

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-18V001
CITYZEN (PINE GROVE) INC.
VICINITY OF ISLINGTON AVENUE AND PINE 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 for Draft Plan of Condominium (Standard) File 19CDM-18V001 as shown on Attachments #4 to #6, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for 103 stacked townhouse units, one detached dwelling unit (Fred Hicks House), 136 parking spaces and has access from Pine Grove Road.

Report Highlights

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-18V001, subject to conditions, as it conforms to Vaughan Official Plan ("VOP 2010"), complies with Zoning By-law 1-88, and is consistent with the Council approved Site Development File DA.13.050.

Recommendations

1. That Draft Plan of Condominium (Standard) File 19CDM-18V001 (Cityzen (Pine Grove) Inc.) BE APPROVED, as shown on Attachments #4 to #6, subject to the Conditions of Draft Approval set out in Attachment #1.

Background

The Subject Lands (the “Subject Lands”) as shown on Attachments #2 and #3, are municipally known as 192, 196, 198, 199 and 201 Pine Grove Road, and are located east of Islington Avenue, on the north and south sides of Pine Grove Road. The surrounding land uses are shown on Attachment #3.

Previous Reports/Authority.

[April 21, 2015, Council Extract, \(Item 37, Report No.17, Recommendations 1 to 4\)](#)

Analysis and Options

A Draft Plan of Condominium has been submitted to create the condominium tenure for the approved development

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-18V001 (the "Application") to establish the condominium tenure for a residential development consisting of 103 stacked townhouse units within 4 blocks, and one detached heritage dwelling unit (Fred Hicks House) (the “Development”). The Subject Lands are served by 136 parking spaces and has access from Pine Grove Road.

The Draft Plan of Condominium conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Residential (2)” by Vaughan Official Plan 2010 (“VOP 2010”), Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, Site- Specific Policy 9.1 - Area A, which permits the Development shown on Attachment #7.

The Draft Plan of Condominium complies with Zoning By-law 1-88

The Subject lands are zoned RM2 Residential Multiple Zone by Zoning By-law 1-88, subject to Exception Paragraph 9(1423), which permits the Development as shown on Attachment #7. The Draft Plan of Condominium complies with Zoning By-law 1-88.

The Draft Plan of Condominium is consistent with the approved site plan

Vaughan Council on April 21, 2015, approved Site Development File DA.13.050 to permit the Development shown on Attachment #7. The Development is currently under construction and is accessed from Pine Grove Road, a municipal road.

On June 21, 2017, the Site Development Agreement (the “Agreement”) for the Development was registered on title as Instrument #YR2688727. The Agreement contains a number of conditions to ensure the Development is consistent with and implements the Official Plan and Zoning By-law and is constructed and maintained as

approved. As such, these applicable conditions of site plan approval have been included in the Conditions of Draft Approval, identified in Attachment #1.

The proposed Draft Plan of Condominium shown on Attachments #4 to #6 facilitates the condominium tenure of the Development including the related landscape and parking areas as shown on the approved Site Plan (Attachment #7).

External and Internal Agency and Departmental Comments

The Development Engineering (“DE”) Department has no objection to the Draft Plan of Condominium

The DE Department has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Environmental Services Department, Solid Waste Management Division has no objection to the Draft Plan of Condominium

The Environmental Services Department, has reviewed Draft Plan of Condominium and has no objection to its approval, subject to the Conditions of Approval set out in Attachment #1.

Vaughan Fire and Rescue Service/Emergency Planning Department has no objection to the Draft Plan of Condominium, subject to the submission of an Emergency Preparedness Plan

The Emergency Services Division has advised that due to the proximity of the Development to the flood plain, the submission of an Emergency Preparedness Plan (EPP) must be submitted for approval by Emergency Staff prior to occupancy, and that it be incorporated into the Condominium Declaration. A condition to this effect is included in Attachment #1.

Financial Planning and Development Finance Department has no objection to the Draft Plan of Condominium

The Financial Planning and Development Finance Department has no objection to the Application, subject to their condition of approval set out in Attachment #1.

The Urban Design and Cultural Heritage Department has no objection to the Draft Plan of Condominium

The Urban Design and Cultural Heritage Department has no objection to the Application subject to the fulfillment of the Conditions of Approval set out in Attachment #1.

The Parks Development Department has no objection to the Draft Plan of Condominium

The Parks Development Department has no objection to the Application, subject to their conditions of approval set out in Attachment #1.

The following commenting agencies have no objection to the approval of the Draft Plan of Condominium

Canada Post, Bell Canada, Alectra Utilities Corporation, and Enbridge Gas have no objections to the approval of the Application, subject to the conditions of approval set out in Attachment #1.

The Toronto and Region Conservation Authority ("TRCA") has no objection to the Draft Plan of Condominium

The TRCA have reviewed Draft Plan of Condominium and advise that they have no objection to its approval, subject to their conditions of approval included in Attachment #1.

Broader Regional Impacts/Considerations

York Region has no objection to the proposed Draft Plan of Condominium

The York Region Community Planning and Development Services Department has no objection to the Draft Plan of Condominium.

Conclusion

The proposed Draft Plan of Condominium (Standard) File 19CDM-18V001 conforms to VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved Site Development File DA.13.050. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

For more information, please contact: Eugene Fera, Planner, at extension 8003.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Residential - Level 1)
5. Draft Plan of Condominium (Residential - Levels 2 and 3)
6. Draft Plan of Condominium (Residential - Upper Level 3 and Parking and Storage Level)
7. Approved Site Plan (File DA.13.050)

Prepared by

Eugene Fera, Planner, ext. 8003

Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM