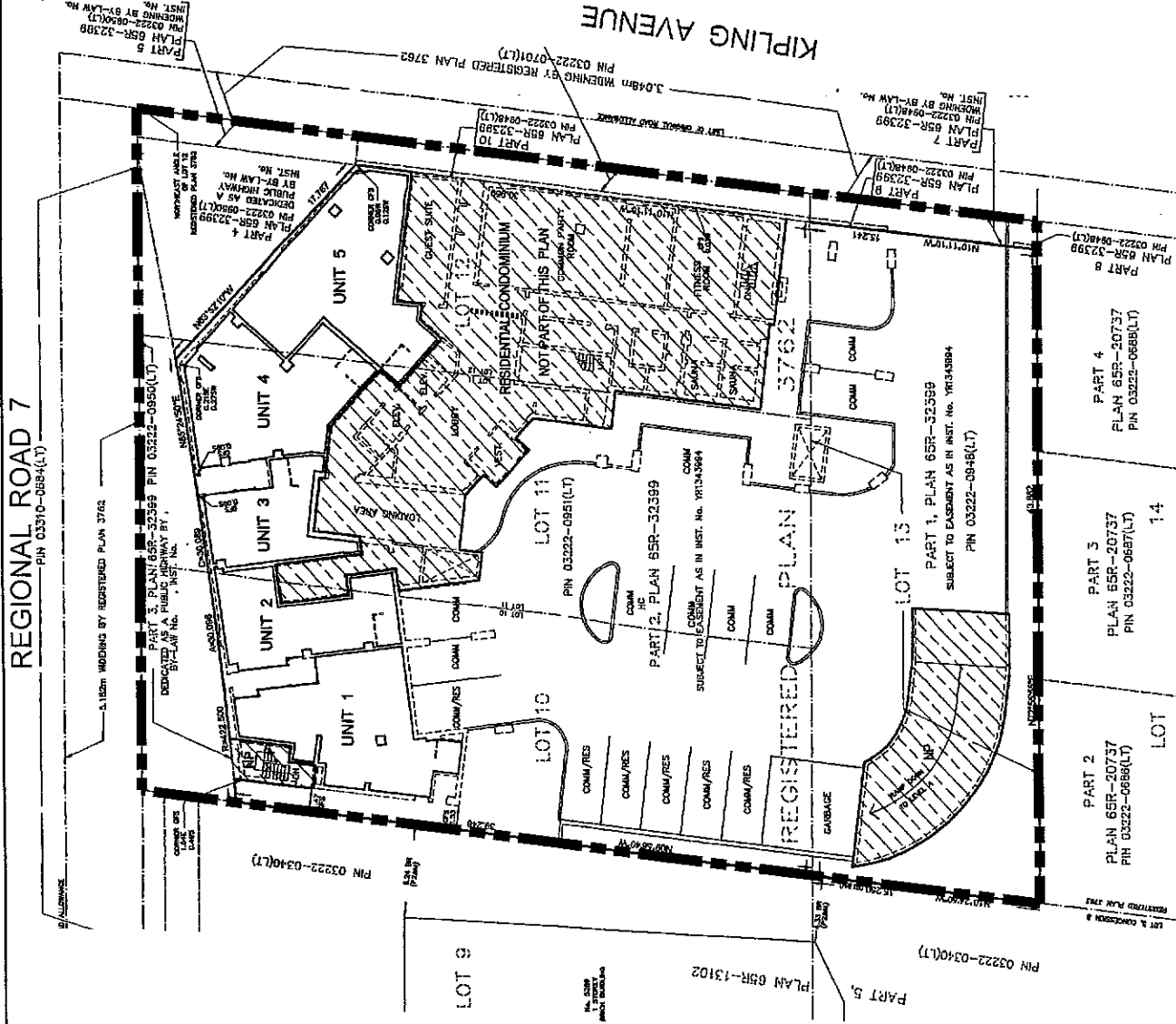


## Attachment

FILES: 12CDM-12V001 &  
12CDM-12V002  
RELATED FILE: DA.09.056  
DATE: April 27, 2012

6

# REGIONAL ROAD 7



Not to Scale

## Subject Lands

### Condominium Plan 19CDM-12V002 (Commercial Units)

**APPLICANT:** Pine Grove On Seven Inc.  
**LOCATION:** Part of Lot 5, Concession 8



## Attachment

FILES: 12CDM-12V001 &  
12CDM-12V002  
RELATED FILE: DA.09.056  
DATE: April 27, 2012

15000  
PLIGHT 121215Z

MIN. 22:50:30  
RIGHT OF WAY  
FROM HIGHWAY

**12-Storey Building with  
118 Residential Units &  
445m<sup>2</sup> of ground floor  
commercial uses**

**Subject Lands**

Not to Scale

*Approved Site Plan  
(File: DA.09.056)*

**APPLICANT:** Pine Grove On Seven Inc.  
**LOCATION:** Part of Lot 5, Concession 8

[illegible]

**VAUGHAN**  
Development Planning Department

## Attachment

FILES: 12CDM-12V001 &  
12CDM-12V002  
RELATED FILE: DA 09 056

DATE: April 27, 2012