

COMMITTEE OF THE WHOLE MARCH 22, 2011

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V001 1556615 ONTARIO LIMITED WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-11V001 (1556615 Ontario Limited), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands have been developed in accordance with a site plan that was approved by the Ontario Municipal Board on November 20, 2008, as discussed later in this report. As a result, elements of sustainability were not identified at that time. However, the following, but not limited to, contributions to sustainability have been incorporated into the site design:

- i) the subject lands are adjacent to public transit;
- ii) bicycle racks are provided on site to encourage other modes of transportation;
- iii) mixed commercial and residential uses encourages live/work environments;
- iv) the compact nature of the development and the close proximity to local amenities encourages a comfortable streetscape that facilitates active pedestrian traffic;
- v) higher level R-Value windows with solar film and greater air tightness to minimize air leakage; and,
- vi) the storage and collection of recyclables.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted an application for Draft Plan of Condominium (Standard) for the lands shown on Attachments #2 and #3 to facilitate the development of a 3-storey, mixed-use commercial and residential apartment building consisting of 93 residential units and a total of 1,073 m² of ground floor office and retail uses, as shown on Attachment #4.

Background - Analysis and Options

The 0.81 ha subject lands are located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Registered Plan 65M-3784, in Part of Lot 22, Concession 3, City of Vaughan, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated "Neighbourhood Commercial" by OPA #350, as amended by OPA #629 and OPA #685. The lands are also designated "Low-Rise Mixed-Use" by the new City

of Vaughan Official Plan 2010, which requires Regional approval, and is not yet in effect. The lands are currently zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(1171) by By-law 1-88.

The proposed condominium application conforms to the Official Plan and Zoning By-law.

Site Development

The subject lands shown on Attachment #3 consists of one 0.81 ha block with approximately 47m of frontage on McNaughton Road and 155 m of flankage along Keele Street. The approved site plan, shown on Attachment #4, consists of one 3-storey, mixed-use commercial and residential building with 12 ground floor office and retail units totaling 1,073 m² gross floor area. The development, which is currently under construction, was originally approved for 95 residential units. Through the minor modification of the building floor plans, the total number of residential units has been reduced to 93.

The subject lands are accessed from both Keele Street and McNaughton Road and are serviced with 174 parking spaces. Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Application Review

On March 6, 2008, the Owner referred their Site Development and Zoning By-law Amendment Applications (Files DA.07.046 and File Z.07.011) to the Ontario Municipal Board (OMB). On November 20, 2008, the OMB issued its Order and approved the site plan, as shown on Attachment #4, along with the implementing zoning by-law (Zoning By-law 247-2010). The draft plan of condominium shown on Attachment #5 is in accordance with the Board Order. As a condition of approval, the Owner will be required to submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

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 Vitality".

Regional Implications

The subject lands abut Keele Street, which is a Regional Road. The Owner has entered into a Regional Site Plan Agreement, which was registered on October 28, 2010 as Instrument Number YR-1567577.

Conclusion

The draft plan of condominium shown on Attachment #5, is consistent with the OMB approved site plan, as shown on Attachment #4. The Development Planning Department 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. OMB Approved Site Plan
5. Draft Plan of Condominium 19CDM-11V001

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-11V001
1556615 ONTARIO LIMITED
LOT 22, CONCESSION 3, 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-11V001, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Nanfara & Ng Surveyors Inc, drawing #20060033D1, dated October 11, 2009.
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.
4. The following provisions shall be included in the Condominium Agreement:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) private garbage and recycling pick-up shall be the responsibility of the Owner/Condominium Corporation;
 - c) snow removal and clearing shall be the responsibility of the Owner/Condominium Corporation; and,
 - d) the Owner/Condominium Corporation shall supply, install, and maintain all mail equipment to the satisfaction of Canada Post.
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 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 22, Concession 3

