

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD: 2

TITLE: WOODBRIDGE PARK LTD.

DRAFT PLAN OF CONDOMINIUM 19CDM-17V005

VICINITY OF STEELES AVENUE WEST AND MARTIN GROVE ROAD

FROM:

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

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole to create the condominium tenure for the common elements of the approved townhouse development shown on Attachment 4.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Common Elements) to establish the condominium tenure of privately owned and maintained (through a future Condominium Corporation) common elements for an approved townhouse development on the Subject Lands shown on Attachment 2.
- The Development Planning Department supports the approval of the Application as it conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved site plan.

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-17V005 (Woodbridge Park Ltd.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval in Attachment 1.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2 are located on the north side of Steeles Avenue West and east of Martin Grove Road. The surrounding land uses are shown on Attachment 2.

Previous Reports/Authority

[CW1206 16 17 - Draft Plan of Subdivision File 19T-16V005 and Site Development Application DA.16.044](#)

Analysis and Options

The Owner has submitted Draft Plan of Condominium (Common Element) File 19T-CDM-17V005 (the 'Application') shown on Attachment 4, to create the condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consist of the following:

- Private access roads
- Sidewalks, walkways and landscaped areas
- Storm and sanitary sewers, rear-lot catch basins and leads, watermains and infiltration trenches
- Noise attenuation barrier and berm along the rear of the property adjacent to the CN Railway
- Chain link fencing surrounding the development
- 37 visitor parking spaces

These common elements will service 89 block townhouse units and 160 back-to-back townhouse units on the Subject Lands.

The Application conforms to Vaughan Official Plan 2010 ('VOP 2010') and complies with Zoning By-law 1-88

The Subject Lands are designated "Community Commercial Mixed-Use" by VOP 2010, subject to the Site-Specific Policies of Section 13.16, Volume 2, which permits the townhouse development. The Draft Plan of Condominium shown on Attachment 4 conforms to VOP 2010.

The Subject Lands are zoned "RM2 Multiple Residential Zone", and "OS1 Open Space Conservation Zone" by Zoning By-law 1-88, subject to site-specific Exception 9(1432), which permits the development shown on Attachment 3. The Vaughan Committee of Adjustment on July 20, 2017, approved Minor Variance Application A231/17 to permit 7 townhouse dwelling units in a row within Block 16 of the development.

The proposed Draft Plan of Condominium (Common Elements), as shown on Attachment 4, would establish a condominium tenure for a development that complies with Zoning By-law 1-88, as amended, and varied by Minor Variance Application A231/17. As a condition of draft 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.

The Draft Plan of Condominium is consistent with the approved Draft Plan of Subdivision and Site Development Application

On December 13, 2016, Vaughan Council approved Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Ltd.) and Site Development File DA.16.044 to permit a development which consists of: one open space block; and, one block for residential uses that includes 89 block townhouse units, 160 back-to-back townhouse units and 26 apartment units within 2 residential apartment buildings, as shown on Attachment 3.

The Draft Plan of Condominium Application pertains to the Subject Lands only and includes the common elements for the 89 townhouse units and 160 back-to-back townhouse units. A separate Draft Plan of Condominium application is required for the 2 residential apartment buildings.

The Draft Plan of Condominium (Common Elements) as shown on Attachment 4 is required to create the common element tenure for the following elements:

- Private access roads
- Curbs, sidewalks, walkways and landscaped areas
- Storm and sanitary sewers, rear-lot catch basins and leads, watermains and infiltration trenches
- Noise attenuation barrier and berm along the rear of the property adjacent to the CN Railway
- Chain link fencing surrounding the development
- 37 visitor parking spaces

It is anticipated that Draft Plan of Subdivision 19T-16V005 (Woodbridge Park Ltd.) will be registered this month. Should the Application be approved, Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Ltd.) must be registered prior to registration of the Condominium Agreement. The Owner will also be required to register the related Site Plan Agreement prior to the registration of the Condominium Agreement. Conditions to this effect are included in Attachment 1.

Access to the Subject Lands is provided from Steeles Avenue West, which connects to the condominium private access roads. The proposed Draft Plan of Condominium (Common Elements) is consistent with the approved site plan shown on Attachment 3. The Owner will be required to submit a Part Lot Control application to lift the part lot control provisions of the *Planning Act, R.S.O. 1990, c. P.13* from the Subject Land, in order to create conveyable freehold lots for the 89 block townhouse units and 160 back-to-back townhouse units.

