

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 20, 2018

Item 1, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 20, 2018.

1 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V008 2159645 ONTARIO INC. VICINITY OF WESTON 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 and Growth Management, dated March 6, 2018:

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-17V008, as shown on Attachments #4 to #14, for the subject lands shown on Attachments #2 and #3, to create the commercial and residential condominium tenure of the existing mixed-use development shown on Attachment #16. The Draft Plan of Condominium (Standard) consists of the areas dedicated to the commercial and residential units, associated parking spaces and locker units.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V008 (2159645 Ontario Inc.) BE APPROVED, as shown on Attachments #4 to #14, subject to the Conditions of Draft Approval set out in Attachment #1.

Report Highlights

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-17V008 to create the condominium tenure for the existing mixed-use building.

Background

The subject lands are located on the northeast corner of Weston Road and Regional Road 7, as shown on Attachments #2 and #3. Vaughan Official Plan (VOP) 2010 identifies Weston Road as a Regional Transit Priority Network and Regional Road 7 as a Regional Rapid Transit Corridor. The surrounding land uses are shown on Attachment #3.

Previous Reports/Authority

[February 25, 2014, Committee of the Whole \(Item 9, Report No. 10\)](#)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 20, 2018

Item 1, CW Report No. 10 – Page 2

Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-17V008 to create the commercial and residential condominium tenure, shown on Attachments #4 to #14, for the existing mixed-use building, shown on Attachments #16. The existing mixed-use building consists of 30 and 33-storey residential apartment buildings, a seven storey residential podium, and a ten-storey office building (which is not part of this application) on a two and three storey commercial use podium. The Draft Plan of Condominium (Standard) consists of the following:

- a) Residential:
 - i) 783 residential units;
 - ii) 1 guest suite;
 - iii) 404 locker units; and
 - iv) 787 parking spaces for the residential units, including 16 accessible parking spaces.
- b) Commercial:
 - i) 160 commercial units; and
 - ii) 403 parking spaces for the commercial units, including 13 accessible parking spaces.

The proposed Draft Plan of Condominium (Standard) conforms to Vaughan Official Plan 2010

The subject lands are designated “High-Rises Mixed-Use” by VOP 2010 and are identified as being located in a Primary Centre along a Regional Intensification Corridor. The subject lands are subject to site-specific policy 13.32 in Volume 2 of VOP 2010, which permits a maximum building height of 33-storeys and a maximum density of 4.59 times the area of the lot (Floor Space Index - FSI). The existing mixed-use development includes two towers with a maximum building height of 33-storeys (Building A) and 30-storeys (Building B) and a FSI of 4.59.

The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88

The subject lands are zoned C9 Corporate Centre Zone by Zoning By-law 1-88, subject to site-specific Exception 9(246), which permits the existing mixed-use development. The existing mixed-use development complies with all the requirements of Zoning By-law 1-88.

The proposed Draft Plan of Condominium (Standard) is consistent with the approved site plan and the Ministry of Transportation Ontario (MTO) has no objection to the approval of the Draft Plan of Condominium application

On March 18, 2014, Vaughan Council approved Site Development File DA.11.117, to permit the mixed-use development shown on Attachment #15. The approved site plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 20, 2018

Item 1, CW Report No. 10 – Page 3

included a mutual reciprocal vehicular access along the east. This driveway is shared with the adjacent landowner to the east and designed with a full move access at Northview Boulevard, a new driveway access to the subject lands, the maintenance of access to the adjacent property to the east, and a right-in access from Regional Road 7.

The subject lands are located within the review area of the Ministry of Transportation of Ontario (MTO), which necessitated a condition of site plan approval regarding the MTO's approval of the plan. The MTO and the Owner, in collaboration with York Region, the City, and the adjacent landowner to the east, resolved the matter of access to and from the subject lands. The solution restricted the access of the east driveway to right-in and right-out turning movements at Northview Boulevard, reduced the number of aisles from four to three, and permitted greater vehicle permeability from the right-in driveway from Regional Road 7, as shown on Attachment #16.

The MTO issued their Building and Land Use Permit on October 30, 2017, based on the MTO endorsed site plan shown on Attachment #16. The building, as it pertains to this proposed Draft Plan of Condominium (Standard) application, remains unchanged. As a condition of 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 Legal Department, Real Estate Division has no objection to the Draft Plan of Condominium (Standard) application

The Real Estate Department has no objection to the application subject to the fulfillment of the conditions for approval, which is included in Attachment #1.

The proposed garbage/recycling collection may be eligible for municipal waste collection services or shall be the responsibility of the Condominium Corporation

Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

The following commenting agencies have advised they have no objections to the approval of the Draft Plan of Condominium (Standard) application

Canada Post has no objections to the proposal as the conditions in relation to the approved Site Development File DA.11.117 have been satisfied. Alectra Utilities Corporation 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 20, 2018

Item 1, CW Report No. 10 – Page 4

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 (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-17V008 conforms to the VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department recommends approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

This report was prepared in consultation with the Director of Development Planning and the Senior Manager of Development Planning. For more information, please contact: Stephen Lue, Senior Planner, at extension 8210.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Plan
4. Draft Plan of Condominium (Commercial) - Ground Floor Level
5. Draft Plan of Condominium (Commercial) - Mezzanine Level
6. Draft Plan of Condominium (Commercial) - Second Floor Level
7. Draft Plan of Condominium (Commercial) - Partial P1 Level
8. Draft Plan of Condominium (Residential) - Level 1
9. Draft Plan of Condominium (Residential) - Mezzanine Level
10. Draft Plan of Condominium (Residential) - Level 3
11. Draft Plan of Condominium (Residential) - Level 4
12. Draft Plan of Condominium (Residential) - Levels 5 to 30 (Buildings A and B) and Levels 31 to 33 (Building A)
13. Draft Plan of Condominium (Residential) - P2 Level
14. Draft Plan of Condominium (Residential) - P3 Level
15. Council Approved Site Development File DA.11.117
16. Final Approved Site Plan (Approved by MTO)

Prepared by

Stephen Lue, Senior Planner, extension 8210

(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.)