APPLICANT:
1556615 Ontario Limited

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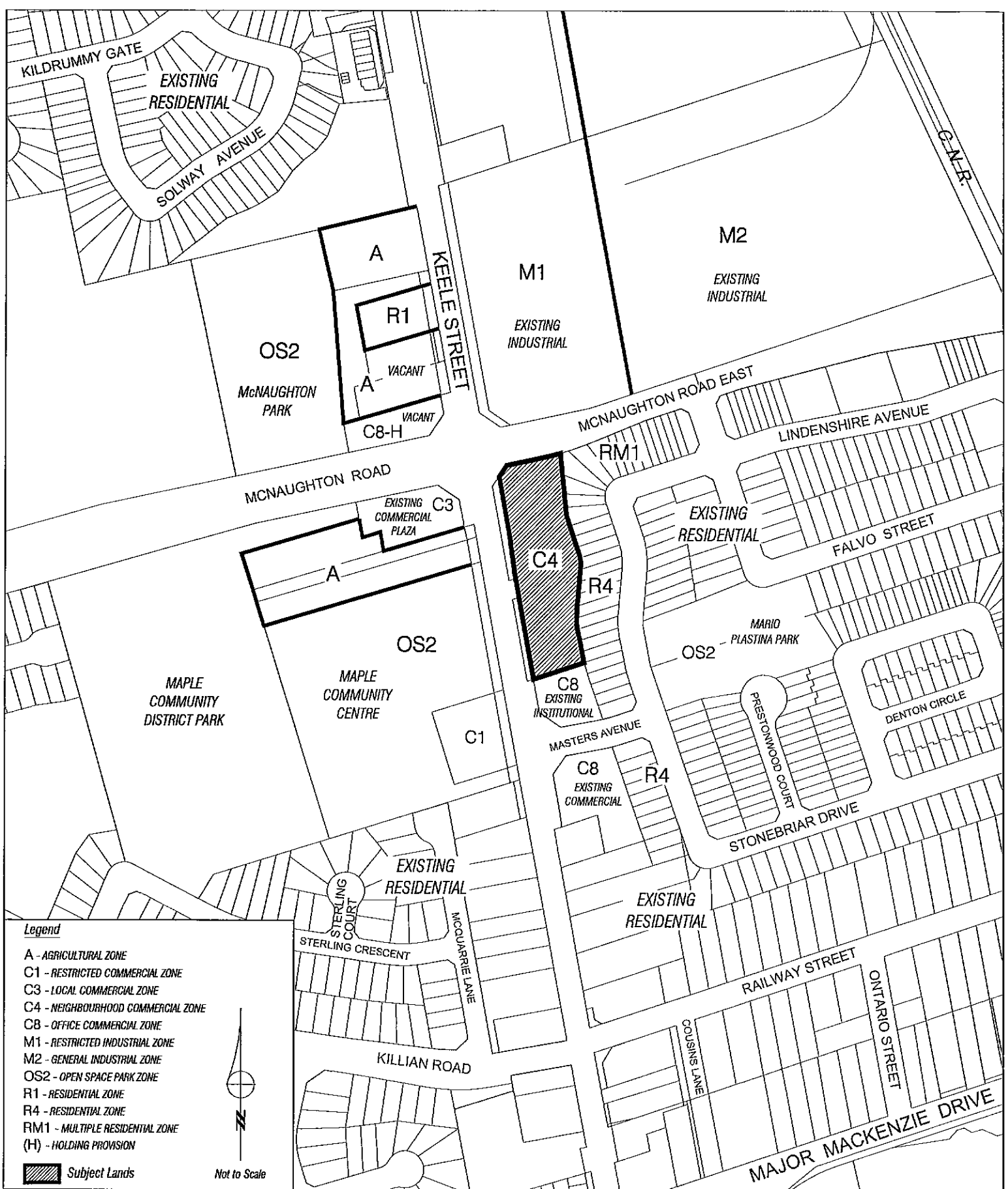
Attachment

