

Committee of the Whole (1) Report

DATE: Tuesday, November 05, 2019

WARD: 1

**TITLE: PACE DEVELOPMENTS MAPLE INC.
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V005
VICINITY OF KEELE STREET AND BARRHILL 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 (Attachment 4) of an approved semi-detached and townhouse development shown on Attachment 3.

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 semi-detached and townhouse development and the conversion of the existing heritage dwelling (William Bailey Residence) into a mixed-use building 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 Council approved site plan.

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V005 (Pace Developments Maple Inc.) 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 east side of Keele Street, south of Major Mackenzie Drive and are municipally known as 9869, 9873, 9877, 9881, 9885, 9887, 9889 and 9891 Keele Street and 1, 5, 9, 15, 19, 23, 27 and 31 Saint Julien Court. The surrounding land uses are shown on Attachment 2.

Previous Reports/Authority

[Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications Council Extracts](#)

Analysis and Options

The Owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-19V005 (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, community mailbox(es) and amenity area
- 10 visitor/commercial parking spaces
- Privacy fencing/retaining wall

These common elements will service eleven 3-storey townhouse units, four 3-storey semi-detached units and the reuse of the existing heritage dwelling (William Bailey Residence) with a ground floor commercial use and a second storey residential unit on the Subject Lands, as shown on Attachment 3.

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

The Subject Lands are designated "Low-Rise Mixed-Use" and "Low-Rise Residential" by VOP 2010, subject to the Site-Specific Policies of Section 13.40, Volume 2, which permits the semi-detached and townhouse development. The Draft Plan of Condominium shown on Attachment 4 conforms to VOP 2010.

The Subject Lands are zoned "RT1 Residential Townhouse Zone" by Zoning By-law 1-88, subject to site-specific Exception 9(1194), which permits the development shown on Attachment 3.

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. 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 Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications

Vaughan Council on December 11, 2017, approved Official Plan Amendment File OP.15.009, Zoning By-law Amendment File Z.15.037, Draft Plan of Subdivision File 19T-15V015 and Site Development File DA.15.090 (Empire Pace (Maple) Ltd.) to permit a development which consists of one block for residential uses that includes eleven 3-storey townhouse units, four 3-storey semi-detached units and the conversion of the existing heritage dwelling (William Bailey Residence) into a mixed-use building with commercial space on the ground floor and a residential dwelling unit on the second floor, as shown on Attachment 3.

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
- Sidewalks, walkways, community mailbox(es) and amenity area
- 10 visitor/commercial parking spaces
- Privacy fencing/retaining wall

Access to the Subject Lands is provided from Keele Street, which connects to the condominium private access road. 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 Lands, in order to create conveyable freehold lots for the 11 townhouse units and 4 semi-detached 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 to the satisfaction of the Environmental Services Department. A condition to this effect is included as a condition in Attachment 1.

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

Bell Canada, Rogers Communications, Alectra Utilities, Enbridge Gas and Canada Post have no objection to the Application. 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 Draft Plan of Condominium (Common Elements) Application, subject to their condition of approval included in Attachment 1.

Conclusion

The Draft Plan of Condominium (Common Elements) File 19CDM-19V005 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the Council approved Site Development File DA.15.090. 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: Margaret Holyday, Senior Planner, at extension 8216.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Site Development File DA.15.090 Approved by Vaughan Council on December 11, 2017
4. Draft Plan of Condominium (Common Elements)

Prepared by

Margaret Holyday, Senior Planner, extension 8216

Nancy Tuckett, Senior Manager, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

/LG