

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

Item 20, Report No. 41, of the Committee the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by the legal firm that represents the applicant, and did not take part in the discussion or vote on the matter.*

**20                      DRAFT PLAN OF (STANDARD) CONDOMINIUM FILE 19CDM-14V008  
                                 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 Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014:**

**Recommendation**

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Draft Plan of (Standard) Condominium File 19CDM-14V008 (Royal 7 Developments Ltd.) as shown on Attachments #5 to #12, BE APPROVED, subject to conditions set out in Attachment #1.

**Contribution to Sustainability**

The subject lands are being developed in accordance with Site Development File DA.11.058 that was approved by Vaughan Council on September 25, 2012. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium 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 (Standard) Condominium File 19CDM-14V008, as shown on Attachments #5 to #12, to facilitate a condominium tenure of the residential portion of an approved mixed-use, 37-storey residential apartment building (excluding the ground related commercial uses) (Site Development File DA.11.058), as shown on Attachments #5 to #12. The residential portion consists of areas dedicated to residential uses, including, but not limited to the lobby, corridors, garbage and recycling room, holding room, mail room, elevators, amenity areas, locker rooms, 401 parking spaces in three underground parking levels, and 353 residential units.

**Background - Analysis and Options**

The 0.49 ha subject lands shown on Attachments #2 and #3 are part of the overall 3.47 ha lands located at Maplecrete Road and Regional Road 7 (2900 Regional Road 7), as shown on Attachment #4. The subject Phase 1 building is under construction and nearing completion. The surrounding land uses are shown on Attachment #3.

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##### Official Plan and Zoning

The subject lands are designated “Corporate Centre Node” by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #663 (Avenue Seven Plan) and designated “Station Precinct” by the Vaughan Metropolitan Centre Secondary Plan (VMCSP) (not in effect), which both permit the development. The proposal conforms to the Official Plans.

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 the development. The proposal complies with Zoning By-law 1-88.

##### Site Development

Access to the subject lands is provided by a temporary access road from Barnes Court, south to Tower 1. The subject lands are also served by an east west road, McCleary Court, which will be a private road with a public easement, as shown on Attachment #4.

On September 4, 2012, Vaughan Council approved Site Development File DA.11.058 and related Zoning By-law Amendment File Z.12.032 to permit the development consisting of the following:

Total Gross Floor Area	38,840 m <sup>2</sup>
Residential Gross Floor Area	34,303 m <sup>2</sup>
Commercial Gross Floor Area	1,620 m <sup>2</sup>
Amenity Area	6,506 m <sup>2</sup>
Total Parking Provided	503 spaces
Residential Parking Provided	405 spaces
Shared Residential Visitor/Commercial Parking Provided	98 spaces
Total Residential Units	353

The development of the lands shown on Attachments #5 to #12, is consistent with the approved site plan shown on Attachment #4, with the exception of the number of residential parking spaces. The Owner originally proposed 405 residential parking spaces (total 503 spaces, including 98 shared residential visitor and commercial parking spaces), whereas the condominium plans include 401 residential parking spaces (total 499 spaces, including the 98 shared residential visitor and commercial parking spaces). Exception 9(1248) contains a residential parking standard of 1.1 spaces per unit, thereby yielding a total parking requirement of 389 spaces (1.1 spaces/unit x 353 units). The proposed condominium plans comply with Zoning By-law 1-88, as amended by site-specific Exception 9(1248), in all respects.

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.

##### 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.

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#### Bell Canada

Bell Canada has no objection to the Draft Plan of (Standard) Condominium, subject to their condition of approval included in Attachment #1.

#### Canadian National Railway (CN)

CN has no objections to the proposed condominium plans, subject to their conditions of approval 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 October 28, 2014, NavCanada advised they have no objections to the application to establish the condominium ownership.

The Toronto Downsview Airport is located approximately 14 km southeast of the subject lands and is within the flight path of the airport. Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path require review by Bombardier Aerospace. In a memorandum dated September 23, 2014, Bombardier Aerospace advised they have no objections to the proposed condominium plans.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### **i. Lead and Promote Environmental Sustainability**

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development includes a three stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

##### **ii. Plan and Manage Growth & Economic Well-Being**

The condominium plans would implement the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010, upon the Vaughan Metropolitan Centre Secondary Plan coming into effect.

The condominium plans facilitate intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

The development is located within the Vaughan Metropolitan Centre (VMC) planning area, which is a designated Urban Growth Centre and a key strategic development area in the City of Vaughan that will support a high capacity subway extension and future bus rapid transit infrastructure.

#### **Regional Implications**

The York Region Transportation and Community Planning Department has no objection to the proposed condominium plans, subject to their conditions of approval identified in Attachment #1.

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**Conclusion**

Draft Plan of (Standard) Condominium File 19CDM-14V008 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Vaughan Planning Department has no objection to the approval of the Draft Plan of (Standard) Condominium, 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 1 (File DA.11.058)
5. Draft Plan of (Standard) Condominium – Level 1
6. Draft Plan of (Standard) Condominium – Levels 2 & 3
7. Draft Plan of (Standard) Condominium – Levels 4 to 6
8. Draft Plan of (Standard) Condominium – Levels 7 to 34
9. Draft Plan of (Standard) Condominium – Levels 35 & 36
10. Draft Plan of (Standard) Condominium – Parking Level A
11. Draft Plan of (Standard) Condominium – Parking Level B
12. Draft Plan of (Standard) Condominium – Parking Level C

**Report prepared by:**

Stephen Lue, Senior Planner, ext. 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.)

*Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by the legal firm that represents the applicant, and did not take part in the discussion or vote on the matter.*