FILE: 19CDM-11V001

RELATED FILES: OP.04.012,
OP.08.004, Z.07.011, DA.07.046

DATE: February 7, 2011

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Location Map

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
1556615 Ontario Limited

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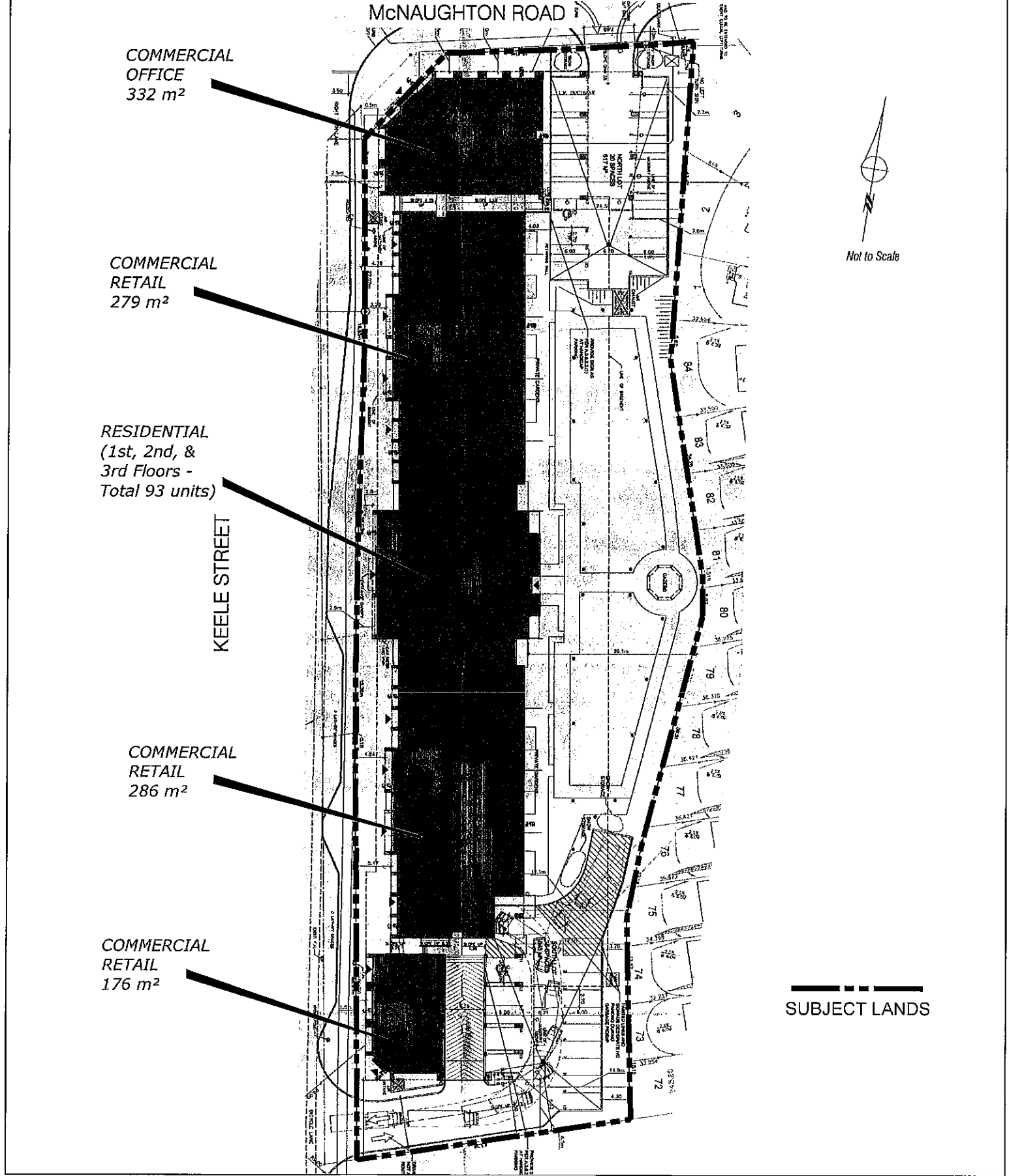
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**OMB Approved
Site Plan**

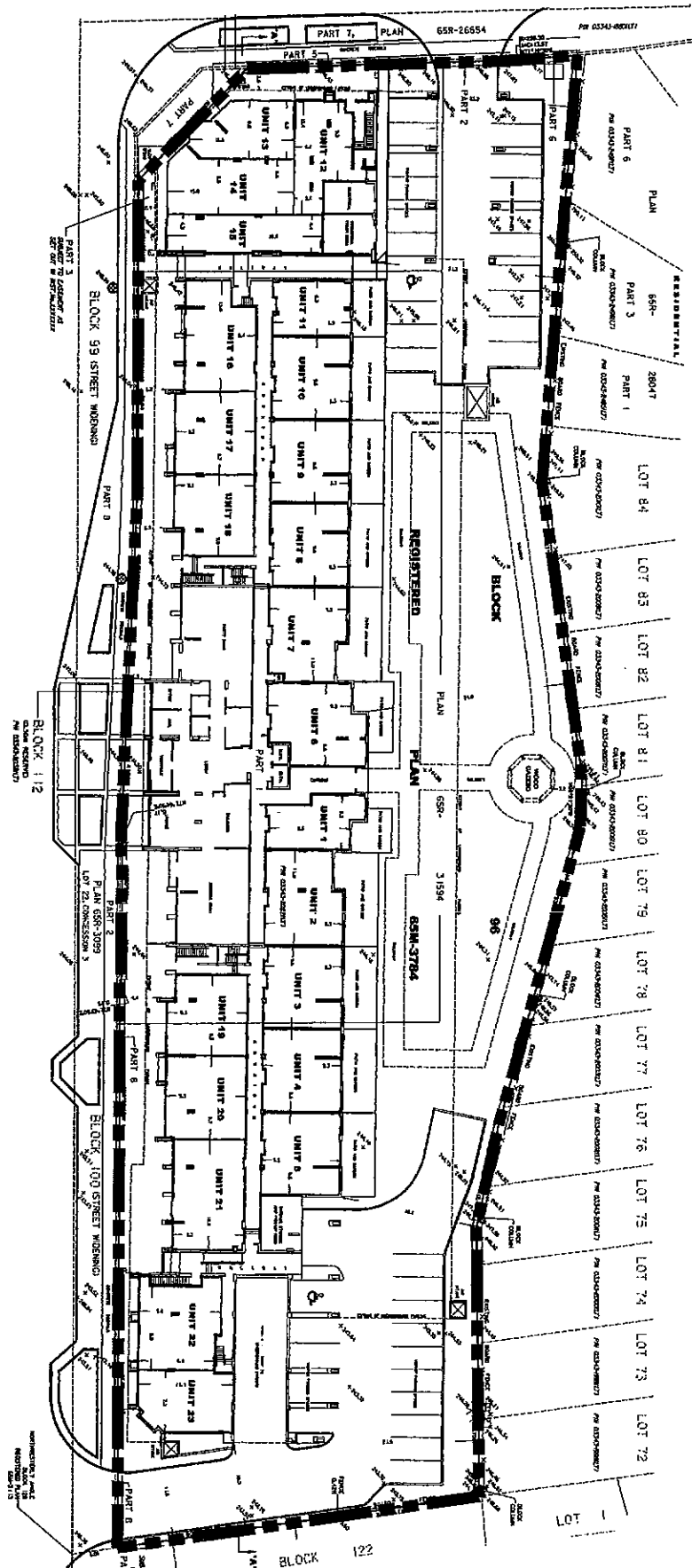
APPLICANT: 1556615 Ontario Limited
LOCATION: Part of Lot 22, Concession 3



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DATE: February 7, 2011

McNAUGHTON ROAD

KEELE STREET



Not to Scale

SUBJECT LANDS

Draft Plan of Condominium 19CDM-11V001

APPLICANT: 1556615 Ontario Limited
LOCATION: Part of Lot 22, Concession 3



Attachment

FILE: 19CDM-11V001

RELATED FILES: OP.04.012,
OP.08.004, Z.07.011, DA.07.046

DATE: February 7, 2011

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