

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 7, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

**7 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V012
 ROYAL 7 DEVELOPMENTS LTD.
 WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Draft Plan of Condominium (Standard) File 19CDM-16V012 (Royal 7 Developments Ltd.) BE APPROVED, as shown on Attachments #5 to #14, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The subject lands are being developed in accordance with Site Development File DA.14.014 that was approved by Vaughan Council on June 24, 2014. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-16V012, as shown on Attachments #5 to #14, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 37-storey apartment building. The application applies to the residential portion of a mixed-use development, which was approved through Site Development File DA.14.014. The subject Draft Plan of Condominium (Standard) consists of areas dedicated to the following elements including, but not limited to: 351 residential units, the lobby, corridors, garbage and recycling room, holding room, mail room, elevators, amenity areas, locker rooms, and 352 parking spaces located in three levels of underground parking.

Background - Analysis and Options

Location

The 0.39 ha subject lands shown on Attachments #2 and #3 forms part of the overall 3.47 ha lands located at the northeast corner of Regional Road 7 and Maplecrete Road, and is

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municipally known as 2910 Regional Road 7, as shown on Attachment #4. The subject development represents the second building (Tower 2) of the first phase of development and is under construction and nearing completion. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated “Station Precinct” and subject to site-specific Policy 9.2.3 by the Vaughan Metropolitan Centre Secondary Plan (VMCSP), which was partially approved by the Ontario Municipal Board (OMB) on November 18, 2015. The policies that pertain to the subject lands are in-effect through the OMB approval. The “Station Precinct” designation permits a broad mix of uses including residential dwellings in a high rise building format, retail, service commercial and public uses. Site-specific Policy 9.2.3 permits a maximum gross floor area (GFA) of 182,000 m², and establishes an unlimited building height for the subject lands. The proposal conforms to the Official Plan.

The subject lands are zoned C9 Corporate Centre Zone by Zoning By-law 1-88 and subject to site-specific Exception 9(1248), which permits a maximum of 1,935 residential units and a total GFA of 182,000 m², and provides site-specific zoning exceptions for parking, building setbacks and the minimum required amenity area. The subject lands were also subject to Minor Variance Application A083/14, which was approved by the Vaughan Committee of Adjustment on April 10, 2014, to permit reductions in the building setbacks and parking, and an increase in the podium building height. The proposal complies with Zoning By-law 1-88, as varied by Minor Variance Application A083/14.

Site Development

Access to the subject lands is provided from McCleary Court, a private road that is subject to an easement for public access.

On June 24, 2014, Vaughan Council approved Site Development File DA.14.014 to permit the existing development, as shown on Attachment #4, consisting of the following:

Total Number of Residential Units	351
Total Gross Floor Area	35,780 m ²
Residential Gross Floor Area	27,988 m ²
Commercial Gross Floor Area	2,102 m ²
Amenity Area	5,690 m ²
Residential Parking Provided (Tower 2)	352 spaces
Total Number of Parking Spaces (Towers 1 and 2)	858 spaces

The proposed Draft Plan of Condominium as shown on Attachments #5 to #14 is consistent with the approved site plan shown on Attachment #4. The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88, as amended by site-specific Exception 9(1248) and varied by Minor Variance Application A083/14. The Owner will be filing a separate Draft Plan of Condominium Application for the commercial component of the development.

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As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal, and garbage and recycling pick-up (three-stream) will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment #1.

Utilities

Bell Canada has no objection to the proposal, subject to their condition of approval included in Attachment #1.

Rogers Communication, Powerstream and Enbridge Gas 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.

Canadian National Railway (CN)

CN has no objection to the condominium application, subject to their conditions of approval, which are included in Attachment #1.

NavCanada and Bombardier

NavCanada is a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service (ANS). On April 29, 2014, NavCanada, through the Site Development Application, advised that they had no objections to the development proposal on the subject lands.

Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path of the airport require review by Bombardier Aerospace which is located approximately 14 km southeast of the subject lands. In a memorandum dated May 23, 2014, Bombardier Aerospace, through the Site Development Application, advised that they had no objections to the development proposal on the subject lands.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Facilitate the development of the VMC

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-16V012 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the

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Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan: Tower 2 (File DA.14.014)
5. Draft Plan of Condominium (Standard) - Level 1
6. Draft Plan of Condominium (Standard) - Levels 2 & 3
7. Draft Plan of Condominium (Standard) - Levels 4 to 6
8. Draft Plan of Condominium (Standard) - Levels 10 to 24
9. Draft Plan of Condominium (Standard) - Levels 25 & 26
10. Draft Plan of Condominium (Standard) - Levels 27 to 35
11. Draft Plan of Condominium (Standard) - Level 36
12. Draft Plan of Condominium (Standard) - Parking Level A
13. Draft Plan of Condominium (Standard) - Parking Level B
14. Draft Plan of Condominium (Standard) - Parking Level C

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.