Snow Removal, Garbage and Recycling Collection will be privately administered

Snow removal, and garbage and recycling collection will be privately administered and the responsibility of the condominium corporation. The Owner is required to prepare a waste collection plan for the development that ensures the waste collected on dead end streets will be performed safely and to the satisfaction of the City of Vaughan Environmental Services Department. Wording to this effect shall be included in the Condominium Declaration and is included as a condition in Attachment 1.

A public access easement shall be granted and form part of the common elements

A public access easement shall be granted over the Subject Lands and form part of the common elements to provide publicly accessible pedestrian connections and general maintenance easements for City of Vaughan vehicles and staff to the future public park. The Owner and/or future Condominium Corporation shall be responsible for all required maintenance works on these lands subject to the future access easement. Wording to this effect shall be included in the Condominium Declaration and as a condition in Attachment 1.

Related Draft Plan of Subdivision application File 19T-16V005 ('File 19T-16V005') requires that a passive methane venting system will be implemented

The Owner submitted a Geotechnical Assessment entitled "Geotechnical Assessment proposed Residential Development Steeles Avenue West, Vaughan, Ontario", dated February 23, 2016, and prepared by EXP Services Inc., in support of related File 19T-16V005, which indicates the presence of methane in the fill and till deposit. As a result, a passive methane venting system has been installed below all structures in accordance with the requirements prescribed in the Geotechnical Assessment, and associated warning clauses have been included in any offers of Purchase and Sale and Lease Agreements through the related File 19T-16V005. Wording reflecting this requirement shall be included in the Condominium Declaration and is included in Attachment 1.

The Subject Lands abut the former Thackery Landfill

The City of Toronto formerly owned and operated the Thackery Landfill located to the east of the Subject Lands. The landfill was closed in 1978 and has since been redeveloped into a passive recreational parkland use. A warning clause advising of the above shall be included in the Condominium Declaration and is included in Attachment 1.

The Subject Lands abut Steeles Avenue West and the Canadian National Railway ('CN') which may increase noise and vibrations levels in the area

The Subject Lands abut Steeles Avenue West to the south and CN lands to the north which may cause noise and vibration levels in the area to interfere with some activities of the future occupants. In support of related File Draft Plan of Subdivision 19T-16V005, the Owner submitted a Noise Control Study entitled "Detailed Noise Control Study Mixed Use Residential and Commercial Development Woodbridge Park", dated July 30, 2018, and a Vibration Study entitled "Measurements of Railway Vibration Levels Mixed Use Medium Density Residential and Commercial Development Woodbridge Park", dated July 30, 2018, both prepared by SS Wilson Associates Consulting Engineers. The studies recommend that warning clauses be included in any offers of Purchase and Sale and Lease Agreements to inform prospective purchasers or occupants of the increasing noise and vibration levels in the area due to the Subject Lands' proximity to Steeles Avenue West and the CN lands. These clauses have been included through the related Draft Plan of Subdivision File 19T-16V005. A warning clause reflecting these requirements shall be included in the Condominium Declaration and is included in Attachment 1.

The road allowance abutting to the east of the Subject Lands shall be left in its natural state with no or very little maintenance

The City of Vaughan owns an unopened road allowance abutting to the east of the Subject Lands, as shown on Attachments 3 and 4, which will be left in its natural state with no or very little maintenance. A warning clause shall be included in the Condominium Agreement to inform prospective purchasers or occupants of the above and has been included in Attachment 1.

All utility providers and Canada Post have no objection to the proposal

Bell Canada, Rogers Communications, Alectra Utilities, Enbridge Gas and Canada Post 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.

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 (Common Elements) Application, subject to their condition of approval that is included in Attachment 1.

Conclusion

The Draft Plan of Condominium (Common Elements) File 19CDM-17V005 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved Site Development File DA.16.044. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Elements) Application, subject to the conditions set out in Attachment 1.

For more information, please contact: Chris Cosentino, Planner, at extension 8215.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Site Development File DA.16.044 Approved by Vaughan Council on December 13, 2016
4. Draft Plan of Condominium (Common Elements) File 19CDM-17V005, J.D. Barnes Ltd., June 8, 2017

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